

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, May 11, 2015 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from April 13, 2015.
- 3) File No. 15-0501, Jeff Wilson. Applicant is seeking to rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4", Planned Commercial District.
- 4) File No. 15-0502, Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.
- 5) File No. 15-0503, Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-2" General Commercial District:
A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South 66° 00' 04" East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South 73° 44' 50" East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South 2° 55' 46" West 86.91 feet, thence South 87° 46' 02" East 194.43 feet to an iron rod, thence South 8° 17' 40" West to a point, thence North 18° 56' 48" East 37.97 feet to a point, thence North 77° 07' 28" East 32.57 feet to the point of beginning, containing 0.49 acres more or less.
- 6) File No. 15-0505, City of Washington, MO. Applicant is seeking to rezone the City block bounded by Tiemann, Main, High and Front Streets, from "R-20" Single and Two-Family Residence District to "C-1" Limited Commercial District.
- 7) File No. 15-0506, Carl Otto. Applicant is seeking preliminary plat approval for Grand Lake Estates - Plat 2.
- 8) 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.

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 Jeff Wilson Daytime phone 636 346 4140

Address of Applicant 802 RAINBOW DR. WASHINGTON, MO.

Name of Owner Wilson & Co. Properties LLC Daytime phone 636 346 4140

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning RIA Lot Size 12,200 Sq. Ft. .28 Acre(s)

Existing Land Use: VACANT

Proposed Zoning and Intended Use of Property: C4 INSURANCE AGENCY

Surrounding Land Use

North RIA - COMMERCIAL (MERCY) South RIA - COMMERCIAL (CHURCH)

East WASHINGTON SCHOOL DISTRICT West RIA

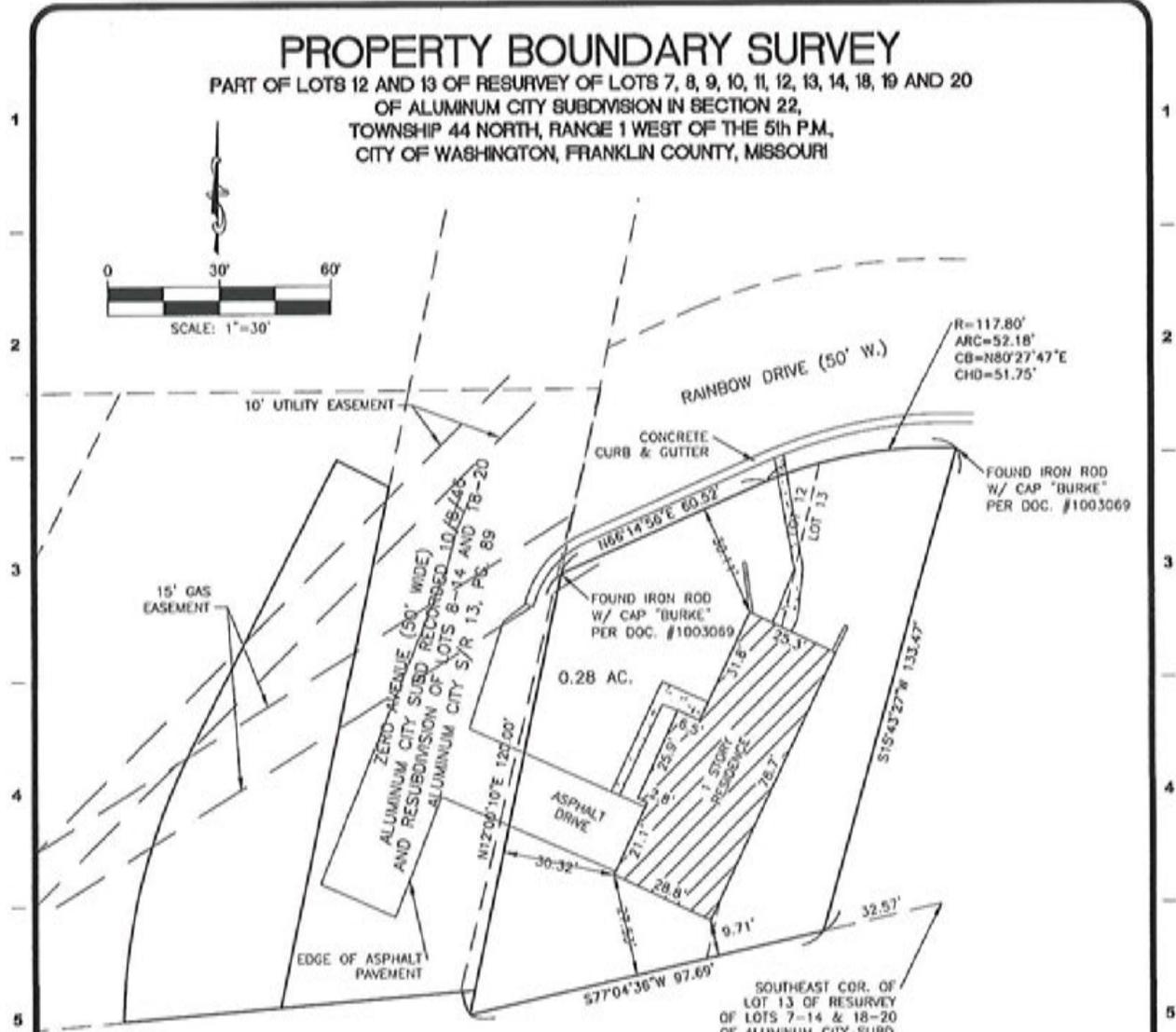
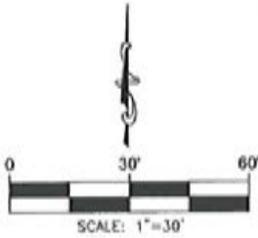
To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

J. Wilson _____ 4/7/2015 _____
Signature of Applicant Date

Signature of Landowner (if different) Date

PROPERTY BOUNDARY SURVEY

PART OF LOTS 12 AND 13 OF RESURVEY OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, 18, 19 AND 20
OF ALUMINUM CITY SUBDIVISION IN SECTION 22,
TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5th P.M.,
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI



Notes:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
2. Source of Deed:
3. This survey was executed without a title commitment and is subject to any and all easements, restrictions, conditions, etc. of record.
4. ADJACENT PROPERTY INFORMATION:
5,078 Square Feet in adjacent tract
613 Square Feet in Sanitary Sewer Easement
850 Square Feet in Gas Easement.
Building setbacks per Residential Zoning will leave no buildable area.

STATE OF MISSOURI)SS
COUNTY OF FRANKLIN)

This is to certify that on the request of the Jeff Wilson, we have during the month of July, 2013 executed a Property Boundary Survey with improvement location on part of Lots 12 and 13 of the Resurvey of Lots 7, 8, 9, 10, 11, 12, 13, 14, 18, 19 and 20 of Aluminum City Subdivision, in Section 22, Township 44 North, Range 1 West of the 5th P.M., in the City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this plot represents a true and accurate record of said survey and was executed in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Geological Survey and Resource Assessment Division, Division of Land Survey and meets the accuracy requirement of a "Urban Property" as defined therein.

DATE

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

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

BFA

02612151500005-5-14-09
www.bfaeng.com

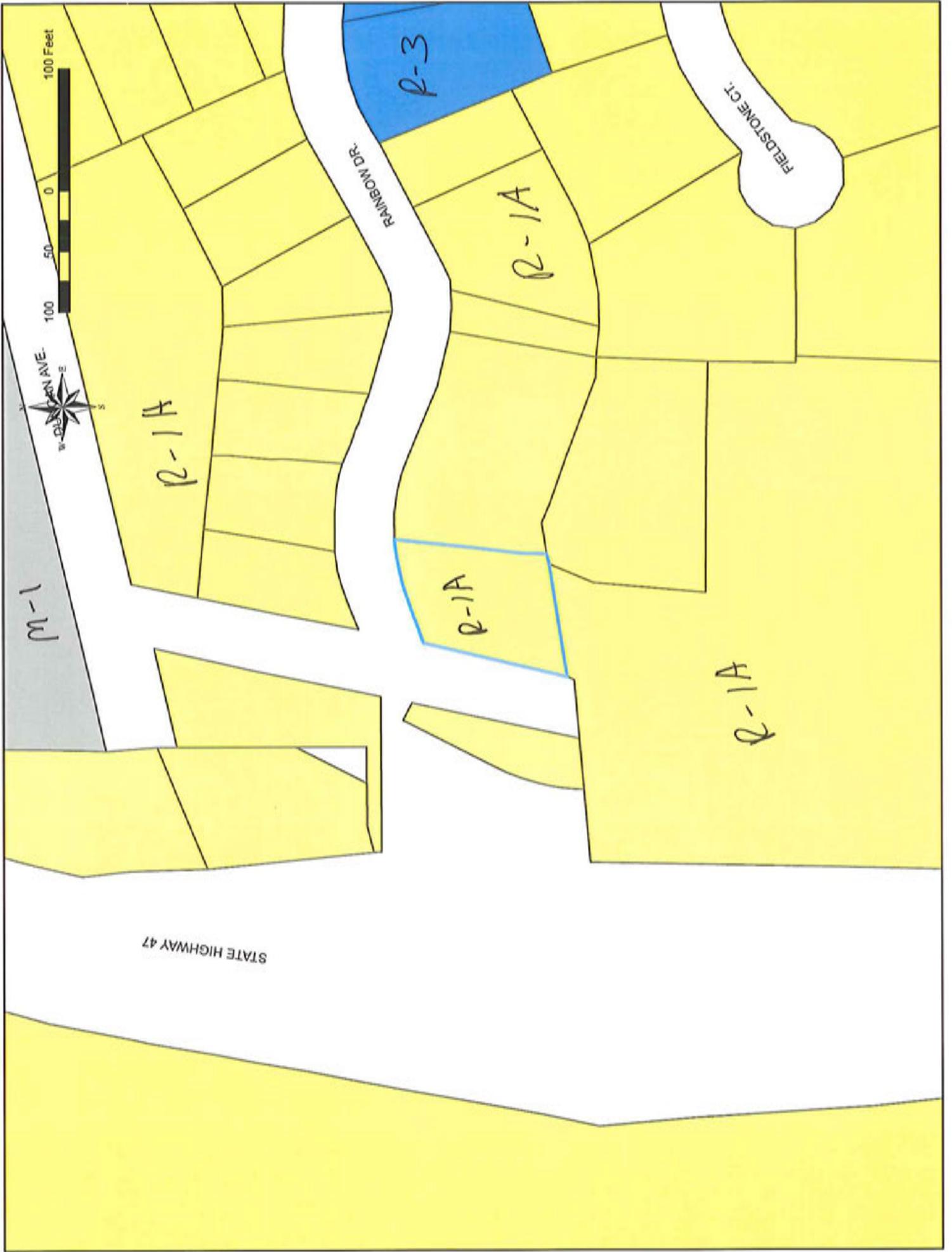
103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN
J.P.P.
DATE
7/24/13
JOB No.
3203

SHEET NAME
BOUNDARY
SURVEY

1 OF 1

P:\060712003 Jeff Wilson Zero Avenue\Survey\2003 Survey.dwg
8/1/2013 11:23 AM



100 Feet

0

50

100



M-1

STATE HIGHWAY 47

R-1A

R-1A

R-1A

R-3

R-1A

RAINBOW DR.

FIELDSTONE CT.

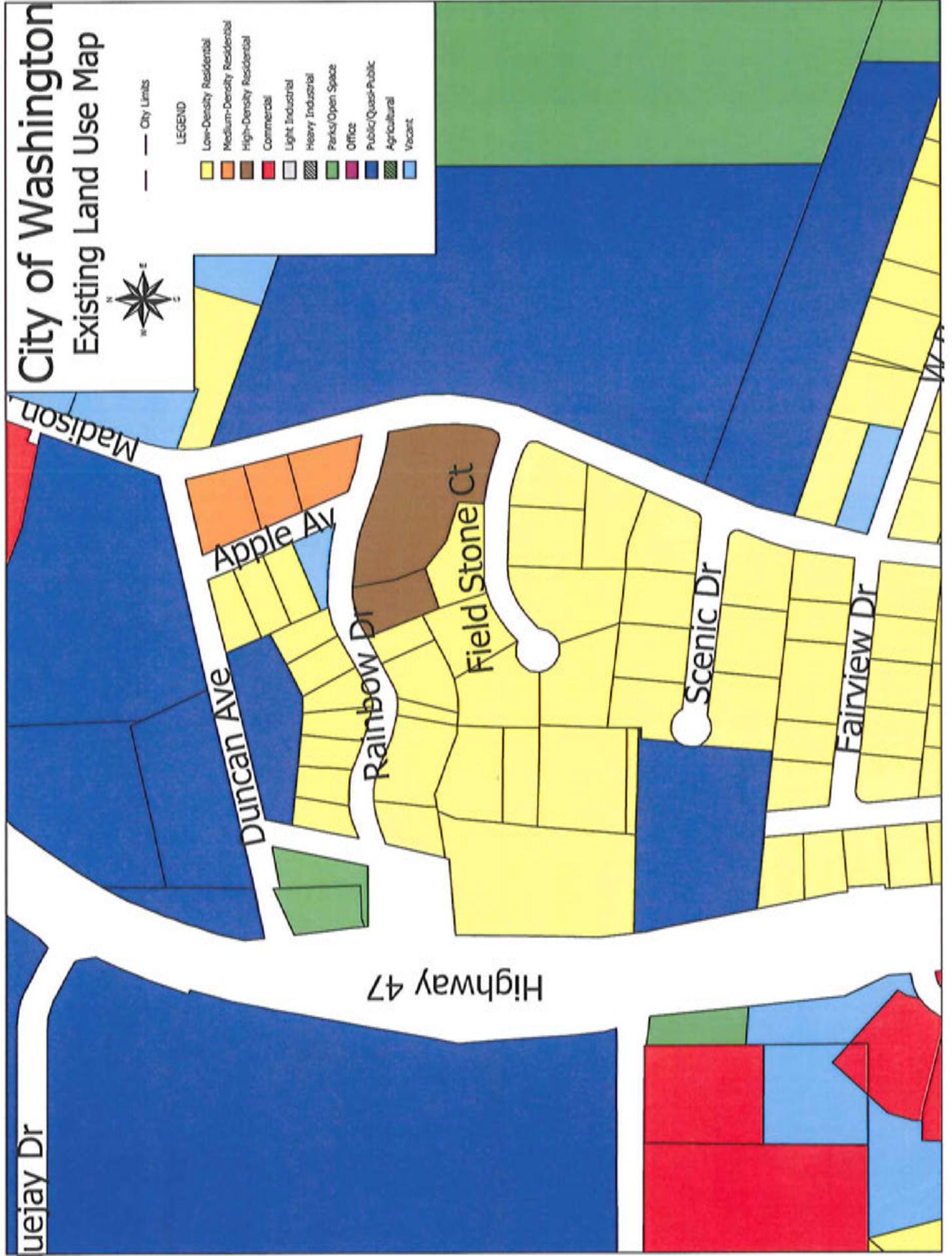
City of Washington Existing Land Use Map



--- City Limits

LEGEND

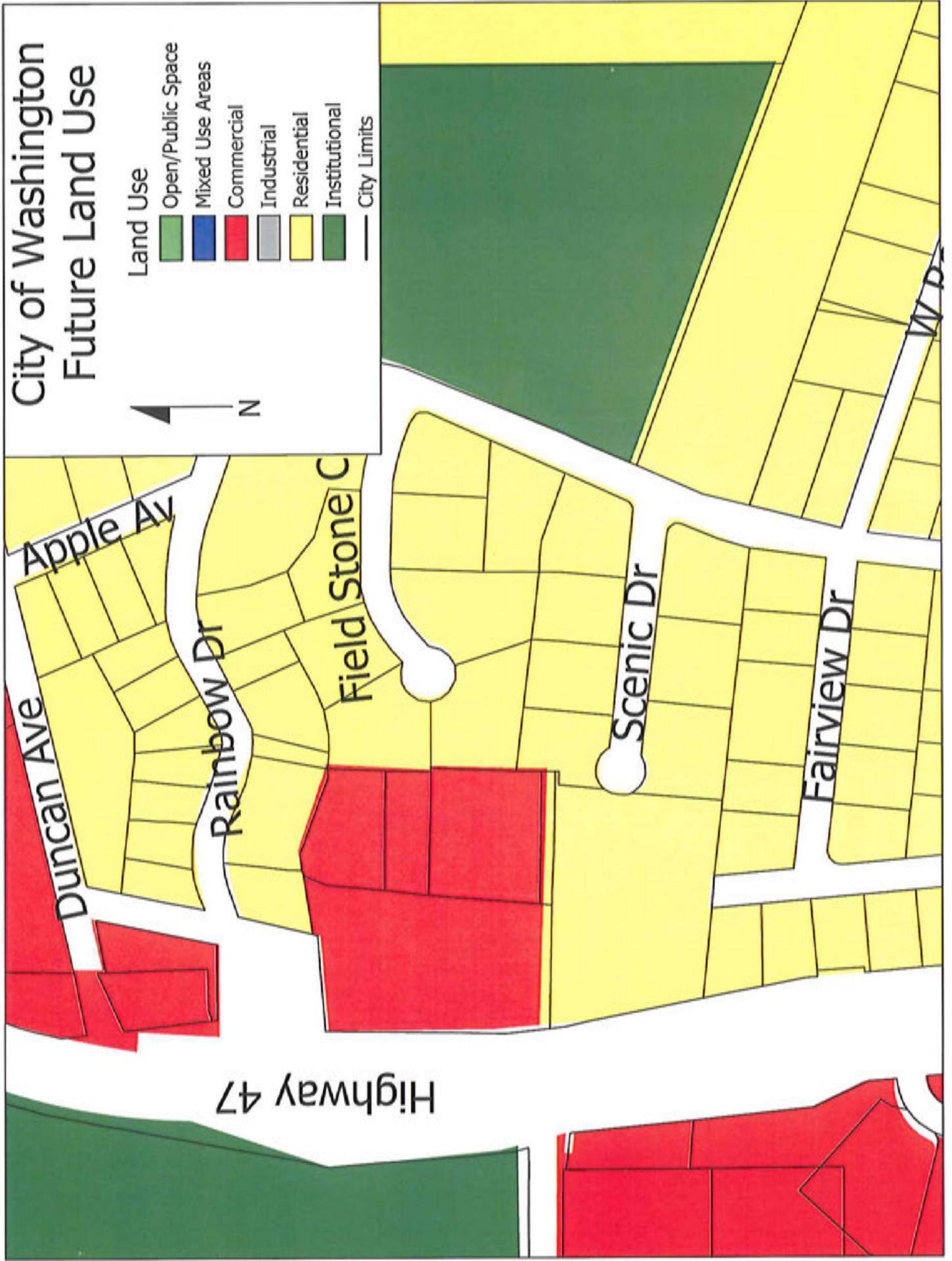
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Parks/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



City of Washington Future Land Use

Land Use

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



To: Planning and Zoning Commission
From: Planning and Engineering Department Staff
Date: April 28, 2015
Re: File # 15-0501 – Jeff Wilson
Synopsis: The applicant is requesting to rezone 802 Rainbow Drive from "R-1A" Single-Family Residence to "C-4" Planned Commercial District.

802 Rainbow Drive

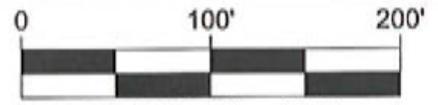
Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1A
South	Single Family	R-1A
East	Single Family	R-1A
West	Single Family	R-1A

Proposed site plan development would require Zero Avenue right-of-way and the remnant property west of said right-of-way to become a part of the Jeff Wilson property. Therefore, any rezoning of the subject parcel would be contingent on this occurring.

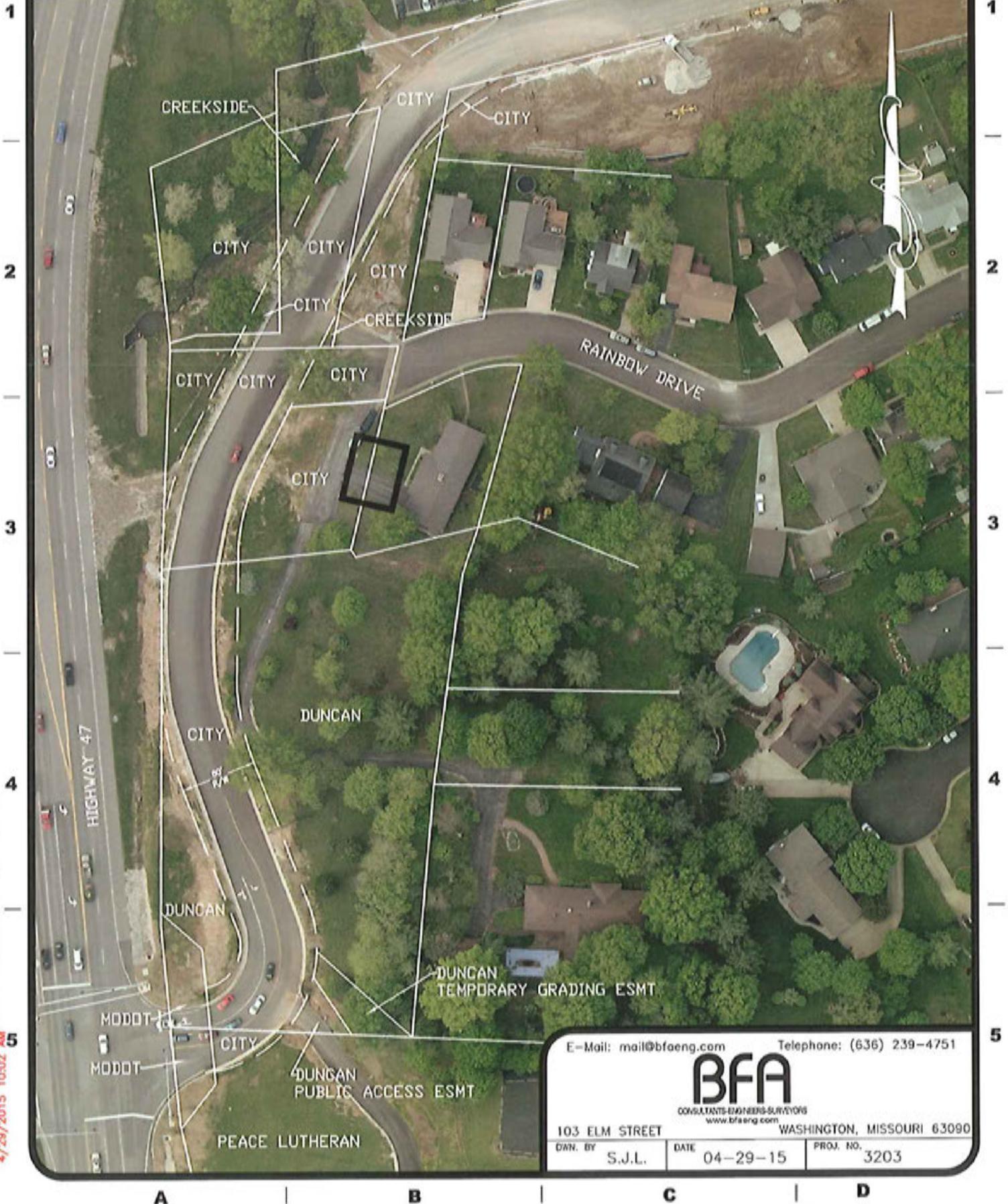
Also, any rezoning would be contingent on the Duncan Avenue right-of-way from the north line of the Daryl L. Duncan property to Hwy 47 being established. During site plan review, issues concerning buffers and fire hydrant placement and flow are among City Codes that must be addressed.



EXHIBIT



SCALE: 1" = 100'



X:\3203 Jeff Wilson Zero Avenue\3203 Property Exhibit.dwg
 4/29/2015 10:02 AM

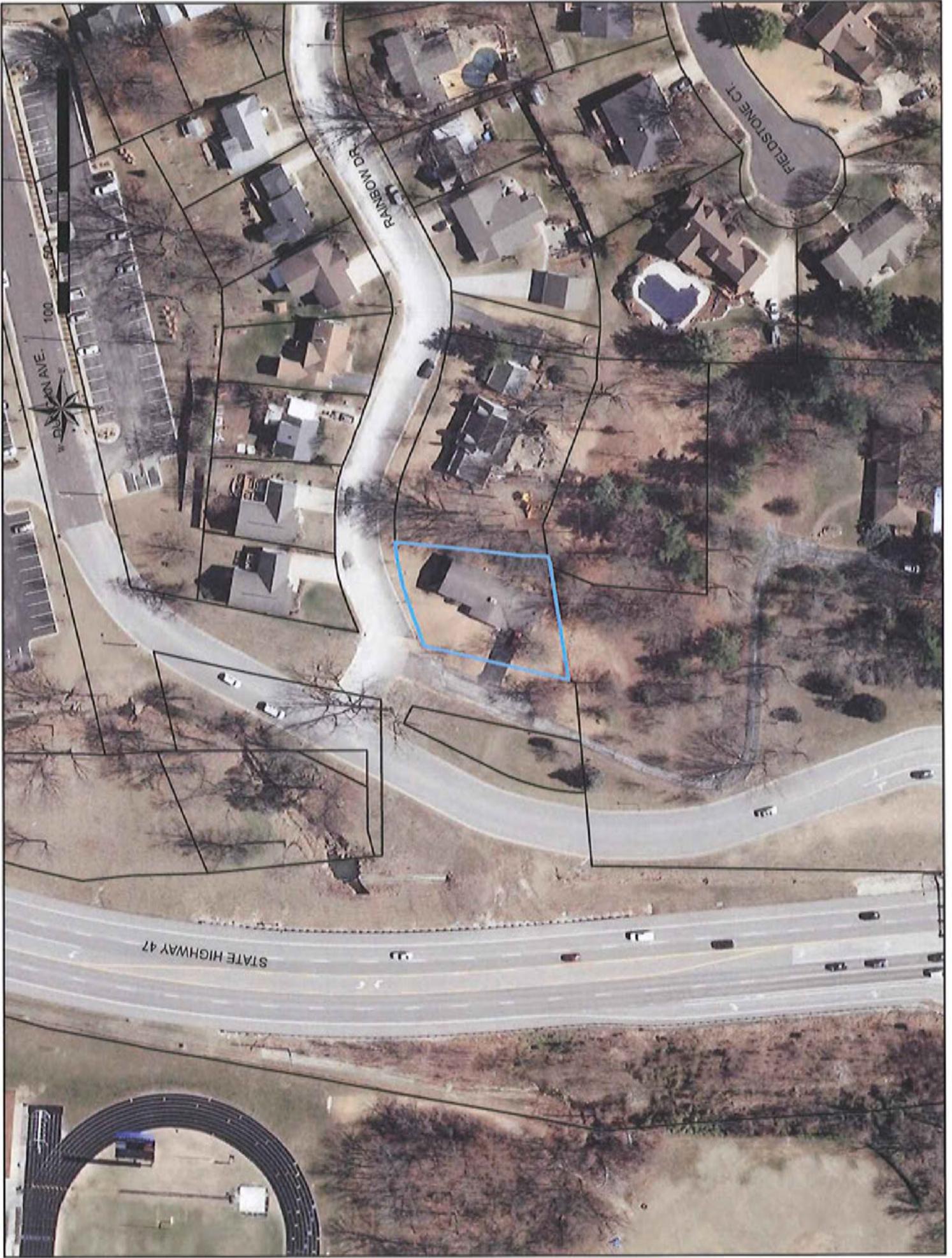
E-Mail: mail@bfaeng.com Telephone: (636) 239-4751

BFA

CONSULTANTS-ENGINEERS-SURVEYORS
www.bfaeng.com

103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN BY	DATE	PROJ. NO.
S.J.L.	04-29-15	3203



100

DUNN AVE

RAINBOW DR

FIELDSTONE CT

STATE HIGHWAY 47

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Monday, May 18, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

City of Washington, MO. Applicant is seeking to rezone the City block bounded by Tiemann, Main, High and Front Streets, from "R-2O" Single and Two-Family Residence District to "C-1 Limited Commercial District".

Jeff Wilson. Applicant is seeking to rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4", Planned Commercial District.

Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-2" General Commercial District:

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South $66^{\circ} 00' 04''$ East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South $73^{\circ} 44' 50''$ East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South $2^{\circ} 55' 46''$ West 86.91 feet, thence South $87^{\circ} 46' 02''$ East 194.43 feet to an iron rod, thence South $8^{\circ} 17' 40''$ West to a point, thence North $18^{\circ} 56' 48''$ East 37.97 feet to a point, thence North $77^{\circ} 07' 28''$ East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the May 1 - 2, 2015 weekend edition of the Washington Missourian.

CITY OF
WASHINGTON
MISSOURI

April 28, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0501 – Jeff Wilson

Dear Property Owner:

The City of Washington has received the following request from the above mentioned applicant:

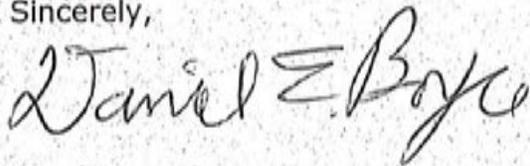
Rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4" Planned Commercial District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of 802 Rainbow Drive

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	MERCY HEALTH EAST COMMUNITIES		DUNCAN AVE	14528 S OUTER FORTY DR STE 100	CHESTERFIELD	MO	63017
2	TARA	STEFFENS		805 RAINBOW DR	WASHINGTON	MO	63090
3	CRAIG S. & TIFFANY E.	JARVIS		803 RAINBOW DR	WASHINGTON	MO	63090
4	WILSON & COMPANY PROPERTIES LLC		802 RAINBOW DR	600 E 5TH ST	WASHINGTON	MO	63090
5	JEFFREY R. & DENISE R.	MULLER		801 RAINBOW DR	WASHINGTON	MO	63090
6	SPENCER L.	UNNERSTALL		799 RAINBOW DR	WASHINGTON	MO	63090
7	GRACE F. KATHLEEN W.	DUNCAN	DUNCAN HEIGHTS DR	8300 WYOMING BLVD NE APT 3012	ALBUQUERQUE	NM	87113
8	JOHN L. & BARBARA A.	HILLERMANN		5 FIELDSTONE CT	WASHINGTON	MO	63090
9	JAMES R. & SHARON A. R.	GRIMES		808 RAINBOW DR	WASHINGTON	MO	63090
10	MISSOURI HIGHWAY&TRANSPORTATION		DUNCAN AVE	1590 WOODLAKE DR	CHESTERFIELD	MO	63017
11	DARYL L.	DUNCAN, RL T	DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
12	DARYL L.	DUNCAN, TR	1000 DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090

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 DARYL L. DUNCAN Daytime phone 330-418-4494

Address of Applicant PO BOX 1399 WASHINGTON MO 63090

Name of Owner DARYLL DUNCAN TRUST Daytime phone -

Address of Owner (if different from Applicant) -

Site Information

Current Zoning R1-A Lot Size SEE AERIAL Sq. Ft. SEE AERIAL Acre(s)

Existing Land Use: HOUSE, VACANT

1000 DUNCAN HEIGHTS DR

Proposed Zoning and Intended Use of Property: COMMERCIAL-C2
(MEDICAL AND HEALTH RELATED IDEALLY)

Surrounding Land Use

North RESIDENTIAL South COMMERCIAL (CHURCH)

East RESIDENTIAL West ROAD + HWY 47

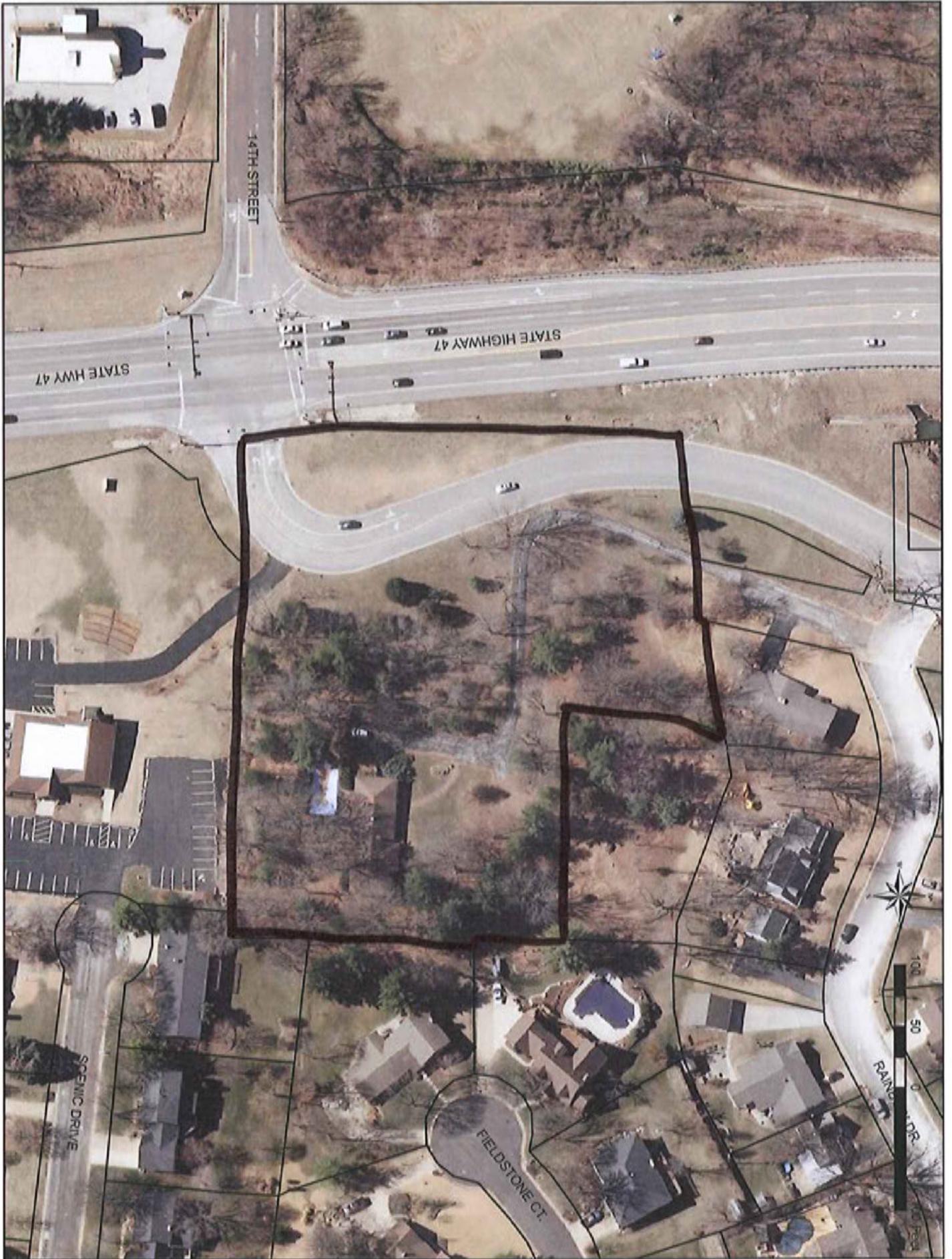
To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

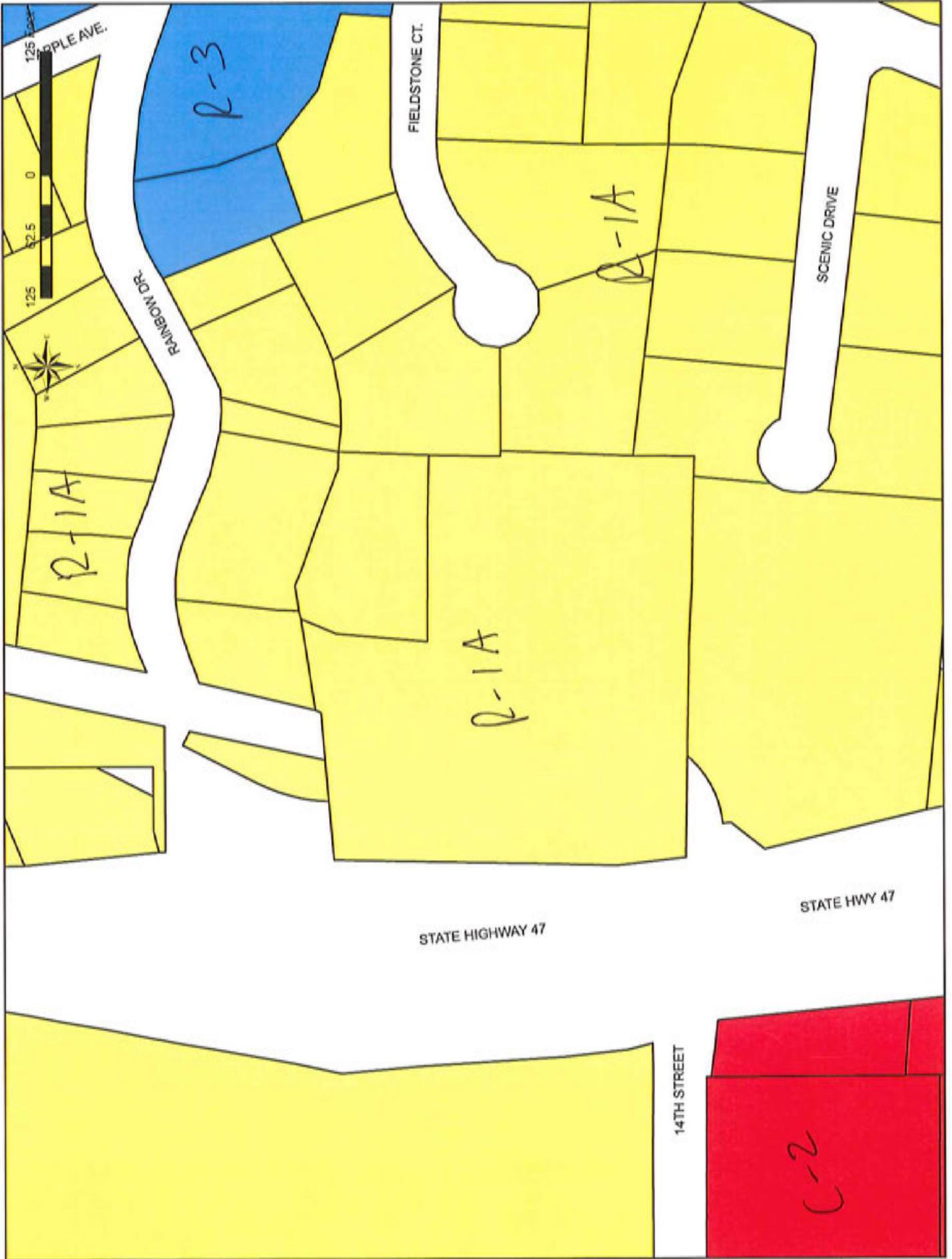
[Signature]
Signature of Applicant

4-2-15
Date

Signature of Landowner (if different)

Date





To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 28, 2015

Re: File # 15-0502 – Daryl L. Duncan

Synopsis: The applicant is requesting to rezone 1000 Duncan Heights Drive from "R-1A" Single-Family Residence to "C-2" General Commercial District.

1000 Duncan Heights Drive

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

Any rezoning of the Daryl L. Duncan property is contingent on the Kathleen W. Duncan property being similarly zoned.

The rezoning is also contingent on the Duncan Ave right-of-way from the north line of the property line to Hwy 47 being established.

Daryl L. Duncan

During site development issues concerning buffers and fire hydrant placement and flow are among City Codes that must be addressed.

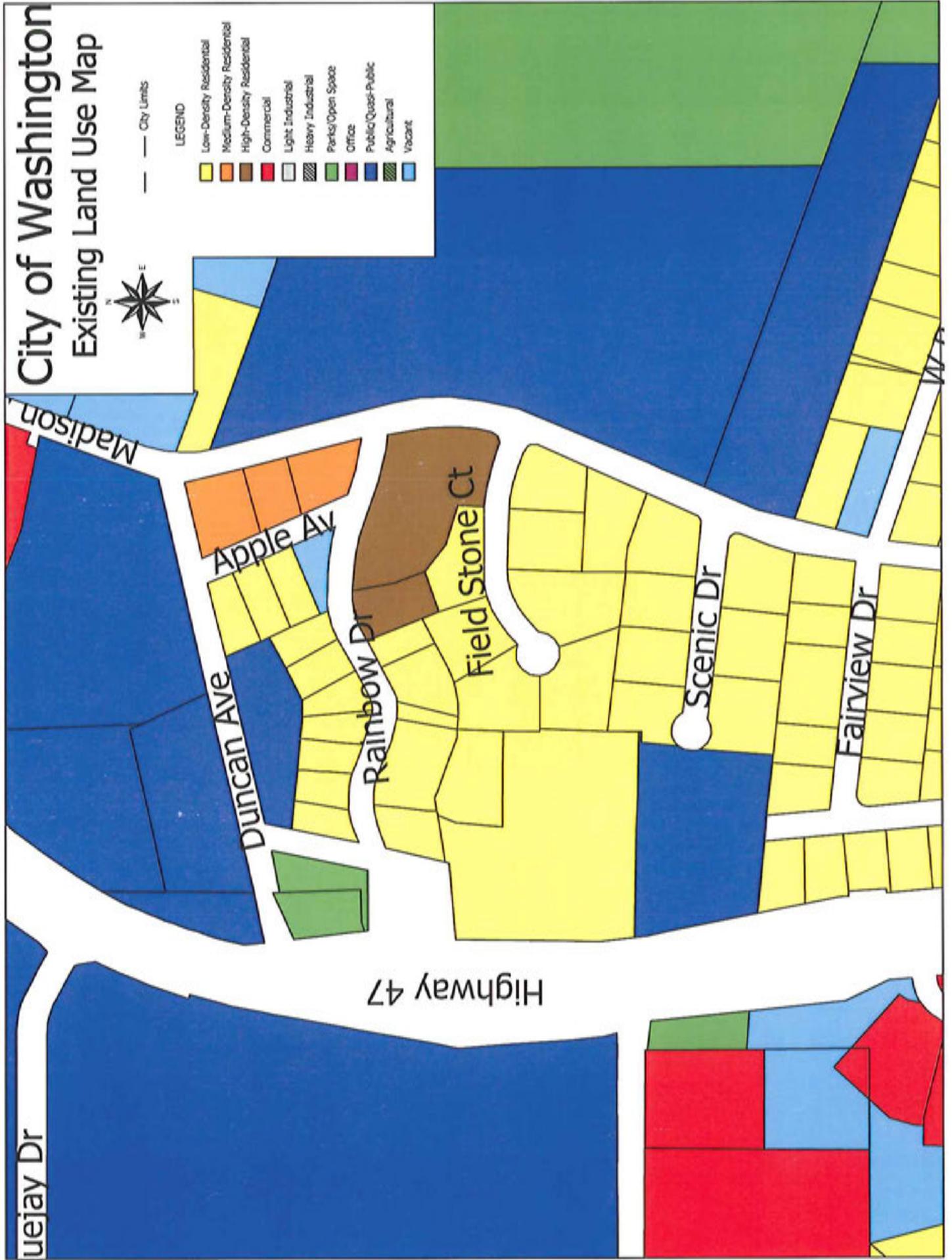
City of Washington Existing Land Use Map



--- City Limits

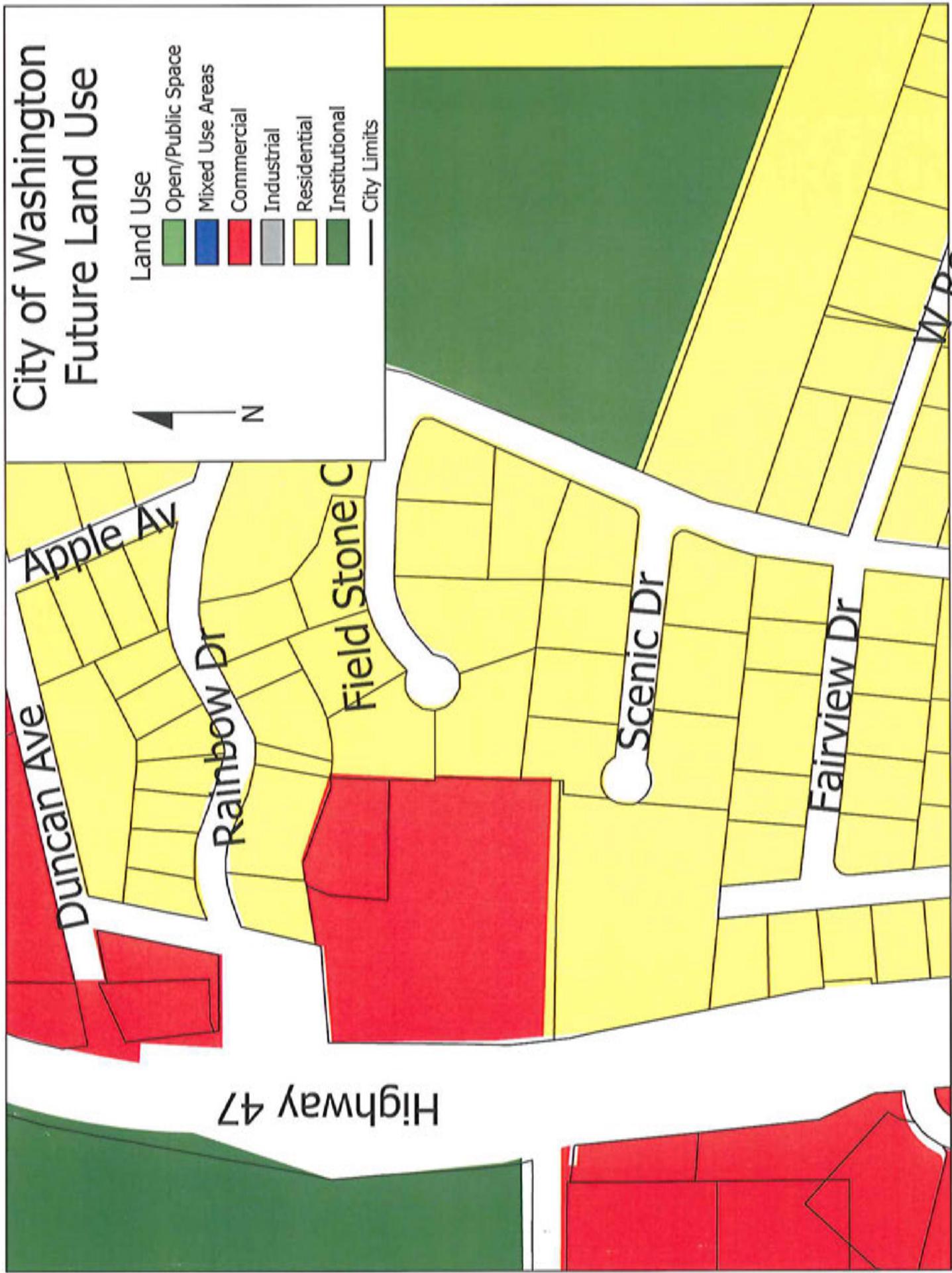
LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Parks/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



City of Washington Future Land Use

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



Notice of Public Hearing

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City of Washington, MO. Applicant is seeking to rezone the City block bounded by Tiemann, Main, High and Front Streets, from "R-2O" Single and Two-Family Residence District to "C-1 Limited Commercial District".

Jeff Wilson. Applicant is seeking to rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4", Planned Commercial District.

Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-2" General Commercial District:

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

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Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the May 1 - 2, 2015 weekend edition of the Washington Missourian.

CITY OF
WASHINGTON
MISSOURI

April 28, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0502 – Daryl L. Duncan

Dear Property Owner:

The City of Washington has received the following request from the above mentioned applicant:

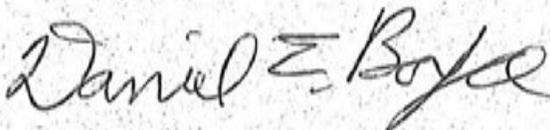
Rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of 1000 Duncan Heights Drive (Daryl Duncan)

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	JAMES R. & SHARON A. R.	GRIMES		808 RAINBOW DR	WASHINGTON	MO	63090
2	WILSON & COMPANY PROPERTIES LLC		802 RAINBOW DR	600 E 5TH ST	WASHINGTON	MO	63090
3	JEFFREY R. & DENISE R.	MULLER		801 RAINBOW DR	WASHINGTON	MO	63090
4	SPENCER L.	UNNERSTALL		799 RAINBOW DR	WASHINGTON	MO	63090
5	KATHLEEN W.	DUNCAN	DUNCAN HEIGHTS DR	8300 WYOMING BLVD NE APT 3012	ALBUQUERQUE	NM	87113
6	JOSEPH E.	ROGERS		7 FIELDSTONE CT	WASHINGTON	MO	63090
7	CHARLES M. & LYNN M.	HART		6 FIELDSTONE CT	WASHINGTON	MO	63090
8	JOHN L. & BARBARA A.	HILLERMANN		5 FIELDSTONE CT	WASHINGTON	MO	63090
9	JOSEPH H. & ANN M.	WILDT		4 FIELDSTONE	WASHINGTON	MO	63090
10	DENNIS A. & MARILYN E.	WHITWORTH		810 RAINBOW DR	WASHINGTON	MO	63090
11	ROBERT W. & LAURA L.	VANCIL		6 SCENIC DR	WASHINGTON	MO	63090
12	STEVEN L. & GAIL H.	RUETHER		3 SCENIC DR	WASHINGTON	MO	63090
13	DARYL L.	DUNCAN, TR	E FOURTEENTH ST	PO BOX 1399	WASHINGTON	MO	63090
	DARYL L.	DUNCAN, TR	1000 DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
	DARYL L.	DUNCAN, RLT	DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
14	WASHINGTON SCHOOL DISTRICT		550/600 BLUE JAY DR		WASHINGTON	MO	63090
15	MISSOURI HIGHWAY&TRANSPORTATION		DUNCAN AVE	220 LOCUST STREET	WASHINGTON	MO	63090
16	MERCY HEALTH EAST COMMUNITIES		DUNCAN AVE	1590 WOODLAKE DR	CHESTERFIELD	MO	63017
17	TOM W.	SMITH, TR		14528 S OUTER FORTY DR STE 100	CHESTERFIELD	MO	63017
18	PEACE LUTHERAN CHURCH OF WASHINGTON			4 SCENIC DR	WASHINGTON	MO	63090
				5 SCENIC DR	WASHINGTON	MO	63090

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 KATHLEEN W. DUNCAN Daytime phone 281-384-8869

Address of Applicant 8300 WYOMING BLVD NORTHEAST #3012 ALBUQUERQUE

Name of Owner CRAIG F. DUNCAN Daytime phone N.M. 87113
281-384-8869

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning R1-A Lot Size 20,300 Sq. Ft. _____ Acre(s) _____

Existing Land Use: VACANT (PARCEL # 253.1)

Proposed Zoning and Intended Use of Property: C2

Surrounding Land Use

North RESIDENTIAL South VACANT (Res)

East ~~VACANT~~ RESIDENTIAL West VACANT (Res)

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

Kathleen W. Duncan April 13, 2015
Signature of Applicant Date

Kathleen W. Duncan April 13, 2015
Signature of Landowner (if different) Date

Ind Exec Estate Craig F. Duncan



STAN STANART
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 PROBATE COURTS DEPARTMENT

IN MATTERS OF PROBATE	{
	{ DOCKET NO. 432398
PROBATE COURT NO. Four (4)	{
	{ ESTATE OF: CRAIG F. DUNCAN, DECEASED
HARRIS COUNTY, TEXAS	{

LETTERS TESTAMENTARY

Know all men by these presents that it is hereby certified:

1. On **JULY 29, 2014**, **KATHLEEN W. DUNCAN** was duly appointed by order of said court as **INDEPENDENT EXECUTRIX**, of the Last Will of **CRAIG F. DUNCAN, DECEASED**;
2. On **JULY 29, 2014**, said **INDEPENDENT EXECUTRIX** qualified as the law requires;
3. Insofar as the records in my office show, said **INDEPENDENT EXECUTRIX** is still acting in said capacity.

Witness my hand and seal of said court, at Houston, Texas, on July 29, 2014.

(SEAL)

STAN STANART, County Clerk
 Probate Court No. Four (4)
 201 Caroline, Room 800
 Harris County, Texas

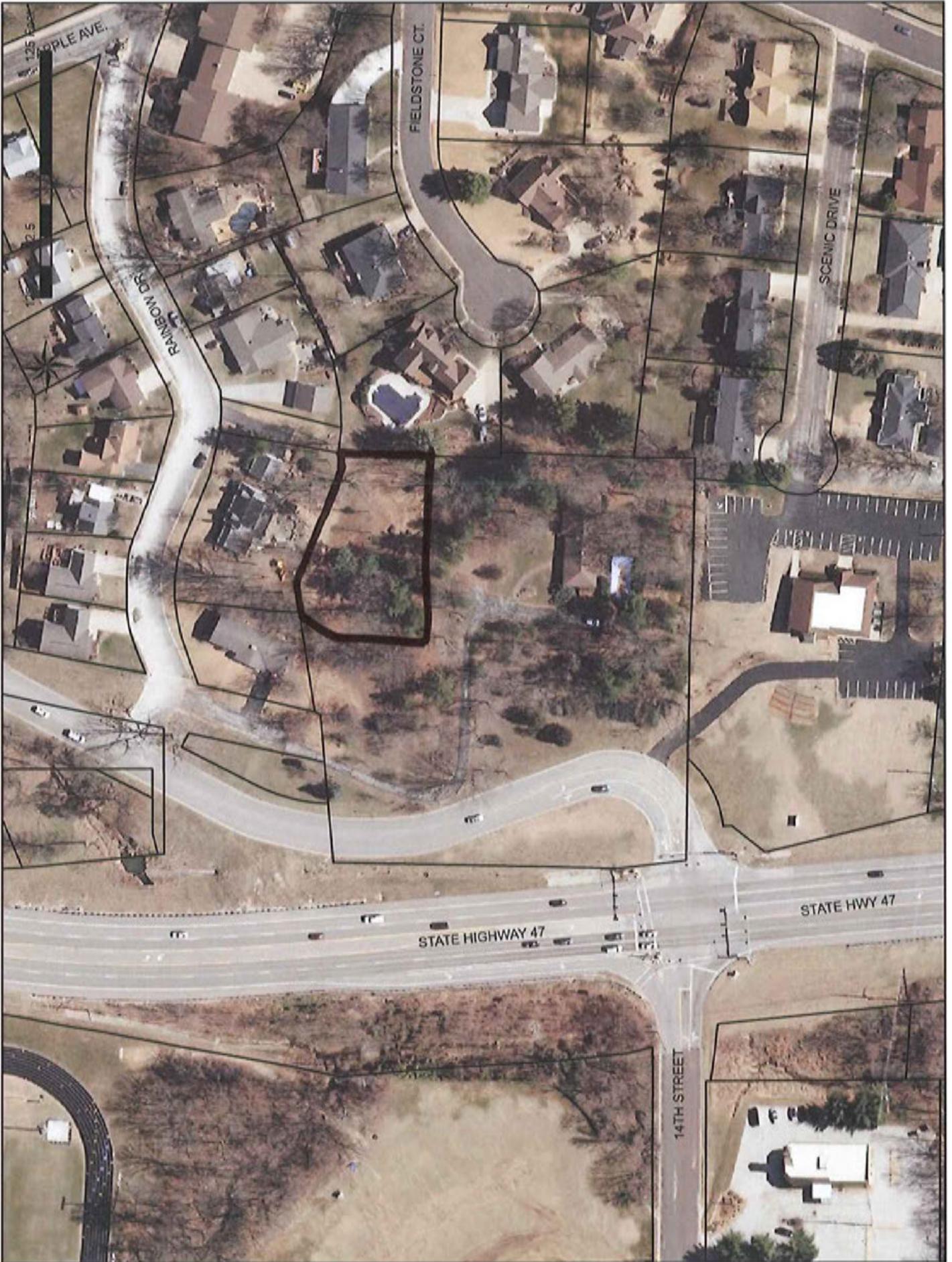
Consuelo Arroyo

Consuelo Arroyo
 Deputy County Clerk

SS/ca

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South $66^{\circ} 00' 04''$ East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South $73^{\circ} 44' 50''$ East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South $2^{\circ} 55' 46''$ West 86.91 feet, thence South $87^{\circ} 46' 02''$ East 194.43 feet to an iron rod, thence South $8^{\circ} 17' 40''$ West to a point, thence North $18^{\circ} 56' 48''$ East 37.97 feet to a point, thence North $77^{\circ} 07' 28''$ East 32.57 feet to the point of beginning, containing 0.49 acres more or less.



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 28, 2015

Re: File # 15-0503 – Kathleen W. Duncan

Synopsis: The applicant is requesting to rezone from "R-1A" Single-Family Residence to "C-2" General Commercial District the following:

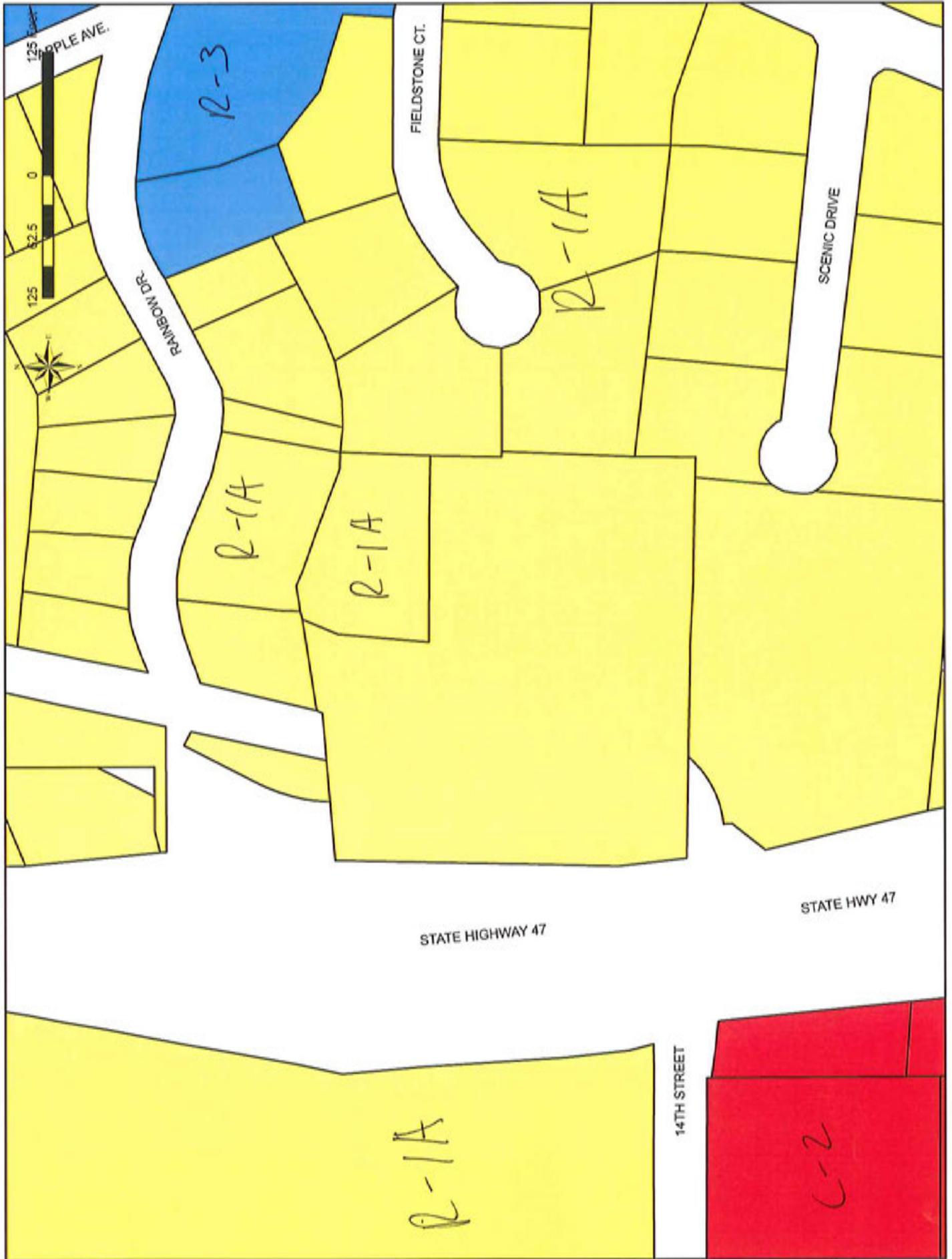
A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows: The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South 66° 00' 04" East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South 73° 44' 50" East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South 2° 55' 46" West 86.91 feet, thence South 87° 46' 02" East 194.43 feet to an iron rod, thence South 8° 17' 40" West to a point, thence North 18° 56' 48" East 37.97 feet to a point, thence North 77° 07' 28" East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

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

Any rezoning of the Kathleen W. Duncan property is contingent on the Daryl L. Duncan property being similarly zoned.

The rezoning is also contingent on the Duncan Ave right-of-way from the north line of the Daryl L. Duncan property line to Hwy 47 being established.

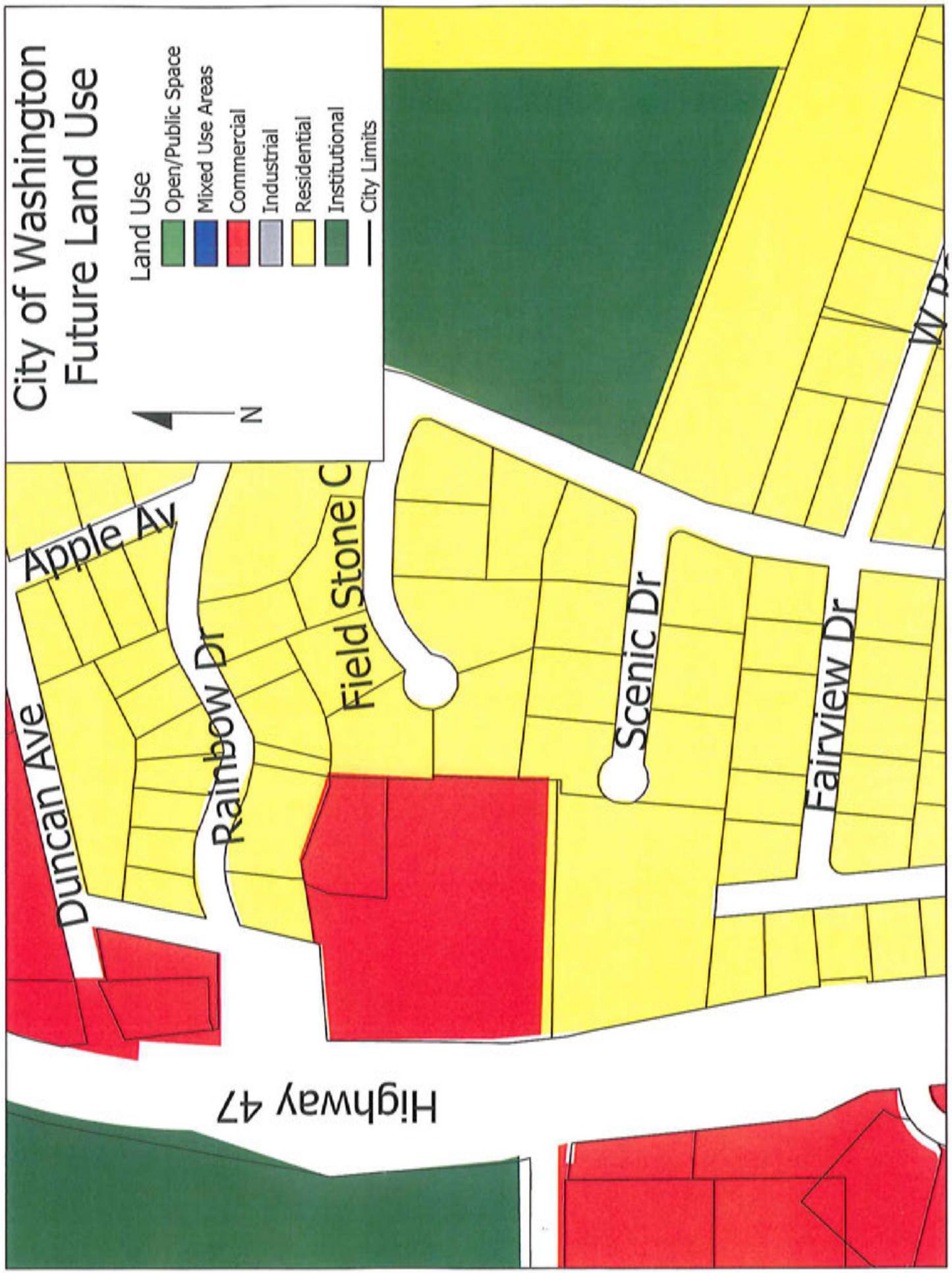
During site development issues concerning buffers and fire hydrant placement and flow are among City Codes that must be addressed.



City of Washington Future Land Use

Land Use

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



CITY OF
WASHINGTON
MISSOURI

April 29, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0502 – Kathleen W. Duncan

Dear Property Owner:

The City of Washington has received the following request from the above mentioned applicant:

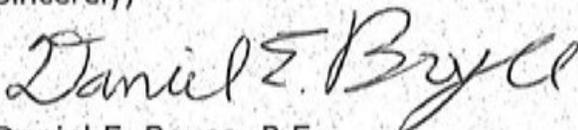
Rezone from "R-1"A, Single Family Residence to "C-2" General Commercial District, a parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows: The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South 66° 00' 04" East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South 73° 44' 50" East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South 2° 55' 46" West 86.91 feet, thence South 87° 46' 02" East 194.43 feet to an iron rod, thence South 8° 17' 40" West to a point, thence North 18° 56' 48" East 37.97 feet to a point, thence North 77° 07' 28" East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of Kathleen Duncan

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	TARA	STEFFENS		805 RAINBOW DR	WASHINGTON	MO	63090
2	CRAIG S. & TIFFANY E.	JARVIS		803 RAINBOW DR	WASHINGTON	MO	63090
3	JAMES R. & SHARON A. R.	GRIMES		808 RAINBOW DR	WASHINGTON	MO	63090
4	WILSON & COMPANY PROPERTIES, LLC		802 RAINBOW DR	600 E 5TH ST	WASHINGTON	MO	63090
5	JEFFREY R. & DENISE R.	MULLER		801 RAINBOW DR	WASHINGTON	MO	63090
6	SPENCER L.	UNNERSTALL		799 RAINBOW DR	WASHINGTON	MO	63090
7	KATHLEEN W.	DUNCAN	DUNCAN HEIGHTS DR	8300 WYOMING BLVD NE APT 3012	ALBUQUERQUE	NM	87113
8	RAYMOND, JR & MARGARET	HARPER		807 RAINBOW DR	WASHINGTON	MO	63090
9	CHARLES M. & LYNN M.	HART		6 FIELDSTONE CT	WASHINGTON	MO	63090
10	JOHN L & BARBARA A.	HILLERMANN		5 FIELDSTONE CT	WASHINGTON	MO	63090
11	JOSEPH H. & ANN M.	WILDT		4 FIELDSTONE	WASHINGTON	MO	63090
12	DENNIS A. & MARILYN E.	WHITWORTH		810 RAINBOW DR	WASHINGTON	MO	63090
13	VIRGIL A. & ARLEAN P.	SCHMITT, TRS		812 RAINBOW DR	WASHINGTON	MO	63090
15	MERCY HEALTH EAST COMMUNITIES		DUNCAN AVE	14528 S OUTER FORTY DR STE 100	CHESTERFIELD	MO	63017
16	DARYL L.	DUNCAN, RLT	DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
17	DARYL L.	DUNCAN, TR	1000 DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090

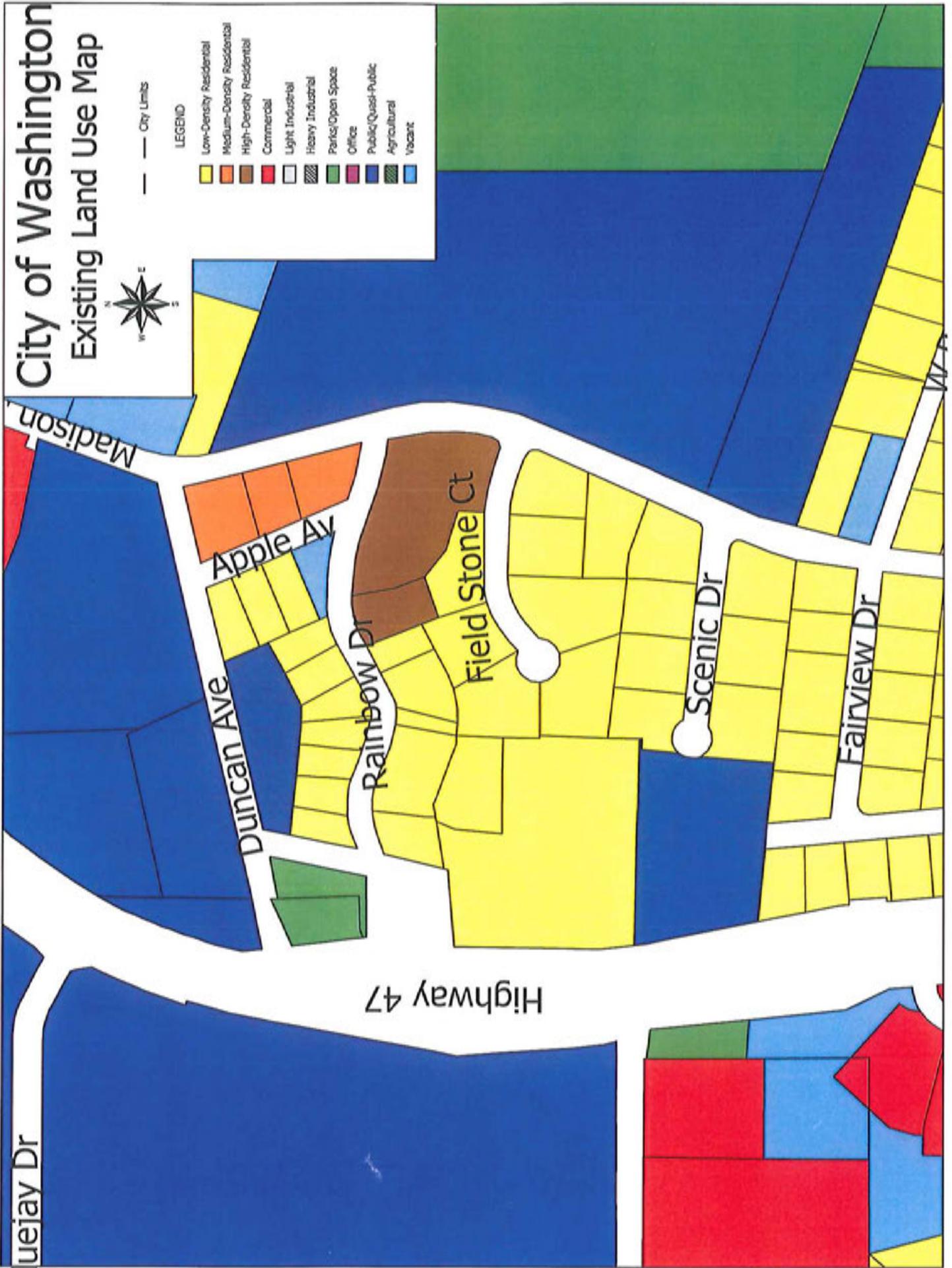
City of Washington Existing Land Use Map



--- City Limits

LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Parks/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



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 City of Washington Daytime phone 636-390-1010

Address of Applicant 405 Jefferson St., Washington, MO 63090

Name of Owner See Attached Daytime phone _____

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning R-2Overlay Lot Size _____ Sq. Ft. _____ Acre(s) _____

Existing Land Use: Residential

Proposed Zoning and Intended Use of Property: "C-1" Limited Commercial District

Model Train Museum

Surrounding Land Use

North M-2 (Industrial) South R-1B (Residential) ^{Single Family}

East R-2 Overlay (Single & 2 Family) West R-1A (Single Family)

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

Daniel E. Boyce
Signature of Applicant

4/29/15
Date

Signature of Landowner (if different)

Date

A parcel of land in the Southwest Quarter of Section 15, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri and described as follows:

The point of beginning being the Southeast intersection of the Front Street and Tiemann Drive right-of-ways, thence Eastward along the Front Street right-of-way to the intersection of the High Street right-of-way, thence Southward along the High Street right-of-way to the Main Street right-of-way, thence westward along the Main Street right-of-way to the Tiemann Drive right-of-way, thence Northward along the Tiemann Drive right-of-way to the point of beginning.



THE SUNWARD GROUP®

THIS CONCEPT RENDERING MAY SHOW ITEMS NOT PROVIDED BY THE MANUFACTURER OR NOT APPROVED BY YOUR LOCAL BUILDING DEPT. in. Always call or visit our website for more information. Only the items listed as included on the building manufacturer's data sheet or brochure have been included in this price. Actual local requirements, permits, per manufacturer standard and procedures. This rendering is not for reproduction and is the copyrighted property of Sunward Consolidated Group.

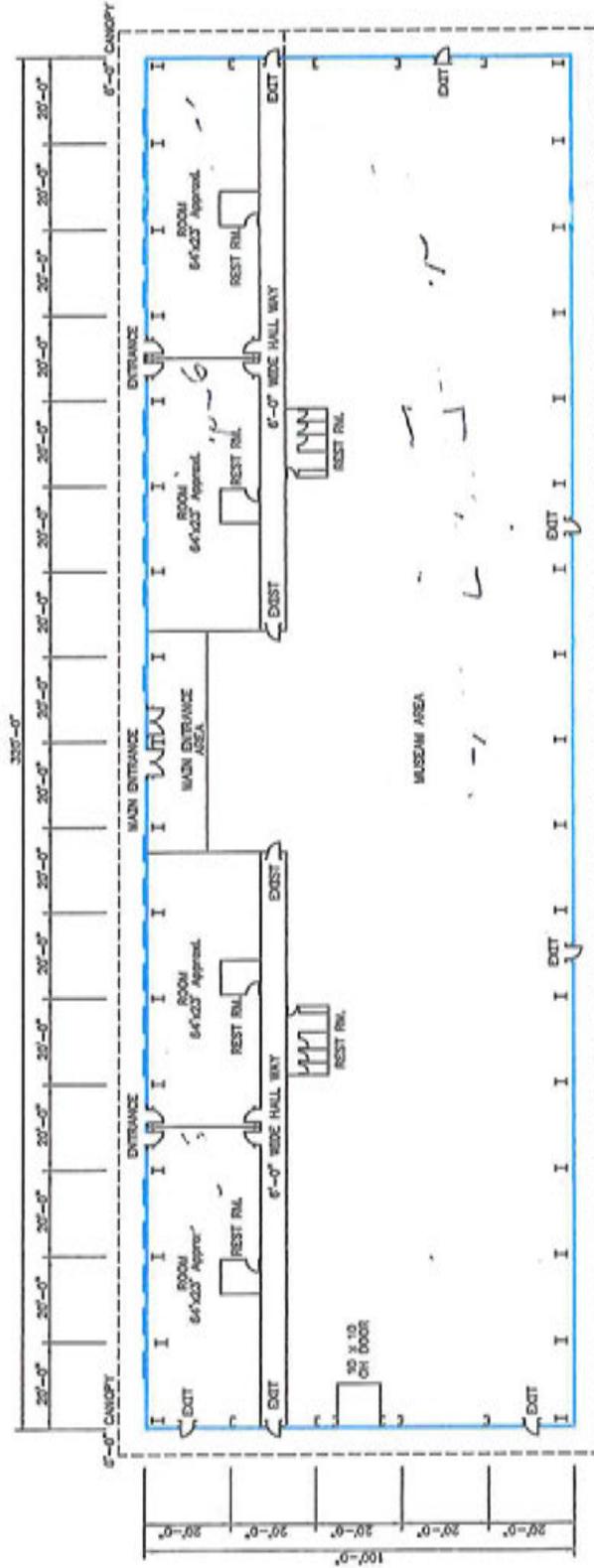
Front St. ↓

High St. →

ALL ABOUT STEEL BUILDINGS, INC.

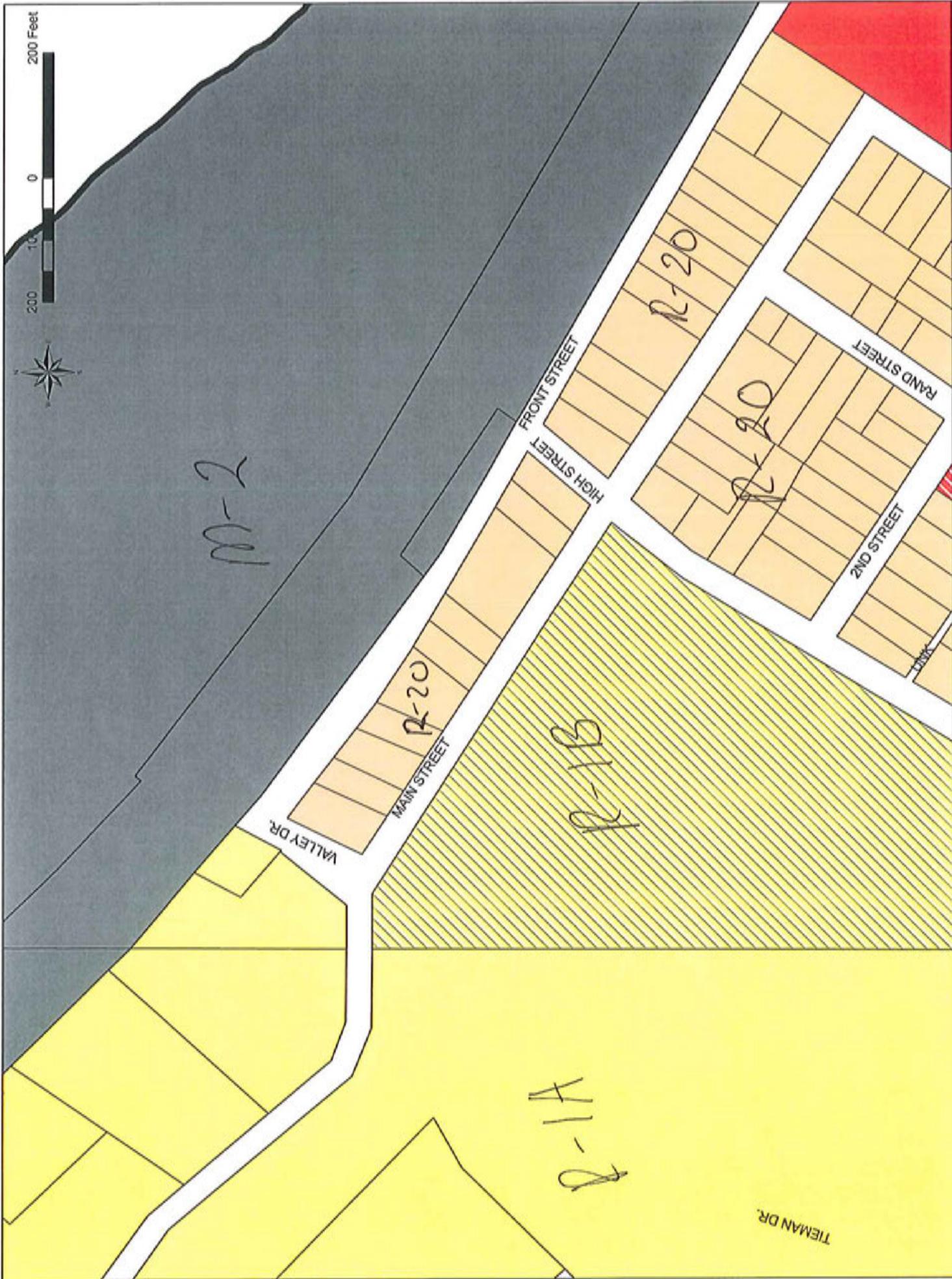


OWNER NAME	DATE	SHEET
CUSTOMER	1-20-15	1 OF 1
PROJECT NO.	SCALE	NOTE
JOB SITE		
DESIGNER		



FLOOR PLAN





To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 29, 2015

Re: File # 15-0505 – City of Washington

Synopsis: The applicant is requesting to rezone the city block bounded by Tiemann, Main, High and Front Streets from "R-20" Single and Two Family Residence to "C-1" Limited Commercial District.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Industrial District	M-2
South	Single Family	R-1B
East	Single and Two Family	R-20
West	Single Family	R-1A

The City has received requests from the property owners of Parcels 38, 40-45 to rezone their property from "R-20" Single and Two Family Residence District to "C-1" Limited Commercial District. In the interest of having a uniform zone for the block, the City has initiated a rezoning request to that end. Homes currently located on Parcels 39 and 46 would be allowed to continue as a non-conforming use. And, these homes could be an allowed use under the provision of a Special Use Permit.

It is noted that the current Comprehensive Plan Future Land Use Map identifies this area as residential. However, considering the current condition of residential development and the proximity to "M-2" Industrial Zoning to the north, a "C-1" zoning is appropriate.

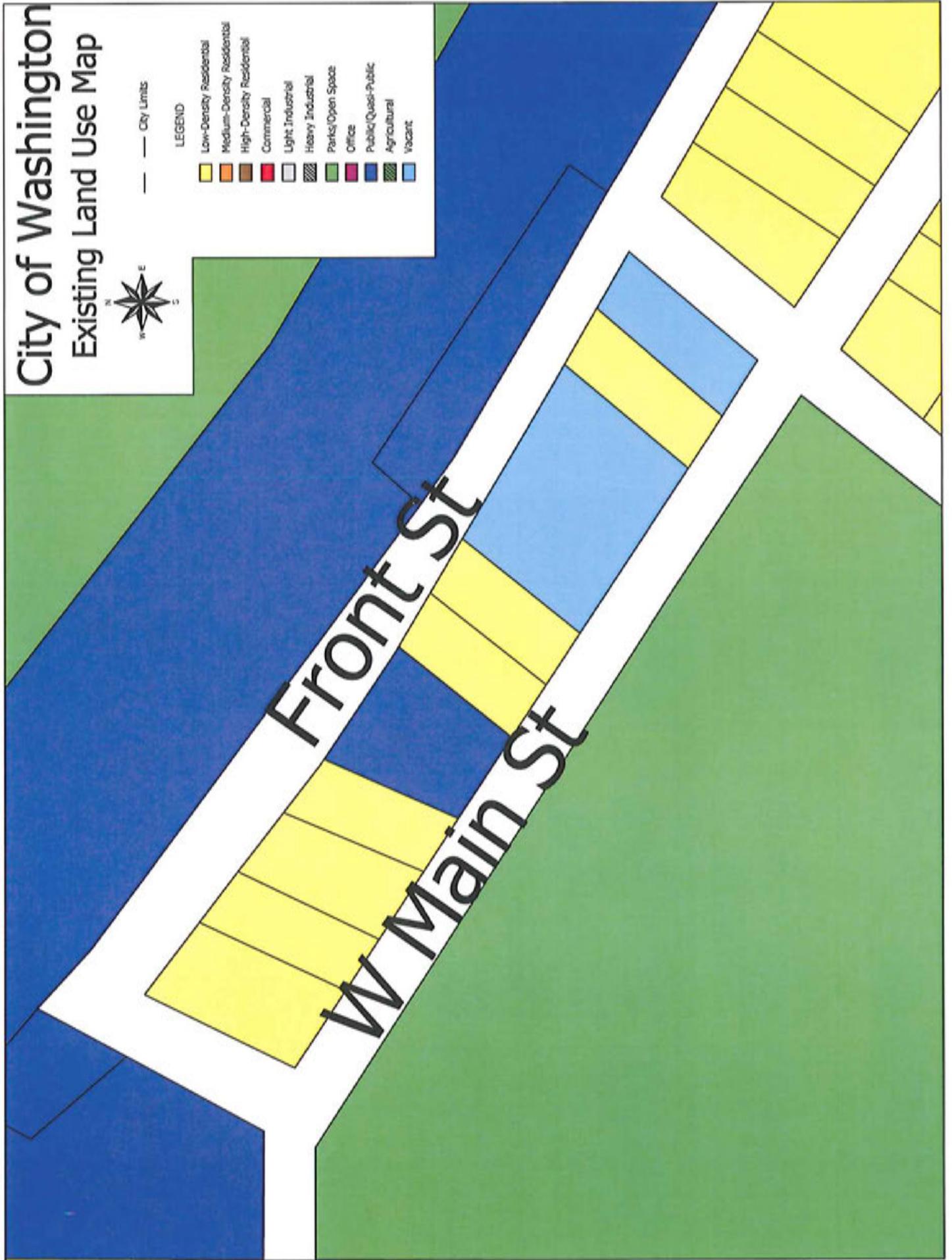
City of Washington Existing Land Use Map



--- City Limits

LEGEND

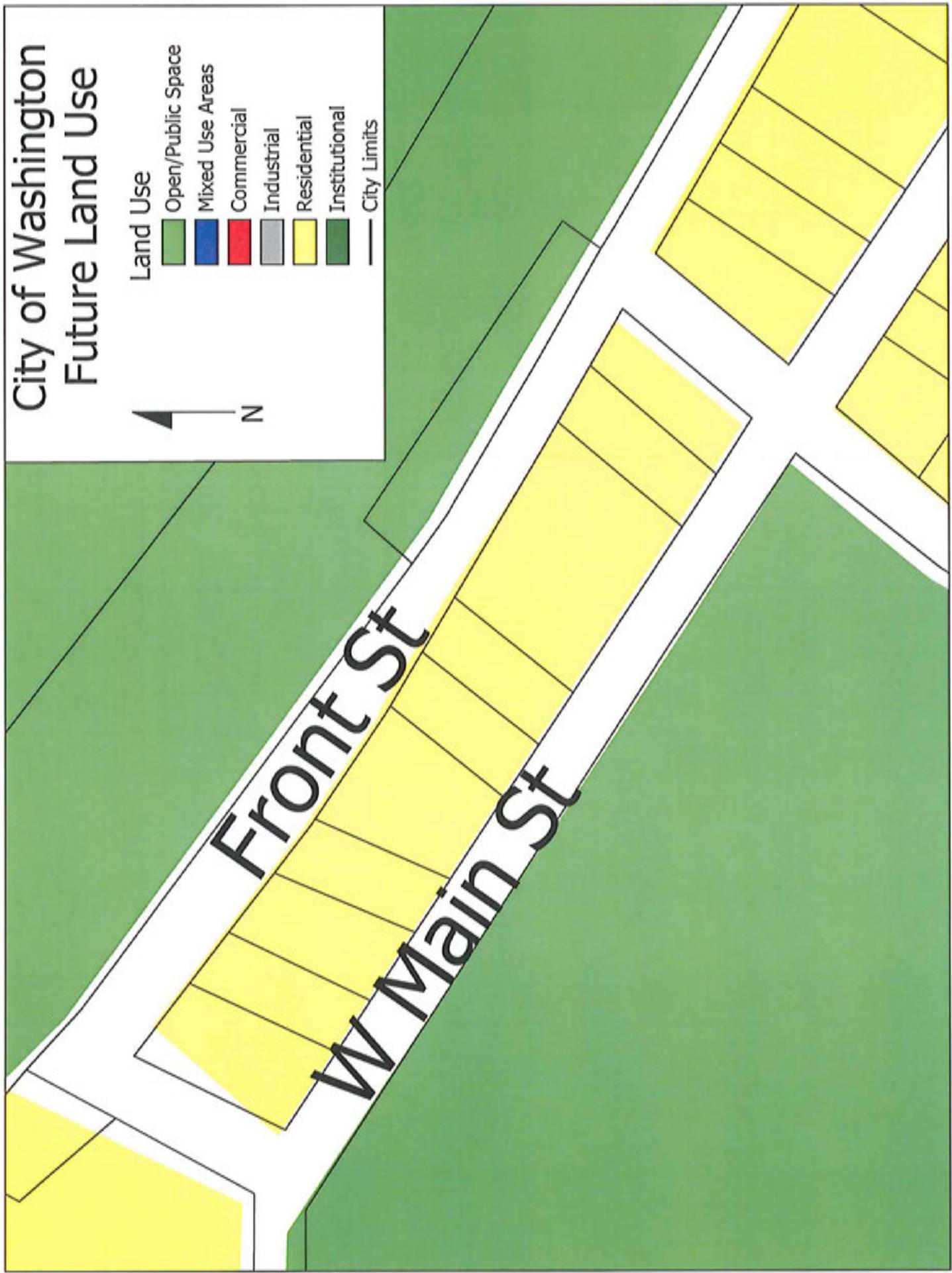
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Parks/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



City of Washington Future Land Use

Land Use

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



CITY OF

WASHINGTON

MISSOURI

February 25, 2015

Mr. Donald R. Burhans
1318 Jasper Lane
Washington, Missouri 63090

Re: Front Street Train Museum

Dear Mr. Burhans:

On February 19, 2015 the Washington Site Plan Committee reviewed your concept plan and the following comments resulted from our discussion:

Zoning

- The subject property is currently zoned R-2Overlay, Single and Two Family Residence District. To accommodate your intended purpose of a combination of a museum and retail usage, the property would have to be rezoned to commercial. In making this determination, city staff has determined that the effect of the proposed use in terms of its effects on surrounding properties would be similar to schools, etc. And, as discussed at our meeting on February 18, while these uses would be allowed in any City commercial zone, the C4 Planned Commercial District might be the most compatible with the neighborhood. This would require compliance with an approved development plan. City Code Chapters 445 Planned Commercial District and 470 Planned Districts are enclosed.
- C-4 zoning area requirements are per City Code section 445.070, enclosed. Of particular interest is section A. Setbacks and section B1, which limits the gross area of all buildings to twenty five percent (25%) of the entire lot area.
- The required number of on-site parking spaces can be found in City Code 460.030, enclosed. As indicated, the number of spaces is dictated by a combination of usage and building size. For example, a 30,000 sq. ft. museum would require 100 parking spaces.
- A Buffer separating commercial and residential uses is required by City Code section 460.050, enclosed. As seen either a 20 foot wide vegetative buffer or a fence, with Council approval, would be required.

It is noted that any deviation from City zoning codes must be obtained from the Board of Adjustment per the enclosed City Code Chapter 475.



PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090

Subdivision

- Existing lot lines must be removed via the subdivision process. A Missouri registered professional engineer or surveyor must provide a subdivision plat.
- City Code 490.070 C3 states that double frontage lots shall be avoided. To accommodate your development, a variance from this requirement must be obtained.
- All aspects of the enclosed City Code section 490.036 Fire Hydrants and Connections shall be in compliance. This includes subsection B.3 Placement and D.6 General, concerning minimum flow requirements. The City public works department can assist in determining approximate available flow.

It is noted that any deviation from City subdivision codes must be obtained by the City Council per City Code section 490.100 Variances and Exceptions, enclosed.

Building Codes

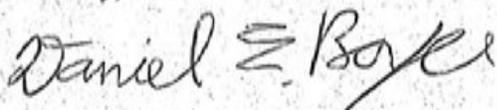
- All aspects of building and fire safety codes shall be in compliance. This shall include proper sprinkler protection and fire walls.

Flood Damage Prevention

Initial inspection indicates that your property may be partially located in a FEMA designated floodplain. Therefore, City Code Section 495 Flood Plain Development may apply. A Missouri registered professional engineer or surveyor would be required to make the final determination. Elevation requirements, per the enclosed City Code section 495.160 may apply.

The above comments are intended to be general only with no intention to be all-inclusive. A detailed City Code review cannot be done until detailed plans are submitted. Please contact me if you would like to discuss the contents of this letter.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

cc: Darren Lamb
Don Peters
Bill Halmich
Kevin Quaethem

Donald R. Burhans, President
Iron Spike, Inc.
1318 Jasper Ln
Washington, MO 63090

March 27, 2015

Mr. Boyce
City of Washington
Department of Planning and Engineering Services
405 Jefferson St
Washington, MO 63090

Dear Mr. Boyce:

On behalf of Iron Spike, Inc., I am writing to request the rezoning of a number of properties which Iron Spike, Inc. plans to purchase in order to construct an interactive model train museum. We would request that the lots, which are currently zoned R20, be rezoned to C1.

While this request does represent a deviation from the Future Land Use Map in the City of Washington's Comprehensive Plan developed April, 2013, we believe this deviation is warranted and would promote a number of goals and objectives stated in the City's Comprehensive Plan, including economic development and enhanced aesthetics.

Economic Development

Approval of Iron Spike's rezoning request can benefit the City's economic development plan as follows:

Goal 3: Broaden the city's economic base by attracting diverse businesses. – There are only a few model train museums throughout the United States, even fewer that are interactive. The Iron Spike Museum would provide both a unique business and educational opportunity to the local area, state, and region.

Goal 5: Focus on making the city of Washington a destination location in the St. Louis Metropolitan Region. – Model railroad hobbyists travel across the country to view various displays. When coupled with Iron Spike's interactive aspect (the ability to see one's own train on the display), model railroad hobbyists and enthusiasts will travel not only from St. Louis to Washington, but from across the country increasing Washington as a tourist destination for both area locals and vacationers. However, the Iron Spike Museum is designed to attract more than model railroad enthusiasts as the museum will provide education and entertainment to visitors, traveling groups, local schools and local organizations. Additionally, once completed, the museum will be open regularly. The hours of operation will not be seasonal, or holiday driven making it a year-round attraction to visitors.

Objective 5.1 Increase the marketing of both tourism and non-tourism aspects of the Washington area to attract visitors to the community. – Iron Spike plans to engage in local, regional and national marketing campaigns in an effort to attract visitors to both the museum and the Washington area. This attraction is wholesome, educational, and historical. Iron Spike marketing would include other aspects of Washington such as local restaurants, lodging and recreational opportunities to attract families of visitors to the community.

Aesthetic Enhancement

Further, Iron Spike's plan would promote the aesthetics of Washington by constructing a new and attractive building to house the museum, while also restoring a historic structure.

Goal 3: Support the preservation and enhancement of the city's historic structures

Objective 3.2: Work with the private sector to develop a plan to preserve historic structures. –

Located on one of the properties, currently sits an uninhabitable structure believed to have been built in the late 1800s by the Union Pacific Railroad. This house was originally designed to house the railroad workers during their stops in Washington, Missouri. As part of Iron Spike's plan, we are committed to the eventual restoration of this building to display historical items that would bring to life the daily existence of a railroad worker of that time.

Our company has looked into existing buildings in the downtown area but has not been able to find space which is both financially sound and suitable to our goal in creating the Iron Spike Museum. After carefully reviewing several other locations, we selected these properties because of their proximity to the railroad station, knowing that some of our visitors will travel by rail, and the ability to enhance the economics and aesthetics of the western end of downtown Washington. Iron Spike has secured contracts to purchase the properties, as well as contacted the present owners to obtain their support for our rezoning application. Should the remaining adjacent property owned by the City of Washington become available for purchase, we would be interested in acquiring said lot to expand our parking facility which would further benefit our customers, users of the city park, and users of the bike and walking trail once it is expanded.

Thank you for your attention to the foregoing and for considering this request.

Sincerely,



Donald R. Burhans, President
Iron Spike, Inc.

Enclosures

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Monday, May 18, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

City of Washington, MO. Applicant is seeking to rezone the City block bounded by Tiemann, Main, High and Front Streets, from "R-2O" Single and Two-Family Residence District to "C-1 Limited Commercial District".

Jeff Wilson. Applicant is seeking to rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4", Planned Commercial District.

Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-2" General Commercial District:

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South $66^{\circ} 00' 04''$ East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South $73^{\circ} 44' 50''$ East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South $2^{\circ} 55' 46''$ West 86.91 feet, thence South $87^{\circ} 46' 02''$ East 194.43 feet to an iron rod, thence South $8^{\circ} 17' 40''$ West to a point, thence North $18^{\circ} 56' 48''$ East 37.97 feet to a point, thence North $77^{\circ} 07' 28''$ East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the May 1 - 2, 2015 weekend edition of the Washington Missourian.



April 29, 2015

Property Owner
Washington, MO 63090

Re: File No. 15-0505 – City of Washington

Dear Property Owner:

The City of Washington has initiated a rezoning petition for the City block bounded by Tiemann, Main, High and Front Streets, of which your property is a part. The petition is to rezone the property from “R-2 Overlay”, Single and Two Family Residence District to “C-1”, Limited Commercial District.

Note that any current use in conflict with this proposed zoning would be allowed to continue as a non-conforming use. And, the affected single family homes could be allowed in the “C-1” Limited Commercial District under the provisions of a Special Use Permit.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

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*

CITY OF
WASHINGTON
MISSOURI

April 29, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0505 - City of Washington

Dear Property Owner:

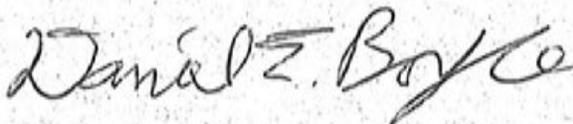
The City of Washington has initiated a rezoning petition for the City block bounded by Tiemann, Main, High and Front Streets. The petition is to rezone the property from "R-2 Overlay", Single and Two Family Residence District to "C-1", Limited Commercial District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of Front St. Train Museum Site

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
			1				
1	MATTHEW & REBECCA	FELTMANN		811 W MAIN ST	WASHINGTON	MO	63090
2	DAVID L. & GLENDA S.	MCQUEEN	813 W MAIN ST	7 LAFAYETTE	WASHINGTON	MO	63090
3	TRISHA L.	MILES		815 W MAIN ST	WASHINGTON	MO	63090
4	J-RENTAL PROPERTIES LLC		808 W FRONT ST	710 MEADOWLARK DR	WASHINGTON	MO	63090
5	WILSON CONSTRUCTION CO INC		806 W FRONT ST	710 MEADOWLARK DR	WASHINGTON	MO	63090
6	JAMES L. & JACQUE J.	WILSON	W FRONT ST	710 MEADOWLARK DR	WASHINGTON	MO	63090
7	MS & B LLC		820 W FRONT ST	7751 CARONDELET - STE 800	CLAYTON	MO	63105
8	MS & B LLC		816 W FRONT ST	7751 CARONDELET - STE 800	CLAYTON	MO	63105
9	MS & B LLC		W FRONT ST	7751 CARONDELET - STE 800	CLAYTON	MO	63105
10	MS & B LLC		824 W MAIN	7751 CARONDELET - STE 800	CLAYTON	MO	63105
11	CITY OF WASHINGTON		1 TIEMANN DR	405 JEFFERSON	WASHINGTON	MO	63090
12	CITY OF WASHINGTON		HIGH ST	405 JEFFERSON	WASHINGTON	MO	63090
13	CITY OF WASHINGTON		VALLEY DR	405 JEFFERSON	WASHINGTON	MO	63090
14	JEFFERY E. & VICKIE S.	ADAMS	1008 W FRONT ST	150 WESTLINK DR	WASHINGTON	MO	63090
15	DOROTHY M.	STUMPE, TR	W FRONT ST	1805 CLIFF DR	COLUMBIA	MO	65201
16	RANDY & LORI A.	KLEEKAMP	812 W MAIN ST	115 WOLF CREEK RD	MARTHASVILLE	MO	63357
17	WENDELL E. & DONNA L.	MORRIS		106 HIGH ST	WASHINGTON	MO	63090
18	KURT J. & PATRICIA M.	RUSSELL		814 W MAIN ST	WASHINGTON	MO	63090
19	MITCHELL D. & ROSALIE M.	BUHR, SR		102 HIGH ST	WASHINGTON	MO	63090
20	FISCHER OIL CO	% MIKE FISCHER	809 W FRONT ST	PO BOX 332	WASHINGTON	MO	63090
21	UNION PACIFIC CORP		W FRONT ST	1700 FARNAM TENTH FLOOR SOUT	OMAHA	NE	68102
22	U S TELECOM INC		W FRONT ST	PO BOX 12913	SHAWNEE MISSION	KS	66282
23	JAMES A.	FELTMANN, RLT	MAIN ST	1135 W MAIN ST	WASHINGTON	MO	63090
24	HADLEY	HOLT		808 W. FRONT ST	WASHINGTON	MO	63090
25	DONALD R.	BURHANS		1318 JASPER LN	WASHINGTON	MO	63090

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 Jeff Wilson Daytime phone 636 346 4140

Address of Applicant 802 RAINBOW DR. WASHINGTON, MO.

Name of Owner Wilson & Co. Properties LLC Daytime phone 636 346 4140

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning RIA Lot Size 12,200 Sq. Ft. .28 Acre(s)

Existing Land Use: VACANT

Proposed Zoning and Intended Use of Property: C4 INSURANCE AGENCY

Surrounding Land Use

North RIA - COMMERCIAL (MERCY) South RIA - COMMERCIAL (CHURCH)

East WASHINGTON SCHOOL DISTRICT West RIA

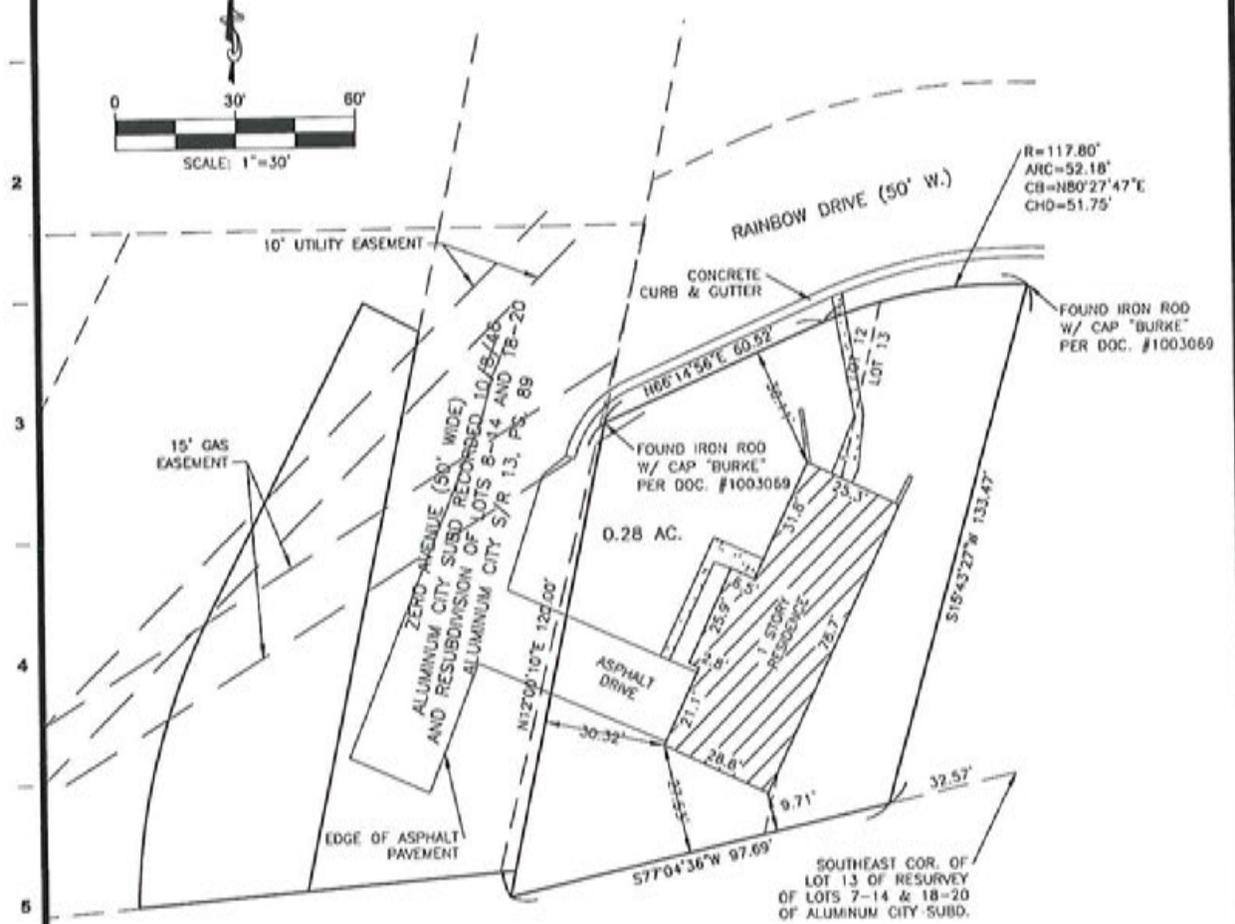
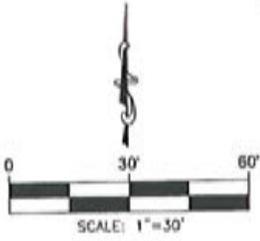
To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

J. Wilson _____ 4/7/2015
Signature of Applicant Date

Signature of Landowner (if different) Date

PROPERTY BOUNDARY SURVEY

PART OF LOTS 12 AND 13 OF RESURVEY OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, 18, 19 AND 20
OF ALUMINUM CITY SUBDIVISION IN SECTION 22,
TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5th P.M.,
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI



- Notes:
1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 2. Source of Deed:
 3. This survey was executed without a title commitment and is subject to any and all easements, restrictions, conditions, etc. of record.
 4. ADJACENT PROPERTY INFORMATION:
5,078 Square Feet in adjacent tract
613 Square Feet in Sanitary Sewer Easement
850 Square Feet in Gas Easement.
Building setbacks per Residential Zoning will leave no buildable area.

STATE OF MISSOURI)SS
COUNTY OF FRANKLIN)

This is to certify that at the request of the Jeff Wilson, we have during the month of July, 2013 executed a Property Boundary Survey with improvement location on part of Lots 12 and 13 of the Resurvey of Lots 7, 8, 9, 10, 11, 12, 13, 14, 18, 19 and 20 of Aluminum City Subdivision, in Section 22, Township 44 North, Range 1 West of the 5th P.M., in the City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this plot represents a true and accurate record of said survey and was executed in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Geological Survey and Resource Assessment Division, Division of Land Survey and meets the accuracy requirement of a "Urban Property" as defined therein.

DATE

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

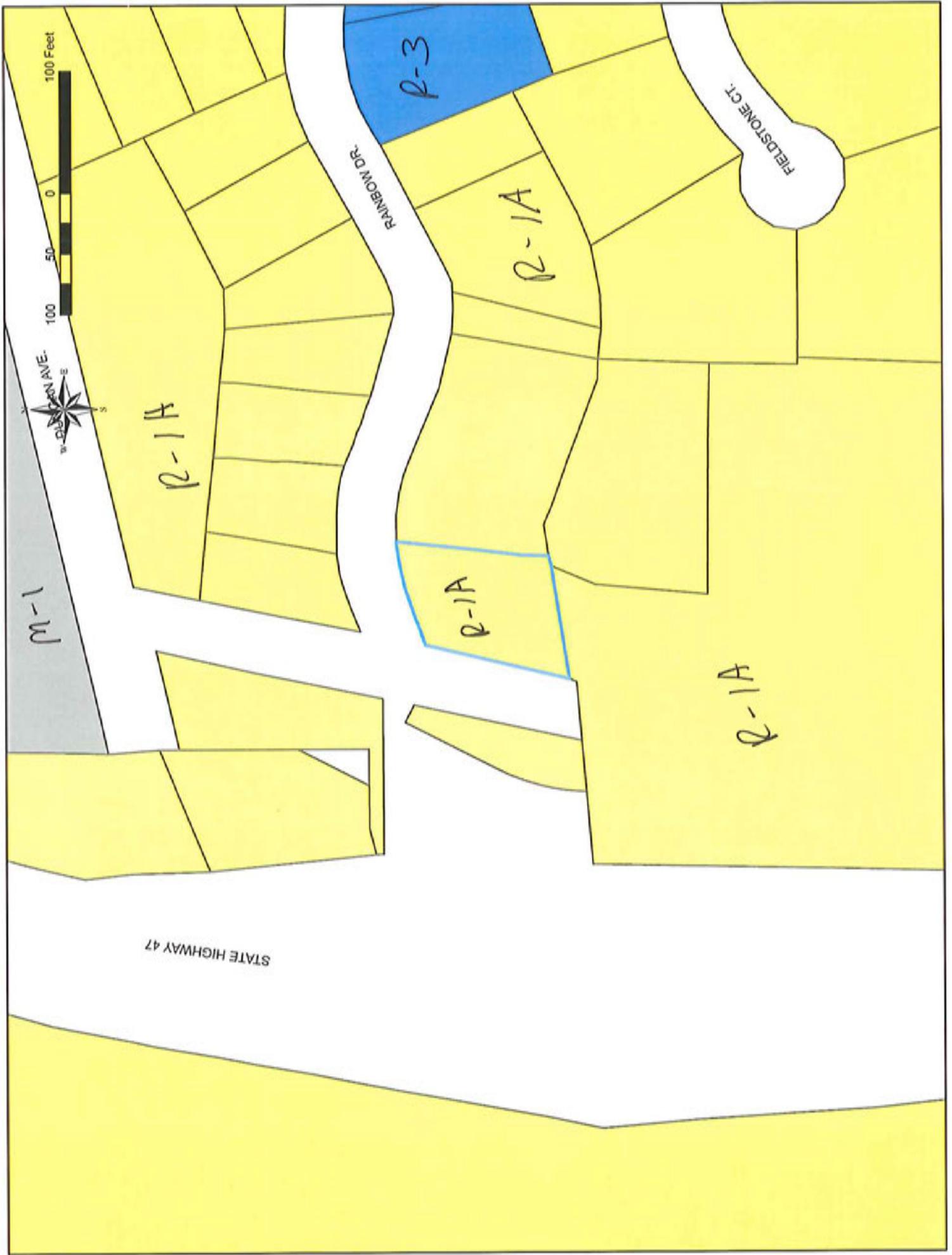
E-Mail: mail@bfaeng.com TELEPHONE: (636) 239-4751



103 ELM STREET WASHINGTON, MISSOURI 63000

DRAWN	J.P.P.
DATE	7/24/13
JOB No.	3203
SHEET NAME	BOUNDARY SURVEY
1 OF 1	

P:\m\13\2013 Jeff Wilson Zero Avenue\Survey\2013 Survey.dwg
6/1/2013 11:23 AM



100 Feet

0

50

100



M-1

R-1A

RAINBOW DR.

R-3

R-1A

R-1A

R-1A

FIELDSTONE CT.

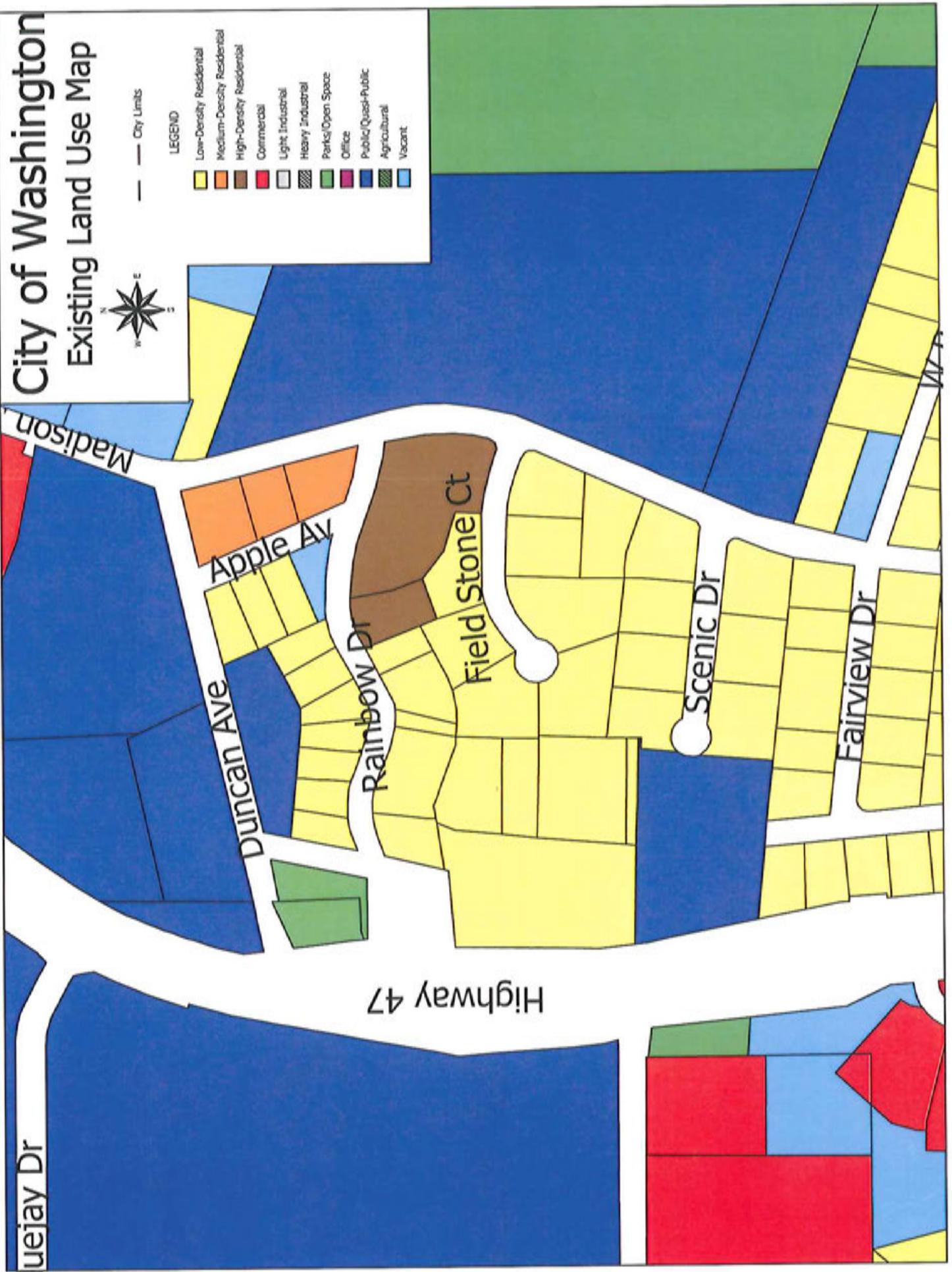
STATE HIGHWAY 47

City of Washington Existing Land Use Map



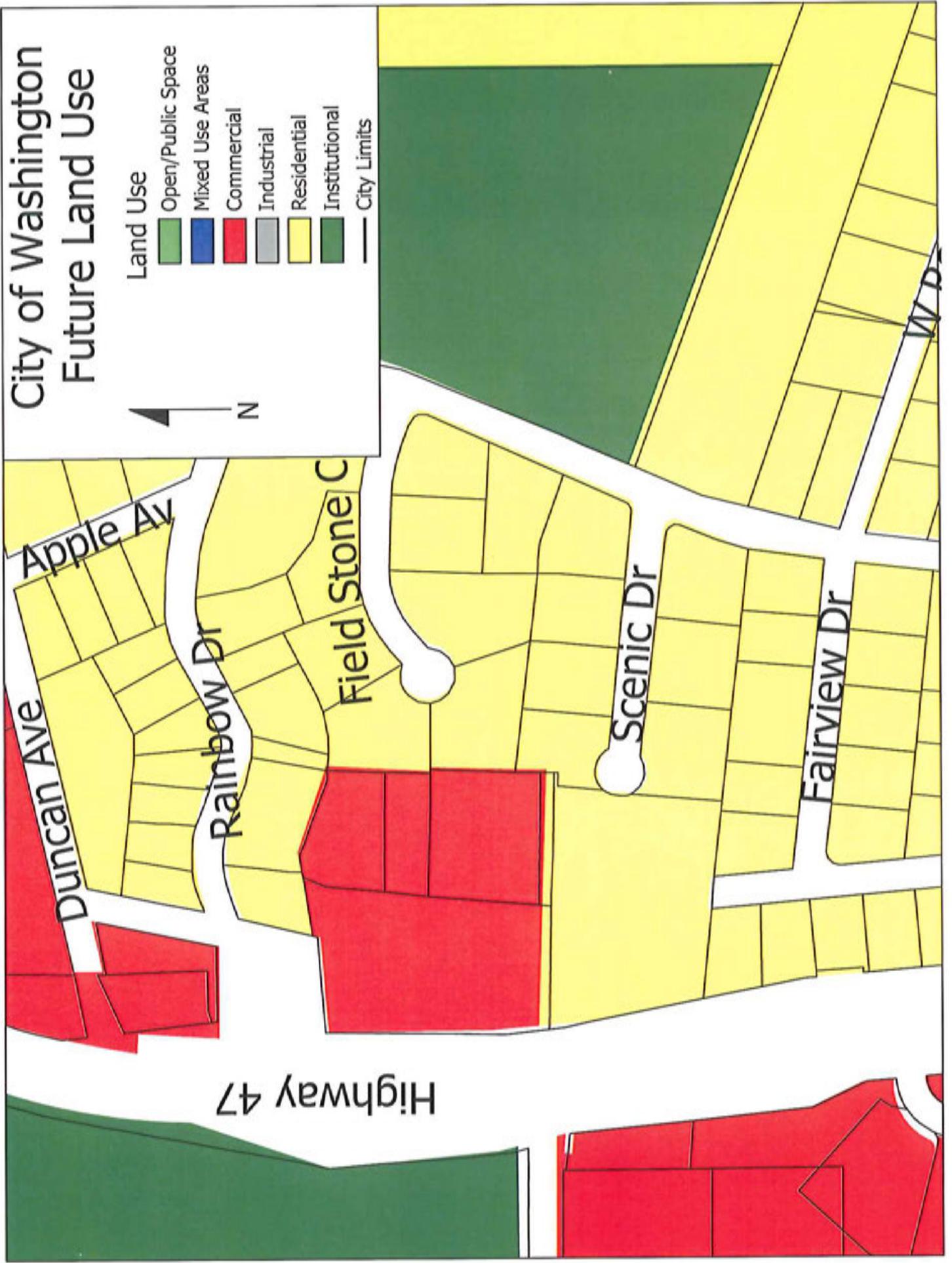
LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Parks/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



City of Washington Future Land Use

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



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 28, 2015

Re: File # 15-0501 – Jeff Wilson

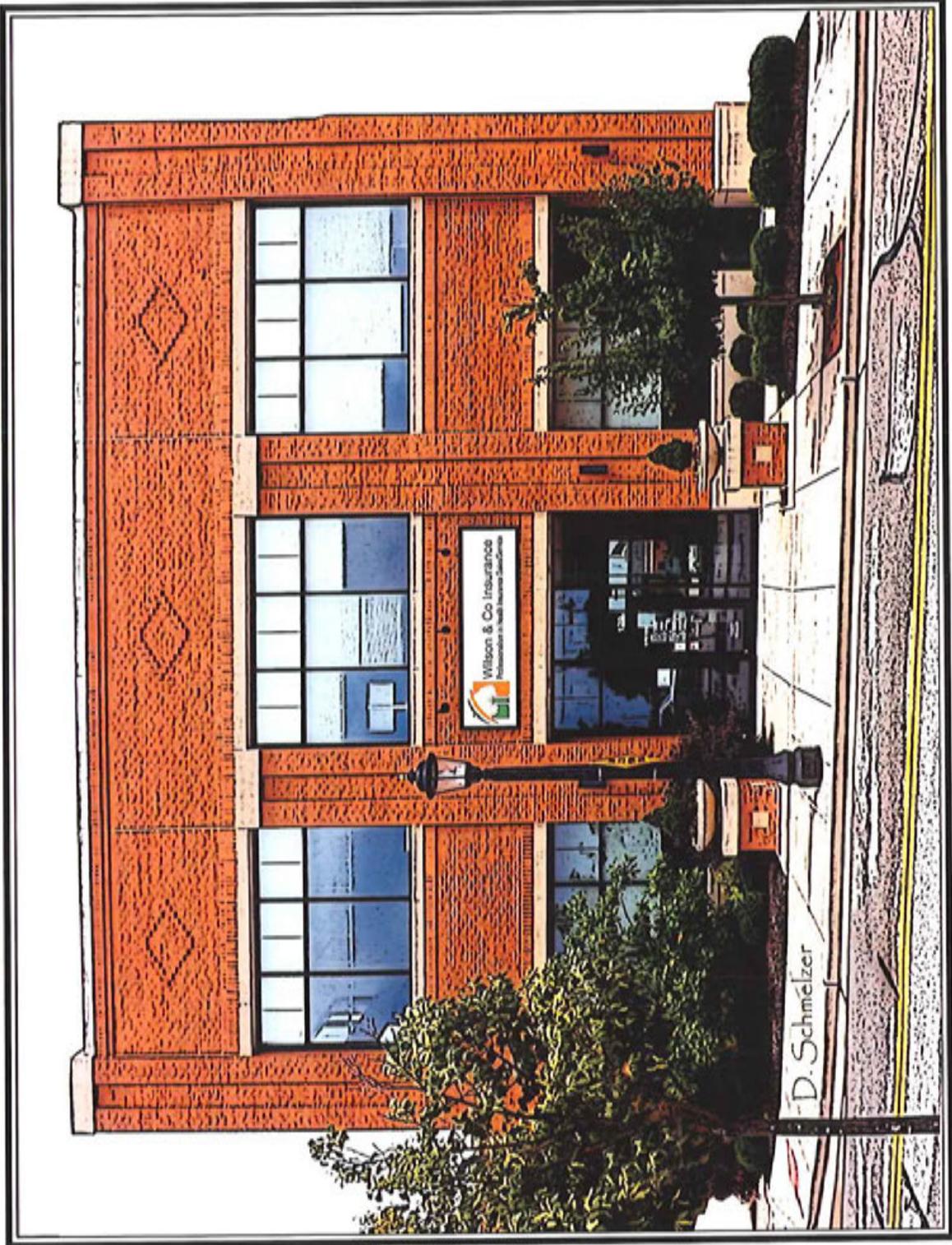
Synopsis: The applicant is requesting to rezone 802 Rainbow Drive from "R-1A" Single-Family Residence to "C-4" Planned Commercial District.

802 Rainbow Drive

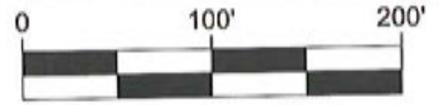
Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1A
South	Single Family	R-1A
East	Single Family	R-1A
West	Single Family	R-1A

Proposed site plan development would require Zero Avenue right-of-way and the remnant property west of said right-of-way to become a part of the Jeff Wilson property. Therefore, any rezoning of the subject parcel would be contingent on this occurring.

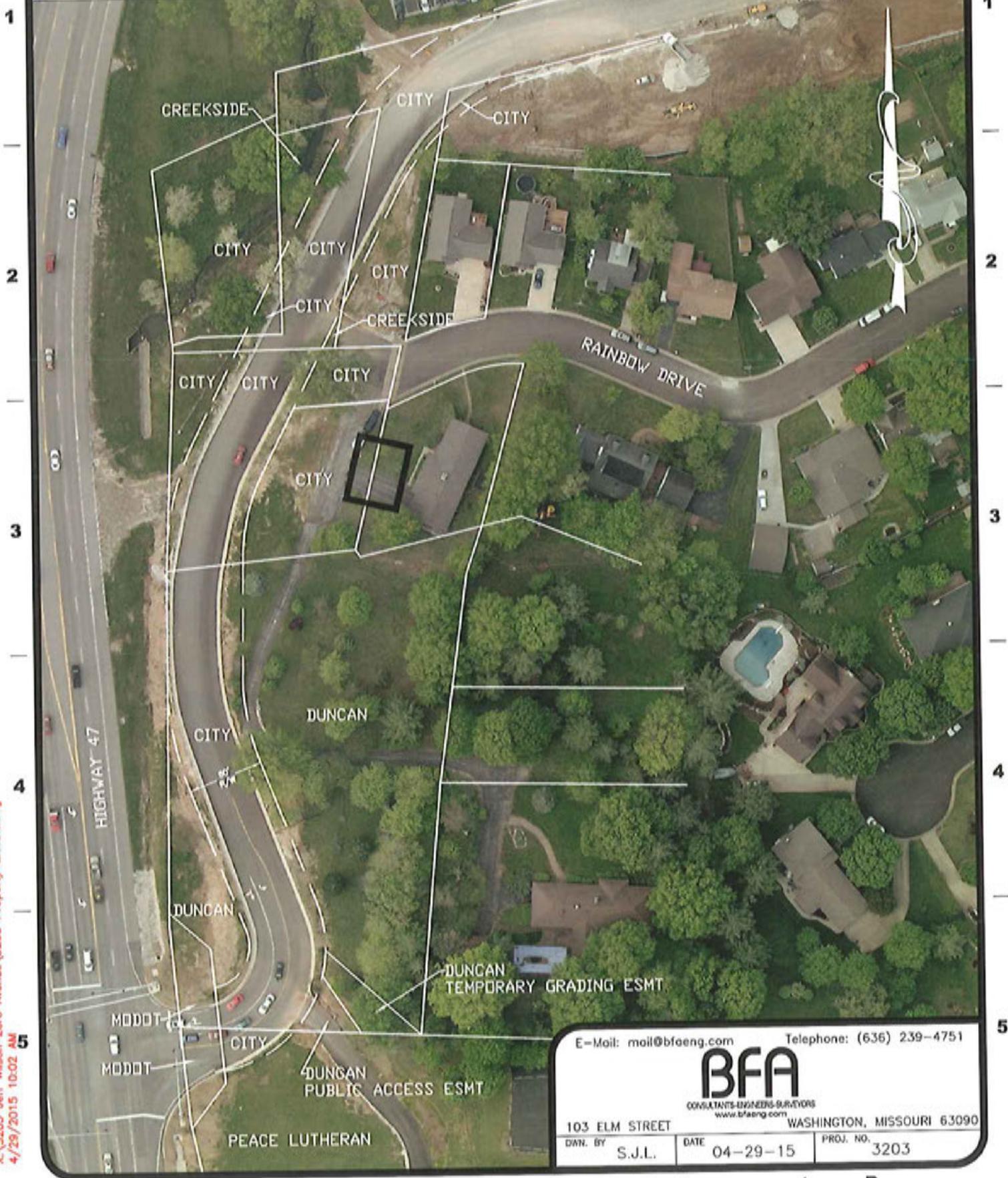
Also, any rezoning would be contingent on the Duncan Avenue right-of-way from the north line of the Daryl L. Duncan property to Hwy 47 being established. During site plan review, issues concerning buffers and fire hydrant placement and flow are among City Codes that must be addressed.



EXHIBIT



SCALE: 1" = 100'



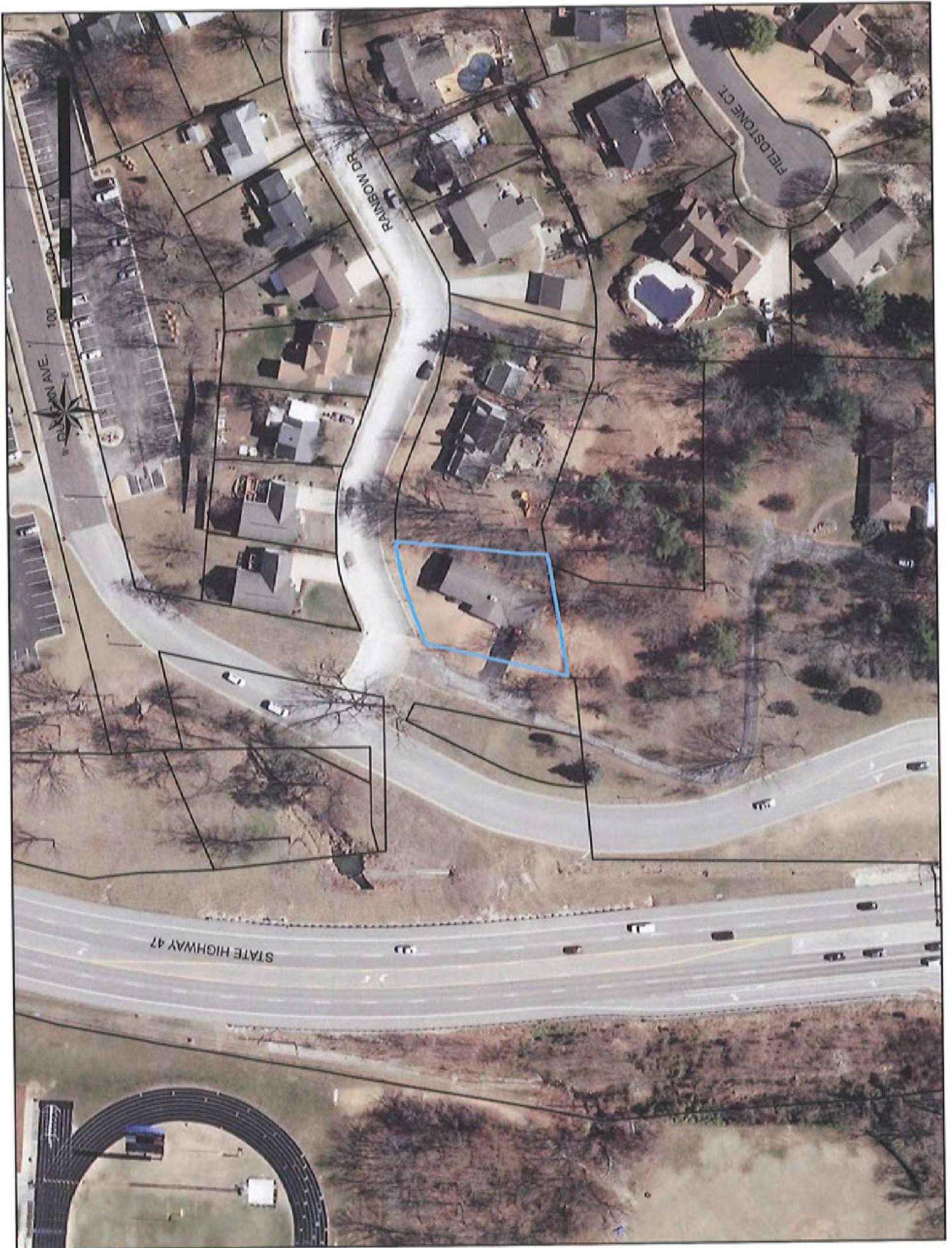
X:\3203 Jeff Wilson Zero Avenue\3203 Property Exhibit.dwg
4/29/2015 10:02 AM

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



103 ELM STREET WASHINGTON, MISSOURI 63090

DWN. BY	S.J.L.	DATE	04-29-15	PROJ. NO.	3203
---------	--------	------	----------	-----------	------



Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Monday, May 18, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

City of Washington, MO. Applicant is seeking to rezone the City block bounded by Tiemann, Main, High and Front Streets, from "R-2O" Single and Two-Family Residence District to "C-1 Limited Commercial District".

Jeff Wilson. Applicant is seeking to rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4", Planned Commercial District.

Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-2" General Commercial District:

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South $66^{\circ} 00' 04''$ East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South $73^{\circ} 44' 50''$ East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South $2^{\circ} 55' 46''$ West 86.91 feet, thence South $87^{\circ} 46' 02''$ East 194.43 feet to an iron rod, thence South $8^{\circ} 17' 40''$ West to a point, thence North $18^{\circ} 56' 48''$ East 37.97 feet to a point, thence North $77^{\circ} 07' 28''$ East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the May 1 - 2, 2015 weekend edition of the Washington Missourian.

CITY OF
WASHINGTON
MISSOURI

April 28, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0501 - Jeff Wilson

Dear Property Owner:

The City of Washington has received the following request from the above mentioned applicant:

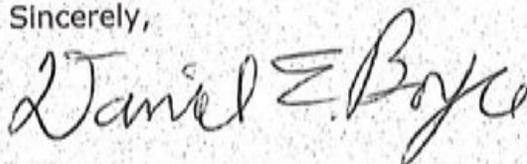
Rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4" Planned Commercial District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of 802 Rainbow Drive

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	MERCY HEALTH EAST COMMUNITIES		DUNCAN AVE	14528 S OUTER FORTY DR STE 100	CHESTERFIELD	MO	63017
2	TARA	STEFFENS		805 RAINBOW DR	WASHINGTON	MO	63090
3	CRAIG S. & TIFFANY E.	JARVIS		803 RAINBOW DR	WASHINGTON	MO	63090
4	WILSON & COMPANY PROPERTIES LLC		802 RAINBOW DR	600 E 5TH ST	WASHINGTON	MO	63090
5	JEFFREY R. & DENISE R.	MULLER		801 RAINBOW DR	WASHINGTON	MO	63090
6	SPENCER L.	UNNERSTALL		799 RAINBOW DR	WASHINGTON	MO	63090
7	GREGG. KATHLEEN W.	DUNCAN	DUNCAN HEIGHTS DR	8300 WYOMING BLVD NE APT 3012	ALBUQUERQUE	NM	87113
8	JOHN L. & BARBARA A.	HILLERMANN		5 FIELDSTONE CT	WASHINGTON	MO	63090
9	JAMES R. & SHARON A. R.	GRIMES		808 RAINBOW DR	WASHINGTON	MO	63090
10	MISSOURI HIGHWAY&TRANSPORTATION		DUNCAN AVE	1590 WOODLAKE DR	CHESTERFIELD	MO	63017
11	DARYL L.	DUNCAN, RLT	DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
12	DARYL L.	DUNCAN, TR	1000 DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090

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 DARYL L. DUNCAN Daytime phone 330-418-4494

Address of Applicant PO BOX 1399 WASHINGTON MO 63090

Name of Owner DARYL L. DUNCAN TRUST Daytime phone -

Address of Owner (if different from Applicant) -

Site Information

Current Zoning R1-A Lot Size SEE AERIAL Sq. Ft. SEE AERIAL Acre(s)

Existing Land Use: HOUSE, VACANT

1000 DUNCAN HEIGHTS DR

Proposed Zoning and Intended Use of Property: COMMERCIAL-C2
(MEDICAL AND HEALTH RELATED IDEALLY)

Surrounding Land Use

North RESIDENTIAL South COMMERCIAL (CHURCH)

East RESIDENTIAL West ROAD + HWY 47

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

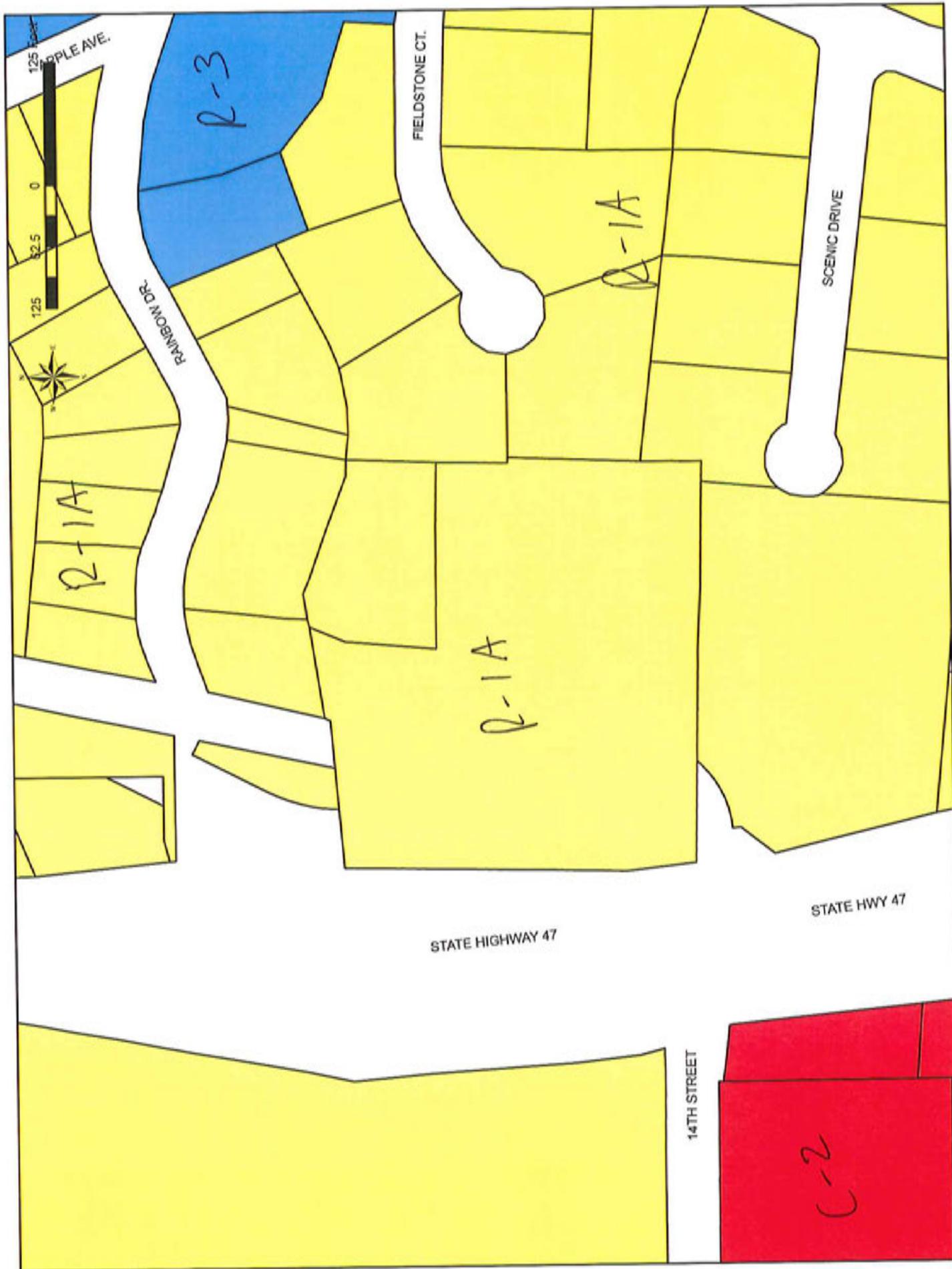
[Signature]
Signature of Applicant

4-2-15
Date

Signature of Landowner (if different)

Date





To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 28, 2015

Re: File # 15-0502 – Daryl L. Duncan

Synopsis: The applicant is requesting to rezone 1000 Duncan Heights Drive from "R-1A" Single-Family Residence to "C-2" General Commercial District.

1000 Duncan Heights Drive

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

Any rezoning of the Daryl L. Duncan property is contingent on the Kathleen W. Duncan property being similarly zoned.

The rezoning is also contingent on the Duncan Ave right-of-way from the north line of the property line to Hwy 47 being established.

Daryl L. Duncan

During site development issues concerning buffers and fire hydrant placement and flow are among City Codes that must be addressed.

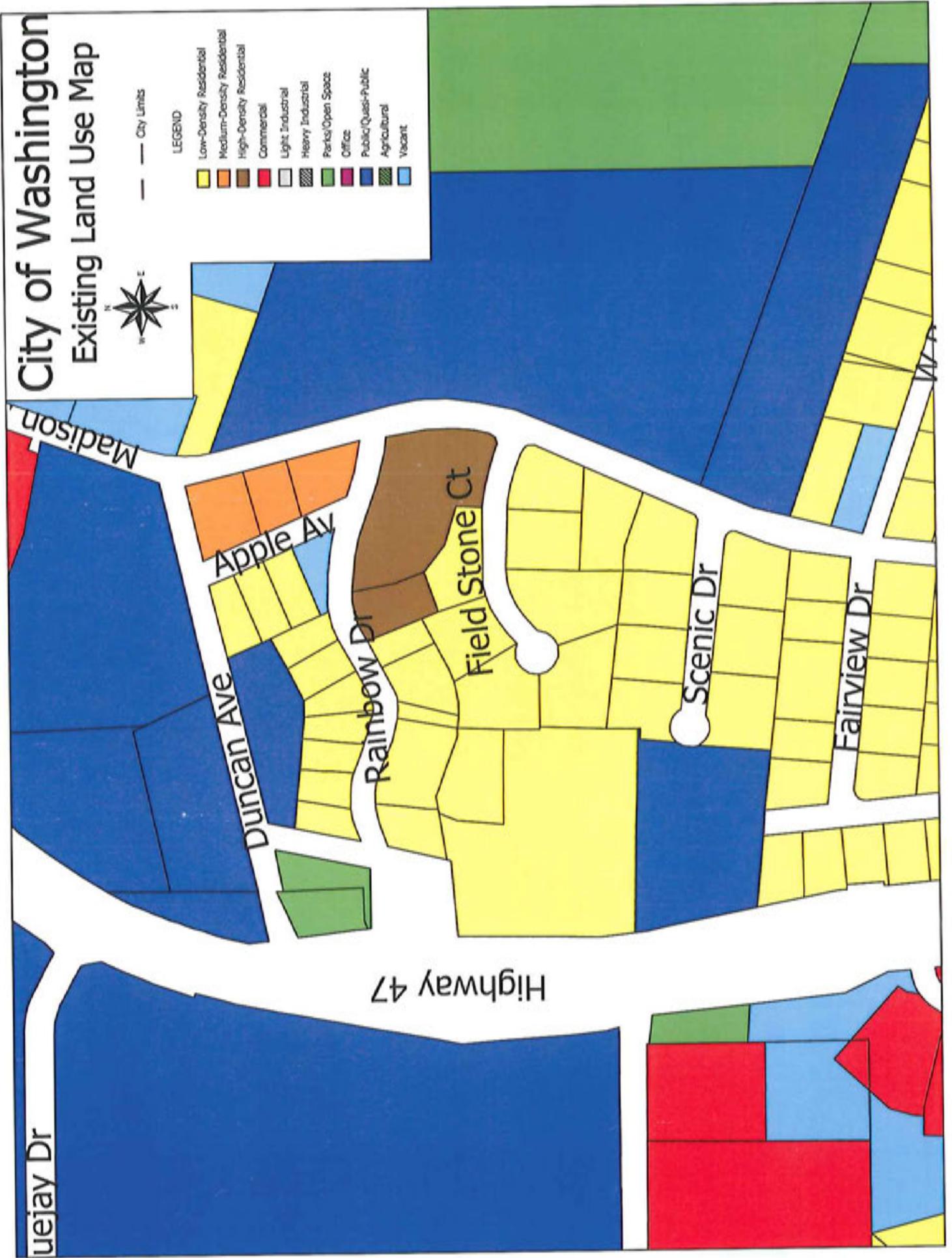
City of Washington Existing Land Use Map



--- City Limits

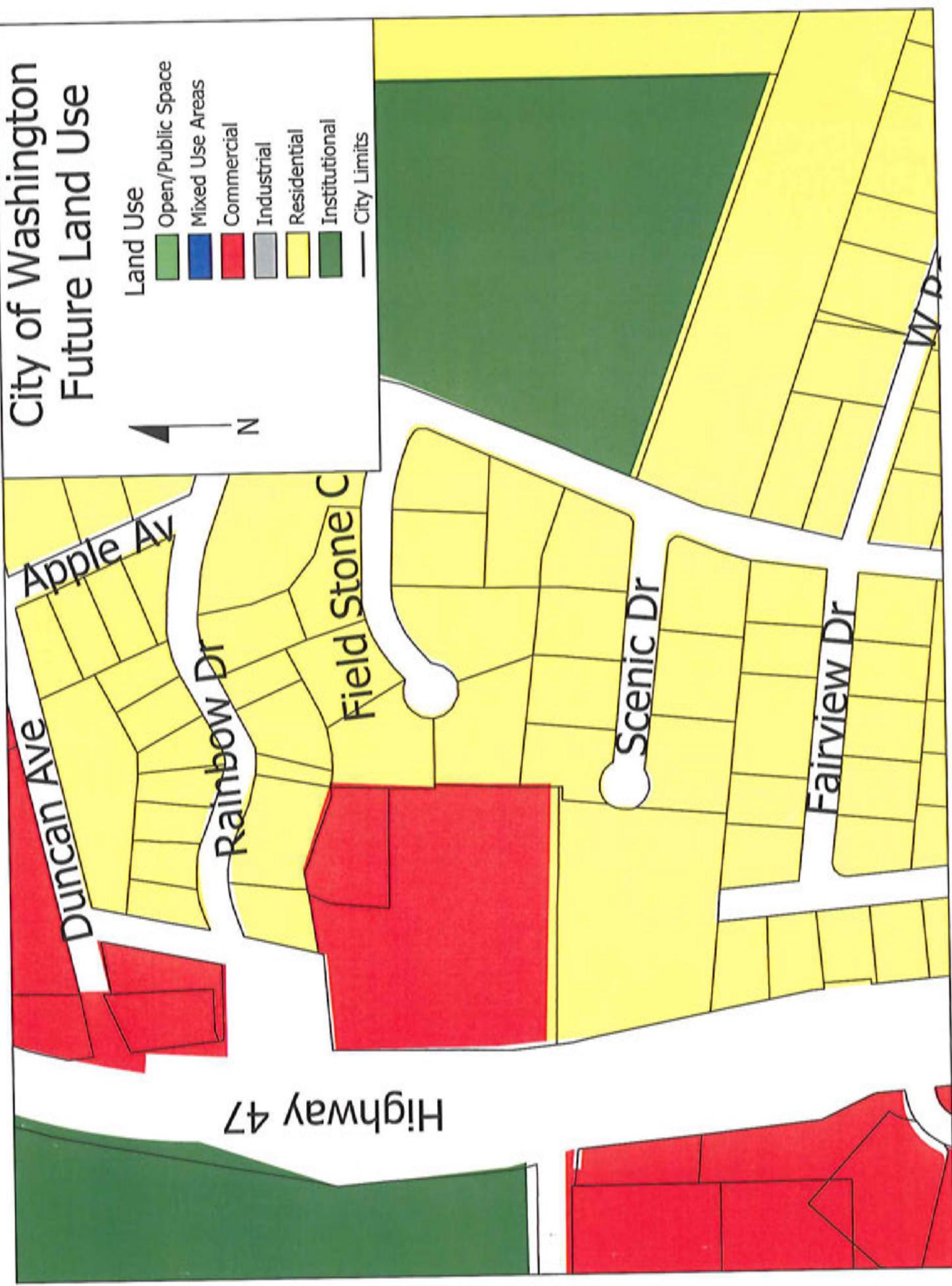
LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Park/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



City of Washington Future Land Use

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



Highway 47

Duncan Ave

Apple Av

Rainbow Dr

Field Stone C

Scenic Dr

Fairview Dr

W D

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Monday, May 18, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

City of Washington, MO. Applicant is seeking to rezone the City block bounded by Tiemann, Main, High and Front Streets, from "R-2O" Single and Two-Family Residence District to "C-1 Limited Commercial District".

Jeff Wilson. Applicant is seeking to rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4", Planned Commercial District.

Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-2" General Commercial District:

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South $66^{\circ} 00' 04''$ East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South $73^{\circ} 44' 50''$ East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South $2^{\circ} 55' 46''$ West 86.91 feet, thence South $87^{\circ} 46' 02''$ East 194.43 feet to an iron rod, thence South $8^{\circ} 17' 40''$ West to a point, thence North $18^{\circ} 56' 48''$ East 37.97 feet to a point, thence North $77^{\circ} 07' 28''$ East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the May 1 - 2, 2015 weekend edition of the Washington Missourian.

CITY OF
WASHINGTON
MISSOURI

April 28, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0502 – Daryl L. Duncan

Dear Property Owner:

The City of Washington has received the following request from the above mentioned applicant:

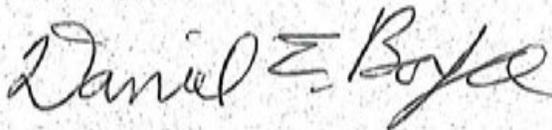
Rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of 1000 Duncan Heights Drive (Daryl Duncan)

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	JAMES R. & SHARON A. R.	GRIMES		808 RAINBOW DR	WASHINGTON	MO	63090
2	WILSON & COMPANY PROPERTIES LLC		802 RAINBOW DR	600 E 5TH ST	WASHINGTON	MO	63090
3	JEFFREY R. & DENISE R.	MULLER		801 RAINBOW DR	WASHINGTON	MO	63090
4	SPENCER L.	UNNERSTALL		799 RAINBOW DR	WASHINGTON	MO	63090
5	KATHLEEN W.	DUNCAN	DUNCAN HEIGHTS DR	8300 WYOMING BLVD NE APT 3012	ALBUQUERQUE	NM	87113
6	JOSEPH E.	ROGERS		7 FIELDSTONE CT	WASHINGTON	MO	63090
7	CHARLES M. & LYNN M.	HART		6 FIELDSTONE CT	WASHINGTON	MO	63090
8	JOHN L. & BARBARA A.	HILLERMANN		5 FIELDSTONE CT	WASHINGTON	MO	63090
9	JOSEPH H. & ANN M.	WILDT		4 FIELDSTONE	WASHINGTON	MO	63090
10	DENNIS A. & MARILYN E.	WHITWORTH		810 RAINBOW DR	WASHINGTON	MO	63090
11	ROBERT W. & LAURA L.	VANCIL		6 SCENIC DR	WASHINGTON	MO	63090
12	STEVEN L. & GAIL H.	RUETHER		3 SCENIC DR	WASHINGTON	MO	63090
13	DARYL L.	DUNCAN, TR	E FOURTEENTH ST	PO BOX 1399	WASHINGTON	MO	63090
	DARYL L.	DUNCAN, TR	1000 DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
	DARYL L.	DUNCAN, RLT	DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
14	WASHINGTON SCHOOL DISTRICT		550/600 BLUE JAY DR	220 LOCUST STREET	WASHINGTON	MO	63090
15	MISSOURI HIGHWAY&TRANSPORTATION		DUNCAN AVE	1590 WOODLAKE DR	CHESTERFIELD	MO	63017
16	MERCY HEALTH EAST COMMUNITIES		DUNCAN AVE	14528 S OUTER FORTY DR STE 100	CHESTERFIELD	MO	63017
17	TOM W.	SMITH, TR		4 SCENIC DR	WASHINGTON	MO	63090
18	PEACE LUTHERAN CHURCH OF WASHINGTON			5 SCENIC DR	WASHINGTON	MO	63090

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 KATHLEEN W. DUNCAN Daytime phone 281-384-8869

Address of Applicant 8300 WYOMING BLVD NORTHEAST #3012 ALBUQUERQUE

Name of Owner CRAG F. DUNCAN Daytime phone N.M. 87113
281-384-8869

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning R1-A Lot Size 20,300 Sq. Ft. _____ Acre(s) _____

Existing Land Use: VACANT (PARCEL # 253.1)

Proposed Zoning and Intended Use of Property: C2

Surrounding Land Use

North RESIDENTIAL South VACANT (Res)

East ~~VACANT~~ RESIDENTIAL West VACANT (Res)

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

Kathleen W. Duncan
Signature of Applicant

April 13, 2015
Date

Kathleen W. Duncan
Signature of Landowner (if different)

April 13, 2015
Date

Ind Exec Estate Craig F. Duncan



STAN STANART
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 PROBATE COURTS DEPARTMENT

IN MATTERS OF PROBATE	{	
	{	DOCKET NO. 432398
PROBATE COURT NO. Four (4)	{	
	{	ESTATE OF: CRAIG F. DUNCAN, DECEASED
HARRIS COUNTY, TEXAS	{	

LETTERS TESTAMENTARY

Know all men by these presents that it is hereby certified:

1. On **JULY 29, 2014**, **KATHLEEN W. DUNCAN** was duly appointed by order of said court as **INDEPENDENT EXECUTRIX**, of the Last Will of **CRAIG F. DUNCAN, DECEASED**;
2. On **JULY 29, 2014**, said **INDEPENDENT EXECUTRIX** qualified as the law requires;
3. Insofar as the records in my office show, said **INDEPENDENT EXECUTRIX** is still acting in said capacity.

Witness my hand and seal of said court, at Houston, Texas, on July 29, 2014.

(SEAL)

STAN STANART, County Clerk
 Probate Court No. Four (4)
 201 Caroline, Room 800
 Harris County, Texas

Consuelo Arroyo

Consuelo Arroyo
 Deputy County Clerk

SS/ca

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South $66^{\circ} 00' 04''$ East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South $73^{\circ} 44' 50''$ East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South $2^{\circ} 55' 46''$ West 86.91 feet, thence South $87^{\circ} 46' 02''$ East 194.43 feet to an iron rod, thence South $8^{\circ} 17' 40''$ West to a point, thence North $18^{\circ} 56' 48''$ East 37.97 feet to a point, thence North $77^{\circ} 07' 28''$ East 32.57 feet to the point of beginning, containing 0.49 acres more or less.



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 28, 2015

Re: File # 15-0503 – Kathleen W. Duncan

Synopsis: The applicant is requesting to rezone from "R-1A" Single-Family Residence to "C-2" General Commercial District the following:

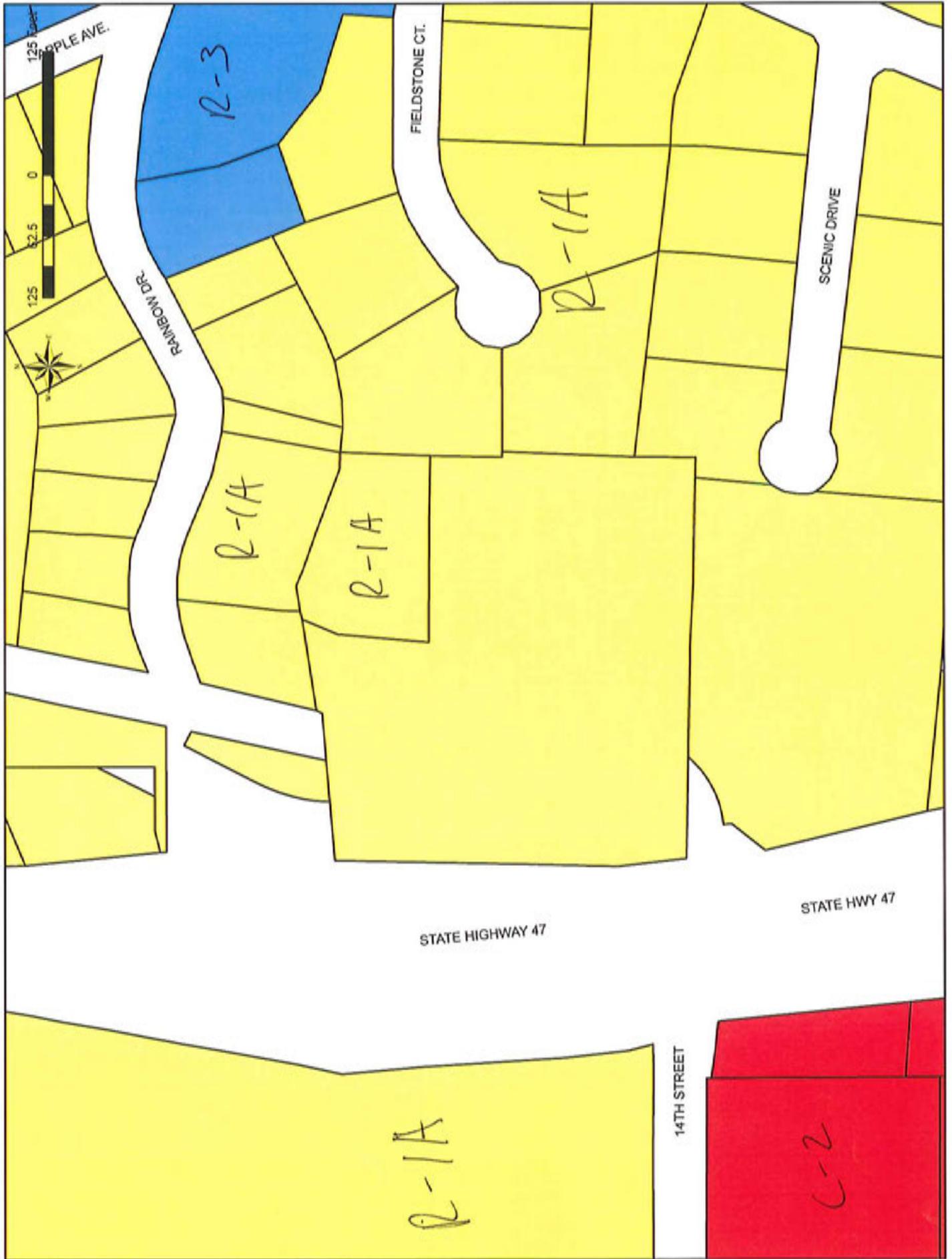
A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows: The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South 66° 00' 04" East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South 73° 44' 50" East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South 2° 55' 46" West 86.91 feet, thence South 87° 46' 02" East 194.43 feet to an iron rod, thence South 8° 17' 40" West to a point, thence North 18° 56' 48" East 37.97 feet to a point, thence North 77° 07' 28" East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

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

Any rezoning of the Kathleen W. Duncan property is contingent on the Daryl L. Duncan property being similarly zoned.

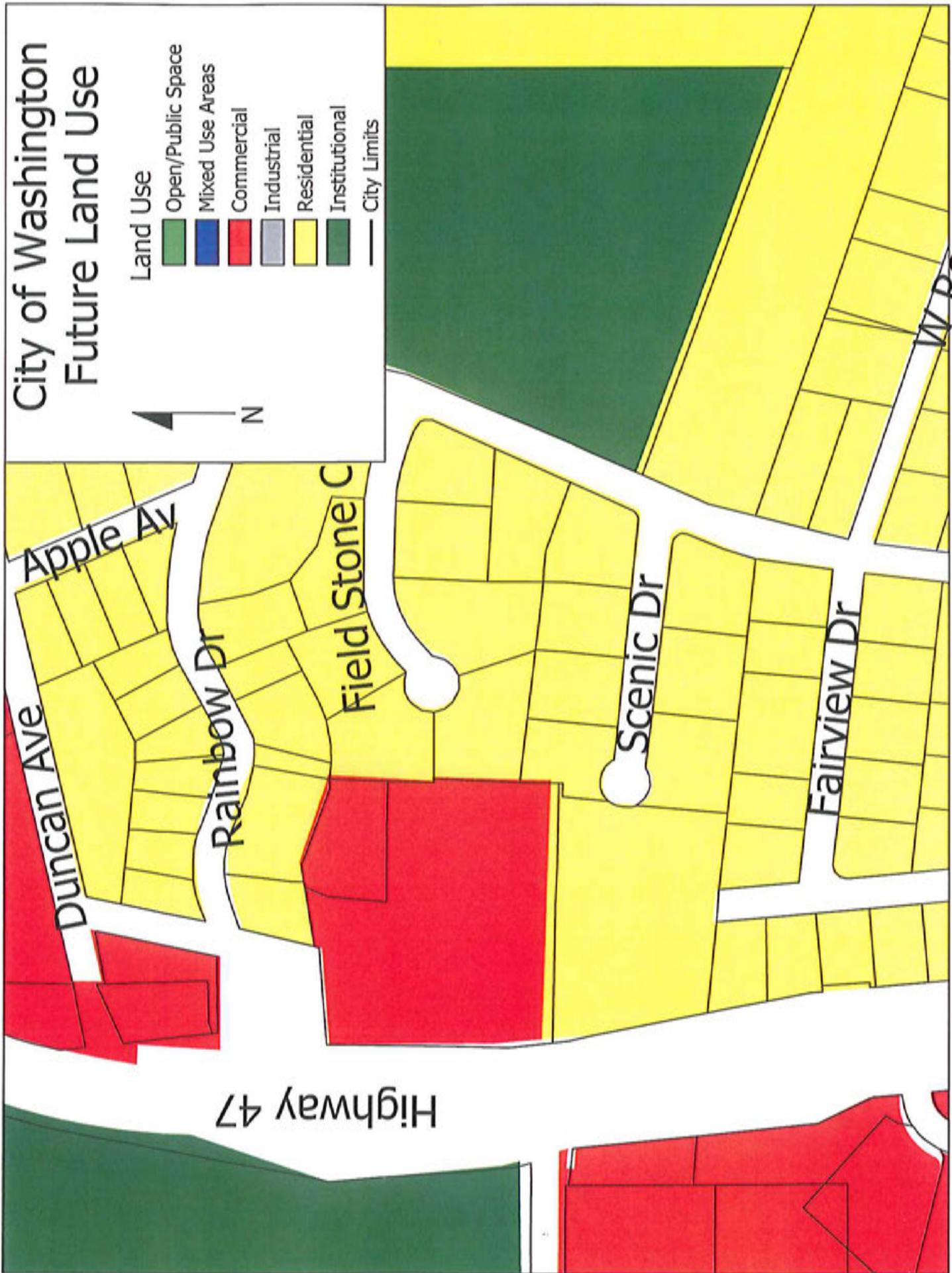
The rezoning is also contingent on the Duncan Ave right-of-way from the north line of the Daryl L. Duncan property line to Hwy 47 being established.

During site development issues concerning buffers and fire hydrant placement and flow are among City Codes that must be addressed.



City of Washington Future Land Use

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



CITY OF
WASHINGTON
MISSOURI

April 29, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0502 – Kathleen W. Duncan

Dear Property Owner:

The City of Washington has received the following request from the above mentioned applicant:

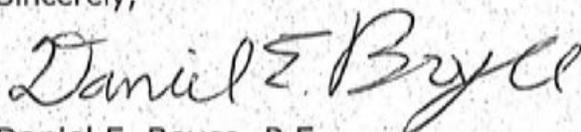
Rezone from "R-1"A, Single Family Residence to "C-2" General Commercial District, a parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows: The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South 66° 00' 04" East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South 73° 44' 50" East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South 2° 55' 46" West 86.91 feet, thence South 87° 46' 02" East 194.43 feet to an iron rod, thence South 8° 17' 40" West to a point, thence North 18° 56' 48" East 37.97 feet to a point, thence North 77° 07' 28" East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090



Property Owners within radius of 185 ft. of Kathleen Duncan

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	TARA	STEFFENS		805 RAINBOW DR	WASHINGTON	MO	63090
2	CRAIG S. & TIFFANY E.	JARVIS		803 RAINBOW DR	WASHINGTON	MO	63090
3	JAMES R. & SHARON A. R.	GRIMES		808 RAINBOW DR	WASHINGTON	MO	63090
4	WILSON & COMPANY PROPERTIES, LLC		802 RAINBOW DR	600 E 5TH ST	WASHINGTON	MO	63090
5	JEFFREY R. & DENISE R.	MULLER		801 RAINBOW DR	WASHINGTON	MO	63090
6	SPENCER L.	UNNERSTALL		799 RAINBOW DR	WASHINGTON	MO	63090
7	KATHLEEN W.	DUNCAN	DUNCAN HEIGHTS DR	8300 WYOMING BLVD NE APT 3012	ALBUQUERQUE	NM	87113
8	RAYMOND, JR & MARGARET	HARPER		807 RAINBOW DR	WASHINGTON	MO	63090
9	CHARLES M. & LYNN M.	HART		6 FIELDSTONE CT	WASHINGTON	MO	63090
10	JOHN L. & BARBARA A.	HILLERMANN		5 FIELDSTONE CT	WASHINGTON	MO	63090
11	JOSEPH H. & ANN M.	WILDT		4 FIELDSTONE	WASHINGTON	MO	63090
12	DENNIS A. & MARILYN E.	WHITWORTH		810 RAINBOW DR	WASHINGTON	MO	63090
13	VIRGIL A. & ARLEAN P.	SCHMITT, TRS		812 RAINBOW DR	WASHINGTON	MO	63090
15	MERCY HEALTH EAST COMMUNITIES		DUNCAN AVE	14528 S OUTER FORTY DR STE 100	CHESTERFIELD	MO	63017
16	DARYL L.	DUNCAN, RLT	DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090
17	DARYL L.	DUNCAN, TR	1000 DUNCAN HEIGHTS DR	PO BOX 1399	WASHINGTON	MO	63090

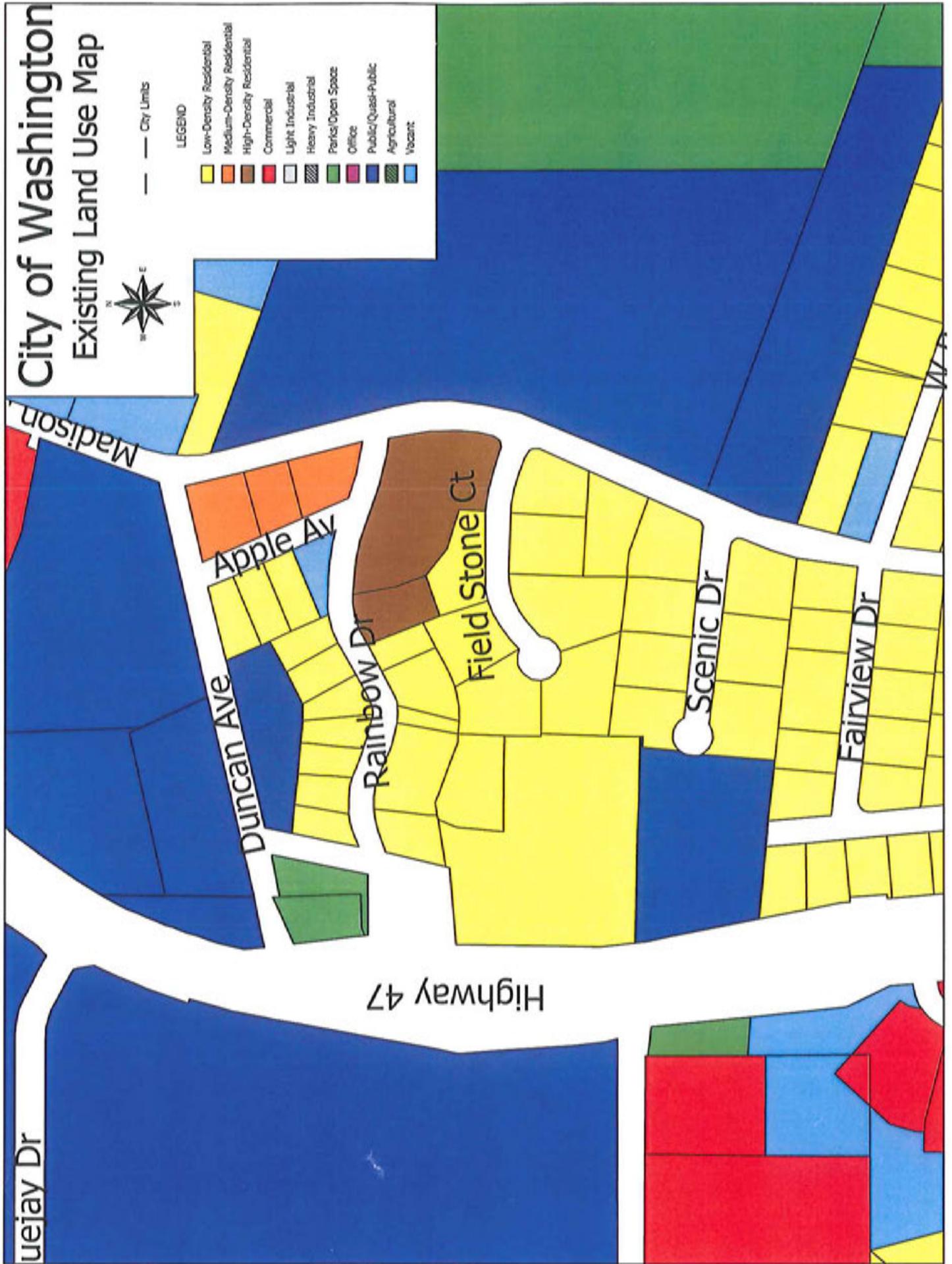
City of Washington Existing Land Use Map



--- City Limits

LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Park/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



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 City of Washington Daytime phone 636-390-1010

Address of Applicant 405 Jefferson St., Washington, MO 63090

Name of Owner See Attached Daytime phone _____

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning R-2Overlay Lot Size _____ Sq. Ft. _____ Acre(s) _____

Existing Land Use: Residential

Proposed Zoning and Intended Use of Property: "C-1" Limited Commercial District

Model Train Museum

Surrounding Land Use

North M-2 (Industrial) South R-1B (Single Family Residential)

East R-2 Overlay (Single & 2 Family) West R-1A (Single Family)

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

Daniel E. Boyce
Signature of Applicant

4/29/15
Date

Signature of Landowner (if different)

Date

A parcel of land in the Southwest Quarter of Section 15, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri and described as follows:

The point of beginning being the Southeast intersection of the Front Street and Tiemann Drive right-of-ways, thence Eastward along the Front Street right-of-way to the intersection of the High Street right-of-way, thence Southward along the High Street right-of-way to the Main Street right-of-way, thence westward along the Main Street right-of-way to the Tiemann Drive right-of-way, thence Northward along the Tiemann Drive right-of-way to the point of beginning.



THE SUNWARD GROUP®

THIS CONCEPT RENDERING MAY SHOW ITEMS NOT PROVIDED BY THE MANUFACTURER OR NOT APPROVED BY YOUR LOCAL BUILDING DEPT. i.e. appliances, auto, exterior finishes and accessories, etc. Only the items listed are included on the building manufacturer's schedule of finishes unless noted in the quote price. Actual floor elevations, design is per manufacturer standards and products. This rendering is not for reproduction and is the copyrighted property of Sunward Construction Group.

Front St. ↓

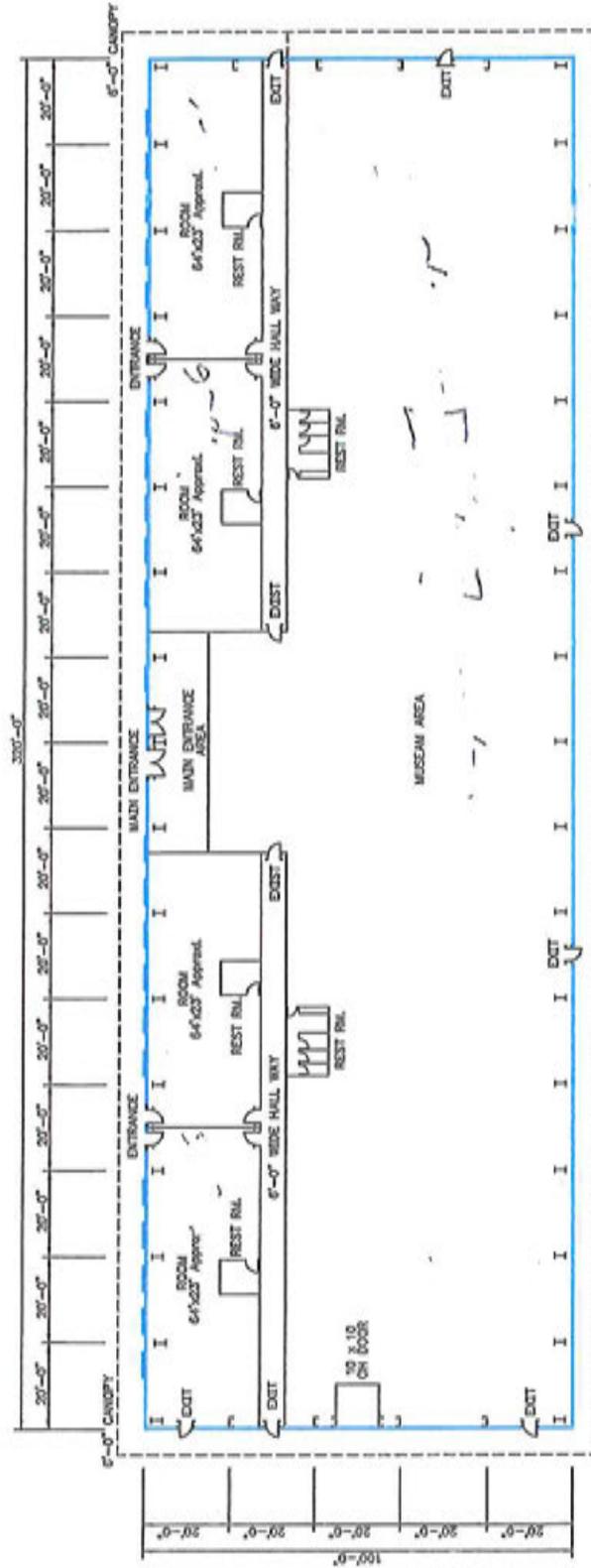
High St. →

ALL ABOUT STEEL BUILDINGS, INC.



OWNER	JOB NO.
PROJECT REF.	
NO. STS.	
CUSTOMER	CON. NUMBER
DESIGNER	

DATE	SHEET
1-10-15	1 OF 1
SCALE	
1/8" = 1'-0"	



FLOOR PLAN



100 Feet
0
50



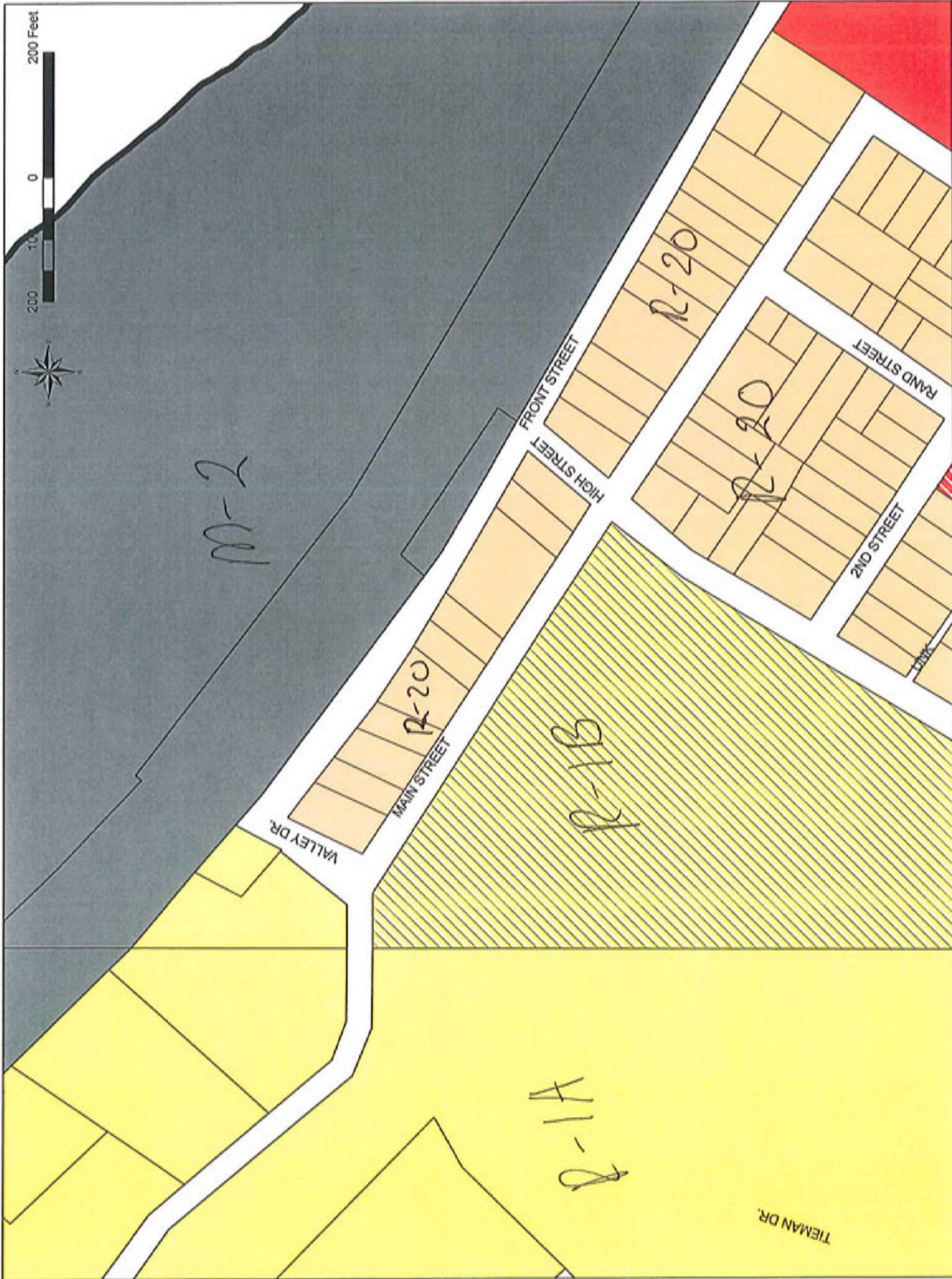
FRONT STREET

TIEMANN DR

TIEMAN DR

MANN STREET

HIGH STREET



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 29, 2015

Re: File # 15-0505 – City of Washington

Synopsis: The applicant is requesting to rezone the city block bounded by Tiemann, Main, High and Front Streets from "R-20" Single and Two Family Residence to "C-1" Limited Commercial District.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Industrial District	M-2
South	Single Family	R-1B
East	Single and Two Family	R-20
West	Single Family	R-1A

The City has received requests from the property owners of Parcels 38, 40-45 to rezone their property from "R-20" Single and Two Family Residence District to "C-1" Limited Commercial District. In the interest of having a uniform zone for the block, the City has initiated a rezoning request to that end. Homes currently located on Parcels 39 and 46 would be allowed to continue as a non-conforming use. And, these homes could be an allowed use under the provision of a Special Use Permit.

It is noted that the current Comprehensive Plan Future Land Use Map identifies this area as residential. However, considering the current condition of residential development and the proximity to "M-2" Industrial Zoning to the north, a "C-1" zoning is appropriate.

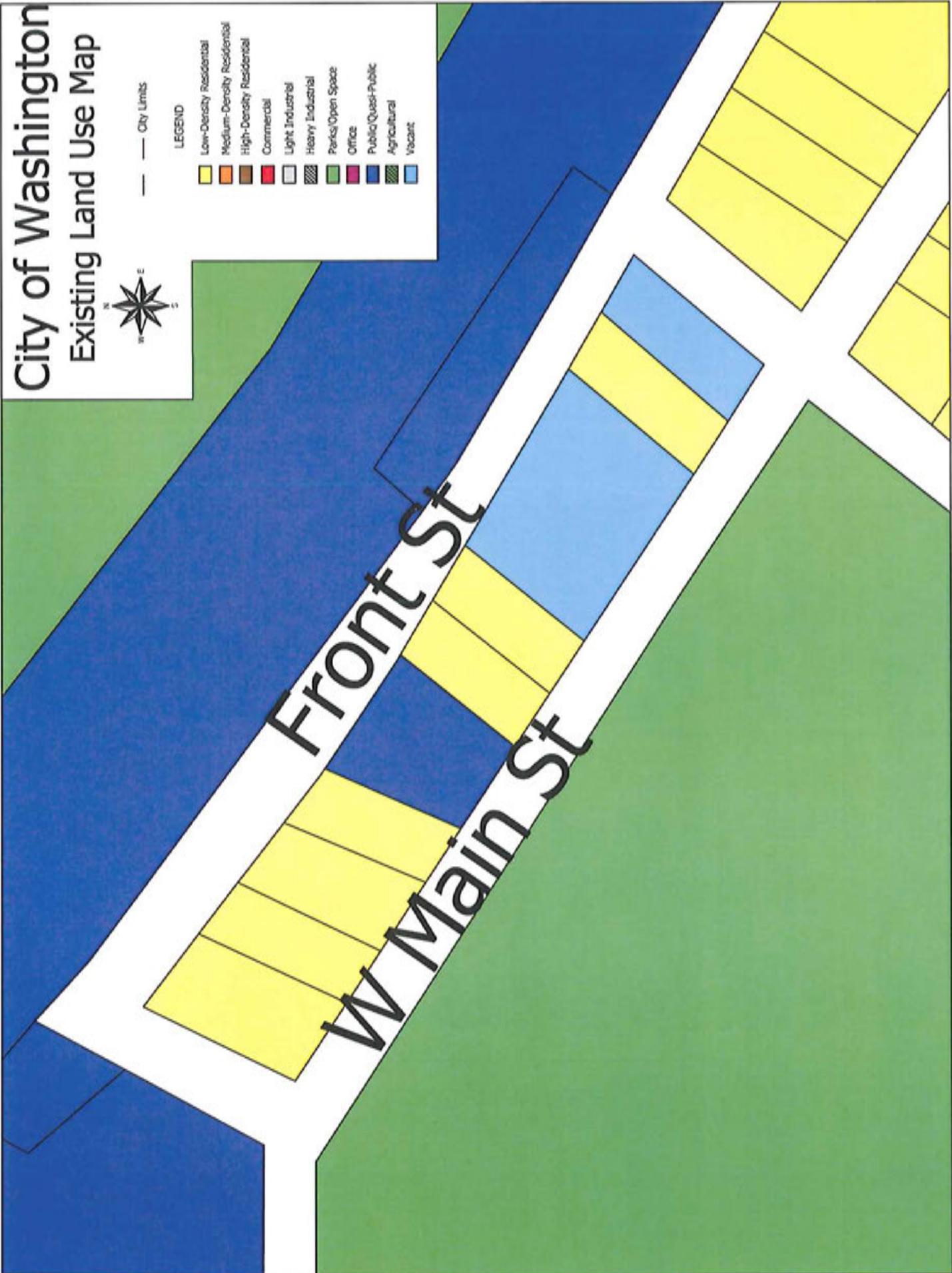
City of Washington Existing Land Use Map



— City Limits

LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Parks/Open Space
- Office
- Public/Quasi-Public
- Agricultural
- Vacant



City of Washington Future Land Use

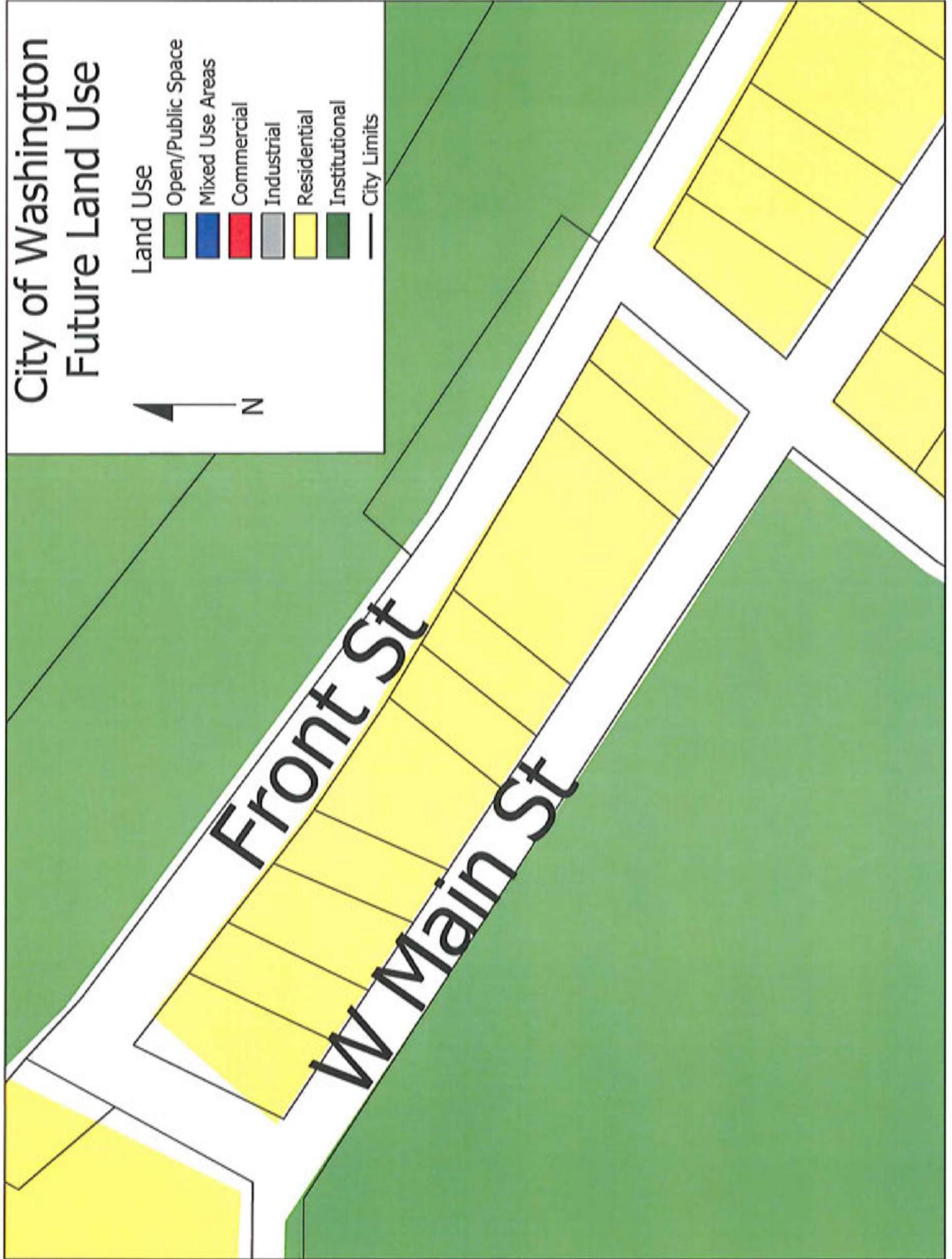
Land Use

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



Front St

W Main St



CITY OF

WASHINGTON

MISSOURI

February 25, 2015

Mr. Donald R. Burhans
1318 Jasper Lane
Washington, Missouri 63090

Re: Front Street Train Museum

Dear Mr. Burhans:

On February 19, 2015 the Washington Site Plan Committee reviewed your concept plan and the following comments resulted from our discussion:

Zoning

- The subject property is currently zoned R-2Overlay, Single and Two Family Residence District. To accommodate your intended purpose of a combination of a museum and retail usage, the property would have to be rezoned to commercial. In making this determination, city staff has determined that the effect of the proposed use in terms of its effects on surrounding properties would be similar to schools, etc. And, as discussed at our meeting on February 18, while these uses would be allowed in any City commercial zone, the C4 Planned Commercial District might be the most compatible with the neighborhood. This would require compliance with an approved development plan. City Code Chapters 445 Planned Commercial District and 470 Planned Districts are enclosed.
- C-4 zoning area requirements are per City Code section 445.070, enclosed. Of particular interest is section A. *Setbacks* and section B1, which limits the gross area of all buildings to twenty five percent (25%) of the entire lot area.
- The required number of on-site parking spaces can be found in City Code 460.030, enclosed. As indicated, the number of spaces is dictated by a combination of usage and building size. For example, a 30,000 sq. ft. museum would require 100 parking spaces.
- A Buffer separating commercial and residential uses is required by City Code section 460.050, enclosed. As seen either a 20 foot wide vegetative buffer or a fence, with Council approval, would be required.

It is noted that any deviation from City zoning codes must be obtained from the Board of Adjustment per the enclosed City Code Chapter 475.



PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090

Subdivision

- Existing lot lines must be removed via the subdivision process. A Missouri registered professional engineer or surveyor must provide a subdivision plat.
- City Code 490.070 C3 states that double frontage lots shall be avoided. To accommodate your development, a variance from this requirement must be obtained.
- All aspects of the enclosed City Code section 490.036 Fire Hydrants and Connections shall be in compliance. This includes subsection B.3 Placement and D.6 General, concerning minimum flow requirements. The City public works department can assist in determining approximate available flow.

It is noted that any deviation from City subdivision codes must be obtained by the City Council per City Code section 490.100 Variances and Exceptions, enclosed.

Building Codes

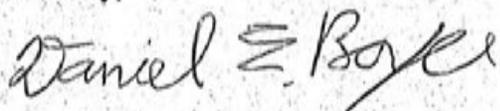
- All aspects of building and fire safety codes shall be in compliance. This shall include proper sprinkler protection and fire walls.

Flood Damage Prevention

Initial inspection indicates that your property may be partially located in a FEMA designated floodplain. Therefore, City Code Section 495 Flood Plain Development may apply. A Missouri registered professional engineer or surveyor would be required to make the final determination. Elevation requirements, per the enclosed City Code section 495.160 may apply.

The above comments are intended to be general only with no intention to be all-inclusive. A detailed City Code review cannot be done until detailed plans are submitted. Please contact me if you would like to discuss the contents of this letter.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer

cc: Darren Lamb
Don Peters
Bill Halmich
Kevin Quæthem

Donald R. Burhans, President
Iron Spike, Inc.
1318 Jasper Ln
Washington, MO 63090

March 27, 2015

Mr. Boyce
City of Washington
Department of Planning and Engineering Services
405 Jefferson St
Washington, MO 63090

Dear Mr. Boyce:

On behalf of Iron Spike, Inc., I am writing to request the rezoning of a number of properties which Iron Spike, Inc. plans to purchase in order to construct an interactive model train museum. We would request that the lots, which are currently zoned R20, be rezoned to C1.

While this request does represent a deviation from the Future Land Use Map in the City of Washington's Comprehensive Plan developed April, 2013, we believe this deviation is warranted and would promote a number of goals and objectives stated in the City's Comprehensive Plan, including economic development and enhanced aesthetics.

Economic Development

Approval of Iron Spike's rezoning request can benefit the City's economic development plan as follows:

Goal 3: Broaden the city's economic base by attracting diverse businesses. – There are only a few model train museums throughout the United States, even fewer that are interactive. The Iron Spike Museum would provide both a unique business and educational opportunity to the local area, state, and region.

Goal 5: Focus on making the city of Washington a destination location in the St. Louis Metropolitan Region. – Model railroad hobbyists travel across the country to view various displays. When coupled with Iron Spike's interactive aspect (the ability to see one's own train on the display), model railroad hobbyists and enthusiasts will travel not only from St. Louis to Washington, but from across the country increasing Washington as a tourist destination for both area locals and vacationers. However, the Iron Spike Museum is designed to attract more than model railroad enthusiasts as the museum will provide education and entertainment to visitors, traveling groups, local schools and local organizations. Additionally, once completed, the museum will be open regularly. The hours of operation will not be seasonal, or holiday driven making it a year-round attraction to visitors.

Objective 5.1 Increase the marketing of both tourism and non-tourism aspects of the Washington area to attract visitors to the community. – Iron Spike plans to engage in local, regional and national marketing campaigns in an effort to attract visitors to both the museum and the Washington area. This attraction is wholesome, educational, and historical. Iron Spike marketing would include other aspects of Washington such as local restaurants, lodging and recreational opportunities to attract families of visitors to the community.

Aesthetic Enhancement

Further, Iron Spike's plan would promote the aesthetics of Washington by constructing a new and attractive building to house the museum, while also restoring a historic structure.

Goal 3: Support the preservation and enhancement of the city's historic structures

Objective 3.2: Work with the private sector to develop a plan to preserve historic structures. –

Located on one of the properties, currently sits an uninhabitable structure believed to have been built in the late 1800s by the Union Pacific Railroad. This house was originally designed to house the railroad workers during their stops in Washington, Missouri. As part of Iron Spike's plan, we are committed to the eventual restoration of this building to display historical items that would bring to life the daily existence of a railroad worker of that time.

Our company has looked into existing buildings in the downtown area but has not been able to find space which is both financially sound and suitable to our goal in creating the Iron Spike Museum. After carefully reviewing several other locations, we selected these properties because of their proximity to the railroad station, knowing that some of our visitors will travel by rail, and the ability to enhance the economics and aesthetics of the western end of downtown Washington. Iron Spike has secured contracts to purchase the properties, as well as contacted the present owners to obtain their support for our rezoning application. Should the remaining adjacent property owned by the City of Washington become available for purchase, we would be interested in acquiring said lot to expand our parking facility which would further benefit our customers, users of the city park, and users of the bike and walking trail once it is expanded.

Thank you for your attention to the foregoing and for considering this request.

Sincerely,



Donald R. Burhans, President
Iron Spike, Inc.

Enclosures

Notice of Public Hearing

Pursuant to Section 400.180 of the City of Washington Zoning Code, notice is hereby given that a public hearing will be held on Monday, May 18, 2015, at 7:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to consider the following:

City of Washington, MO. Applicant is seeking to rezone the City block bounded by Tiemann, Main, High and Front Streets, from "R-2O" Single and Two-Family Residence District to "C-1 Limited Commercial District".

Jeff Wilson. Applicant is seeking to rezone 802 Rainbow Drive from "R1-A", Single Family Residence District to "C-4", Planned Commercial District.

Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-2" General Commercial District.

Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-2" General Commercial District:

A parcel of land in the Southeast Quarter of Section 22, Township 44 North, Range 1 West, in the City of Washington, Franklin County, Missouri, described as follows:

The point of beginning being an aluminum pipe in concrete in the Southwest corner of Lot 14 of Aluminum City Subdivision, thence South $66^{\circ} 00' 04''$ East 89.81 feet to a point, thence along an arc having a radius of 218.30 feet a bearing of South $73^{\circ} 44' 50''$ East and a distance of 61.97 feet to a point in the Southeast corner of Lot 15 of Aluminum City Subdivision, thence South $2^{\circ} 55' 46''$ West 86.91 feet, thence South $87^{\circ} 46' 02''$ East 194.43 feet to an iron rod, thence South $8^{\circ} 17' 40''$ West to a point, thence North $18^{\circ} 56' 48''$ East 37.97 feet to a point, thence North $77^{\circ} 07' 28''$ East 32.57 feet to the point of beginning, containing 0.49 acres more or less.

Further information on the application is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary K. Trentmann
City Clerk

Please publish in the May 1 - 2, 2015 weekend edition of the Washington Missourian.



April 29, 2015

Property Owner
Washington, MO 63090

Re: File No. 15-0505 – City of Washington

Dear Property Owner:

The City of Washington has initiated a rezoning petition for the City block bounded by Tiemann, Main, High and Front Streets, of which your property is a part. The petition is to rezone the property from “R-2 Overlay”, Single and Two Family Residence District to “C-1”, Limited Commercial District.

Note that any current use in conflict with this proposed zoning would be allowed to continue as a non-conforming use. And, the affected single family homes could be allowed in the “C-1” Limited Commercial District under the provisions of a Special Use Permit.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

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*

CITY OF

WASHINGTON

MISSOURI

April 29, 2015

Property Owner
Washington, MO 63090

Re: File # 15-0505 – City of Washington

Dear Property Owner:

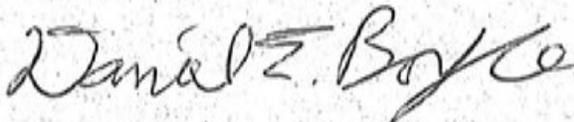
The City of Washington has initiated a rezoning petition for the City block bounded by Tiemann, Main, High and Front Streets. The petition is to rezone the property from "R-2 Overlay", Single and Two Family Residence District to "C-1", Limited Commercial District.

This request will be reviewed by the Planning and Zoning Commission at their regularly scheduled meeting on **Monday, May 11, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson St.

A public hearing on this request will be held before the City Council on **Monday, May 18, 2015 at 7:00 p.m.** in the Council Chambers of City Hall at 405 Jefferson Street.

All property owners are encouraged to attend both meetings. Should you have any questions, please contact the City Planning and Engineering Department at 636-390-1010.

Sincerely,



Daniel E. Boyce, P.E.
City Engineer



PLANNING & ENGINEERING SERVICES
405 JEFFERSON ST.
WASHINGTON, MO 63090

Property Owners within radius of 185 ft. of Front St. Train Museum Site

	First Name	Last Name	Site Address Line 1	Mailing Address Line 2	City	State	ZIP Code
1	MATTHEW & REBECCA	FELTMANN	813 W MAIN ST	811 W MAIN ST	WASHINGTON	MO	63090
2	DAVID L. & GLENDA S.	MCQUEEN		7 LAFAYETTE	WASHINGTON	MO	63090
3	TRISHA L.	MILES		815 W MAIN ST	WASHINGTON	MO	63090
4	J-RENTAL PROPERTIES LLC		808 W FRONT ST	710 MEADOWLARK DR	WASHINGTON	MO	63090
5	WILSON CONSTRUCTION CO INC		806 W FRONT ST	710 MEADOWLARK DR	WASHINGTON	MO	63090
6	JAMES L. & JACQUE J.	WILSON	W FRONT ST	710 MEADOWLARK DR	WASHINGTON	MO	63090
7	MS & B LLC		820 W FRONT ST	7751 CARONDELET - STE 800	CLAYTON	MO	63105
8	MS & B LLC		816 W FRONT ST	7751 CARONDELET - STE 800	CLAYTON	MO	63105
9	MS & B LLC		W FRONT ST	7751 CARONDELET - STE 800	CLAYTON	MO	63105
10	MS & B LLC		824 W MAIN	7751 CARONDELET - STE 800	CLAYTON	MO	63105
11	CITY OF WASHINGTON		1 TIEMANN DR	405 JEFFERSON	WASHINGTON	MO	63090
12	CITY OF WASHINGTON		HIGH ST	405 JEFFERSON	WASHINGTON	MO	63090
13	CITY OF WASHINGTON		VALLEY DR	405 JEFFERSON	WASHINGTON	MO	63090
14	JEFFERY E. & VICKIE S.	ADAMS	1008 W FRONT ST	150 WESTLINK DR	WASHINGTON	MO	63090
15	DOROTHY M.	STUMPE, TR	W FRONT ST	1805 CLIFF DR	COLUMBIA	MO	65201
16	RANDY & LORI A.	KLEEKAMP	812 W MAIN ST	115 WOLF CREEK RD	MARTHASVILLE	MO	63357
17	WENDELL E. & DONNA L.	MORRIS		106 HIGH ST	WASHINGTON	MO	63090
18	KURT J. & PATRICIA M.	RUSSELL		814 W MAIN ST	WASHINGTON	MO	63090
19	MITCHELL D. & ROSALIE M.	BUHR, SR		102 HIGH ST	WASHINGTON	MO	63090
20	FISCHER OIL CO	% MIKE FISCHER	809 W FRONT ST	PO BOX 332	WASHINGTON	MO	63090
21	UNION PACIFIC CORP		W FRONT ST	1700 FARNAM TENTH FLOOR			
22	U S TELECOM INC		W FRONT ST	SOUT	OMAHA	NE	68102
23	JAMES A.	FELTMANN, RLT	MAIN ST	PO BOX 12913	SHAWNEE MISSION	KS	66282
24	HADLEY	HOLT		1135 W MAIN ST	WASHINGTON	MO	63090
25	DONALD R.	BURHANS		808 W. FRONT ST	WASHINGTON	MO	63090
				1318 JASPER LN	WASHINGTON	MO	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: 5/4/15

Applicant Information:

Name Steve Otto Phone 636-239-4466

Address 1555 West Fifth Street, Washington, MO 63090

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

Name Yes Phone _____

Address _____

Name of Proposed Subdivision Grand Lake Estates Plat 2

Number of Lots Proposed 1 Zoning District R1-A

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:

[Signature]

APPLICANT/COMPANY NAME (Printed):

Steve Otto

LANDOWNER SIGNATURE(s):

[Signature]

LANDOWNER NAME (Printed):

Steve Otto

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: May 4, 2015

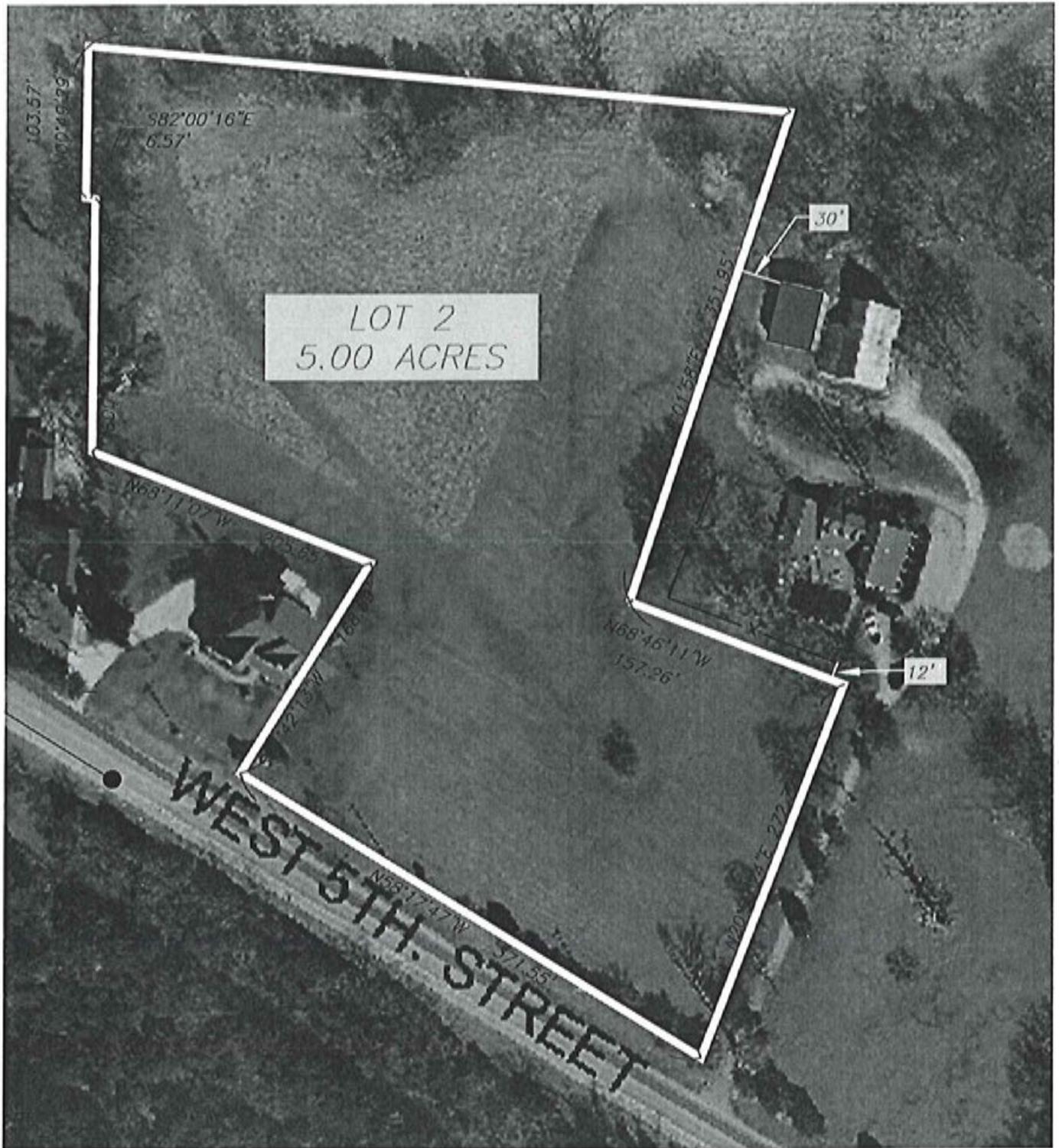
Re: File # 15-1506

Synopsis: The applicant is requesting Preliminary Plat Approval.

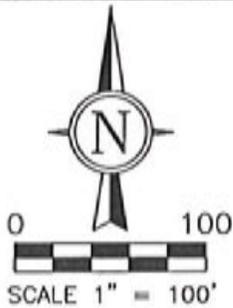
802 Rainbow Drive

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

No curb and gutter exists on West Fifth Street. Therefore, a variance from City Code No. 490.030D, which requires curb and gutter along all subdivision streets, is required.



LOT 2
5.00 ACRES



WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET
UNION, MO 63084 (636) 583-8400

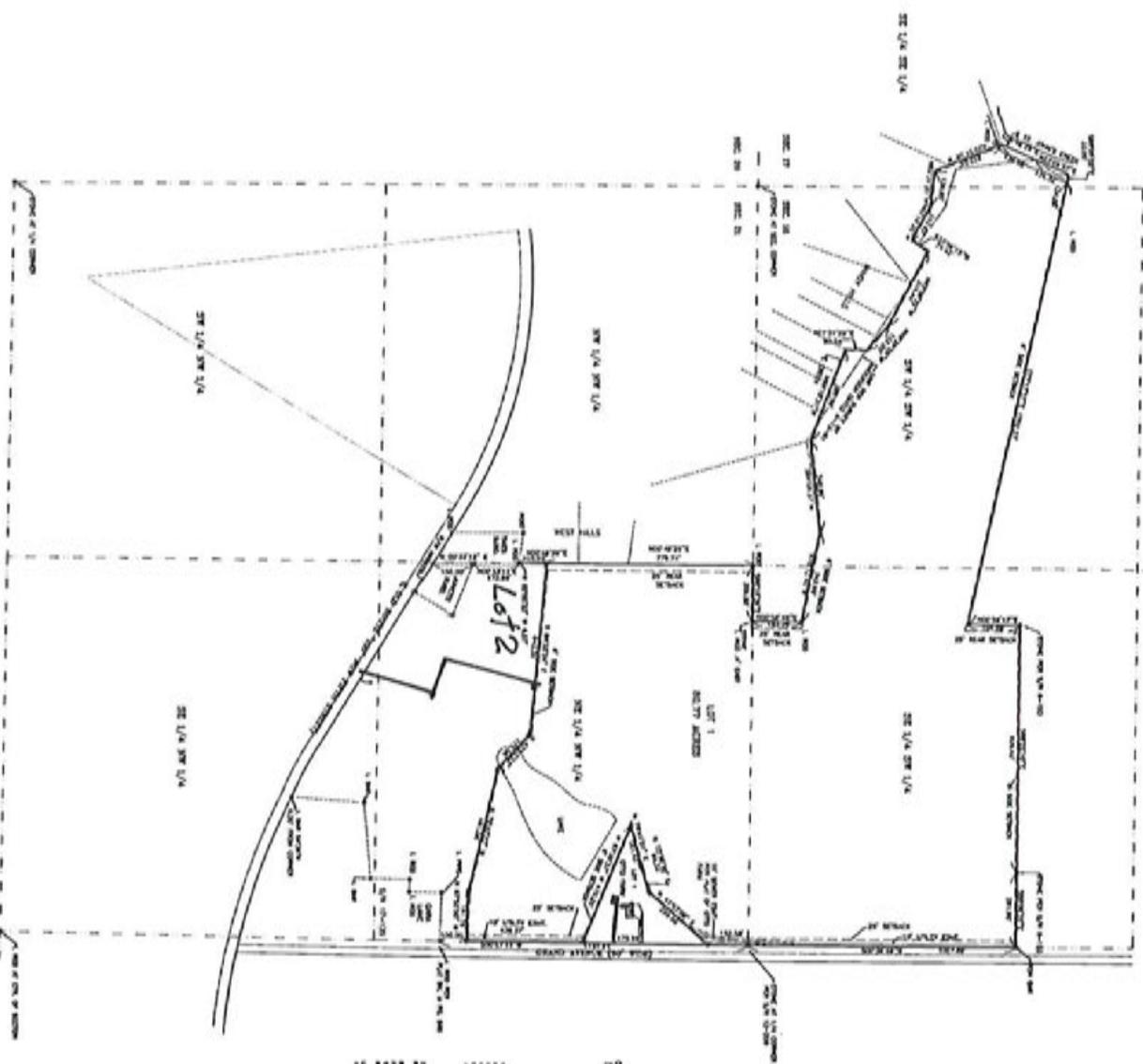
SKETCH - PROPOSED GRAND LAKE
ESTATES PLAT 2

PT. SEC. 21, T44N, R1W IN THE CITY OF
WASHINGTON, MO.

SCALE: 100'
JOB: 3500
DATE: 4-30-15
SC: SC
S:\3500 C3D

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
1 OF 1



GRAND LAKE ESTATES
 PT. SE 1/4 SE 1/4 SEC. 17, PT. S 1/2 SW 1/4 SEC. 16,
 & PT. NE 1/4 NW 1/4 SEC. 21, T44N, R11W OF THE 5TH P.M.
 IN THE CITY OF WASHINGTON, MD.

A1443

CERTIFICATE

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey plat on file in my office.

[Signature]
 Date: _____

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey plat on file in my office.

[Signature]
 Date: _____

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey plat on file in my office.

[Signature]
 Date: _____

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey plat on file in my office.

[Signature]
 Date: _____

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey plat on file in my office.

[Signature]
 Date: _____

PT. S 1/2 SW 1/4 SEC. 16 & PT. E 1/2 NW 1/4 SEC. 21
 T44N, R11W IN THE CITY OF WASHINGTON, MD.

WUNDERLICH
 SURVEYING & ENGINEERING INC.
 1100 WASHINGTON BLVD., SUITE 200
 WASHINGTON, D.C. 20004