

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, October 10, 2016 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from August 8, 2016.
- 3) **Case # 16-0802: Voluntary Annexation** – Applicant is requesting approval of a voluntary annexation of 14.49 acres south of the Malvern Hill Subdivision described as a tract of land being part of U.S. Survey 1912 and part of the North Half of the Northeast Quarter of Section 35, Township 44 North, Range 1 West of the 5th P.M., being more fully described as follows:

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

- 4) **Case # 16- 0901: Preliminary Plat** –Applicant is seeking approval of a preliminary plat for Malvern Hill Phase 2, a 31 lot single family residential development.
- 5) **Case # 16-0902: Preliminary Plat** – Applicant is seeking approval of a preliminary plat for Skyler's Place located at 355 McLean Avenue.
- 6) **Case # 16-0904: Rezoning** – Applicant is requesting to rezone 355 McLean Avenue from R-2 Overlay to R-1C Single Family Attached.
- 7) **Case # 16-0801 (a) : Rezoning.** – Applicant is requesting to rezone 2 parcels located at 1000 Duncan Heights Drive from R-1A Single Family Residential to C-4 Planned Commercial.

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

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, August 8, 2016 @ 7:00 P.M.

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

- 1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

Present: Tony Gokenbach, Greg Skornia, Kevin Cundiff, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Sal Maniaci

Absent: Samantha Cerutti Wacker, Carolyn Witt

Also Present: Ed Pruneau,

- 2) Approval of the Minutes from July 11, 2016.-
Motion to approve made, seconded, and passed without dissent.

- 3) **Discussion of Code Revisions.-**

Sal Maniaci-This went to Council two weeks ago. There were two changes to these as suggested by them. We wanted to bring it before this Board since it such a large document and have your input and approval again with these two changes. I will go over the sign code changes first. The electronic display boards, there was some discussion as to what the time limit is on them changing from message to message. PGAV suggested, one minute for two messages. No animation, no transition just static images for one minute at a time. We did receive some feedback from business owners saying that was too long time in between messages. The average time for these signs is approximately, six to ten seconds. Council recommended that we keep things the same because we have not had any issues. New proposal has no time limit per message. At a safety point we are still going to have limits on the brightness. It is 10% of the daytime lighting intensity. We will also be creating a new application.

The second change is concerning street widths. After many discussions we decided that we are going to try and not have developers request for private street for the sole reason of getting a narrower street. If it meets all requirements it can be 30 ft. wide without have to go to a Planned District. The block length shall not exceed 770 ft.; the street will have to terminate in an approved cul-de-sac or on the same street that originates from. There will be no more than 10 units utilizing the street as a local access street. This will keep traffic down also. Parking on one side with no parking signs present on the same side of the fire hydrants. If use is a multi-family unit it must have a sprinkler system. This is part of the developers not having to submit a Planned Development plan. Council has preliminary approved these changes and wanted to present it to you for your input and acceptance.

John Borgmann-When you say "units" does that mean lots?

Sal Maniaci-No, it means that if you that if you have a multi-family that consists of three units each would count as an individual unit.

Tony Gokenbach-What is the cost/time in using a Planned Development?

Sal Maniaci-The application is the same fee. You have to have plans drew up before it can be submitted/approved. You run the risk of having to redo the plans after review. It has to be constructed just as the plans show, you cannot change anything once approved. You cannot go to Board of Adjustment for any requests.

John Borgmann-Is the street width measured from back of curb to back of curb?

Sal Maniaci-Yes

Tony Gokenbach-We have nothing showing the regulations for the sign regulations on the slide. Do we want to add a no than less time restriction?

Sal Maniaci-We have had not had any issues so we are going to leave as is.

Chuck Watson-I would think that we would need to have something as far as how fast a sign flashes and what is the minimum but then it would be the issue of monitoring it.

Sal Maniaci-We do still have the lighting intensity that we use as a requirement.

Tony Gokenbach-At the sign conference you went to did they have anything about distracted driving.

Sal Maniaci-It did mention that there were no real accidents with the signs that are on streets/highways. Also, you cannot have these signs down town Washington.

John Borgmann-Do we test these requirements?

Sal Maniaci-No, not at this time. That is why I wanted to give both restrictions. We would have to order a reader. I can look into more specifics on the distance.

Further short discussion of how we got to our street widths.

Sal Maniaci-With your approval this will be sent back to Council on August 15th, 2016.

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

Franklin County P&Z Review-Country Club road past Cedar Berry. We only have a sketch plan at this time. We will review once we get further information.

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

Motion made to adjourn at 7:38 p.m., seconded and passed without dissent.

The next meeting of the Planning & Zoning Commission will be September 12th at 7:00 p.m.

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: September 12, 2016

Re: File # 16-0802 – Voluntary Annexation – Weber Farm

Synopsis: The applicant is requesting to annex 14.49 acres off Rabbit Trial Drive. Legal Description attached as "Exhibit A"

Adjacent Land Use //Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family/Senior Living	R1-D / SCD
South	Vacant Land	N/A
East	Single Family/ Vacant Land	R1-D
West	Vacant Land	N/A

Analysis:

The applicant has submitted an application to annex 14.49 acres as shown with an attached survey and legal description. The application requests that the newly annexed property be zoned R1-D Single Family Residential. The future land use map of this specific area proposes single family residential uses as it develops. The proposed zoning of R1-D matches the vision of the comprehensive plan and the density requirements of this district are compatible with the surrounding area. The property to the north has developed as single family lots approximately 7,500 square feet in size under the R1-D zone district.

Recommendation:

Staff recommends approval of the proposed annexation as well as the proposed zoning designation of R1-D Single Family Residential.

Exhibit A

DESCRIPTION OF 14.49 ACRE - TRACT I:

A tract of land being part of U.S. Survey 1912 and part of the North Half of the Northeast Quarter of Section 35, Township 44 North, Range 1 West of the 5th P.M., being more fully described as follows:

Beginning at an iron rod at the Southeast corner of Common Ground A of Washington Victorian Manor Plat 1 recorded in Doc. #1222297;

Thence S 0° 50' 32" W on the property line 261.87 feet to the quarter section line;

Thence N 89° 48' 56" W on the quarter section line 1527.06 feet;

Thence N 0° 11' 04" E 841.44 feet;

Thence S 59° 25' 45" E 485.84 feet to a point on the west line of Malvern Hill recorded in Doc. #1320141;

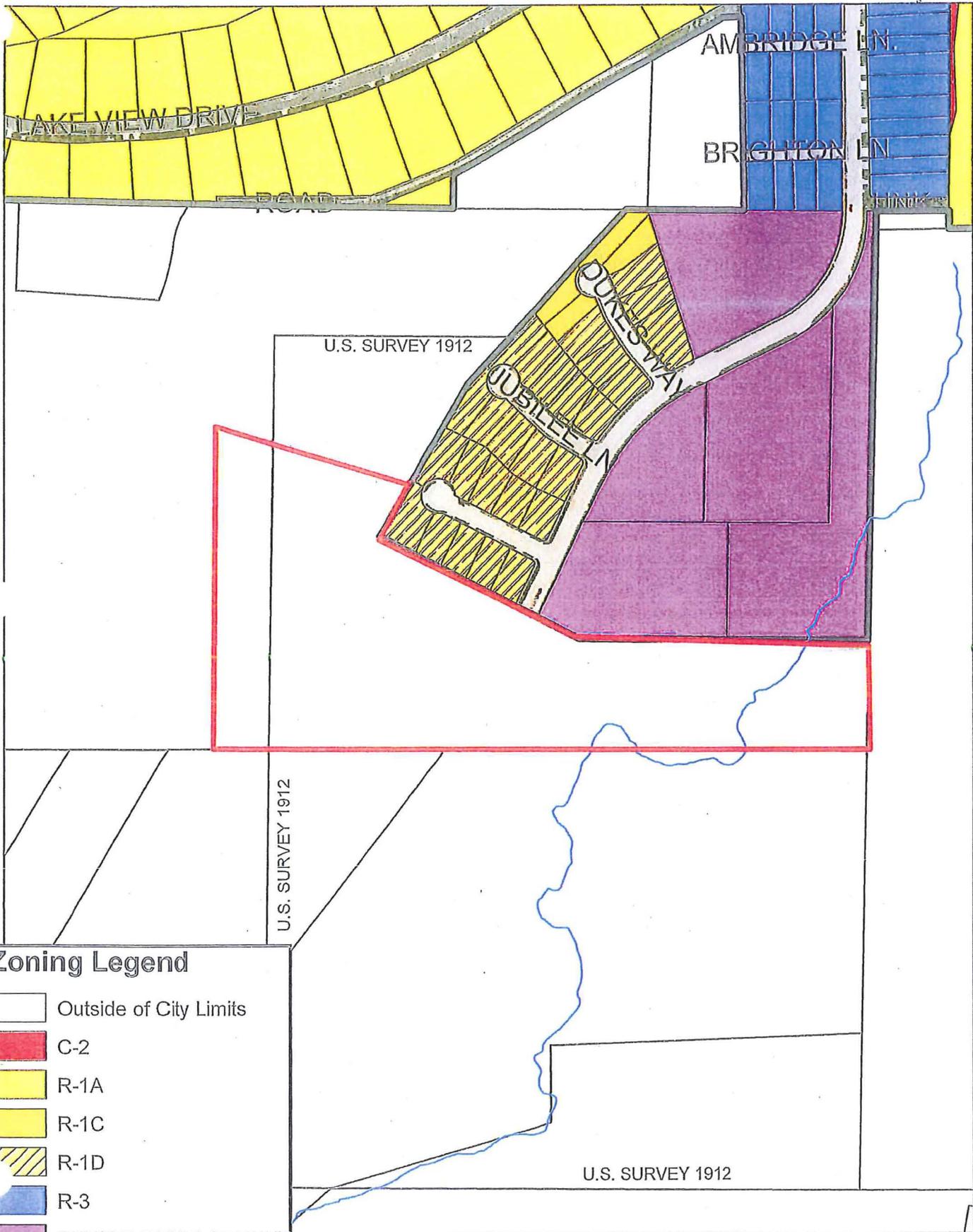
Thence S 30° 34' 15" W on the west line of said Malvern Hill 113.66 feet to an iron rod;

Thence S 63° 24' 54" E on the south line of Malvern Hill and the southwest line of the Washington I, LLC tract recorded in Doc. #1302189 for 529.87 feet to an iron rod;

Thence S 89° 47' 59" E on the south and southwest lines of Washington 1, LLC and the south line of Washington Victorian Manor Plat 1 recorded in Doc. #122297 693.84 feet to the POINT OF BEGINNING;

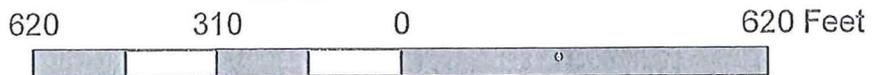
SUBJECT TO easements, conditions, and restrictions of record.

Proposed Voluntary Annexation

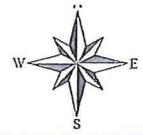


Zoning Legend	
	Outside of City Limits
	C-2
	R-1A
	R-1C
	R-1D
	R-3
	SENIOR DEVELOPMENT

Proposed Annexation Boundaries



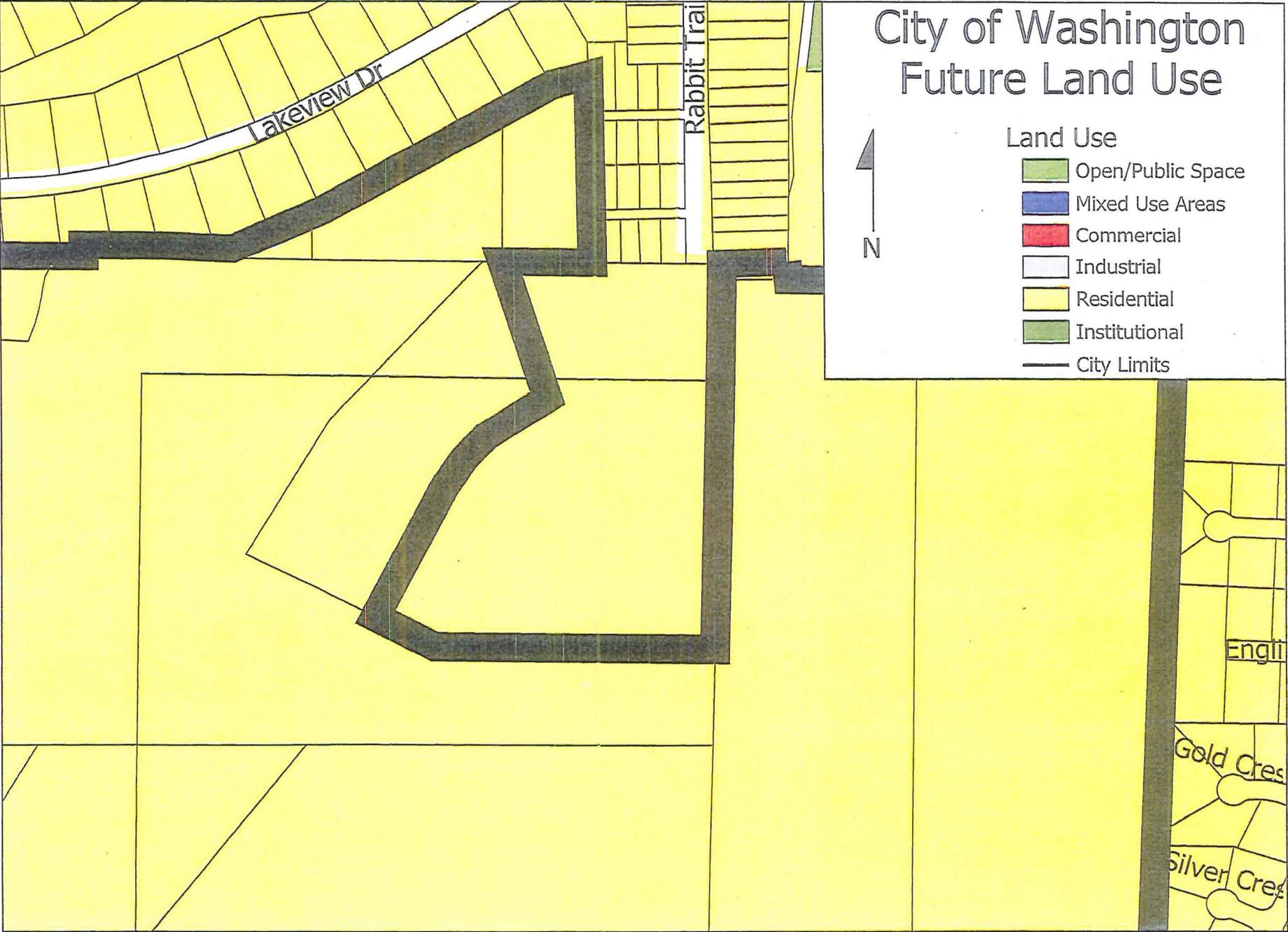
Proposed Voluntary Annexation



800 400 0 800 Feet

City of Washington Future Land Use

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



160826002

CITY OF WASHINGTON, MISSOURI

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

VERIFIED PETITION FOR ANNEXATION

1. The undersigned is the owner of all fee interest in that real property described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference.
2. Said property described in Exhibit "A" is contiguous and compact to the existing corporate limits of the City of Washington, Missouri.
3. The undersigned hereby petitions the City Council of the City of Washington, Missouri, for voluntary annexation of the real property described in Exhibit "A".
4. The undersigned hereby requests the City Council of the City of Washington, Missouri, zone the real property described in Exhibit "A" as R1D
5. The following describes the fee involved with a voluntary annexation request, and the conditions of a refund, as called out in the City of Washington Codes:

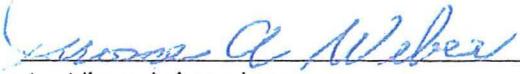
SECTION 400.015: VOLUNTARY ANNEXATION PETITIONS FEES & PROCEDURES

- A. Any request for voluntary annexation submitted to the City of Washington, Missouri, pursuant to Section 71.012 of the Revised Statutes of Missouri shall be accompanied by a cost deposit of two hundred dollars (\$200.00) for processing said request.
- B. If the request for voluntary annexation is not approved by the City Council, the cost deposit shall be refunded to the applicant. If the request for voluntary annexation is withdrawn by the applicant, the cost deposit shall be forfeited to the City. If the request for voluntary annexation is contingent on the occurrence of one (1) or more events and these events do not transpire due to action or inaction by others than the City Council and the voluntary annexation is not approved by the City Council, then the cost deposit shall be forfeited to the City. (Ord. No. 00-8783 §1, 4-3-00)

WEBER FAMILY FARM L.P.

~~LEON WEBER~~ SEROME WEBER

Applicant Name (print)


Applicant signature

Address & Phone 5576 WEBER ROAD, WASHINGTON, MO 63090

STATE OF MISSOURI)
)
COUNTY OF FRANKLIN) SS

On this 24th day of August, 2016, before me appeared Jerome Weber, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, in the County and State aforesaid, the day and year last above written.

Lorie A Freitag
Notary Public



LORIE A. FREITAG
My Commission Expires
March 16, 2018
Franklin County
Commission #14854781

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: September 12, 2016

Re: File # 16-0901 – Malvern Hill Phase 2 – Preliminary Plat 4

Synopsis: The applicant is requesting approval of Preliminary Plat 4 in Malvern Hill.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family/Senior Living	R1-D / SCD
South	Vacant Land	N/A
East	Single Family/ Vacant Land	R1-D
West	Vacant Land	N/A

Analysis:

The applicant is requesting approval of a preliminary plat displaying a 31 lot single-family subdivision. Each lot meets the minimum lot requirements for the R-1D zone district and all appropriate utility easements are shown. The plat proposes to utilize Rabbit Trail Drive as its only point of access until future connections are made.

As per the comprehensive plan, the plat shows a stub on Rabbit Trail Dr. for a future extension to Bieker Road. The plan also proposes an east/west local access street labeled Keunzel Drive which will extend to the existing Keunzel Drive in the Weber Estates subdivision to the West. The comprehensive plan proposes an east/west connection between Stonecrest and Rabbit Trail in the approximate location that Malvern Hill Plat 4 proposes to construct Betony Ct, a street that will terminate in a cul-de-sac with no possibility for future extension. A possible east/west connection from Rabbit Trail to Stonecrest is still possible, however, farther north adjoining the Victorian Manor property. Both connections would require expensive infrastructure to cross the creek, but staff believes the more practical connection is the one further north for the following reasons; The floodplain in this location is narrower allowing for a shorter but taller bridge, a

portion of the right of way (25 feet) has already been dedicated to the city in this location, and finally, this connection will give residents in Weber Estates, Malvern Hill, and Lake Washington access to Phoenix Center II in a more direct connection rather than further south in Stonecrest forcing commuters to make multiple turns throughout the neighborhood.

The proposed Malvern Hill Plat 4 does raise some concern given the amount of homes that will, in the immediate future, only have one point of access. However, the proposed plat does show two plausible connections that could remediate traffic and safety concerns with a third possible East/West connection as the land south of Phoenix Center II develops. To ensure the connection to Weber Estates, staff recommends requiring a condition of approval that a 400 ft. wide corridor in the Weber Farm be recorded connecting the existing Keunzel Drive to the proposed Keunzel Drive. Staff also recommends requiring any future phase of Malvern Hill or Weber Estates utilize this connection.

Recommendation:

Staff recommends approval of the proposed preliminary plat for Malvern Hill Plat 4 subject to the following conditions:

1. Keunzel Drive must terminate in a temporary turnaround that meets cul-de-sac requirements and constructed of a hard surface capable of supporting 75,000 lbs.
2. A 400 foot corridor must be recorded on the property to the west (Weber Farm) showing the general location of the connection between the existing and proposed Keunzel Drives.
3. No additional plats proposing access to Keunzel Drive, Halls Green Drive, or Rabbit Trail Drive shall be approved until a second access point is constructed.
4. The plat does not show Rabbit Trail Drive improvements extending to the property line. A guarantee agreement with a letter of credit or some other type of financial insurance must be approved ensuring the connection will be made at a later date.
5. A revised plat for Victorian Manor showing the right of way dedication for Betony Court must be submitted.
6. A 12" waterline is required along Keunzel Drive. The City will participate in paying for the difference of the upsizing provided that the water test shows the 10" line will meet the requirements of the proposed development.
7. A note must be added to the plat as follows "The owner of each lot within the subdivision shall maintain the stormwater management system serving this subdivision unless the stormwater management system has been accepted for maintenance by the City of Washington, Missouri. The maintenance costs shall be shared equally with each owner of any lot served by the stormwater management system.

8. "Future Development" signs must be posted at the end of each stub street.
9. Construction plans must be submitted and approved prior to any construction beginning.
10. A final plat will not be approved until improvements are completed or guarantee agreement has been submitted and approved consisting of some type of financial insurance that the improvements will be completed per approved plans.

16-0901

160913004

203
75
228.00

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: 9/9/16

Applicant Information:

Name NORTHERN STAR Phone 636-544-6331

Address PO BOX 1654 WASHINGTON MO. 63090

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

Name UMH LLC Phone 636-544-6331

Address 670 MINNIE LAKE DRIVE WASHINGTON MO.

Name of Proposed Subdivision MALVERN HILL PHASE II

Number of Lots Proposed 31 Zoning District _____

Two Mylar and two 8 1/2 by 11 size copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

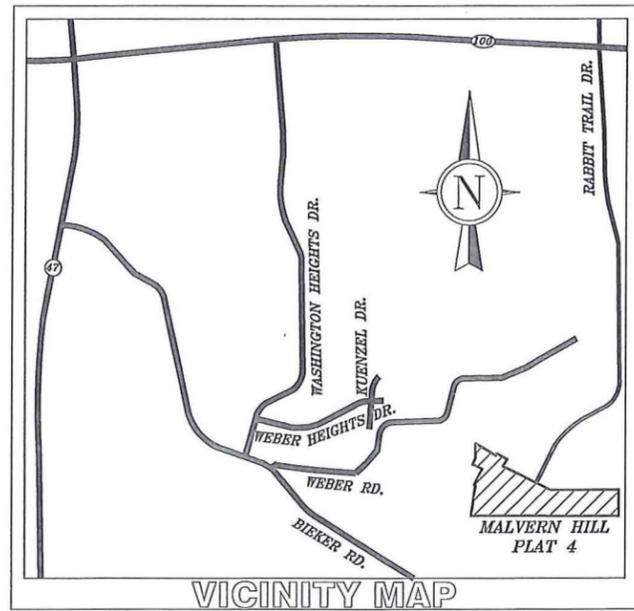
APPLICANT'S SIGNATURE:


APPLICANT/COMPANY NAME (Printed):
NORTHERN STAR HOMES

LANDOWNER SIGNATURE(s):


LANDOWNER NAME (Printed):
Vic Hoerstkamp

MALVERN HILL PRELIMINARY PLAT 4



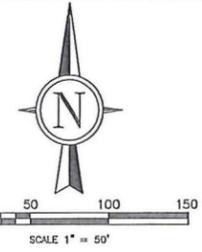
GENERAL NOTES

SITE ADDRESS: RABBIT TRAIL DRIVE
 DOC. NO. 1498-01325
 ZONING: EXISTING-FRANKLIN COUNTY SUBURBAN DEVELOPMENT (SD)
 PROPOSED-R1D
 AREA: 14.49 ACRES PROPOSED ANNEXATION
 12.5 ACRES WITHIN SUBDIVISION
 FRONT SETBACK: 25'
 SIDE SETBACK: 4'
 REAR SETBACK: 25'
 MINIMUM LOT AREA: 7,500 SQ. FT.

UTILITIES:
 ELECTRIC: AMEREN MISSOURI ELECTRIC
 CABLE: CHARTER COMMUNICATIONS
 SEWER: CITY OF WASHINGTON
 TELEPHONE: AT&T
 WATER: CITY OF WASHINGTON
 UTILITY LOCATE: 1-800-DIG-RITE
 (344-7463)

CONSTRUCTION NOTES:

- 1.) UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.) NO SUB-SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
- 2.) ALL ELEVATIONS ARE BASED ON NAVD 1988.
- 3.) BOUNDARY INFORMATION FROM DEED OF RECORD.
- 4.) CONTOURS BASED ON TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY OF WASHINGTON.
- 5.) ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS, AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDUCE WORK OUTSIDE OF THE EASEMENTS.
- 8.) ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF WASHINGTON, MISSOURI, IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- 9.) SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- 10.) ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
- 11.) SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL (3:1). IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
- 12.) THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
- 13.) CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
- 14.) SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
- 15.) NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON SITE IS SUITABLE FOR CONSTRUCTION. THIS OFFICE RECOMMENDS A GEOTECHNICAL ENGINEER BE CONSULTED TO DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATIONS.
- 16.) ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- 17.) CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.
- 18.) NO PARKING ALLOWED OUTSIDE OF DESIGNATED PARKING AREAS.
- 19.) CONTRACTOR TO COORDINATE THE ELECTRIC SERVICE LAYOUT WITH THE UTILITY COMPANY.
- 20.) ALL WATER MAIN SHALL BE SDR21 CLASS 200 PVC TO MEET AWWA C900 STANDARDS.
- 21.) ALL ELECTRICAL, SANITARY SEWER, AND WATER SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE MEP DRAWINGS AND THE CITY OF WASHINGTON.



LEGEND

○	FOUND MONUMENT
○ (H)	SET 1/2" IRON ROD UNLESS NOTED
(M)	RECORDED DISTANCE PER SUBD. PLAT
—	MEASURED DISTANCE
ESS—ESS	EXISTING SANITARY SEWER LINE
SS—SS	PROPOSED SANITARY SEWER LINE
QUC—QUC	OVERHEAD ELECTRIC
UGE—UGE	UNDERGROUND ELECTRIC
GAS—GAS	GAS LINE
TEL—TEL	EXISTING TELECOMMUNICATIONS LINE
EW6—EW6	EXISTING 6" WATER LINE
EW8—EW8	EXISTING 8" WATER LINE
EW12—EW12	EXISTING 12" WATER LINE
2W—2W	PROPOSED 2" WATER LINE(SDR21 CLASS 200)
6W—6W	PROPOSED 6" WATER LINE(SDR21 CLASS 200)
8W—8W	PROPOSED 8" WATER LINE(SDR21 CLASS 200)
10W—10W	PROPOSED 10" WATER LINE(SDR21 CLASS 200)
12W—12W	PROPOSED 12" WATER LINE(SDR21 CLASS 200)
—	STORM SEWER
FM—FM	FORCE MAIN
○	TEMPORARY BENCHMARK
○	WATER VALVE
○	FIRE HYDRANT
○	FLUSH HYDRANT
○	GRADED INLET/YARD DRAIN
○	SINGLE CURB INLET(CI)
○	DOUBLE CURB INLET(DCI)
○	AREA INLET(AI)
○	STORMWATER JUNCTION BOX(JB)
○	STORMWATER DRAINAGE DIRECTION
○	FINISHED GRADE SPOT ELEVATION
○	FLOW LINE
○	WATER LATERAL
○	SANITARY LATERAL
○	EXISTING SANITARY MANHOLE(MH)
○	PROPOSED SANITARY MANHOLE(MH)
○	STREET LIGHT
○	EXISTING PAVEMENT
○	PROPOSED PAVEMENT



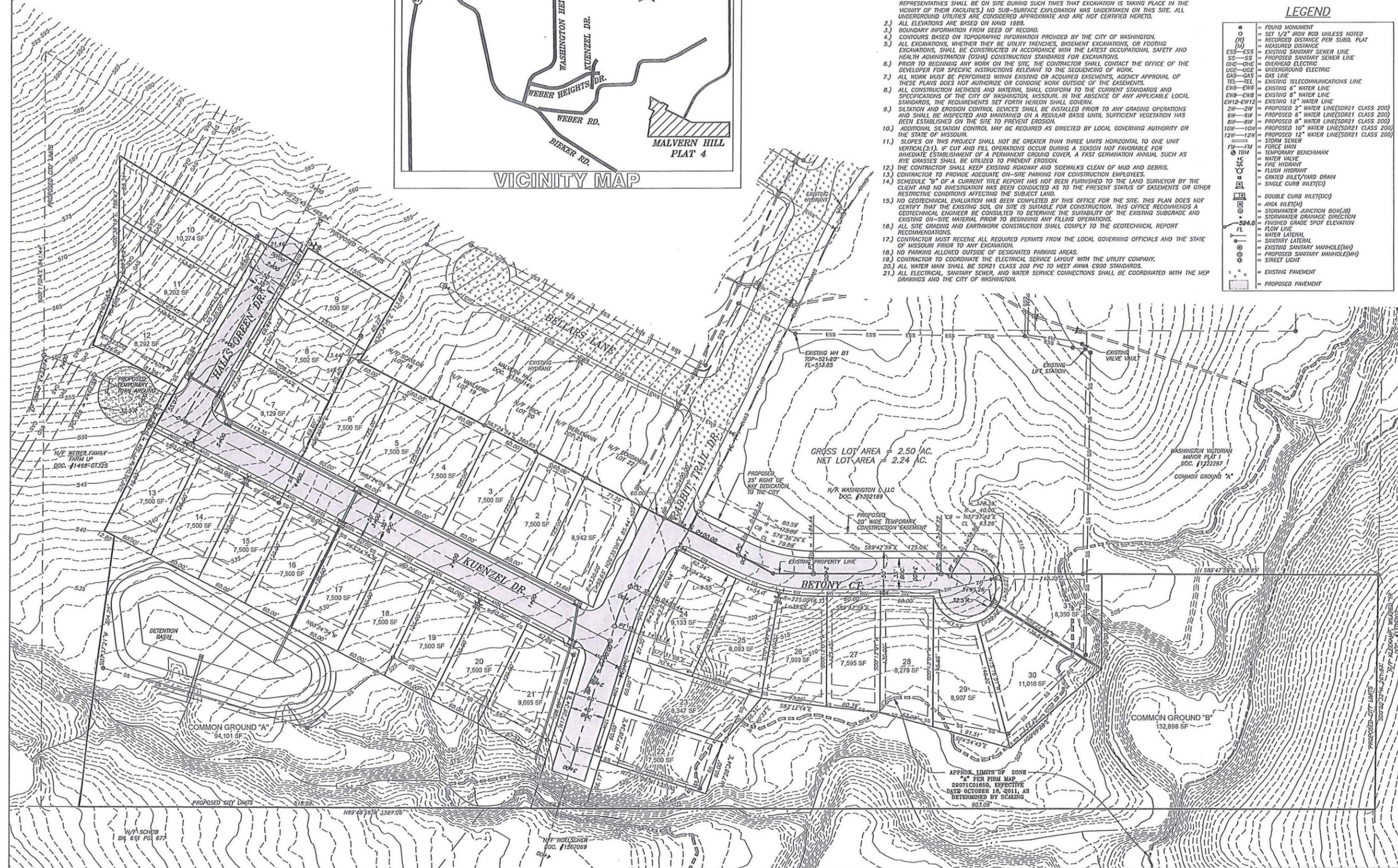
WUNDERLICH
 SURVEYING & ENGINEERING INC.
 512 EAST MAIN STREET
 UNION, MO 63084 (636) 583-8400
 WSETEAM.COM
 WUNDERLICH SURVEYING & ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY # CC 0328930

PRELIMINARY PLAT 4
 MALVERN HILL
 A TRACT OF LAND BEING PART OF
 SECTION 35, T44N, R1W OF THE 5TH P.M.
 IN FRANKLIN COUNTY, MO

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Kristopher H. Wolfe, P.E.—2009019619
 P.E. for Wunderlich Surveying & Engineering Inc.
 THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS
 SCALE: 1"=50'
 JOB: 6691
 DATE: 9-2016
 DWN. BY: KW SC:
 REV:
 SHEET

C1.1



APPROX. LIMITS OF ZONE
 PER FIRM MAP
 2007101010, EFFECTIVE
 DATE: OCTOBER 10, 2011, AS
 DETERMINED BY SCALING
 503.09'

W/A SCHUB
 BK 611 PGI 677

W/A ROELSCHER
 DOC. #1507059

PROPOSED CITY LIMITS
 2074012'N, 87'W
 2074012'N, 87'W
 DOC. #1709200

To: Planning and Zoning Commission
From: Planning and Engineering Department Staff
Date: October 10, 2016
Re: File # 16-0902 – Ronald Glastetter – Skyler Place Preliminary Plat
Synopsis: The applicant is requesting approval of a preliminary plat to subdivide the lot into two parcels.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Residence	R-20
South	Multi Family Residence	R-3
East	Single Family Residence	R-20
West	Two Family Residence	R-20

Analysis:

The applicant is seeking approval of a preliminary plat to split the lot into two parcels as well as a rezoning to R-1C Single Family Attached. The proposed subdivision shows one lot under the minimum lot size of 6,000 square feet, however, the applicant has had a variance approved by the Board of Zoning adjustment to allow the smaller lot size. All utilities are already in place so there is no need for additional utility easements.

Recommendation:

Staff recommends approval of the preliminary plat for Skyler Place.



0 20
 SCALE 1" = 20'



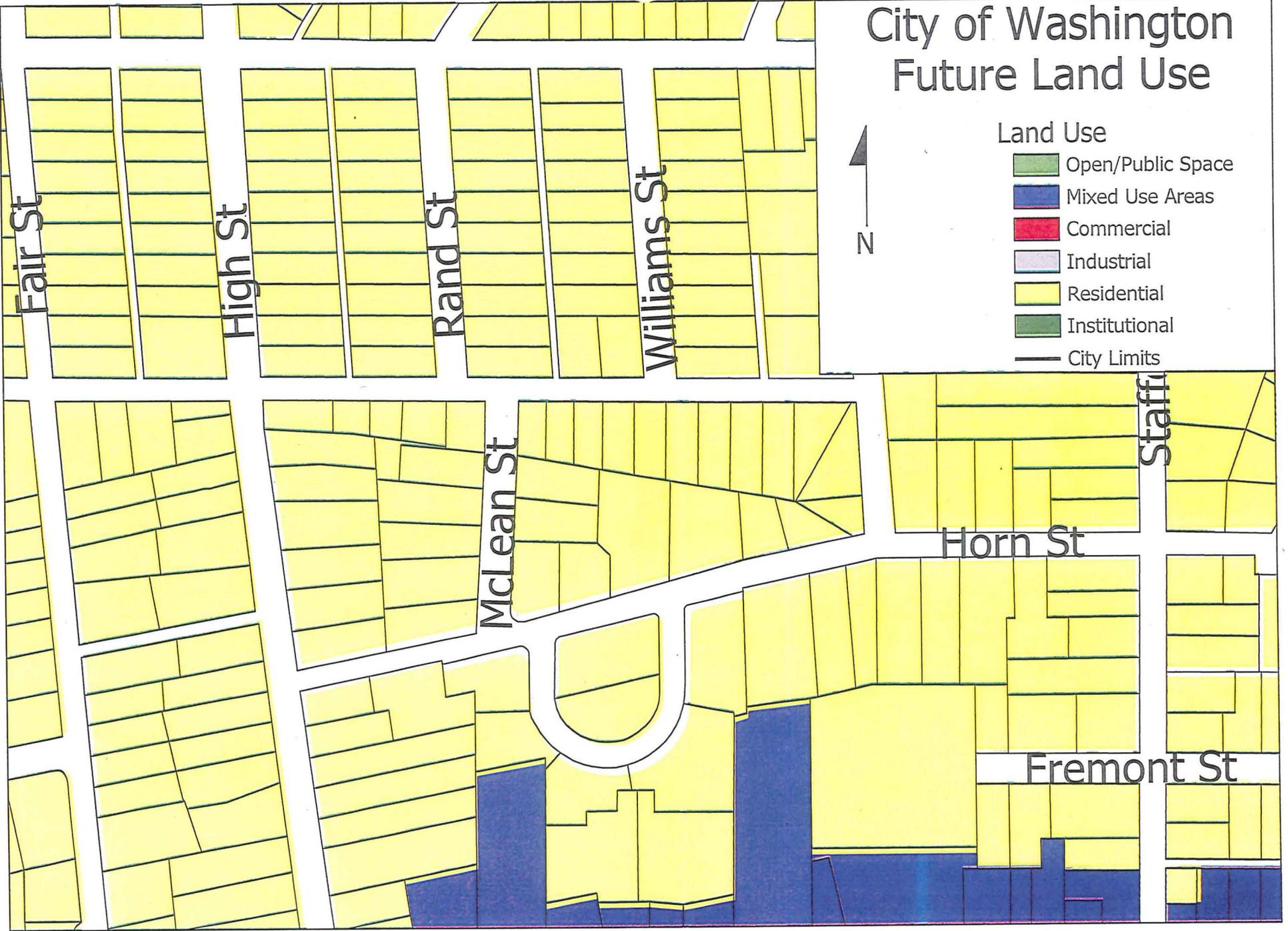
WUNDERLICH
 SURVEYING & ENGINEERING INC.
 512 EAST MAIN STREET
 UNION, MO 63084 (636) 583-8400

SKETCH PLAN 2 PROPOSED 0 LOT LINE		SHEET 1 OF 1
CONDOMINIUM PLAT OF "SKYLAR PLACE" IN WASHINGTON, MO.		
SCALE: 1"=20' JOB: DATE: 8-25-2016 SC: S:\PJ\Veden	PRELIMINARY NOT FOR CONSTRUCTION	

City of Washington Future Land Use

Land Use

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



Fair St

High St

Rand St

Williams St

McLean St

Horn St

Fremont St

Staff St

160913009

paper 26 in

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

Oct 10: Version 4 A92

Oct. 17: 66.

PRELIMINARY PLAT APPLICATION

Date: 9/8/16

Applicant Information:

Name Skylar Place Home Owners Assoc Phone 636-456-7735

Address 355 Mclean Ave Washington MO 63090 Unit B

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

Name _____ Phone _____

Address _____

Name of Proposed Subdivision _____

Number of Lots Proposed _____ Zoning District(s) _____

Two copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:

Ronald Glastetter

APPLICANT/COMPANY NAME (Printed):

Ronald Glastetter

LANDOWNER SIGNATURE(S):

RONALD GLASTETTER

LANDOWNER NAME (Printed):

Ronald Glastetter

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: October 10, 2016

Re: File # 16-0904 – Ronald Glastetter – Rezoning

Synopsis: The applicant is requesting a rezoning of 355 Mclean Ave. from R-2 Overlay to R-1C Single Family Attached

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Residence	R-20
South	Multi Family Residence	R-3
East	Single Family Residence	R-20
West	Two Family Residence	R-20

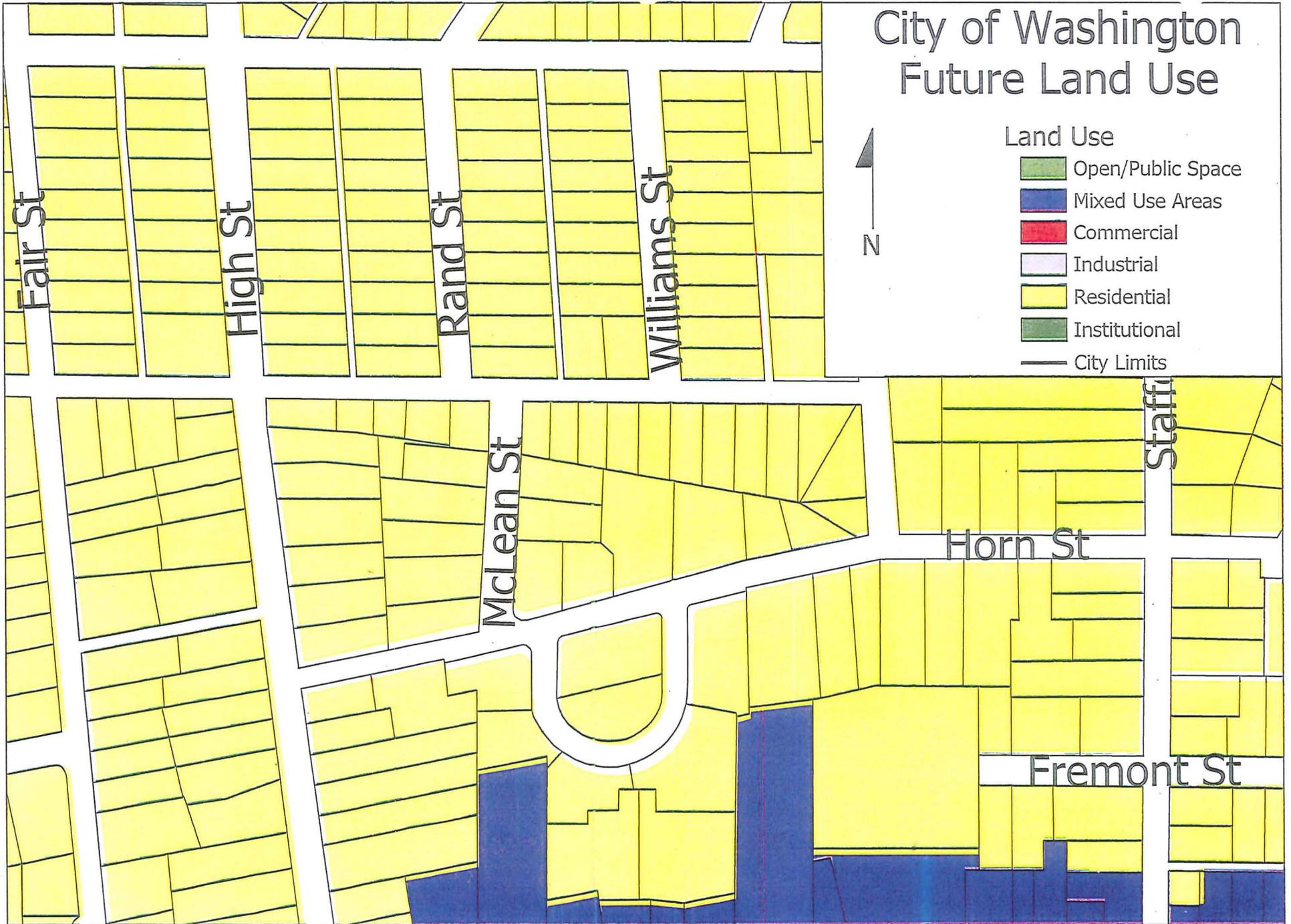
Analysis:

The applicant is wishing to rezone the subject property from R-2 Overlay to R-1C Single Family attached. The current structure has been occupied as a two family residence since it was constructed in 2003, however it was part of a condominium association putting two owners on one parcel. The owners are now requesting to rezone the property in order to subdivide into two separate parcels. Given that the surrounding property is a mix of single family, two family, and mutli-family, the R-1C zoning would not be out of character, even though none of the adjoining properties are zoned the same. The applicant had a variance approved to allow the non-conforming characteristics to remain and is also seeking a preliminary plat to subdivide the property.

Recommendation:

Staff recommends approval of the rezoning of 355 McLean Ave. from R-2 Overlay to R-1C Single Family Attached.

City of Washington Future Land Use



1160913009 paper 26

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.289.4649 fax

Oct 10: Vortan & M2
Oct. 17: CC

PRELIMINARY PLAT APPLICATION

Date: 9/8/16

Applicant Information:

Name Skylar Place Home Owners Assoc. Phone 636-456-7735

Address 355 Mclean Ave Washington MO 63090 Unit B

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

Name _____ Phone _____

Address _____

Name of Proposed Subdivision _____

Number of Lots Proposed _____ Zoning District(s) _____

Two copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:

Ronald Glastetter

APPLICANT/COMPANY NAME (Printed):

Ronald Glastetter

LANDOWNER SIGNATURE(s):

RONALD GLASTETTER

LANDOWNER NAME (Printed):

Ronald Glastetter

To: Planning and Zoning Commission

From: Planning and Engineering Department

Date: September 12, 2016

Re: File # 16-0801–Duncan Property

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

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

Analysis:

Zoning

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

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

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

Development Plan

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

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

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

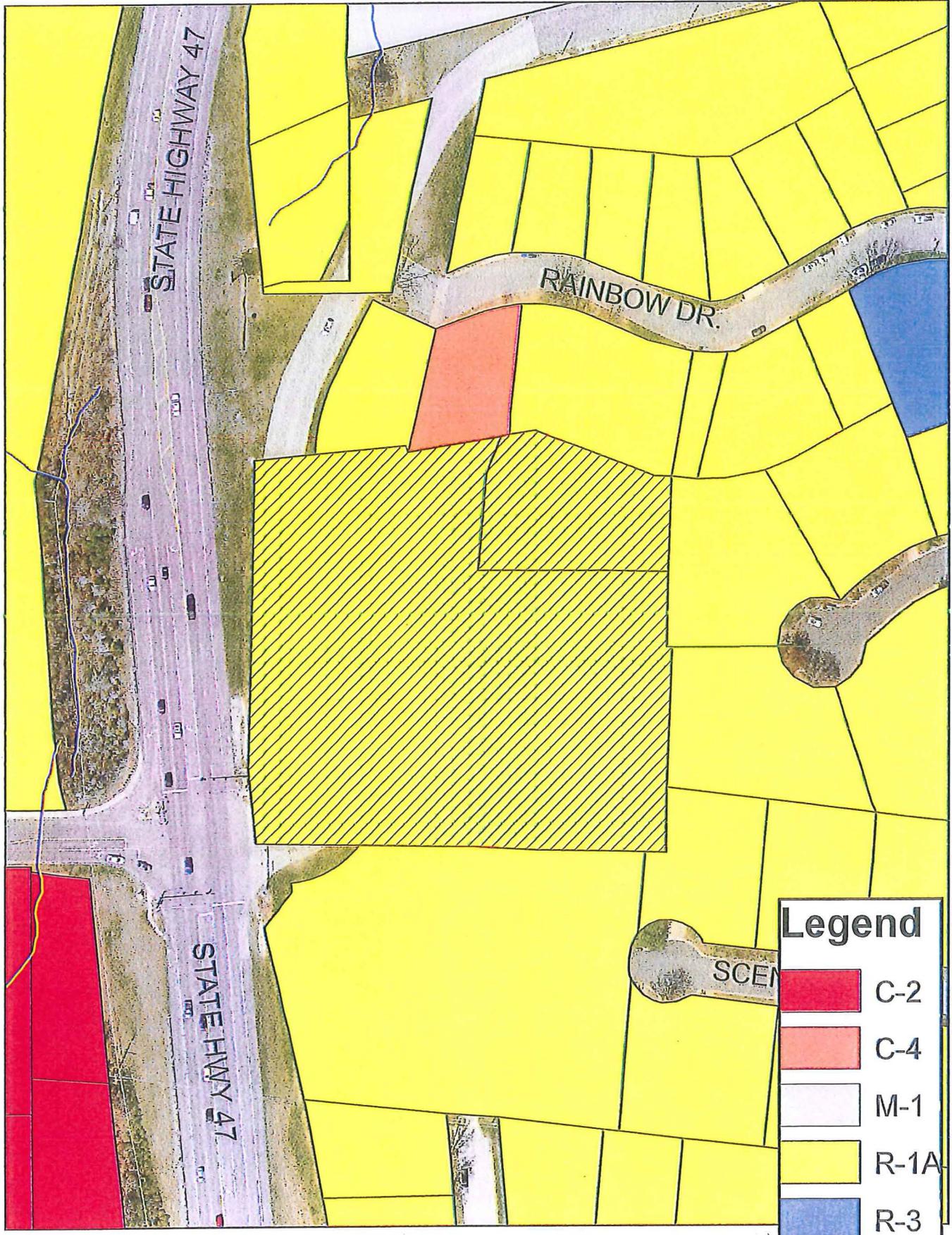
Recommendation:

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

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

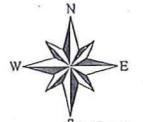
5. The parking requirements must meet the revised City of Washington Development Code of 1 parking space per 250 square feet of retail space.
6. The turning radius of any turn along the fire lane must be at least 30 ft.
7. The landscape buffer must be at least 25 feet in depth where adjoining residential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

Duncan Property

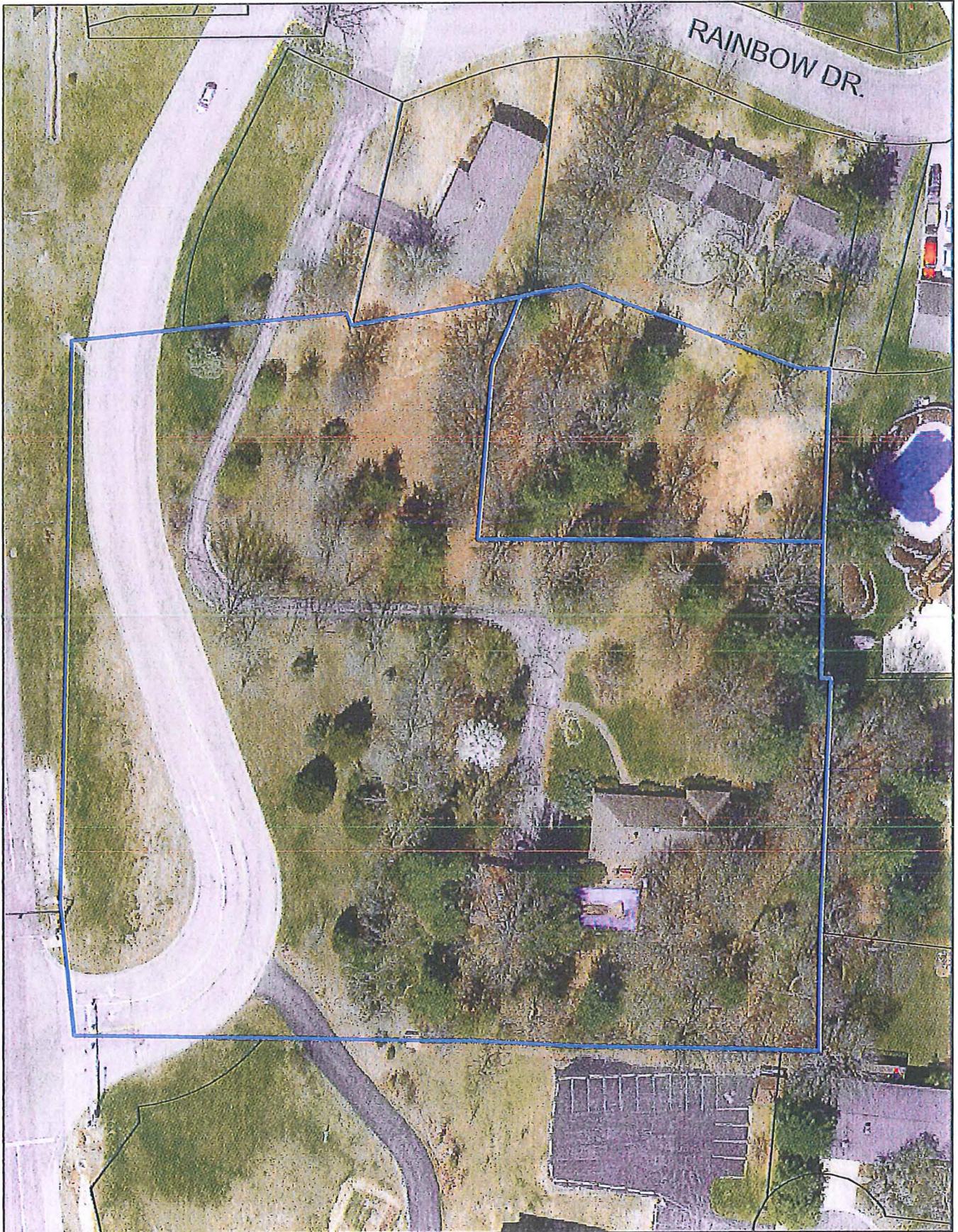


Legend	
	C-2
	C-4
	M-1
	R-1A
	R-3

Duncan Property



70 35 0 70 Feet

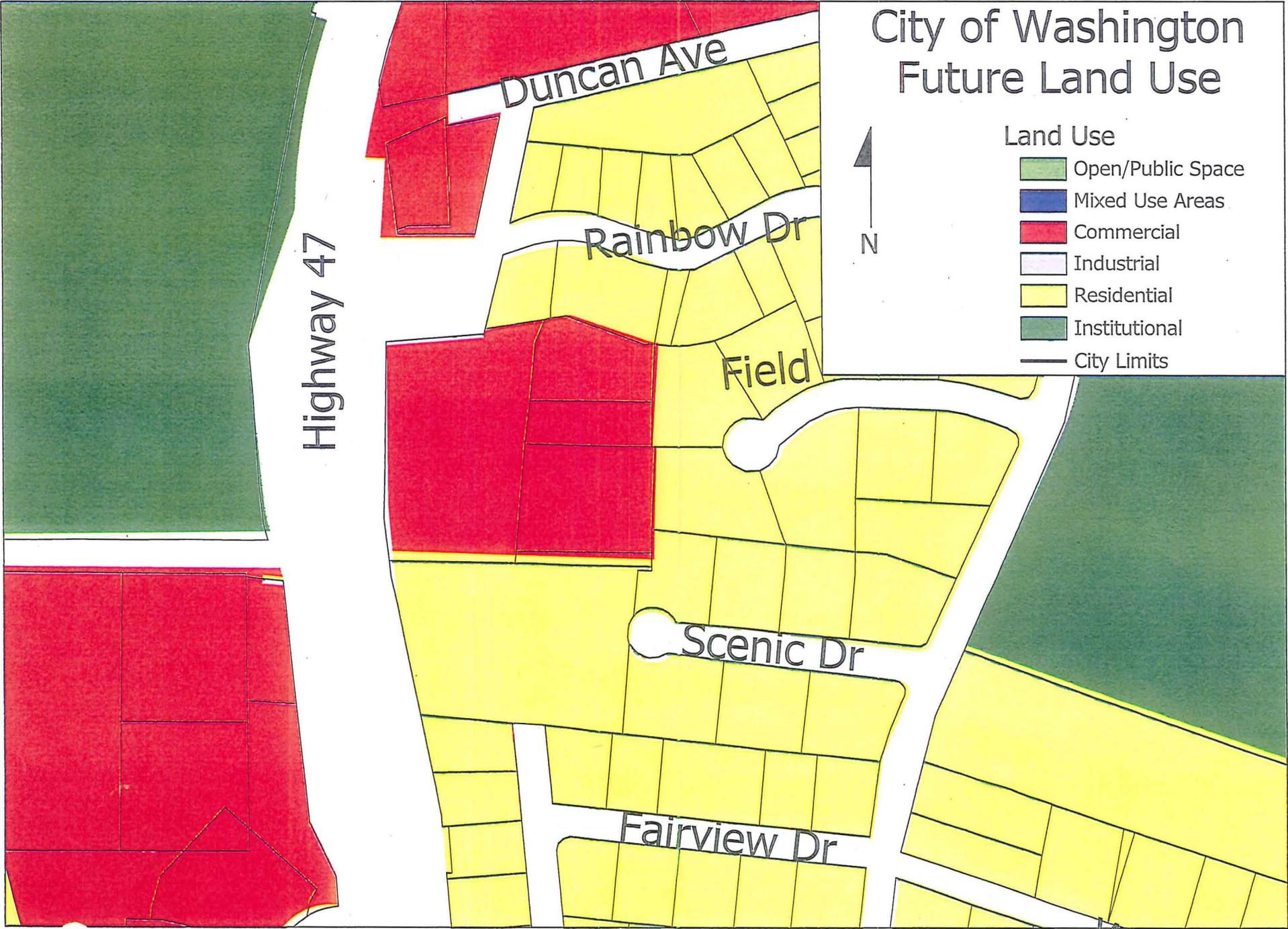


✍

City of Washington Future Land Use

Land Use

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



Highway 47

Duncan Ave

Rainbow Dr

Field

Scenic Dr

Fairview Dr

RECEIVED
AUG 10 2016
BY SM

P92: Sept 12
C.C.: Sept 19

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
200 EASTON PLACE • WASHINGTON, MO 65054
(417) 863-1000 phone • (417) 863-0101 fax

Applicant Information for Rezoning Land

Name and:
Applicant Name DARYL L. DUNN Daytime phone 330-418-4494
Address of Applicant P.O. Box 1399 WASHINGTON, MO 65056
Name of Owner DARYL L. DUNN TRUST Daytime phone _____
Address of Owner (if different from Applicant) _____

Site Information

Current Zoning RI-A Lot Size 56,400 Sq. Ft. 56,400 Acres(s) _____
Existing Land Use: VACANT, HOUSE

Proposed Zoning and Intended Use of Property: C-4

Surrounding Land Use

North C-4 South CHURCH
East RESIDENTIAL West HWY 47 DUNN AVE.

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

7-25-16
Date

Signature of Landowner (if different)

Date



Applicant Information for Rezoning Land

Please print:

Applicant Name Kathleen W Duncan Daytime phone 281-384-8869

Address of Applicant 11801 Eagle Rock Ave NE, Albuquerque, NM 87122

Name of Owner Craig F Duncan Daytime phone 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: C-4

Surrounding Land Use

North Residential South Vacant

East Residential West Vacant

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

6-1-2016
Date

Kathleen W Duncan Exec
Estate of Craig Duncan
Signature of Landowner (if different)

6-1-2016
Date

To: Planning and Zoning Commission

From: Planning and Engineering Department

Date: September 12, 2016

Re: File # 16-0801–Duncan Property

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

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

Analysis:

Zoning

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

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

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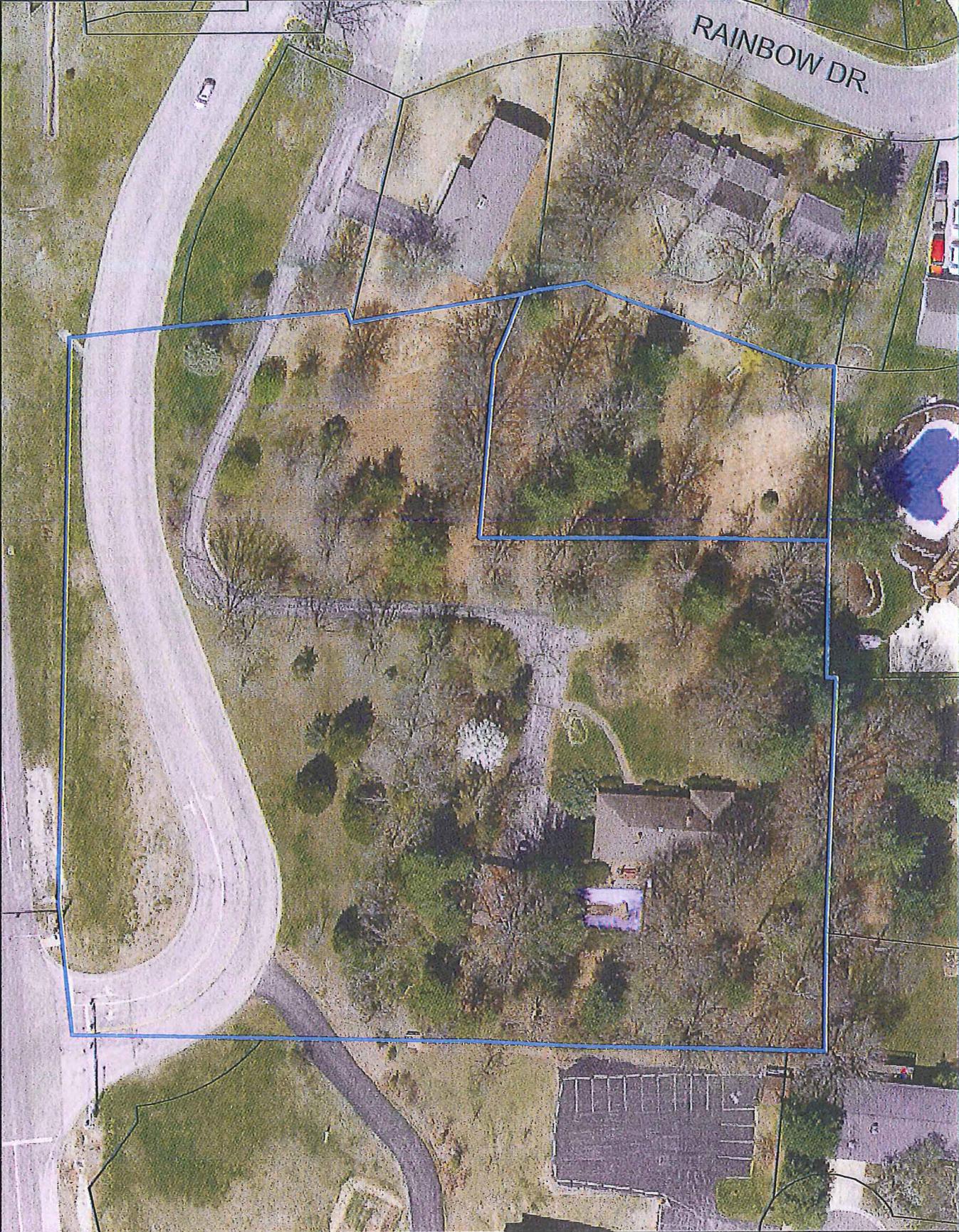
Recommendation:

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

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

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

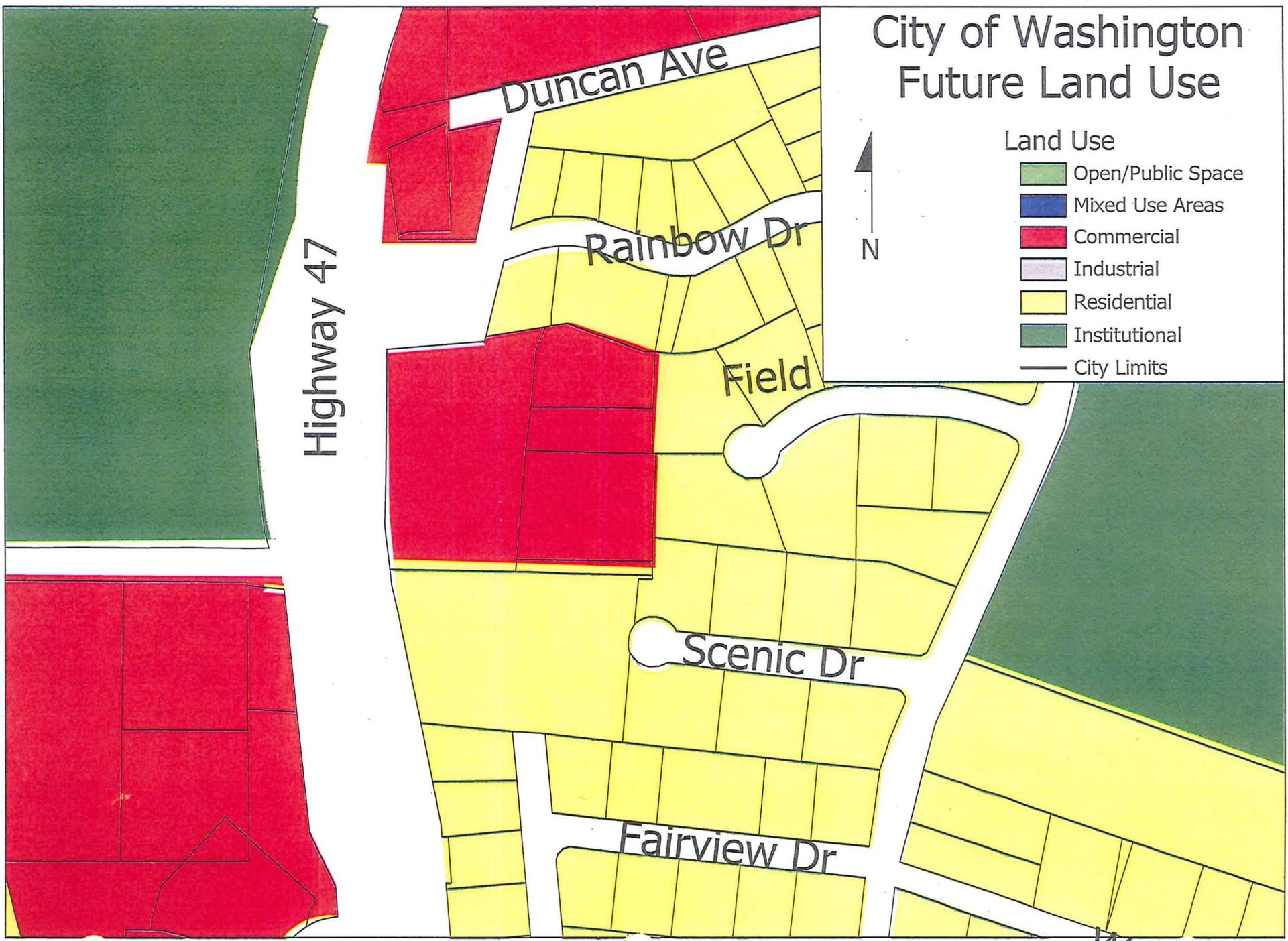
Duncan Property



✍

City of Washington Future Land Use

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



Highway 47

Duncan Ave

Rainbow Dr

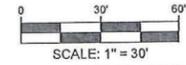
Field

Scenic Dr

Fairview Dr

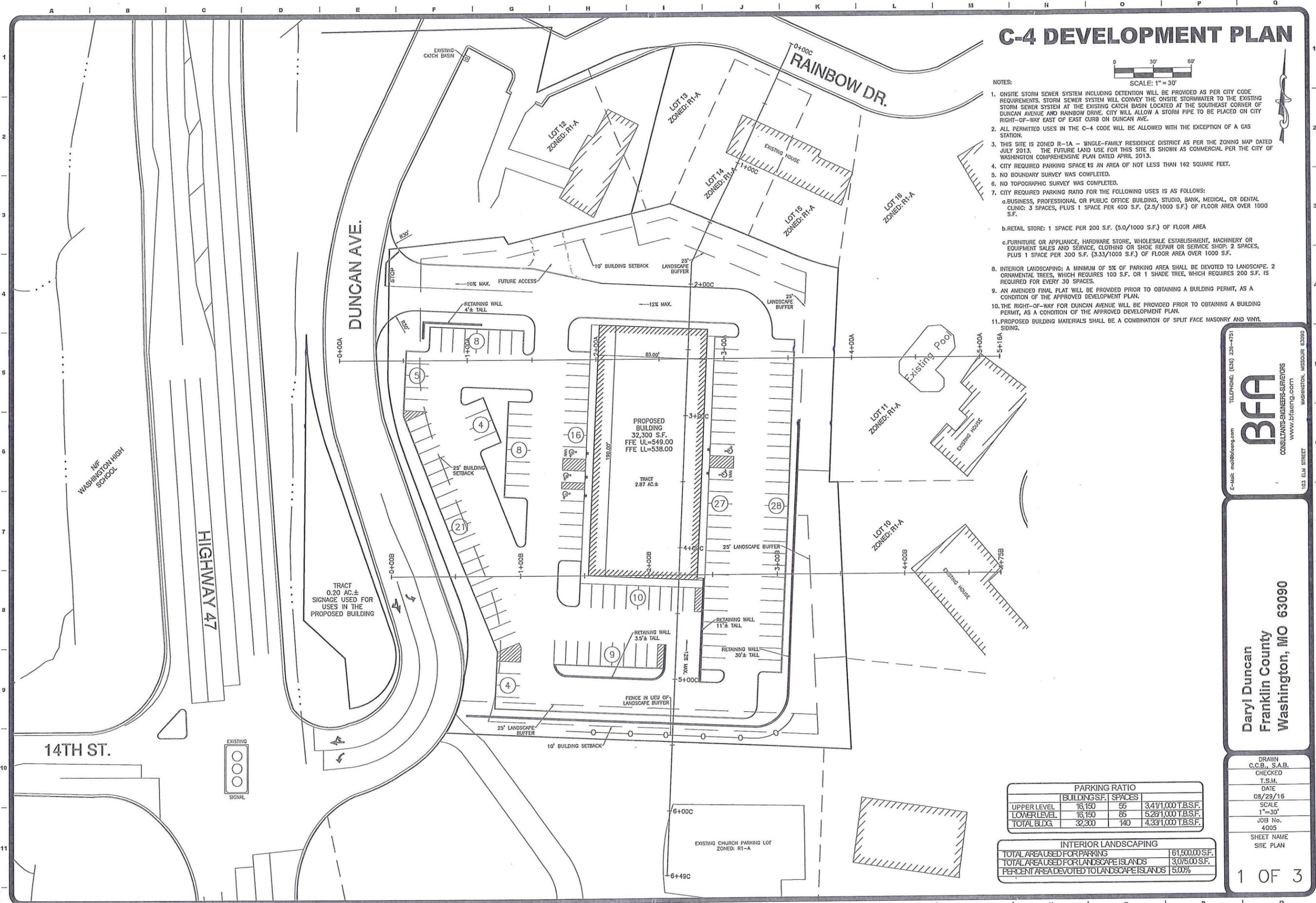


C-4 DEVELOPMENT PLAN



NOTES:

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



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

INTERIOR LANDSCAPING	
TOTAL AREA USED FOR PARKING	61,500.00 S.F.
TOTAL AREA USED FOR LANDSCAPE ISLANDS	3.0/5.00 S.F.
PERCENT AREA DEVOTED TO LANDSCAPE ISLANDS	5.00%

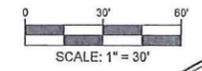
E-Mail: mail@bfaeng.com
 TELEPHONE: (636) 238-4751
BFA
 CONSULTANTS-ENGINEERS-SURVEYORS
 www.bfaeng.com
 WASHINGTON, MISSOURI 63090
 103 ELM STREET

Daryl Duncan
Franklin County
Washington, MO 63090

DRAWN
 C.C.B., S.A.B.
 CHECKED
 T.S.M.
 DATE
 08/29/16
 SCALE
 1"=30'
 JOB No.
 4005
 SHEET NAME
 SITE PLAN

F:\Vault\4005 Daryl Duncan\4005 C-4 Development Plan.dwg
 8/29/2016 1:54 PM

C-4 DEVELOPMENT PLAN (LANDSCAPING PLAN)



NOTES:

1. ONSITE STORM SEWER SYSTEM INCLUDING DETENTION WILL BE PROVIDED AS PER CITY CODE REQUIREMENTS. STORM SEWER SYSTEM WILL CONVEY THE ONSITE STORMWATER TO THE EXISTING STORM SEWER SYSTEM AT THE EXISTING CATCH BASIN LOCATED AT THE SOUTHEAST CORNER OF DUNCAN AVENUE AND RAINBOW DRIVE. CITY WILL ALLOW A STORM PIPE TO BE PLACED ON CITY RIGHT-OF-WAY EAST OF EAST CURB ON DUNCAN AVE.
2. ALL PERMITTED USES IN THE C-4 CODE WILL BE ALLOWED WITH THE EXCEPTION OF A GAS STATION.
3. THIS SITE IS ZONED R-1A - SINGLE-FAMILY RESIDENCE DISTRICT AS PER THE ZONING MAP DATED JULY 2013. THE FUTURE LAND USE FOR THIS SITE IS SHOWN AS COMMERCIAL PER THE CITY OF WASHINGTON COMPREHENSIVE PLAN DATED APRIL 2013.
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5. NO BOUNDARY SURVEY WAS COMPLETED.
6. NO TOPOGRAPHIC SURVEY WAS COMPLETED.
7. CITY REQUIRED PARKING RATIO FOR THE FOLLOWING USES IS AS FOLLOWS:
 - a. BUSINESS, PROFESSIONAL OR PUBLIC OFFICE BUILDING, STUDIO, BANK, MEDICAL, OR DENTAL CLINIC: 3 SPACES, PLUS 1 SPACE PER 400 S.F. (2.5/1000 S.F.) OF FLOOR AREA OVER 1000 S.F.
 - b. RETAIL STORE: 1 SPACE PER 200 S.F. (5.0/1000 S.F.) OF FLOOR AREA
 - c. FURNITURE OR APPLIANCE, HARDWARE STORE, WHOLESALE ESTABLISHMENT, MACHINERY OR EQUIPMENT SALES AND SERVICE, CLOTHING OR SHOE REPAIR OR SERVICE SHOP: 2 SPACES, PLUS 1 SPACE PER 300 S.F. (3.33/1000 S.F.) OF FLOOR AREA OVER 1000 S.F.
8. INTERIOR LANDSCAPING: A MINIMUM OF 5% OF PARKING AREA SHALL BE DEVOTED TO LANDSCAPE. 2 ORNAMENTAL TREES, WHICH REQUIRES 100 S.F. OR 1 SHADE TREE, WHICH REQUIRES 200 S.F. IS REQUIRED FOR EVERY 30 SPACES.
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10. THE RIGHT-OF-WAY FOR DUNCAN AVENUE WILL BE PROVIDED PRIOR TO OBTAINING A BUILDING PERMIT, AS A CONDITION OF THE APPROVED DEVELOPMENT PLAN.
11. PROPOSED BUILDING MATERIALS SHALL BE A COMBINATION OF SPLIT FACE MASONRY AND VINYL SIDING.

LANDSCAPING LEGEND

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

PARKING RATIO		
	BUILDING S.F.	SPACES
UPPER LEVEL	16,150	55
LOWER LEVEL	16,150	85
TOTAL BLDG.	32,300	140

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

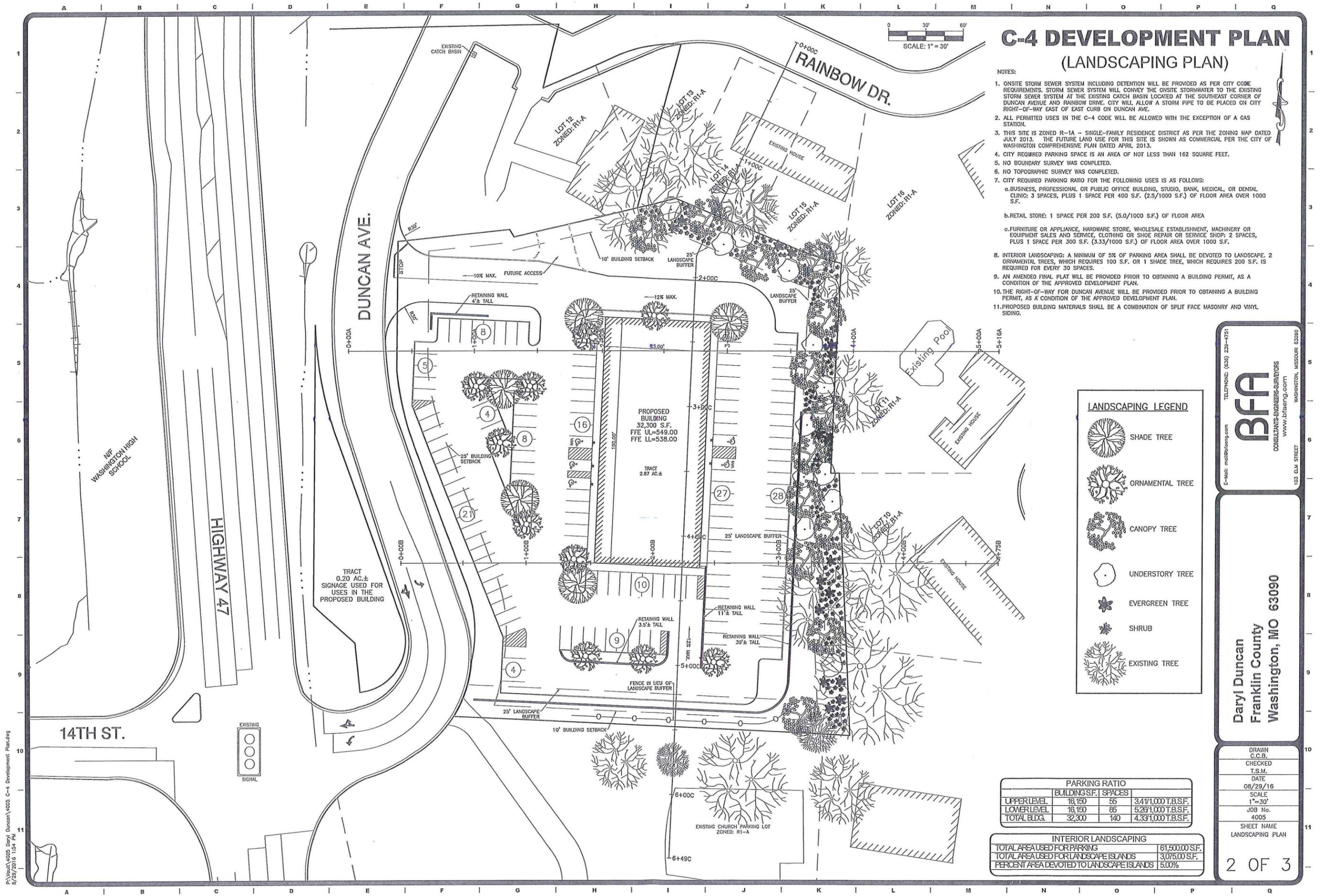
TELEPHONE: (630) 239-4751
E-Mail: mail@bfaeng.com

BFA

CONSULTANTS-ENGINEERS-SURVEYORS
www.bfaeng.com
WASHINGTON, MISSOURI 63090
103 ELM STREET

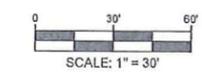
Daryl Duncan
Franklin County
Washington, MO 63090

DRAWN
C.C.B.
CHECKED
T.S.M.
DATE
08/29/16
SCALE
1"=30'
JOB No.
4005
SHEET NAME
LANDSCAPING PLAN

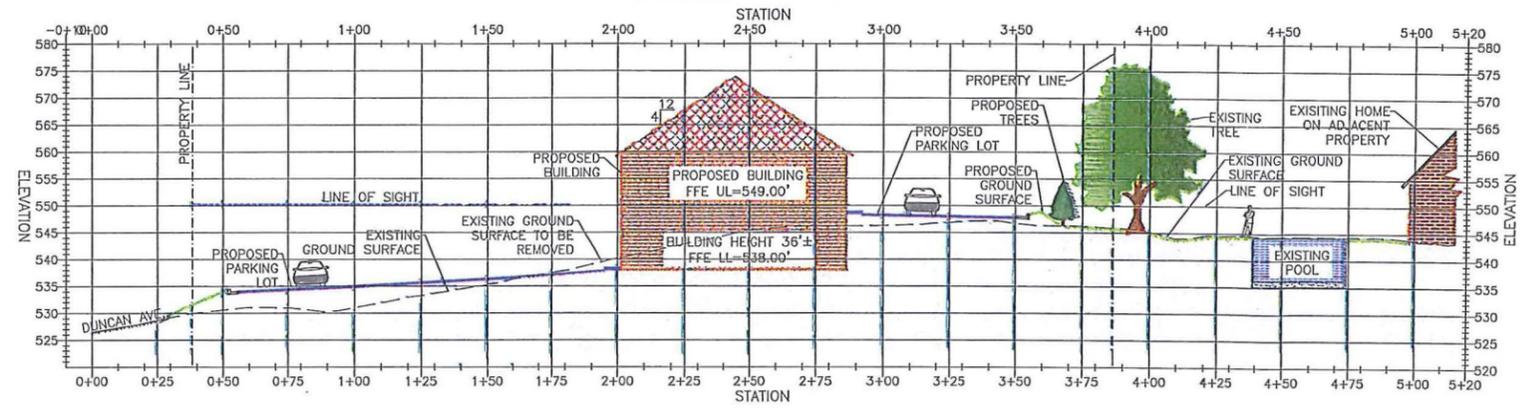


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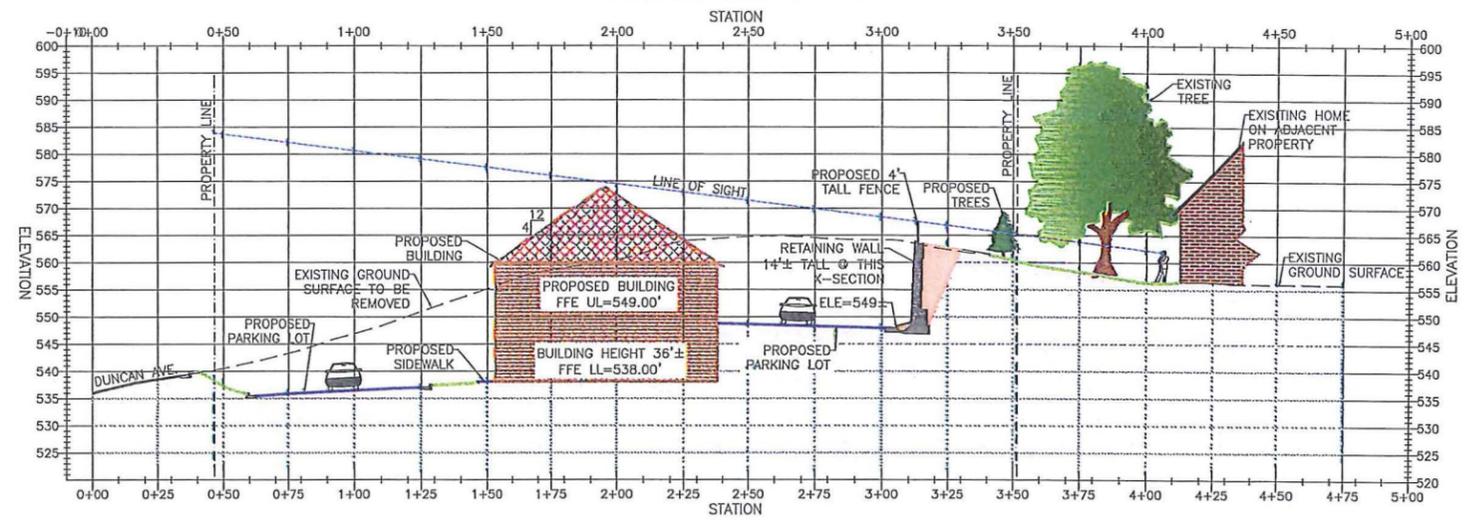
PROFILES A,B,C



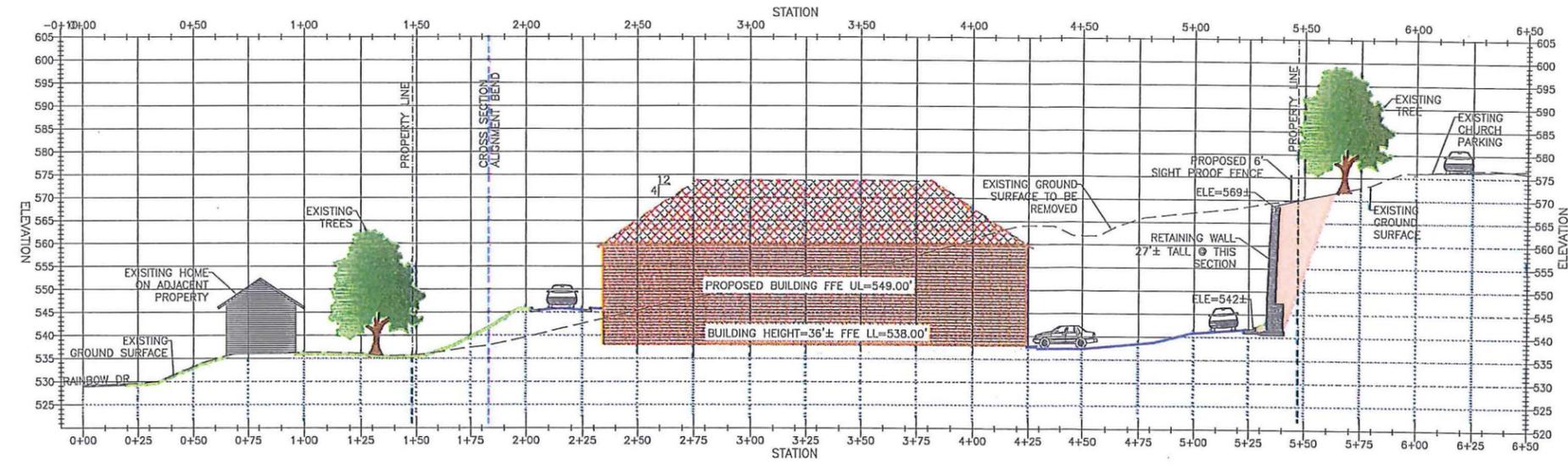
PROFILE VIEW OF A



PROFILE VIEW OF B



PROFILE VIEW OF C



E-Mail: mail@bfaeng.com
BFA
 CONSULTANTS-ENGINEERS-SURVEYORS
 www.bfaeng.com
 WASHINGTON, MISSOURI 63090
 103 ELM STREET

Daryl Duncan
 Franklin County
 Washington, MO 63090

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

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