

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, September 14, 2015 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of the Minutes from August 10, 2015.
- 3) **File No. 15-0901**, Michael Tolksdorf. Applicant is seeking to rezone a portion of 426 Cedar Street from R-1B, Single Family Residence to C-20, General Commercial Overlay.
- 4) **File No. 15-0902**, Michael Tolksdorf. Applicant is seeking Preliminary Plat approval 426 Cedar Street.
- 5) **File No. 15-0903**, Linda Brandt. Applicant is seeking a Special Use Permit for 1106 East Third Street.
- 6) **File No. 15-0904**, Cynthia Harris. Applicant is seeking a Special Use Permit for 205 Locust Street.
- 7) **File No. 15-0511**, Daryl L. Duncan. Applicant is seeking to rezone 1000 Duncan Heights Drive from "R-1A", Single Family Residence District to "C-4" Planned Commercial District.
- 8) **File No. 15-0512**, Kathleen W. Duncan. Applicant is seeking to rezone from "R-1A", Single Family Residence District to "C-4" Planned 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.

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.

2174

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 MICHAEL TOLKSDORF Daytime phone (636)390-0185

Address of Applicant 426 CEDAR STREET, WASHINGTON, MO

Name of Owner MICHAEL TOLKSDORF Daytime phone (636)390-0185

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning R1-B Lot Size 1,350 Sq. Ft. Acre(s)

Existing Land Use: YARD SERVES AS BUFFER. PART OF THE SIDE YARD OF
426 CEDAR AVE) WOULD BE ADDED TO BACK YARD OF 311 WEST FIFTH.
IT MAKES SENSE TO SELL TO OWNERS OF 311 WEST FIFTH
BECAUSE THEIR SEWER LINE RUN THROUGH THIS SECTION.

Proposed Zoning and Intended Use of Property: PROPOSE C-20 TO MAKE IT
THE SAME AS 311 WEST FIFTH STREET PROPERTY, WOULD
EXTEND THE BACK YARD OF 311 WEST FIFTH TO INCLUDE WHERE
SEWER LINE RUNS

Surrounding Land Use

North SIDE YARD OF 426 CEDAR South BACK YARD OF 311 WEST FIFTH

East SIDE YARD OF 426 CEDAR West CEDAR STREET

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

Michael Tolksdorf
Signature of Applicant

8/5/15
Date

Signature of Landowner (if different)

Date

To: Planning and Zoning Commission
From: Planning and Engineering Department Staff
Date: August 21, 2015
Re: File # 15-0901 – Michael Tolksdorf
Synopsis: Rezone a portion of 426 Cedar Street from R-1B, Single Family Residence to C-20, General Commercial Overlay

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	General Commercial Overlay	C-20
East	General Commercial Overlay	C-20
West	Single Family	R-1B

Adjusting a lot line as indicated on the Preliminary Plat will require the rezoning of a portion of 426 Cedar Street between the existing and proposed property line.

Tolksdorf Addition Plat 2

A Resubdivision of TOLKSDORF ADDITION,
A Resubdivision of Lot 2 of Sub-Division of Fred J. Maunel Est and
Part of land in NE 1/4 of NW 1/4 of Section 22, Township 44N, Range 1W
City of Washington, Franklin County, Missouri

Owner's Certificate:

We hereby certify that we have caused the property shown and described herein to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as TOLKSDORF ADDITION PLAT 2 and we hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of ____ 2015.

Michael Tolksdorf

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of ____ 2015.

BRIAN RIEGEL

TARAH RIEGEL

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of ____ 2015.

KENNETH F. RIEGEL (TRUSTEE) - KENNETH F. RIEGEL REVOCABLE LIVING TRUST

MARY ANN RIEGEL (TRUSTEE) - MARY ANN RIEGEL REVOCABLE LIVING TRUST

Notary Public Certificate:

State of Missouri
County of Franklin) SS

On this ____ day of ____ 2015, before me personally appeared Michael Tolksdorf, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as owner.

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

Notary Public (Sign)

(Print)

Notary Public Certificate:

State of Missouri
County of Franklin) SS

On this ____ day of ____ 2015, before me personally appeared Brian and Tarah Riegel, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owner.

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

Notary Public (Sign)

(Print)

Notary Public Certificate:

State of Missouri
County of Franklin) SS

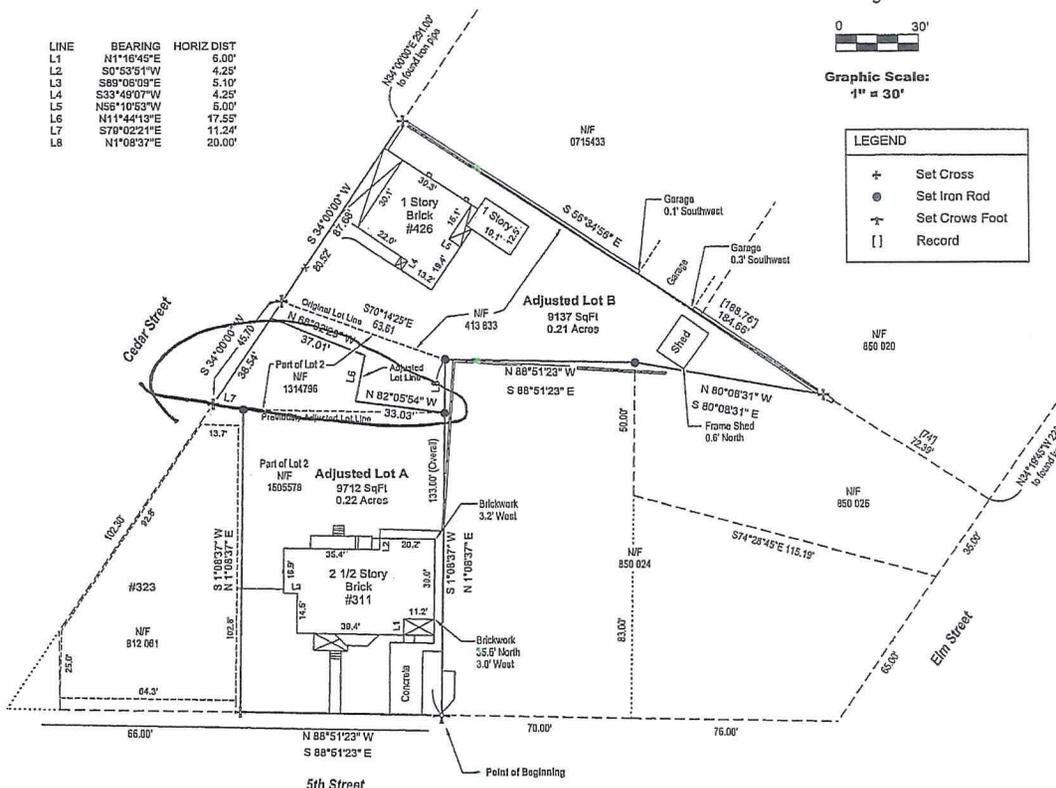
On this ____ day of ____ 2015, before me personally appeared Kenneth F. and Mary Ann Riegel, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed said instrument as owner.

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

Notary Public (Sign)

(Print)

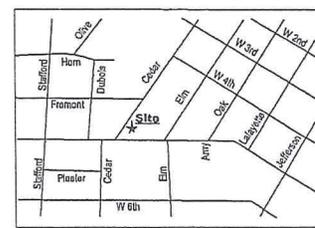
LINE	BEARING	HORIZ DIST
L1	N1°16'45"E	6.00'
L2	S0°53'51"W	4.25'
L3	S83°06'03"E	5.10'
L4	S33°49'07"W	4.25'
L5	N56°10'53"W	5.00'
L6	N41°44'13"E	17.55'
L7	S70°42'21"E	11.24'
L8	N1°09'37"E	20.00'



Graphic Scale:
1" = 30'

LEGEND

+	Set Cross
●	Set Iron Rod
⊥	Set Crows Foot
[]	Record



Description of Property Surveys:
Beginning at the Southeast corner of Lot 2 of Sub-Division of Fred J. Maunel Est; thence North 88 degrees 51 minutes 23 seconds West 74.00 feet; thence North 01 degree 08 minutes 37 seconds East 133.00 feet; thence North 79 degrees 02 minutes 21 seconds West 11.24 feet; thence North 34 degrees 03 minutes 03 seconds East 126.22 feet; thence South 56 degrees 34 minutes 56 seconds East 184.66 feet; thence North 80 degrees 08 minutes 31 seconds West 70.05 feet; thence North 88 degrees 51 minutes 23 seconds West 70.00 feet; thence South 01 degree 08 minutes 37 seconds West 133.00 feet to the POB, the area being 18,849 square feet, according to the survey by Pellin Surveying LLC, dated 12/19/12 order no 2012-870.

Notes:
Source of Record Title: General Warranty Deeds recorded as document numbers 0904649 and 413833 of the Franklin County records.
Basis of Bearing: Sub-Division of Fred J. Maunel Est. in Plat Book D Page 6 of the Franklin County records.
A current title commitment was not provided to the land surveyor. No other documents were provided to the land surveyor.
This property is subject to any and all assessments, restrictions, conditions, etc. of record that may exist.
This survey meets the accuracy requirements for "Urban" type property as defined by the Missouri Minimum Standards.

Surveyor's Certificate:
I, Jeremiah D. Pollin, certify to the owners listed herein, that this survey was performed under my direct supervision and in accordance with the "Minimum Standards for Property Boundary Surveys" as set forth by the Missouri Board for Professional Land Surveyors.

I, _____ Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land belonging to Michael Tolksdorf and Matt Tolksdorf, and resubdivided as "Tolksdorf Addition Plat 2" and further state that there are no delinquent tax assessments on the foregoing land due to Franklin County.

Collector of Revenue, Franklin County, Missouri

I, _____ City Clerk for and within the City of Washington Missouri do hereby certify that the above plat of "Tolksdorf Addition Plat 2" was approved by the City Council of Washington, Missouri by Ordinance No. _____ passed and approved the ____ day of ____ 2015.

City Clerk, City of Washington, Missouri

Franklin County Recorder of Deeds Certificate:

State of Missouri
County of Franklin) SS

I, Jennifer L. Metcalf, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the ____ day of ____ 2015 at ____ o'clock ____ M and duly recorded as document number _____ on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.

Jennifer L. Metcalf, Recorder of Deeds

By: _____ Deputy

Jeremiah D. Pollin, PLS 2005019214
Pollin Surveying LLC 2007021398

Pellin Surveying LLC
6408 Highway AJ
Washington, MO 63080
Phone and Fax: 636-593-7777
License Number: 2007021398

PROJECT NO: 2015-1212	DATE: 4/13/15
FIELDWORK: WDP/JTJ/DP	DRAWN BY: KSL
PREPARED FOR: Michael Tolksdorf & Matthias Tolksdorf	

State of Missouri)
County of Franklin) SS

On this ____ day of _____, 2015, before me personally appeared Michael Tolksdorf, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as owner.

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

Notary Public (Sign)

(Print)

Notary Public Certificate:

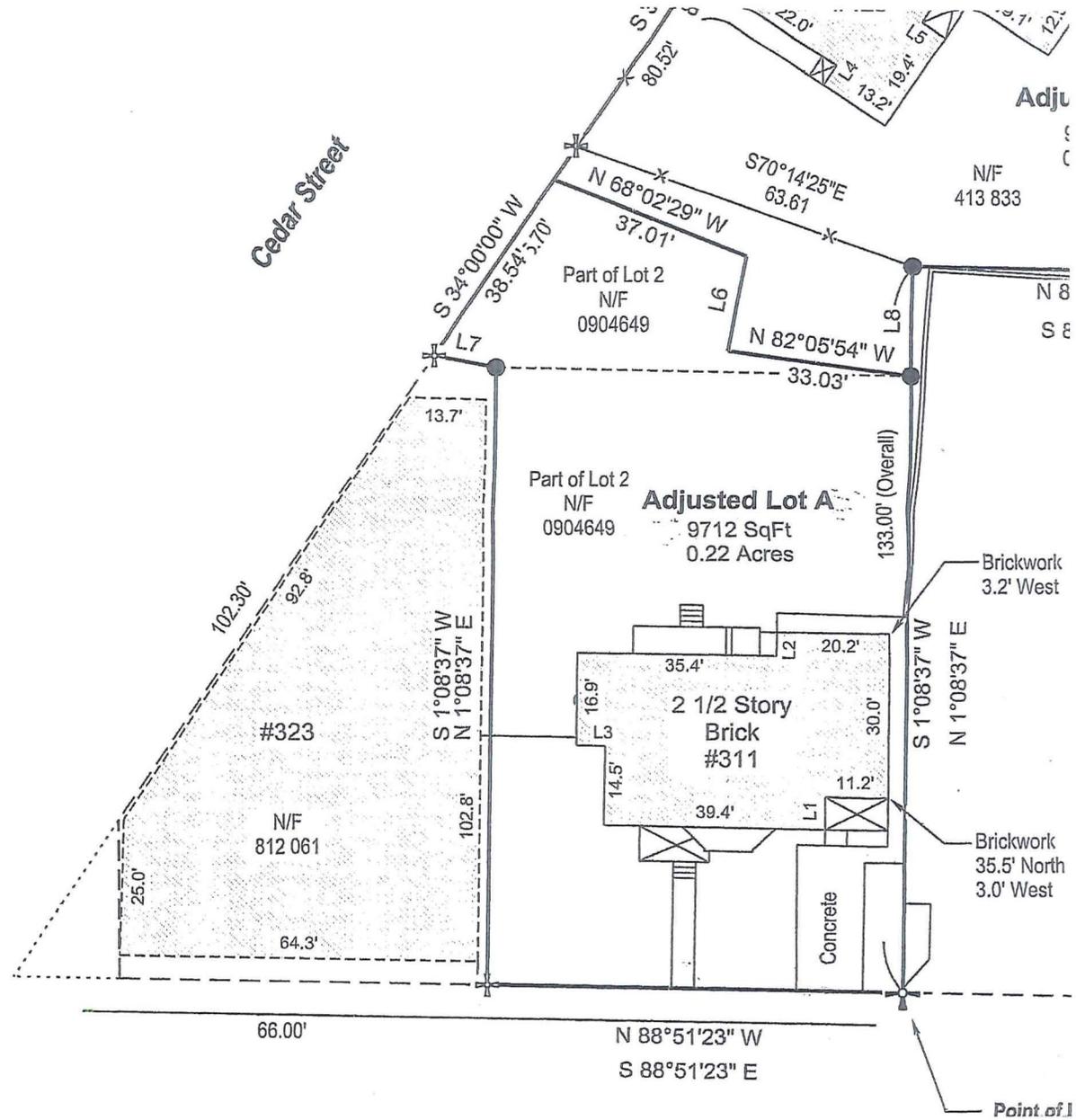
State of Missouri)
County of Franklin) SS

On this ____ day of _____, 2015, before me personally appeared Matt Tolksdorf, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as owner.

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

Notary Public (Sign)

(Print)



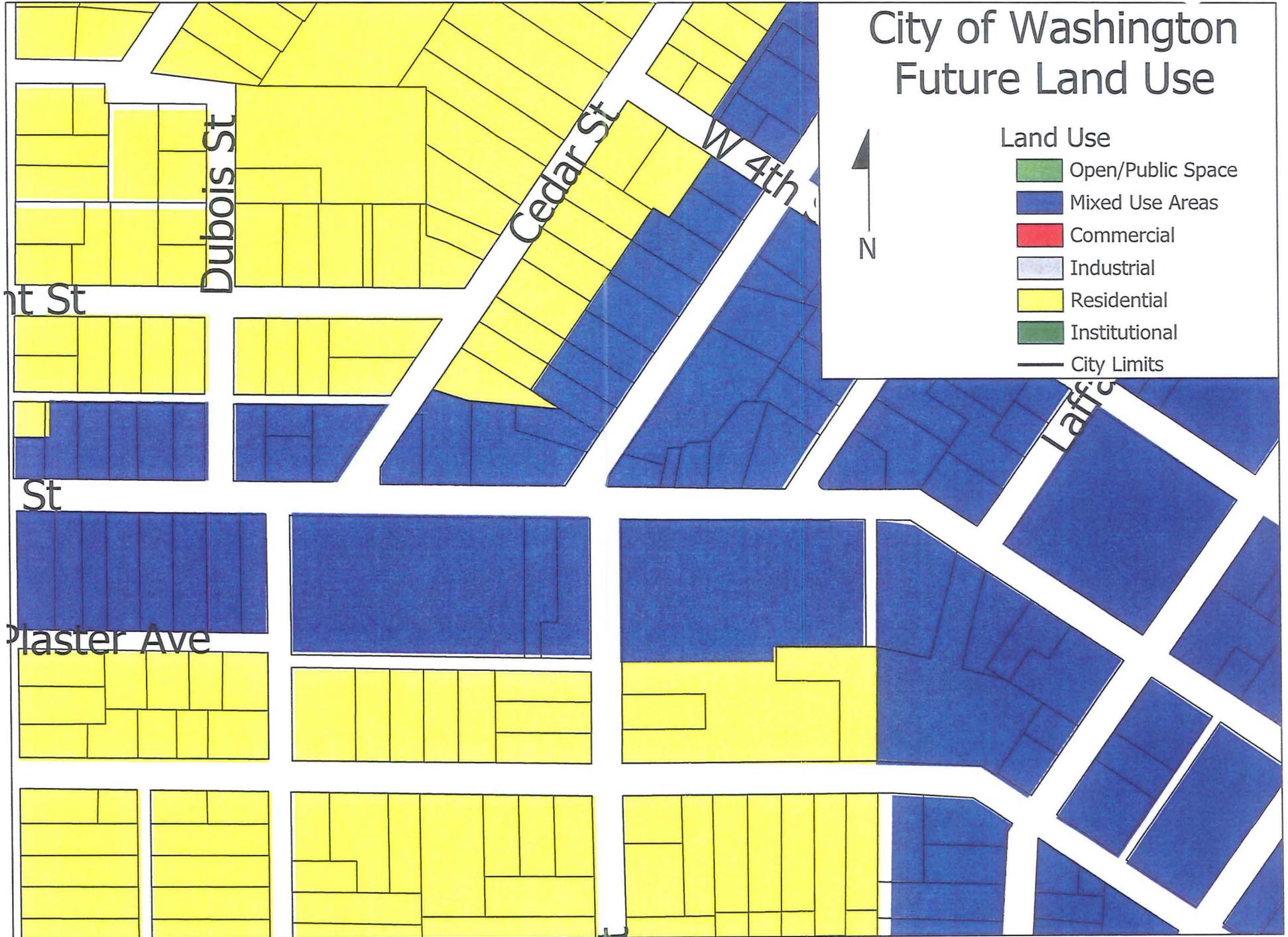




City of Washington Future Land Use



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



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: 5-14-15

Applicant Information:

Name MICHAEL TOLKSDORF Phone 390-0185

Address of Prelim Plat - 426 Cedar St. Wash, Mo 63090

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

Name N/A Phone _____

Address _____

Name of Proposed Subdivision TOLKSDORF ADDITION PLAT 2

Number of Lots Proposed 4 Zoning District Portion from R-1B ID C-2D

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:
Michael Tolksdorf

APPLICANT/COMPANY NAME (Printed):
MICHAEL TOLKSDORF

LANDOWNER SIGNATURE(s):
Michael Tolksdorf

LANDOWNER NAME (Printed):
MICHAEL TOLKSDORF

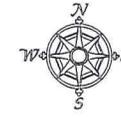
To: Planning and Zoning Commission
From: Planning and Engineering Department Staff
Date: September 3, 2015
Re: File # 15-0902 – Michael Tolksdorf
Synopsis: Tolksdorf Preliminary Plat Approval

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	General Commercial Overlay	C-20
East	General Commercial Overlay	C-20
West	Single Family	R-1B

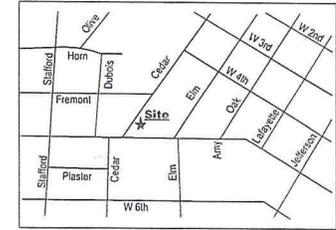
Property line is being adjusted to keep sewer lateral on lot it serves.

Tolksdorf Addition Plat 2

A Resubdivision of TOLKSDORF ADDITION,
A Resubdivision of Lot 2 of Sub-Division of Fred J. Mauntel Est and
Part of land in NE 1/4 of NW 1/4 of Section 22, Township 44N, Range 1W
City of Washington, Franklin County, Missouri



Graphic Scale:
1" = 30'



Vicinity Map
(Not to Scale)

Owner's Certificate:

We hereby certify that we have caused the property shown and described hereon to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as TOLKSDORF ADDITION PLAT 2 and we hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this _____ day of _____, 2015.

Michael Tolksdorf

IN WITNESS WHEREOF, we have executed this plat as of this _____ day of _____, 2015.

Matt Tolksdorf, Personal Representative
Estate of Heinz J. Tolksdorf

LINE	BEARING	HORIZ DIST
L1	N1°16'45"E	6.00'
L2	S0°53'51"W	4.25'
L3	S89°06'09"E	5.10'
L4	S33°49'07"W	4.25'
L5	N56°10'53"W	5.00'
L6	N11°44'13"E	17.55'
L7	S79°02'21"E	11.24'
L8	N1°08'37"E	20.00'

Notary Public Certificate:

State of Missouri)
County of Franklin) SS

On this _____ day of _____, 2015, before me personally appeared Michael Tolksdorf, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as owner.

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

Notary Public (Sign)

(Print)

Notary Public Certificate:

State of Missouri)
County of Franklin) SS

On this _____ day of _____, 2015, before me personally appeared Matt Tolksdorf, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as owner.

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

Notary Public (Sign)

(Print)

I, _____ Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land belonging to Michael Tolksdorf and Matt Tolksdorf, and resubdivided as "Tolksdorf Addition Plat 2" and further state that there are no delinquent tax assessments on the foregoing land due to Franklin County.

Collector of Revenue, Franklin County, Missouri

I, _____, City Clerk for and within the City of Washington Missouri do hereby certify that the above plat of "Tolksdorf Addition Plat 2" was approved by the City Council of Washington, Missouri by Ordinance No. _____ passed and approved the _____ day of _____, 2015.

City Clerk, City of Washington, Missouri

Franklin County Recorder of Deeds Certificate:

State of Missouri)
County of Franklin) SS

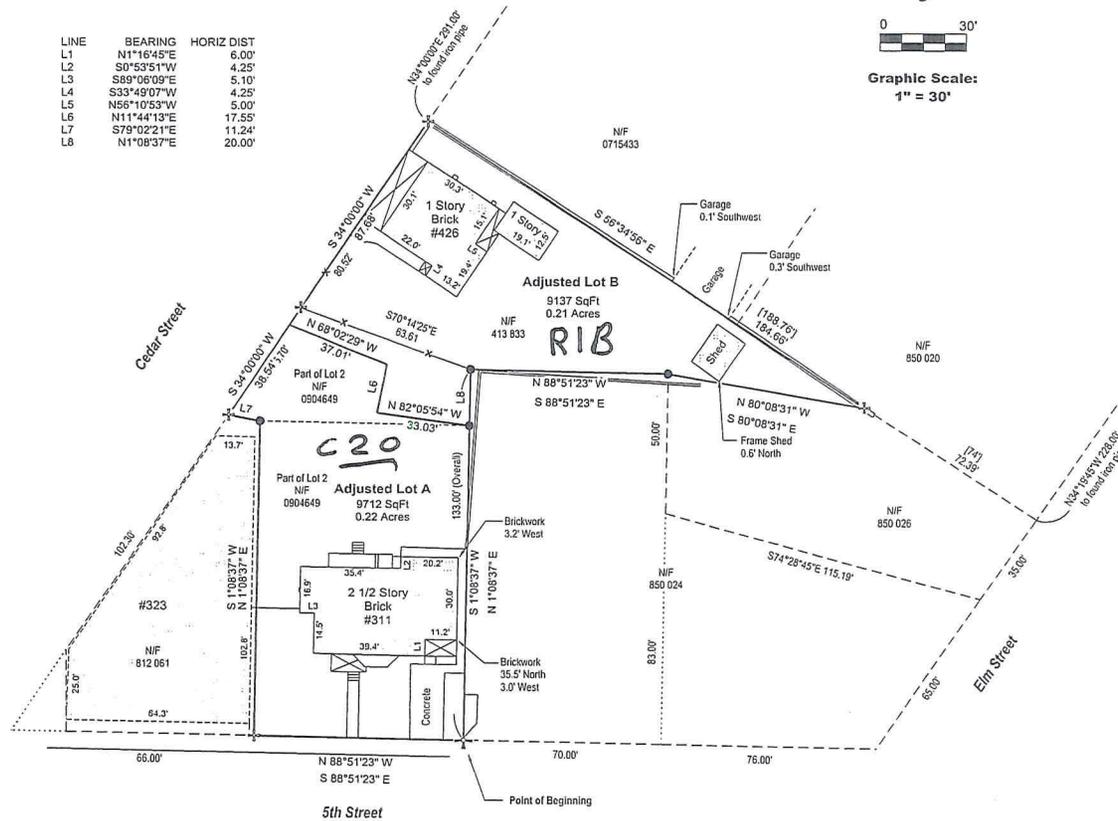
I, Jennifer L. Metcalf, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the _____ day of _____, 2015 at _____ o'clock _____ M and duly recorded as document number _____ on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.

Jennifer L. Metcalf, Recorder of Deeds

By: _____ Deputy

LEGEND	
+	Set Cross
●	Set Iron Rod
⊕	Set Crows Foot
[]	Record
+	Tick



Description of Property Surveyed:

Beginning at the Southeast corner of Lot 2 of Sub-Division of Fred J. Mauntel Est; thence North 88 degrees 51 minutes 23 seconds West 74.00 feet; thence North 01 degrees 08 minutes 37 seconds East 113.00 feet; thence North 79 degrees 02 minutes 21 seconds West 11.24 feet; thence North 34 degrees 00 minutes 00 seconds East 126.22 feet; thence South 56 degrees 34 minutes 55 seconds East 184.65 feet; thence North 80 degrees 05 minutes 31 seconds West 70.35 feet; thence North 88 degrees 51 minutes 23 seconds West 70.00 feet; thence South 01 degrees 08 minutes 37 seconds West 133.00 feet to the POB, the area being 18,849 square feet, according to the survey by Pellin Surveying LLC, dated 12/19/12 order no 2012-870.

Notes:

Source of Record Title: General Warranty Deeds recorded as document numbers 0904649 and 418333 of the Franklin County records.

Base of Bearing: Sub-Division of Fred J. Mauntel Est in Plat Book D Page 8 of the Franklin County records.

A current title commitment was not provided to the land surveyor. No other documents were provided to the land surveyor.

This property is subject to any and all easements, restrictions, conditions, etc. of record that may exist.

This survey meets the accuracy requirements for "Urban" type property as defined by the Missouri Minimum Standards.

Surveyor's Certificate:

I, Jeremiah D. Pellin, certify to the owners listed hereon, that this survey was performed under my direct supervision and in accordance with the "Minimum Standards for Property Boundary Surveys" as set forth by the Missouri Board for Professional Land Surveyors.

Jeremiah D. Pellin, PLS 2005019214
Pellin Surveying LLC 2007021399

Pellin Surveying LLC	
6408 Highway AJ Washington, MO 63090 Phone and Fax: 636-583-7777 License Number: 2007021399	
PROJECT NO: 2015-1212	DATE: 4/13/15
FIELDWORK: WDP/JTJDP	DRAWN BY: KSL
PREPARED FOR: Michael Tolksdorf & Matthias Tolksdorf	

Part of Lot B of TOLKSDORF ADDITION, a resubdivision of Lot 2 of Sub-division of Fred J. Mauntel Est, situated in Section 22, Township 44 North, Range 1 West, City of Washington, Franklin County, Missouri, described as follows:

BEGINNING on the East line of Cedar Street at the most Western corner of Lot 2 of Sub-division of Fred J. Mauntel Est; thence along Cedar Street, North 34° East for 38.54 Feet; thence leaving Cedar Street, South 68° 02' 29" East for 37.01 Feet; thence South 11° 44' 13" West for 17.55 Feet; thence South 82° 05' 54" East for 33.03 Feet; thence North 88° 51' 23" West for 74.00 Feet to the East line of Cedar Street; thence along Cedar Street, North 79° 02' 21" West for 11.24 Feet, to the Point of BEGINNING, the Area being 1350 Square Feet.

Tolksdorf Addition

A Resubdivision of
 Lot 2 of Sub-Division of Fred J. Mauntel Est and
 Part of land in NE 1/4 of NW 1/4 of Section 22, Township 44N, Range 1W
 City of Washington, Franklin County, Missouri

Owner's Certificate:
 We hereby certify that we have caused the property shown and described hereon to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as TOLKSDORF ADDITION and we hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this _____ day of _____, 2015.

Michael Tolksdorf

IN WITNESS WHEREOF, we have executed this plat as of this _____ day of _____, 2015.

Matt Tolksdorf, Personal Representative
 Estate of Heinz J. Tolksdorf

Notary Public Certificate:

State of Missouri
 County of Franklin) SS

On this _____ day of _____, 2015, before me personally appeared Michael Tolksdorf, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as owner.

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

Notary Public (Sign)

(Print)

Notary Public Certificate:

State of Missouri
 County of Franklin) SS

On this _____ day of _____, 2015, before me personally appeared Matt Tolksdorf, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as owner.

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

Notary Public (Sign)

(Print)

I, _____ Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land belonging to Michael Tolksdorf and Matt Tolksdorf, and resubdivided as "Tolksdorf Addition" and further state that there are no delinquent tax assessments on the foregoing land due to Franklin County.

Collector of Revenue, Franklin County, Missouri

I, _____ City Clerk for and within the City of Washington Missouri do hereby certify that the above plat of "Tolksdorf Addition" was approved by the City Council of Washington, Missouri by Ordinance No. _____ passed and approved the _____ day of _____, 2015.

City Clerk, City of Washington, Missouri

Franklin County Recorder of Deeds Certificate:

State of Missouri
 County of Franklin) SS

I, Jennifer L. Metcalf, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the _____ day of _____, 2015 at _____ o'clock _____ M and duly recorded as document number _____ on said date.

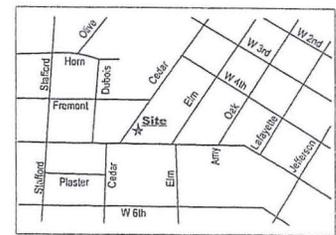
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Union, the date aforesaid.

Jennifer L. Metcalf, Recorder of Deeds

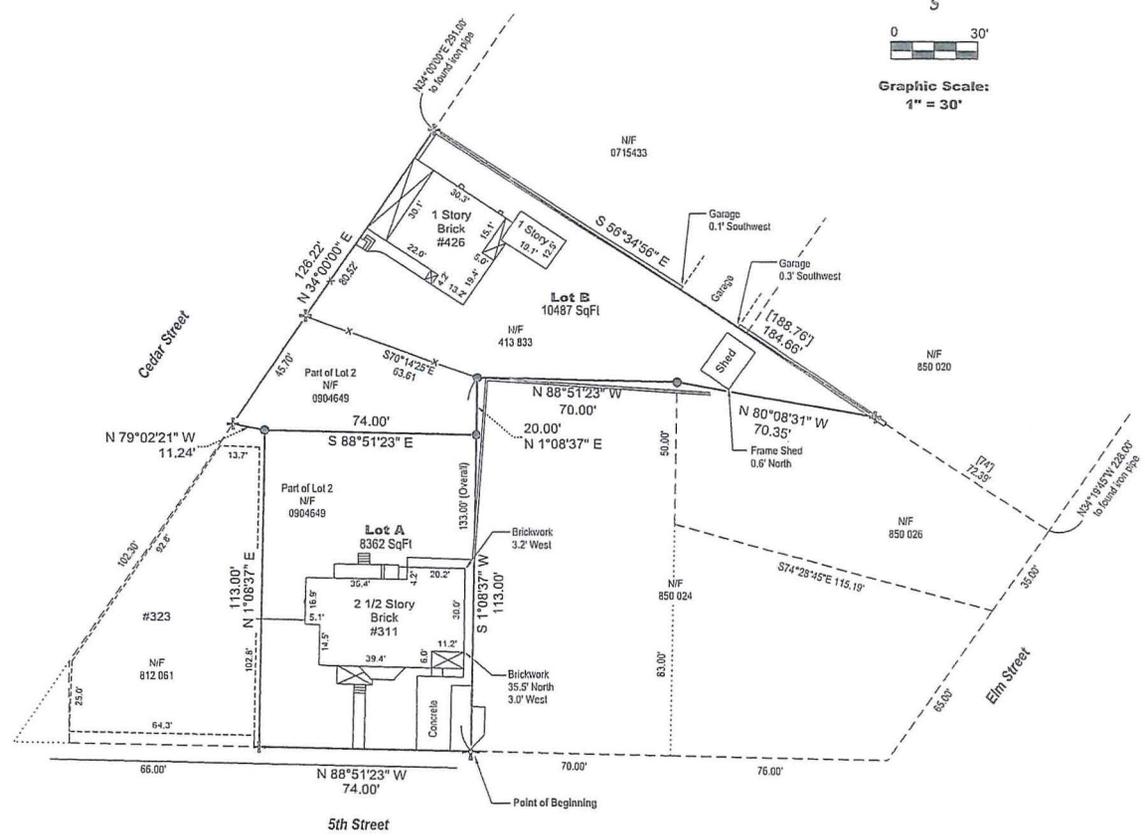
By: _____, Deputy



Graphic Scale:
 1" = 30'



Vicinity Map
 (Not to Scale)



Description of Property Surveyed:
 Beginning at the Southeast corner of Lot 2 of Sub-Division of Fred J. Mauntel Est; thence North 88 degrees 51 minutes 23 seconds West 74.00 feet; thence North 01 degrees 08 minutes 31 seconds East 113.00 feet; thence North 79 degrees 02 minutes 21 seconds West 11.24 feet; thence North 34 degrees 00 minutes 00 seconds East 126.22 feet; thence South 56 degrees 34 minutes 56 seconds East 184.66 feet; thence North 80 degrees 08 minutes 31 seconds West 70.35 feet; thence North 88 degrees 51 minutes 23 seconds West 70.00 feet; thence South 01 degrees 08 minutes 31 seconds West 133.00 feet to the POB, the area being 18,849 square feet, according to the survey by Pellin Surveying LLC, dated 12/19/12 order no 2012-870.

Notes:
 Source of Record Title: General Warranty Deeds recorded as document numbers 0904649 and 413/833 of the Franklin County records.
 Basis of Bearing: Sub-Division of Fred J. Mauntel Est. in Plat Book D Page 8 of the Franklin County records.
 A current title commitment was not provided to the land surveyor. No other documents were provided to the land surveyor.
 This property is subject to any and all easements, restrictions, conditions, etc. of record that may exist.
 This survey meets the accuracy requirements for "Urban" type property as defined by the Missouri Minimum Standards.

Surveyor's Certificate:
 I, Jeremiah D. Pellin, certify to the owners listed hereon, that this survey was performed under my direct supervision and in accordance with the "Minimum Standards for Property Boundary Surveys" as set forth by the Missouri Board for Professional Land Surveyors and the Missouri Department of Natural Resources.

COPY

Jeremiah D. Pellin, PLS 2005019214

LEGEND	
+	Set Cross
●	Set Iron Rod
⌵	Set Crows Foot
[]	Record

Pellin Surveying LLC
 208 South Church Street
 Union, MO 63084
 Phone and Fax: 636-383-7777
 License Number: 2007021399

PROJECT NO: 2012-870	DATE: 12/19/12
FIELDWORK: WDP/JTJ,DP	DRAWN BY: KSL
PREPARED FOR: Michael Tolksdorf & Matthias Tolksdorf	

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street · Washington, MO 63090
636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Location/Street Address: 1106 E 3rd Street

Owner: Linda Brandt Phone: _____

Owner's Address: 2600 Hwy T, Labadie MO 63055

Current Zoning of the Foregoing Property: R-1B

It is proposed that the property be put to the following use: Vacation Rental

Lot Size: Frontage 72 (feet) Depth 150 (feet) Number of Stories 2

Number of Units: 2 Number of Off-Street Parking Spaces: 2

Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

Linda Brandt
Signature of Applicant

8/13/15
Date

Linda S Brandt
Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.
Short term vacation rental (VRBO.com)

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.
Current existing residence

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.
Small groups of 4-6 guests. No events.
No large parties

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.
Traffic would increase no more than a
normal family of 4-6

5. The added noise level created by activities associated with the proposed use.
N/A

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.
Same use as any other residential dwelling

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

no change to exterior

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

N/A

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

no change in landscape

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

N/A

To: Planning and Zoning Commission

From: Engineering Department Staff

Date: September 3, 2015

Re: File #15-0903. Special Use Permit-1006 E. Third Street

Synopsis: The applicant is requesting a Special Use Permit for use as a vacation rental at 1006 E. Third Street.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Single Family	R-1B
East	Single Family	R-1B
West	Limited Commercial District	C-1



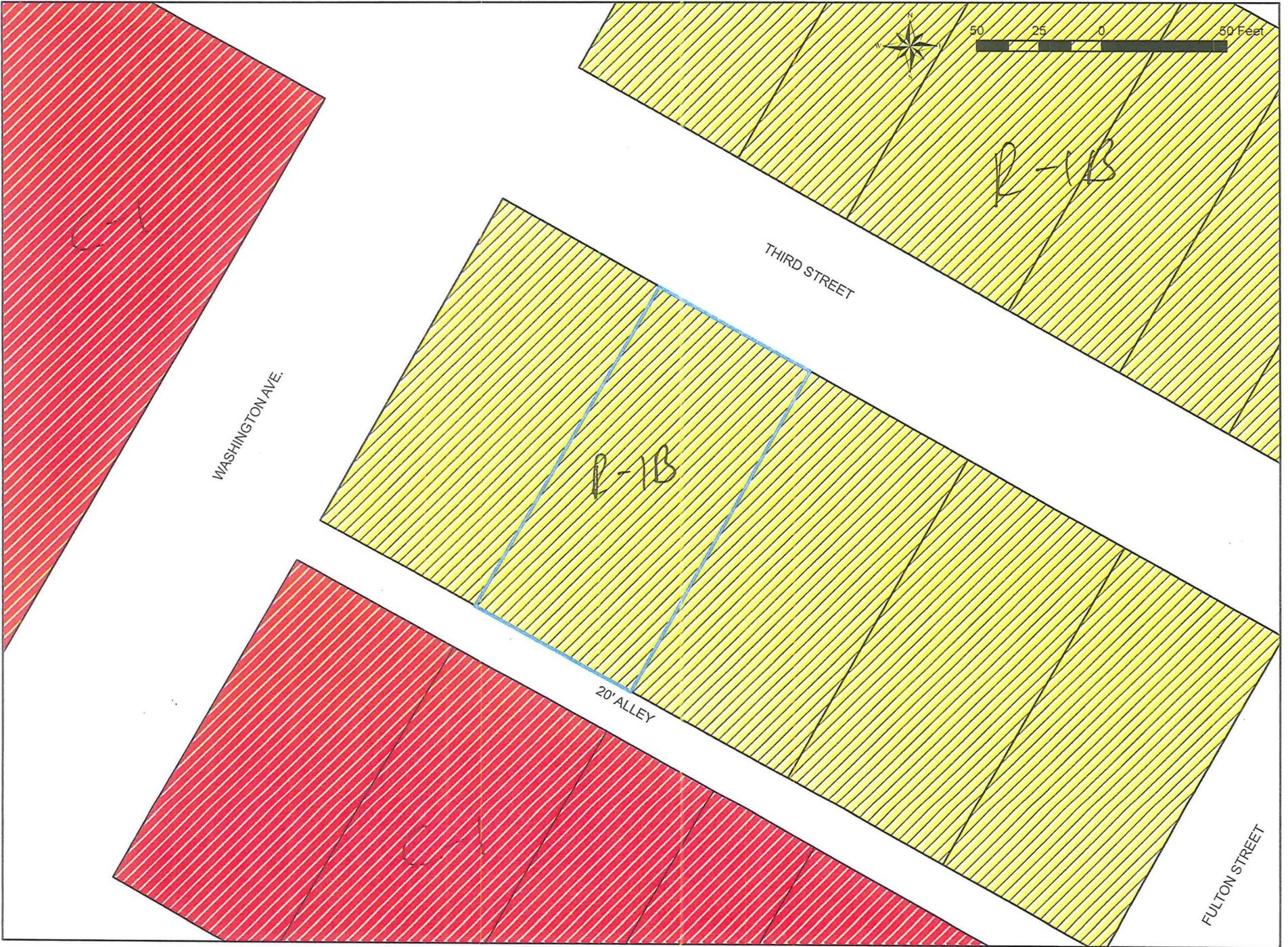
WASHINGTON AVE.

THIRD STREET

20' ALLEY

FULTON STREET

0 10 Feet

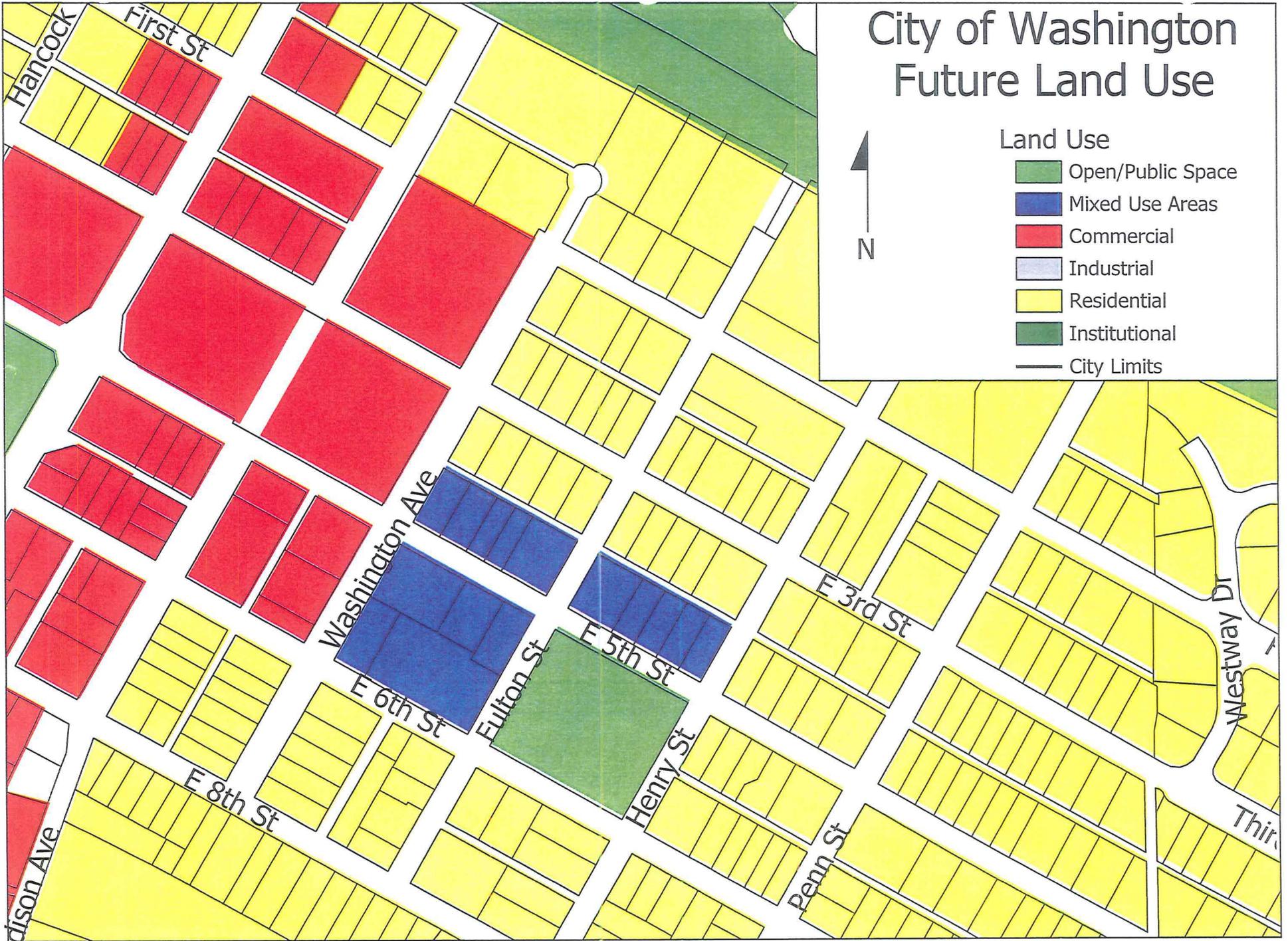


City of Washington Future Land Use



Land Use

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



CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street · Washington, MO 63090
636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Location/Street Address: 205 Locust Street – Washington

Owner: Alternative Properties/Cynthia M Harris Phone: 314-805-8450

Owner's Address: 2717 Amber Lane – Villa Ridge MO 63089

Current Zoning of the Foregoing Property: SFR/ Two Family R-20

It is proposed that the property be put to the following use: Short Term Rental
VRBO

Lot Size: Frontage _____ (feet) Depth _____ (feet) Number of Stories 1

Number of Units: 2 Number of Off-Street Parking Spaces: 2

Note: Will only be rented as a single unit.
Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

Cynthia M Harris
Signature of Applicant

8/24/2015
Date

Cynthia M Harris
Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

The home would be used like a residential home.

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

Current home will be used

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

Home will be used as a home with occasional outside activities

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

Renters will use driveway

5. The added noise level created by activities associated with the proposed use.

Level of noise will be the same as if a family lived in the home

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

Same as any residential home

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

No

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

None

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

None

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

No changes

To: Planning and Zoning Commission

From: Engineering Department Staff

Date: September 3, 2015

Re: File #15-0903. Special Use Permit-205 Locust Street

Synopsis: The applicant is requesting a Special Use Permit for use as a vacation rental at 205 Locust Street.

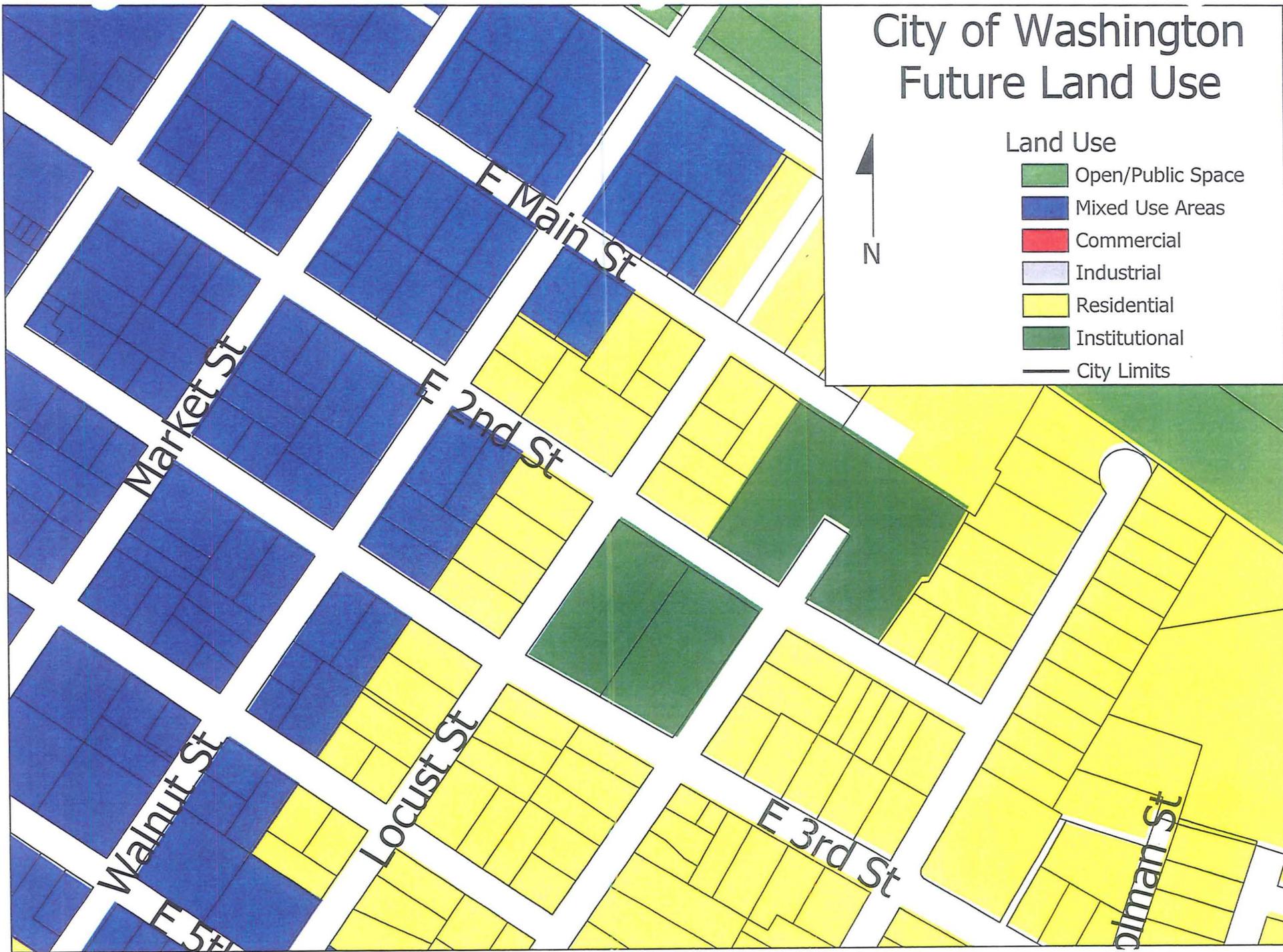
Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single & Two Family Residence District	R-20
South	Single & Two Family Residence District	R-20
East	Single & Two Family Residence District	R-20
West	Multiple Family Residence District	R-3

City of Washington Future Land Use



Land Use

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





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 P.O. BOX 1399 WASHINGTON MO 63090

Name of Owner DARYLL DUNCAN TRUST Daytime phone -

Address of Owner (if different from Applicant) -

Site Information

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

Existing Land Use: HOUSE, VACANT

Proposed Zoning and Intended Use of Property: COMMERCIAL

(MEDICAL AND HEALTH RELATED IDEALLY)

(C-4) Planned Commercial

Surrounding Land Use

North RESIDENTIAL South COMMERCIAL (CORPORATE)

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

5-12-15
Date

Signature of Landowner (if different)

Date

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: August 21, 2015

Re: File # 15-0511 – Daryl L. Duncan

Synopsis: The applicant is requesting to rezone 1000 Duncan Heights Drive from "R-1A" Single-Family Residence to "C-4" Planned Commercial District.

1000 Duncan Heights Drive

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1A
	Planned Commercial District	C-4
South	Single Family	R-1A
East	Single Family	R-1A
West	MoDOT Right-of-Way	N/A

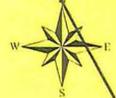
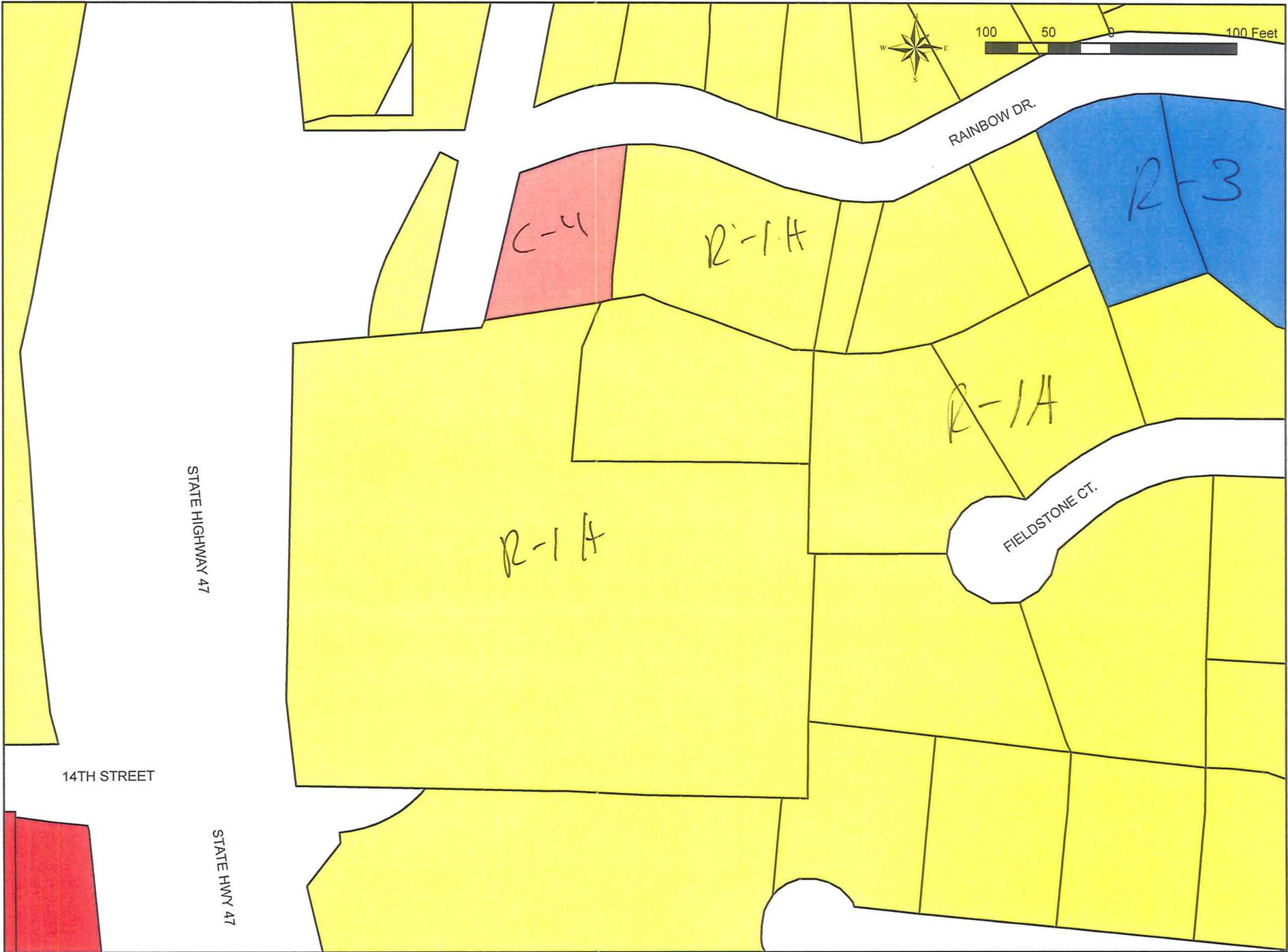
Any rezoning of the Daryl L. Duncan property is contingent on the Kathleen W. Duncan property being similarly zoned.

The rezoning is also contingent on the Duncan Ave right-of-way from the north line of the 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.

Find enclosed a conceptual site plan

as prepared by BFA, Inc.



100 50 0 100 Feet

RAINBOW DR.

R-3

C-4

R-1A

R-1A

FIELDSTONE CT.

R-1A

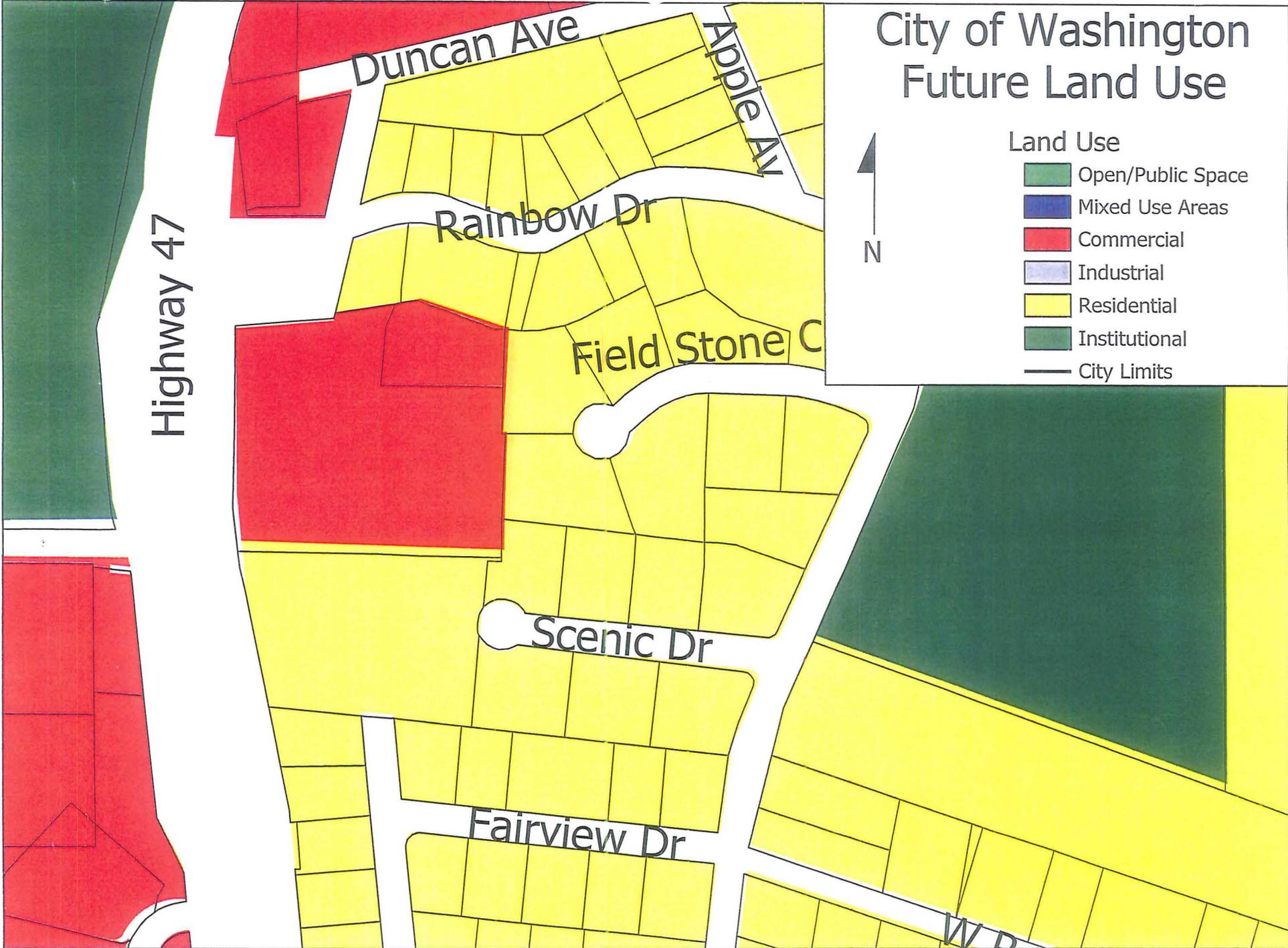
STATE HIGHWAY 47

14TH STREET

STATE HWY 47

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

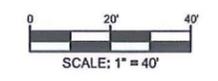
Field Stone C

Scenic Dr

Fairview Dr

W P

SITE PLAN VIEW



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

Daryl Duncan
Franklin County
Washington, MO 63090

REVISIONS	
1	
L.K.B.	08/20/2015
2	
3	
4	

DRAWN
S.J.L.
 CHECKED
R.G.R.
 DATE
07/01/2015
 SCALE
1"=60'
 JOB No.
4005
 SHEET NAME
Site Plan View

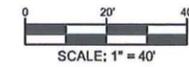
PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

P:\A4005_Daryl Duncan\A4005 Conceptual Plans\A4005_Siteplan_C- CIV.dwg
 8/20/2015 12:55 PM

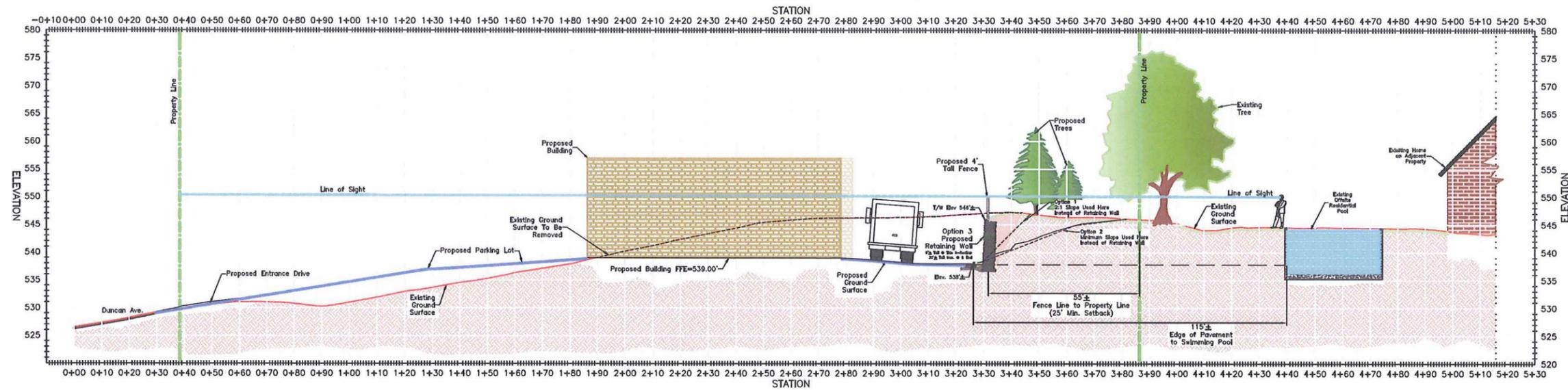


Imagery Date: 10/15/2014 38°32'45.41" N

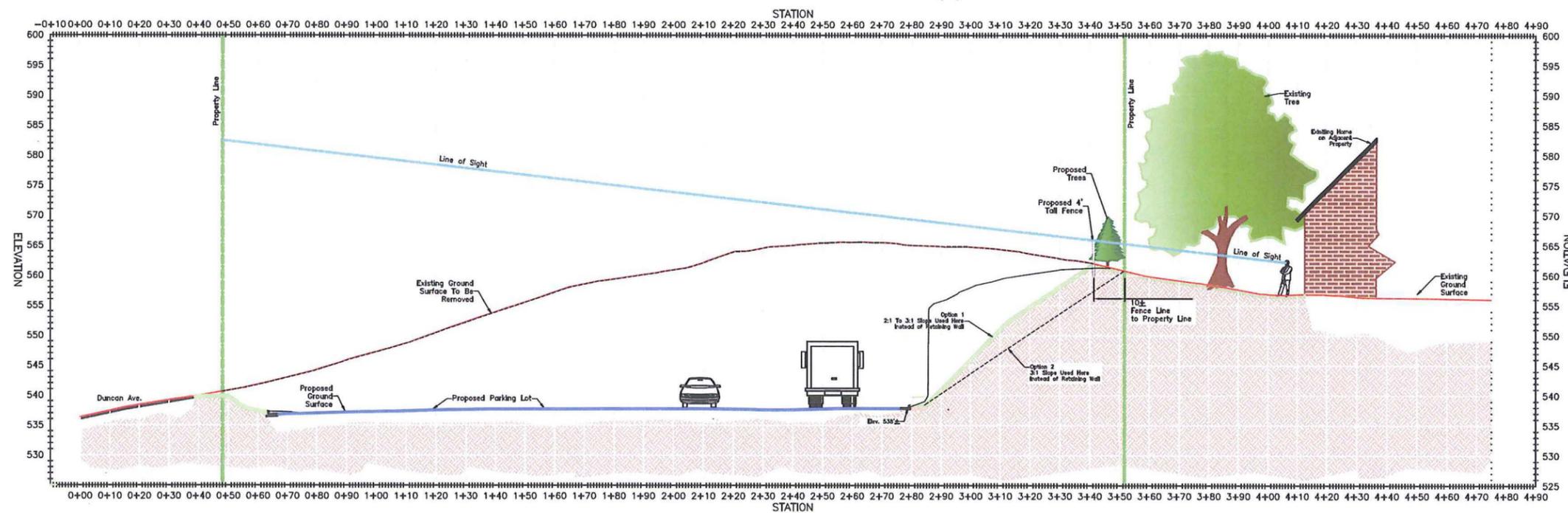
PROFILE A PROFILE B --OPTIONS 1 AND 2



PROFILE VIEW OF ALIGNMENT (A)



PROFILE VIEW OF ALIGNMENT - (B)



TELEPHONE: (336) 239-4751
BFA
 CONSULTANTS-ENGINEERS-SURVEYORS
 www.bfaeng.com
 WASHINGTON, MISSOURI 63090
 E-MAIL: mail@bfaeng.com
 103 ELM STREET

Daryl Duncan
 Franklin County
 Washington, MO 63090

REVISIONS	
1	
2	
3	
4	

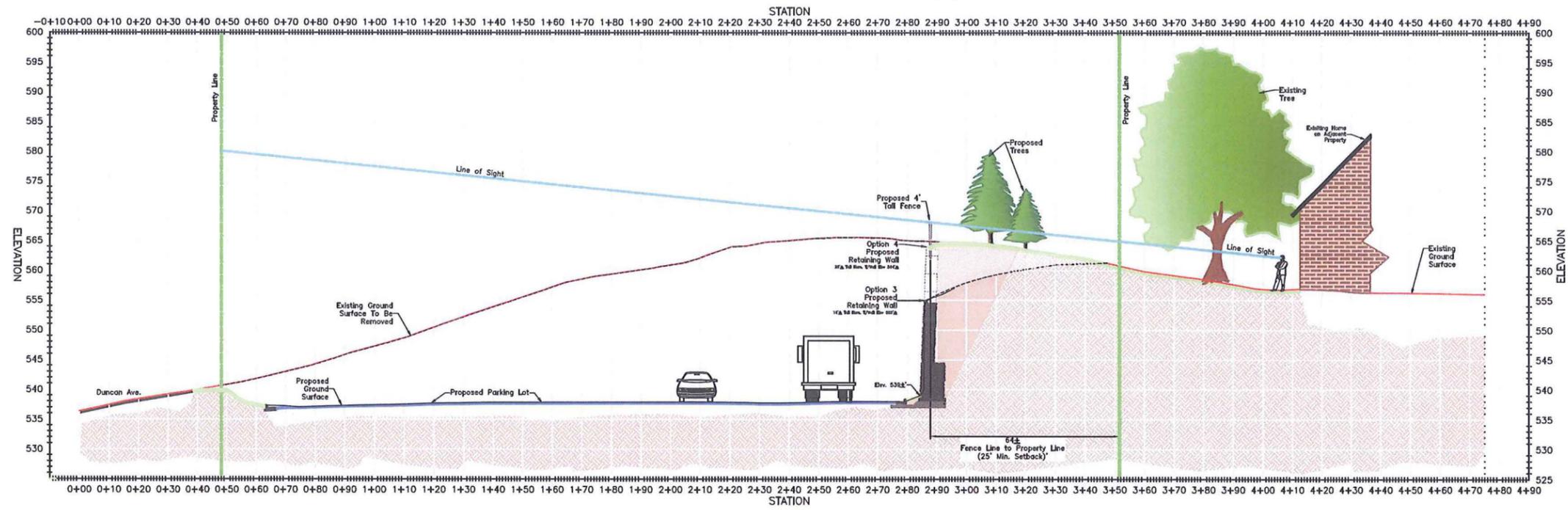
DRAWN L.K.B.
CHECKED R.G.R.
DATE 08/20/2015
SCALE 1"=40'
JOB No. 4005
SHEET NAME Profile A Profile B --Options 1 and 2
2 OF 4

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

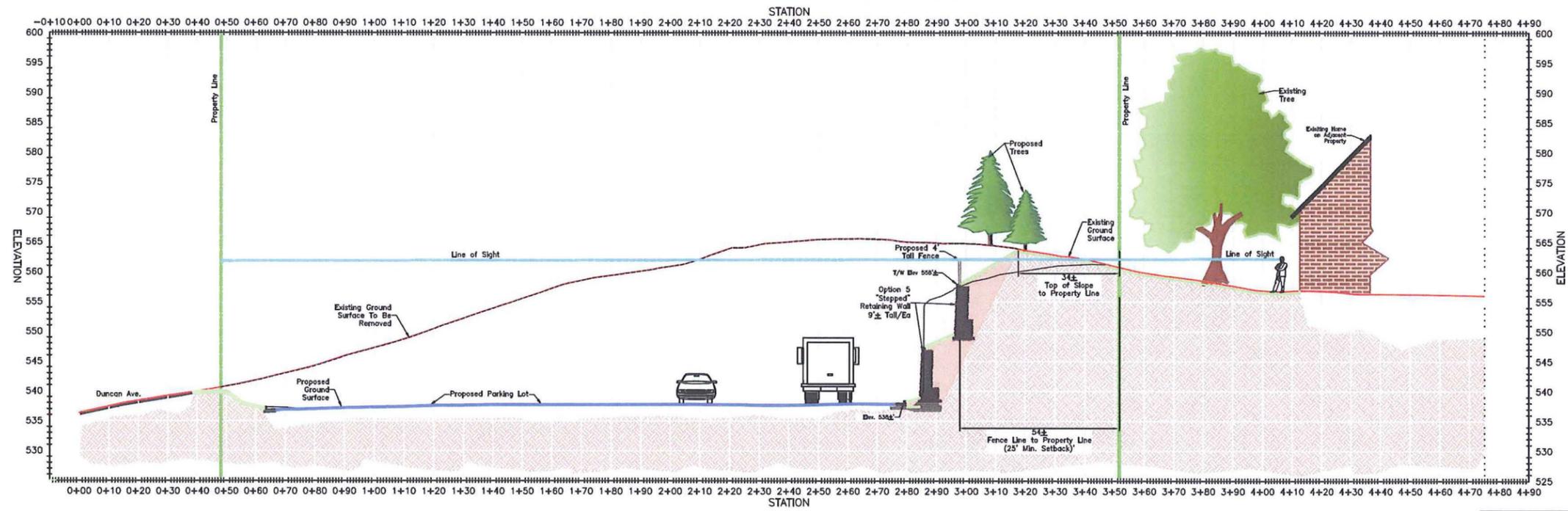
P:\4005_Plan\Drawings\4005 Conceptual Plans\4005_Siteplan_C-15.dwg
 8/20/2015 12:48 PM

PROFILE B --OPTIONS 3 AND 4 --OPTION 5

PROFILE VIEW OF ALIGNMENT - (B)



PROFILE VIEW OF ALIGNMENT - (B)



TELEPHONE: (636) 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

REVISIONS	
1	
2	
3	
4	

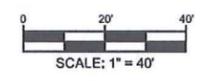
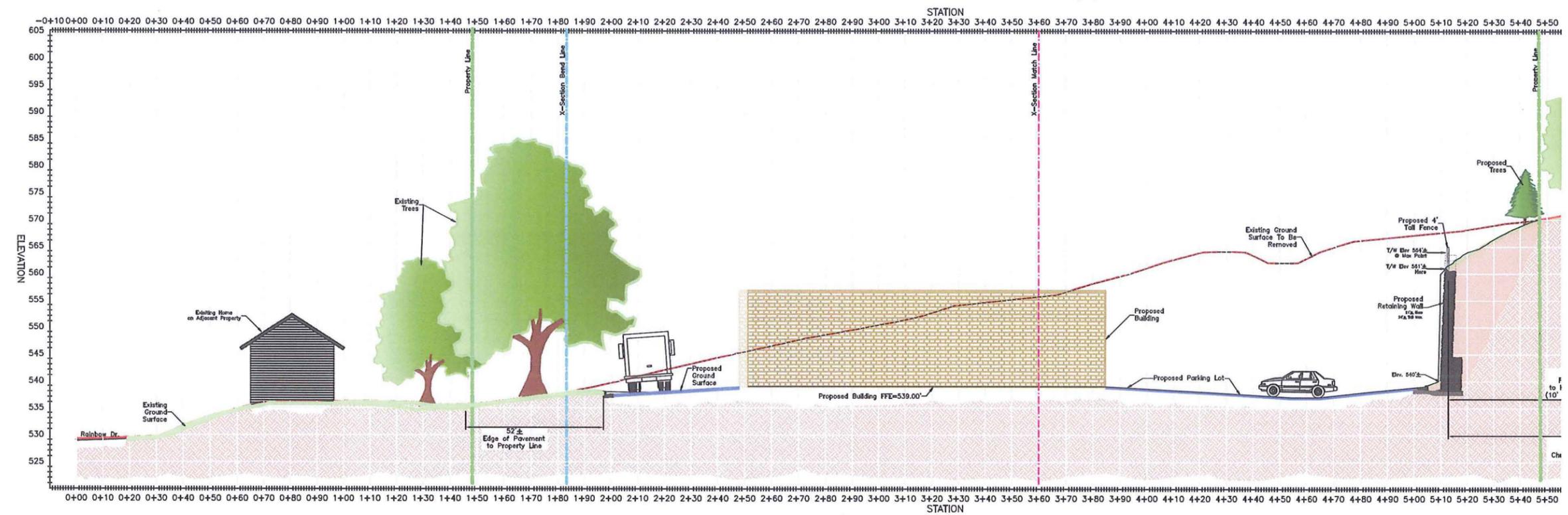
DRAWN L.K.B.
CHECKED R.G.R.
DATE 08/20/2015
SCALE 1"=40'
JOB No. 4005
SHEET NAME Profile B --Options 3 and 4 --Option 5
3 OF 4

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

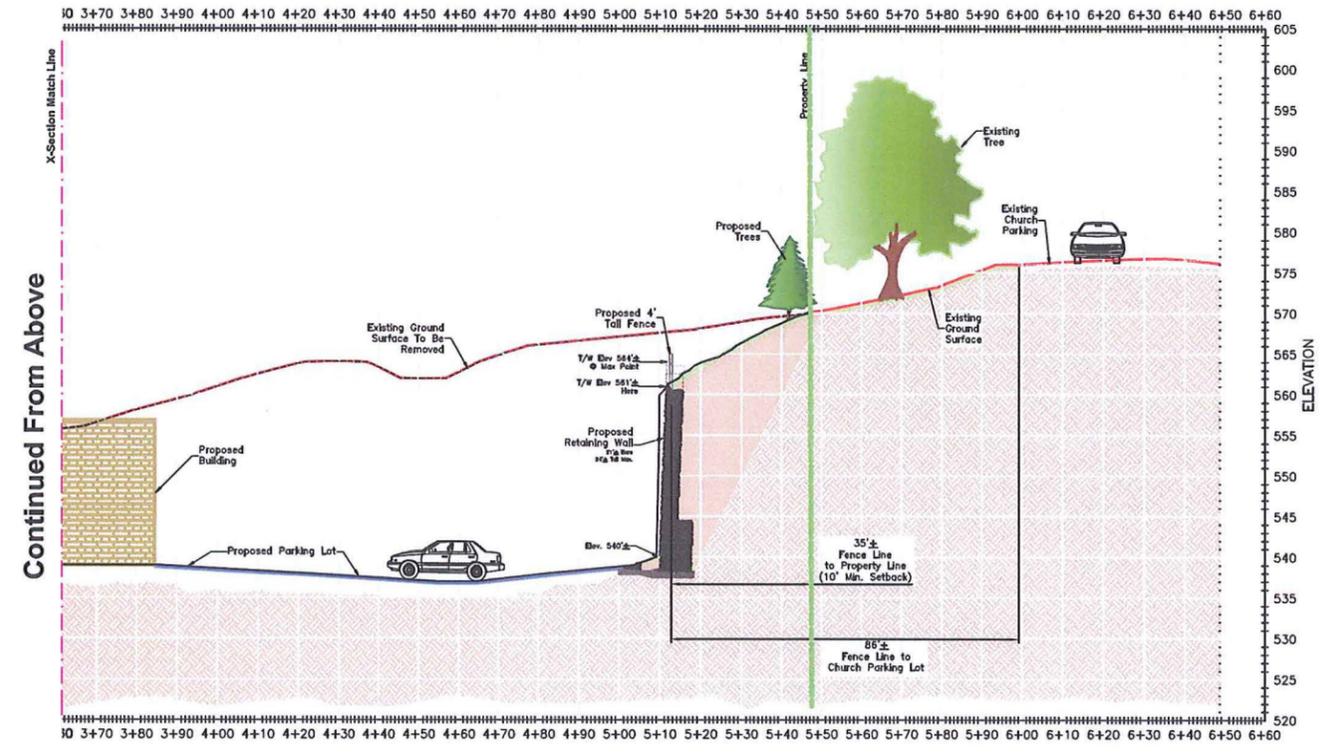
P:\4005_Daryl Duncan\4005 Conceptual Plans\4005_Siteplan_C-015.dwg
8/20/2015 12:53 PM

PROFILE VIEW OF ALIGNMENT - (C)

PROFILE C



Continued Below



TELEPHONE: (314) 239-4751
BFA
 CONSULTANTS-ENGINEERS-SURVEYORS
 www.bfaeng.com
 103 ELM STREET
 WASHINGTON, MISSOURI 63090

Daryl Duncan
 Franklin County
 Washington, MO 63090

REVISIONS	
1	
2	
3	
4	

DRAWN
 L.K.B.
 CHECKED
 R.G.R.
 DATE
 08/20/2015
 SCALE
 1"=40'
 JOB No.
 4005
 SHEET NAME
 Option C

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

P:\4005_Disc4_Duncan\4005 Conceptual Plans\4005 Sketch C- CV5.dwg
 8/20/2015 12:24 PM

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 NE #3012 Albuquerque
NM 87113

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: C4

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

5/13/2015

Date

Kathleen W Duncan Exec.

Estate of Craig F Duncan

Signature of Landowner (if different)

5/13/2015

Date

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: August 21, 2015

Re: File # 15-0510 – Kathleen W. Duncan

Synopsis: The applicant is requesting to rezone from "R-1A" Single-Family Residence to "C-4" Planned 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
	Planned Commercial District	C-4
South	Single Family	R-1A
East	Single Family	R-1A
West	MoDOT Right-of-Way	R1-A

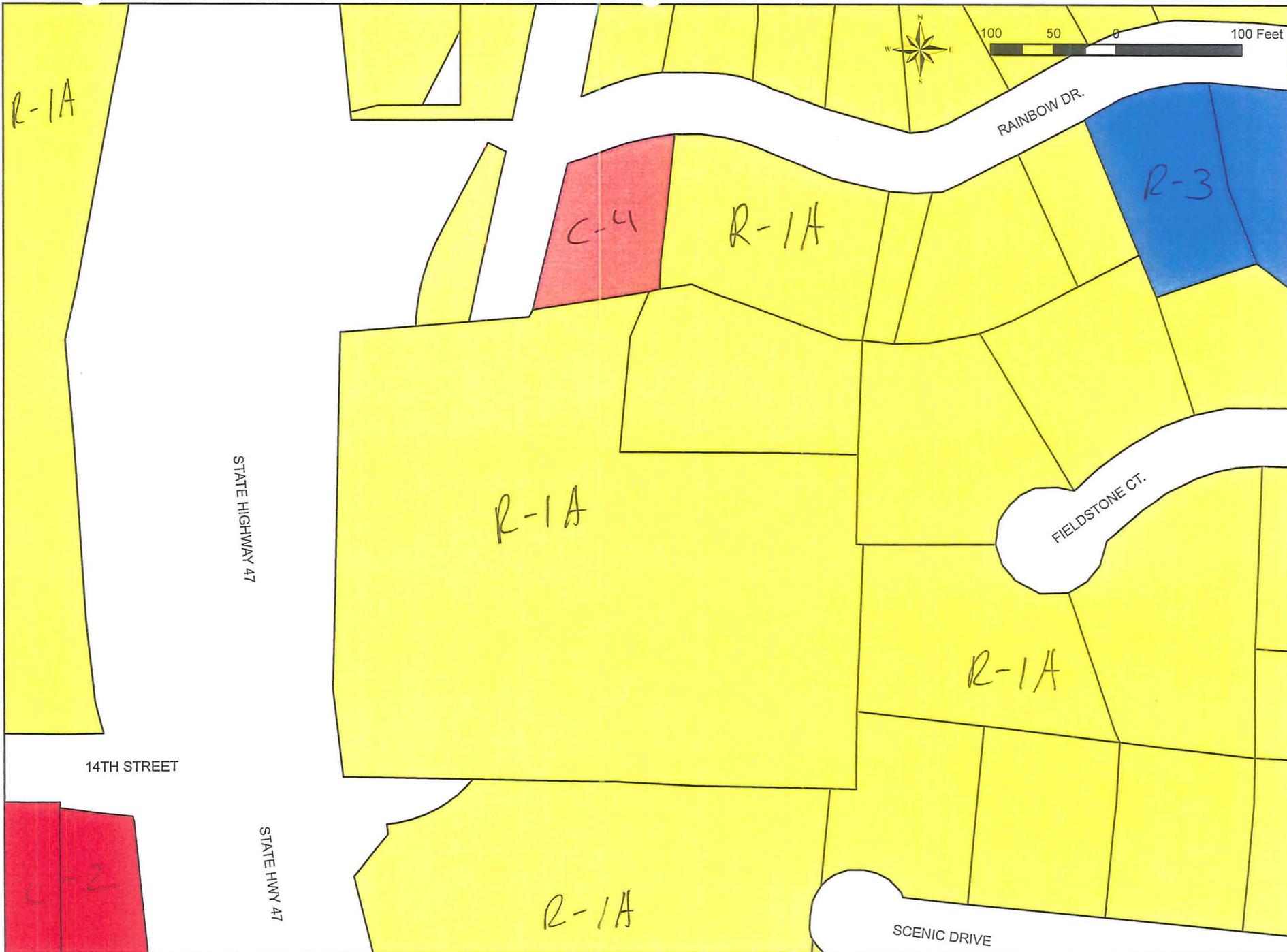
Any rezoning of the Kathleen W. Duncan property is contingent on the Daryl L. Duncan property being similarly zoned.

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.

Find enclosed a conceptual site plan

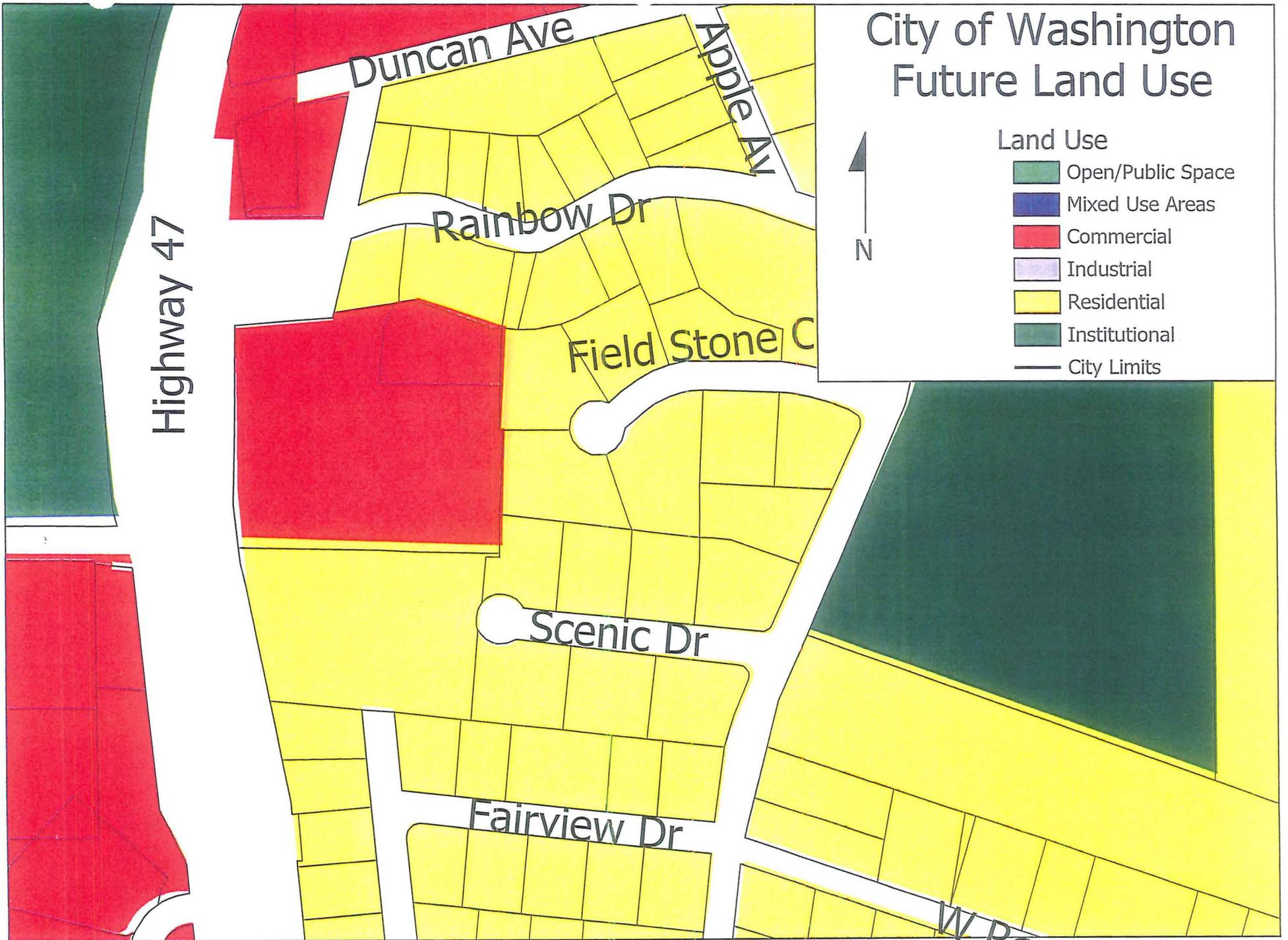
as prepared by BFA, Inc.



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 W

Rainbow Dr

Field Stone C

Scenic Dr

Fairview Dr

W P

