

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING  
405 JEFFERSON STREET, WASHINGTON, MISSOURI  
COUNCIL CHAMBERS -- GROUND LEVEL  
Monday, March 9, 2020 @ 7:00 P.M.**

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- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from February 10, 2020
- 3) **File #20-0301**-The applicant is requesting Voluntary Annexation of The Overlook Development Phase 3 of Weber Farms.
- 4) **File #20-0302**-The applicant is requesting Preliminary Plat approval for The Overlook Development Phase 3 of Weber Farms.
- 5) **File #20-0303**-The applicant is requesting Preliminary Plat approval for 905 East First Street.
- 6) **File #20-0304**-The applicant is requesting to rezone the property located at Fifth Street and Penn Street from R-3, Multi Family to C1, General Commercial.
- 7) **File #20-0305**-The sale of Lot 18 of the Heidmann Industrial Park to Noah's Ark; Amendment #23 to the Redevelopment Plan.
- 8) **File #20-0306**-The applicant is requesting Voluntary Annexation of Meadowlake Farm Plats 1 & 2, lots 1 thru 61.

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, February 10, 2020 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, MO.

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

**Present:** Tony Gokenbach, Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Sal Maniaci

**Absent:** Samantha Cerutti Wacker

- 2) **Approval of Minutes from January 13, 2020-Motion made to approve, seconded and passed without dissent.**
- 3) **File #20-0201-The applicant is requesting a rezoning from M-2 Heavy Industrial to PD-R Planned Residential and approval of a development plan for property located at 700 W. Second Street(International Shoe Factory)**



**Sal Maniaci-**The applicant is requesting approval to rezone approximately 3.37 acres from M-2 Heavy Industrial to PD-R Planned Residential and approval of a development plan for 85 apartments. The proposed development plan shows utilizing the main historic structure that is composed of three story, two story, and one story wings for the apartments. The demolition exhibit proposes the removal of 4 smaller structures to the rear. All of which are smaller and separated from the main building and can be considered in worse condition. There is no new building construction planned. The development plan shows 50 two bedroom units and 35 one bedroom units ranging in size from 610 square ft. to 1,012 square ft. There is a 12 ft. wide alley to the south of the property that is proposed to be vacated. It is not currently improved with any type of surface and has no value to the City to be maintained.

The applicant also submitted renderings of the development once the tuck-pointing, window replacement, roof repairs, etc. are complete. They are attached to this report.

City code allows developers to request Planned Districts when their proposals are unique enough in design that they would not fit in one of the un-planned districts. In this case, there are two items requiring the applicant to apply for the planned development.

1. **Parking:** City code requires that all apartments provide 2 parking spaces per unit. The applicant has proposed 128 off street parking spaces as well as 25 on street striped spaces resulting in a ratio of 1.8 per unit. The on street parking is shown as being striped on the building side of Rand and Second Streets. Both streets have the width to accommodate the parking. It was staff's recommendation early in design not to include Johnson Street due to its narrow width. The applicant's reasoning is that with 41% of the units being one bedroom that the proposed amount of parking will be sufficient. In order to meet the same intent of our code and not burden the neighboring properties, there is an assumption being made that 20% of the one bedroom units will be tenants with 1 car. Although it does not match our City code, it is worth mentioning that the American Planning Association's National Parking Standards manual recommends 1.5 parking spaces for single bedroom apartments and 2 spaces for 2 bedrooms and above. Under the APA standards this development would need 153 spaces, which is exactly what is proposed with on and off street.
2. **Density:** Density in Planned Residential Developments is set by ordinance. If the applicant were to be rezoning to R-3 Multi Family they would be required to meet a density of 3,000 sq. ft. per unit, a code that is written mostly to handle new construction of multi-family units. In this case, the applicant is requesting a density of 1,727 sq. ft. per unit with a total of 85 units. The property is unique in that the building already exists and takes up a certain percentage of the block. Being surrounded by right-of-way limits the developer from adding additional open space to decrease the density. Staff would not recommend demolition any of the main structure to decrease density given the historic significance of the structure. The other option would be increase the unit sizes to decrease the amount of units in the building. This however would most likely create units that are not compatible to the market, decreasing the feasibility of the project. In staff's opinion, the Planned Residential Code exists for properties and developments of this nature and given the size of the existing building the proposed density is adequate.

Under all other zoning districts, the two issues above would be reviewed by the Board of Zoning Adjustment. However, when a development is in a Planned District, every item of the development plan is reviewed and approved by the Planning and Zoning Commission and the City Council.

With the proposal of the parking lot to the south of the building, there will be some stormwater retention required. The plan shows a retention area in the southeastern corner of the lot. The Building also has 360-degree fire access and will be sprinkled. Stand pipes, water, and sewer lines will be addressed during the building plan review. There are two dumpster enclosures proposed for the development. Our solid waste department will work with the developer ensuring adequate dumpster size is met. The development also meets the 5% open space landscaping requirement for the amount of parking. Finally, there is a fence proposed around the parking area. Staff is recommending that the southern side of the fence be a 6 ft. sight proof fence to screen the adjacent homes from the any nuisance from vehicle lights and sounds.

Staff would also like to acknowledge that the International Shoe Factory has been a targeted redevelopment for decades. The City's Comprehensive Plan has, in staff's interpretation, has at least 7 objectives in the Implementation Strategy that this redevelopment could help achieve. They are Economic Development objectives 1.6 and 2.4, aesthetics goals #2 and #3, and Land Use goals #1 and objectives 7.2 and 7.3. A highlighted copy of the implantation strategy is attached to this report.

Also, in 2007, the City had a Conservation Development Study completed that identified International Shoe Factory as a targeted Redevelopment Project Area that would qualify for development assistance to be able to enhance the subject property as well as the surrounding properties. The district included the factory as well as Elijah McCleans. Approving this proposal would complete the redevelopment of the area as recommended by the study.

Finally, the Washington Historic Preservation Commission has identified the International Shoe Factory and surrounding blocks as a priority over the past 3 years. Since 2016, the WHPC has applied for and received over \$60,000 of grant funds to survey the Factory building and surrounding properties. The surveys have determined that the factory itself is a historically significant structure and contributing building qualified for The Department of the Interior's National Register of Historic Places. The proposed investment would save the building from demolition and as well as put it to good use.

Given the proposed improvement to the property and the development's compatibility with the City's plan staff recommends approval of the rezoning to PD-R and the development plan under the following conditions:

1. Parking stalls along Rand and 2<sup>nd</sup> Streets must be painted to City on-street parking requirements to capitalize on the most spots available.
2. The on-street parking stalls must not be reserved and remain public as all on street parking is.
3. A 6 ft. sight proof fence is placed along the southern boundary of the parking lot.
4. Stormwater calculations must be verified by City Staff. If changes to the stormwater plan significantly alter the site plan, a revised set must be submitted for Planning and Zoning and City Council approval.

**Tony Gokenbach**-You mentioned that the building is up for becoming a national historic property or a district be built around it, would that make the project easier or harder to complete?

**Sal Maniaci**-The goal is always to make it easier. The building itself we know is capable of being registered. We often do grants and go in and survey a property to see if anything qualifies. And if the district itself does, we would apply for another grant to get it actually registered. What that does is opens the property owner in there for Federal Tax Credits for rehab projects. Hopefully, that would entice anyone that is in the district.

**Tony Gokenbach**-But they would have to jump through the hoops to qualify.

**Sal Maniaci**-Yes, they would. And you have to do whatever they say. You have to make sure it does effect the historic integrity of the building. It creates a national historic district so you can have resources available for any type of rehab you may want to do. This building we know does qualify but that has to be individually registered and that costs between nine and ten grand. We don't go in and individually register buildings. We only do it by district. We had just completed the survey in August. How the program works is once you complete a survey district you are not permitted to apply for it for a year.

**John Borgmann**-I know the building now is sprinkled and wondering if the builder is planning to sprinkle it as residential?

**Sal Maniaci**-Yes. The applicant has come to two of our site plan meeting in house with staff with fire and water to go over some of the internal items. They have to figure out where the separate fire line will go.

**John Borgmann**-Do we know if the City is going to incur any cost for the utility development for this project because I know the water is not that best out in that area.

**Sal Maniaci**-Not at this time. It has not been requested. That would something to be discussed at a later date when construction begins but that is not tied to any zoning that needs to be approved.

**Carolyn Witt**-Do they need to come before Historic Preservation?

**Sal Maniaci**-It is not required. It is not in a design review area. And it is not registered yet. Since this has been on the agenda for four years I do plan on bringing this presentation to them next week just so everyone can see it.

**Ed Schmelz-Developer**-Thank you Sal for the great presentation. I would like to talk about the units a little bit. These are going to be kind of a high-end unit. No low income. The units themselves will have granite counter tops, 11 to 14 ft. ceilings, exposed spiral duct work for the HVAC systems. We will have 2500 sq. ft. of lobby

space in the common area which will be set up for mailboxes, etc. Seating areas, couches, recreation area with a coffee station. Interior & Exterior bike racks, a small dog park. We will allow pets on the first floor. There will be security systems, cameras on exterior doors and in the parking lots, all interior hallways will have them along with the common area. The entry doors will remain locked at all times for security purposes. Every tenant will have a swipe card to get in/out. Key pad entrance for the individual units. For deliveries there will be an intercom system with face recognition at the front and rear doors. It will be a live stream.

**Tony Gokenbach**-What do you see as far as rent for the one and two bedrooms.

**Ed Schmelz**-So we have 85 units, 50 of them are two bedroom. Of those 50, 35 of them are two bedroom, two batch and they will go for \$975 which will include sewer water and trash. Two bed, one bath will be \$925. One bedroom will be \$765. And we do have studio apartments that will go for \$595. The average is \$878/unit.

**Mayor Lucy**-Have you ever done this sort of project?

**Ed Schmelz**-I have rehabbed several buildings but nothing of this size.

**Mark Kluesner**-Will there be any elevators in case seniors want to rent?

**Ed Schmelz**-Yes. One elevator.

**Kevin Unnerstall**-My main concern is the parking owning rentals in the area.

**Sal Maniaci**-I should bring up from the Traffic Committee meeting that conversation of people wanting to park closest to their unit. That is one reason we wanted to stripe parking spaces. There is also an ordinance that you can not have your car parked in front of someone else's home after 10:00 p.m. This can be enforced with a phone call. It will be complaint driven.

**Ed Schmelz**-The bulk of our doors are on the inside of the corridor. We are only striping one side. We only have one door on the west side.

**Karen Parhem**-Glad to see this development happening. Glad it is going to be affordable for young professional. We have low end renters so this development will maybe help the neighborhood. When Elijah McLean's has events the parking is bad. They park everywhere.

**Tim Buddemeyer**-I live at the corner of Roberts and Johnson. My issue is the parking also. If we are going to stripe this, my truck does not fit in the parking spaces downtown. I think maybe there should be another solution to the parking. I have a solution but it will probably affect me somewhat. If you look at Johnson Street, at the corner of Roberts, and Second and Johnson, there are two lots that would have to be bought and add parking there. It would really help with the parking issue.

**Karen Day-Johnson & Edith**-I am concerned about the parking. Every couple these days are a two car family. So you don't have enough parking. So I suggest you deny this request and have them come back with maybe less units so the parking isn't an issue.

**Jolene Patterson**-715 Rand-I am thrilled about this project. Obviously, everybody is nervous about the parking. Parking garages are very expensive. I wouldn't go that way.

**Ed Schmelz**-It would be difficult to build a parking garage. And they are pricey. It could be a million dollars and it would blow the project. I feel strongly that we will have enough parking. Our spots are 10 ft. x 20.

**Tony Gokenbach**-I guess your engineers said the detention is enough?

**Ed Schmelz**- They just threw that on there. There is a natural water shed there already. We still are going to put in a detention pond.

**Tony Gokenbach**-What about having a traffic study and making some of those streets one way and have diagonal parking?

**Sal Maniaci**-That would be a recommendation that would have to go before the Traffic Committee and Council.

**John Borgmann**-Johnson Street could not be a one way street because you would not meet fire lane access. A lot of the houses have driveways so parking may not be as bad as we all think.

**L.B. Eckelkamp**-Owner of the property. I believe this is great. I think it is a great plan. I believe this is the perfect solution to affordable housing.

**A motion was made, seconded and passed without dissent.**

- 4) **File #20-0202**-The sale of Lot 12 of the Heidmann Industrial Park to Noah's Ark; Amendment #21 to the Redevelopment Plan.

**A motion was made and seconded, passed without dissent.**

- 5) **File #20-0203**-The sale of lots 21, 22 and 23 of the Heidmann Industrial Park to Project Trace; Amendment 22 to the Redevelopment Plan.

**A motion was made and seconded, passed without dissent.**

**Motion made to adjourn at 8:30 seconded and passed without dissent.**

**Approved:** \_\_\_\_\_  
**Thomas R. Holdmeier, Chairman**

**Next meeting of the Planning & Zoning Commission will be held March 9, 2020**

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: March 9, 2020

Re: File # 20-0301 – Voluntary Annexation – Overlook At Weber Farms Plat 3

Synopsis: The applicant is requesting to annex 9.92 acres of the Weber Farm adjoining the Weber Estates Subdivision

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Single Family	R-1A
South	Single Family / Vacant Land	R-1D
East	Single Family	R1-D
West	Single Family	R-1A

**Analysis:**

The applicant has submitted an application to annex 9.92 acres as shown on the attached survey. The application also requests that the newly annexed property be zoned R-1D Single Family Residential, which is consistent with the adjoining property to the south in the Malvern Hill subdivision. This zoning allows for single family residential lots 7,500 sq. ft. in size and up.

This annexation will create a pocket of un-annexed territory to the northeast where the Murphy property is located. Although undesirable, this is not uncommon throughout town as interested property owners and developers voluntarily annex, while neighboring property owners are not interested in joining at this time. The Murphy’s will retain access to public right-of-way in the new development.

**Recommendation:**

Staff recommends approval of the proposed annexation of 9.92 acres with the proposed zoning of R-1D Single Family Residential.

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 Jefferson Street • Washington, Missouri 63090  
636.390.1010 phone • 636.239.4649 fax

VERIFIED PETITION FOR ANNEXATION

By completing this document, the undersigned is verifying the following:

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

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:

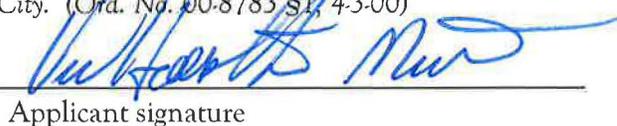
SECTION 400.170: VOLUNTARY ANNEXATION PETITIONS FEES & PROCEDURES

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. Please make check payable to the City of Washington.

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 S1, 4-3-00)

VMH LLC  
VIC HOERSTKAMP

Applicant Name (print)



Applicant signature

Address & Phone P.O BOX 1654, WASHINGTON, MO 63090 PHONE 636-390-2111 EXT. 23

STATE OF MISSOURI     )  
                                          )     SS  
COUNTY OF FRANKLIN    )

On this 18<sup>th</sup> day of February, 2020, before me appeared Vic Hoerstkamp, 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.



Notary Public



LORIE A. FREITAG  
My Commission Expires  
March 16, 2022  
Franklin County  
Commission #14854781

20-0301

**EXHIBIT A**

PT. S 1/2 SE 1/4 OF SEC. 26 & PT. N 1/2 NE 1/4 OF SEC. 35, T44N, R1W



0 50 100 150  
SCALE 1" = 50'

ACCURACY STANDARD = 0.69M PROPERTY  
BEED REFERENCE BEED DOC. #1163381 & #1163380  
BEARINGS BASED ON THE OVERLOOK AT WEBER FARMS PLAT 2

**DESCRIPTION OF 9.92 ACRES - TRACT 1**

A tract of land being part of the South Half of the Southeast fractional Quarter of Section 25, and part of U.S. Survey 1912, and part of the North Half of the Northwest Quarter of Section 35, Township 44 North, Range 1 West of the 6th P.M., Franklin County, Missouri, being more fully described as follows:

Beginning at an iron rod at the Northeast corner of Lot 18 of Mason Hill recorded in Doc. #120141;  
Thence on the North line of said Mason Hill as follows:  
Thence N 89° 21' 41" W 41.59 feet;  
Thence S 47° 15' 18" W 558.47 feet;  
Thence S 30° 34' 13" W 290.85 feet;  
Thence among said Mason Hill as S 88° 35' 45" W 303.81 feet to the South line of Lot 18 at the Southwest of Weber Farms Plat 2 recorded in Doc. #1152842;  
Thence S 89° 21' 41" W 4.05 feet to the Southwest corner of said Lot 18;  
Thence N 17° 25' 48" W 301.12 feet to the Northeast corner of Lot 15 of said the Overlook of Weber Farms Plat 2;  
Thence N 30° 34' 14" E on the south-right of any of Weber Heights Drive 113.21 feet;  
Thence N 27° 35' 22" W 50.80 feet to the Southeast corner of Lot 14 of said the Overlook of Weber Farms Plat 2;  
Thence W 15° 39' 12" W on the east line of Lot 14 and Lot 13 of said the Overlook of Weber Farms Plat 2 745.31 feet;  
Thence W 15° 39' 12" E 91.83 feet to the Southwest corner of Lot 53 of Lake Washington Estates-Plat 3 recorded in Plat Book 5, Page 321;  
Thence S 89° 21' 41" E on the south line of said Lake Washington Estates-Plat 3 354.61 feet to an iron rod at the Southwest corner of Lot 53 of said the Overlook;  
Thence N 01° 48' 23" E on the property line 77.58 feet to an iron rod;  
Thence N 89° 10' 43" E on the south line of said subdivision 538.29 feet to the Northeast corner of the Murphy Tract recorded in Book 910 Page 788;  
Thence S 09° 38' 47" W on the West line of the Murphy Tract 350.78 feet to the POINT OF BEGINNING.  
Containing 9.92 Acres more or less.  
SUBJECT TO easements, covenants, and restrictions of record.

**TRACT 1**  
9.92 ACRES  
TO BE ANNEXED  
AS R-1D



**WALDMEIER & ENGELBRECHT**  
SURVEYING & ENGINEERING INC.  
312 EAST MAIN STREET  
LITCHFIELD, MO 65038 (536) 283-8400

**ANNEXATION PLAN**  
**EXHIBIT A**  
PT. S 1/2 SE 1/4 OF SEC. 26 & PT. N 1/2 NE 1/4 OF SEC. 35, T44N, R1W  
IN FRANKLIN COUNTY, MO

DATE: 7-13-2020	SHEET
BY: [Signature]	
SCALE: 1" = 50'	1 OF 1
PROJECT: S-110 MAP & SURVEY	

DESCRIPTION OF 9.92 ACRE - TRACT I:

A tract of land being part of the South Half of the Southeast fractional Quarter of Section 26, and 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., Franklin County, Missouri, being more fully described as follows:

BEGINNING at an iron rod at the Northeast corner of Lot 1A of Malvern Hill recorded in Doc.#1320141;  
Thence on the North line of said Malvern Hill as follows:

Thence N 89° 21' 41" W 41.59 feet;

Thence S 43° 15' 18" W 558.47 feet;

Thence S 30° 34' 15" W 298.86 feet;

Thence leaving said Malvern Hill N 59° 25' 45" W 360.81 feet to the South line of Lot 16 of The Overlook at Weber Farms Plat 2 recorded in Doc. #1715992;

Thence S 89° 21' 41" E 4.05 feet to the Southeast corner of said Lot 16;

Thence N 13° 25' 46" W 201.12 feet to the Northeast corner of Lot 15 of said The Overlook at Weber Farms Plat 2;

Thence N 76° 34' 14" E on the south right of way of Weber Heights Drive 119.91 feet;

Thence N 23° 35' 22" W 50.80 feet to the Southeast corner of Lot 14 of said The Overlook at Weber Farms Plat 2;

Thence N 10° 39' 13" W on the east line of Lot 14 and Lot 13 of said The Overlook at Weber Farms Plat 2 145.51 feet;

Thence N 21° 02' 25" E 81.83 feet to the Southwest corner of Lot 53 of Lake Washington Estates-Plat 3 recorded in Plat Book O, Page 931;

Thence S 89° 21' 41" E on the south line of said Lake Washington Estates-Plat 3 364.81 feet to an iron rod at the Southeast corner of Lot 57 of said subdivision;

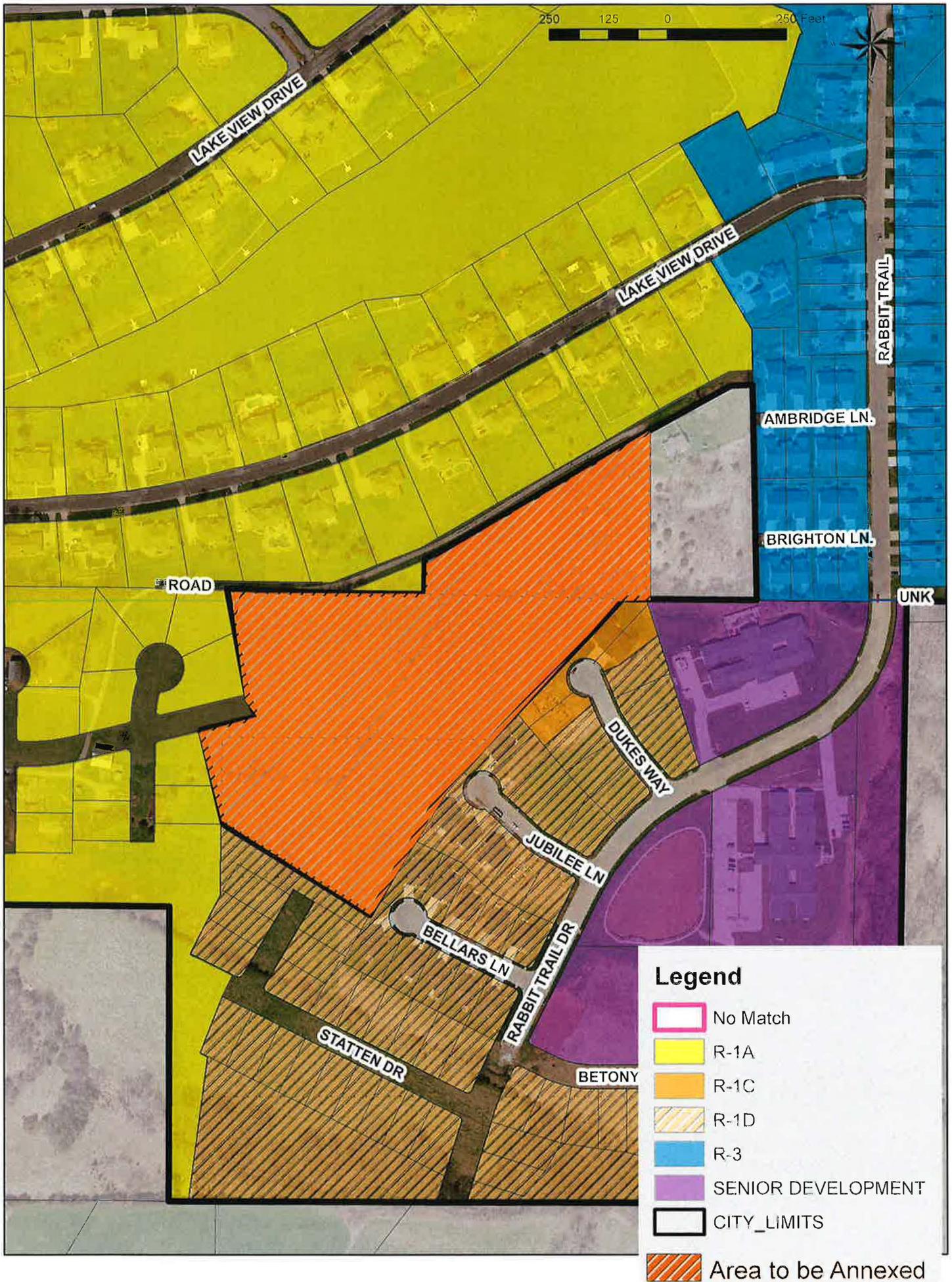
Thence N 01° 46' 25" E on the property line 77.58 feet to an iron bar;

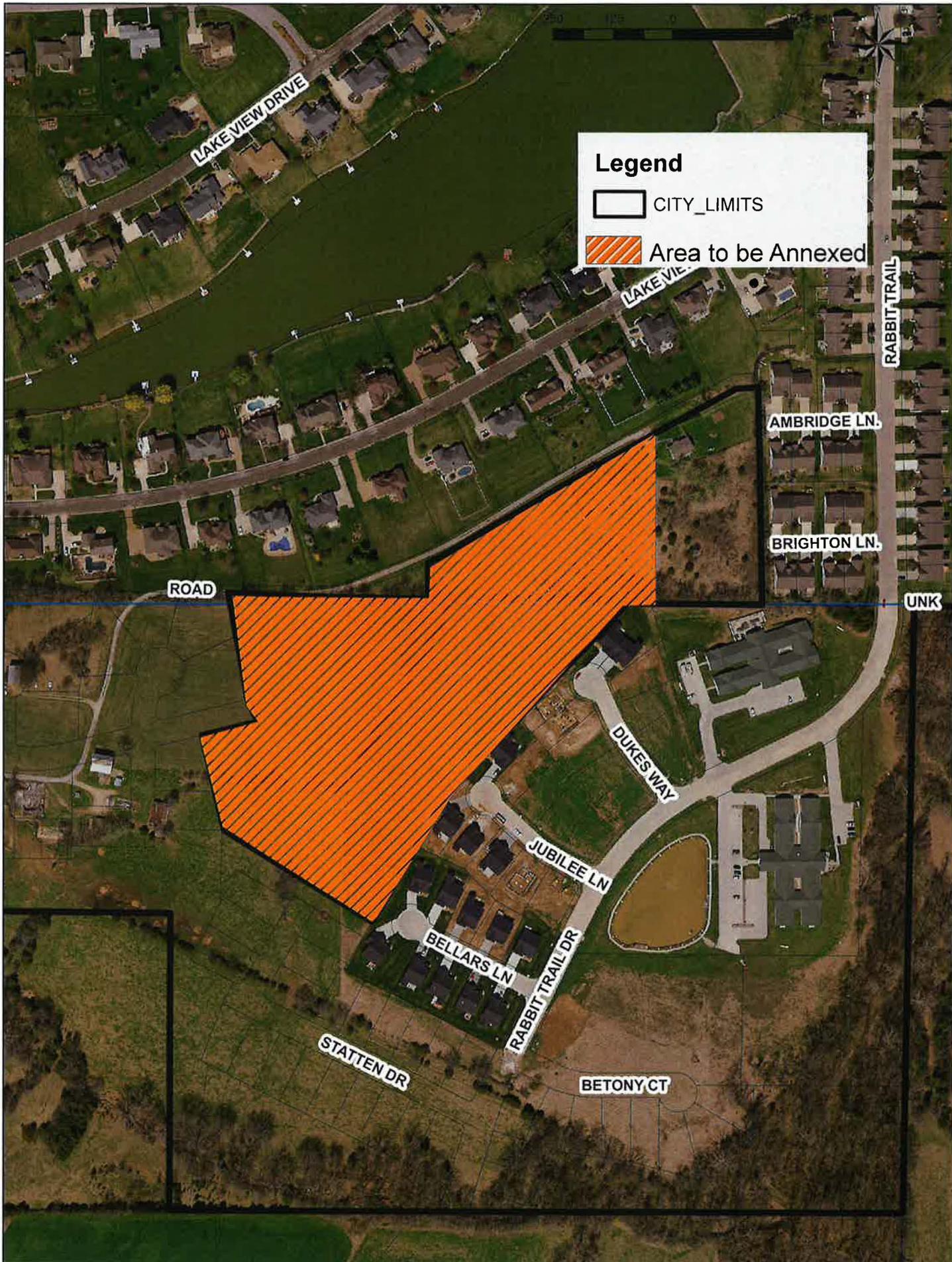
Thence N 60° 10' 43" E on the south line of said subdivision 538.99 feet to the Northwest corner of the Murphy Tract recorded in Book 910 Page 786;

Thence S 00° 38' 47" W on the West line of the Murphy Tract 350.76 feet to the POINT OF BEGINNING;

Containing 9.92 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.





**Legend**

 CITY\_LIMITS

 Area to be Annexed

LAKEVIEW DRIVE

LAKE VIE.

RABBIT TRAIL

AMBRIDGE LN.

BRIGHTON LN.

ROAD

UNK

DUKES WAY

JUBILEE LN

BELLARS LN

RABBIT TRAIL DR

STATTEN DR

BETONY CT

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: March 9, 2020

Re: File # 20-0302– Preliminary Plat – Overlook at Weber Farms Plat 4

Synopsis: The applicant is requesting approval of the Overlook at Weber Farms Plat 4 – a 29 lot subdivision

<b>Adjacent Land Use /Zoning Matrix</b>		
	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North	Single Family	R-1A
South	Single Family / Vacant Land	R-1D
East	Single Family	R1-D
West	Single Family	R-1A

**Analysis:**

The applicant has submitted a preliminary plat on newly proposed annexed land that shows a 29 lot subdivision with lots varying in size from 7,500 square feet to 20,000 square feet. The property is also requesting this month to be annexed as R-1D Single Family Residential allowing lot sizes down to 7,500 sq. ft., satisfying the requested plat layout. The plat shows the extension and termination of Weber Heights Drive with an approved cul-de-sac on the eastern edge of the plat. The proposed extension matches the existing road with a 35 ft. wide street within a 40 ft. right of way. Plat 4 also makes a connection south to Halls Green Road, fulfilling a requirement from Plat 3 to add another access to the subdivision. The construction of this plat will create a connection between Rabbit Trail and Washington Heights Drive, which is a major connection listed in our Master Plan. Unlike previous plats, these proposed road extensions are below 10% grade removing the requirement for a variance. Lastly, the Murphy home to the east of this plat, which will remain outside the City limits will be granted an access easement between lots 64 and 65 and along the north side of lot 65.

**Recommendation:**

Staff recommends approval of preliminary plat for the Overlook at Weber Farms Plat 4 under the following conditions:

1. Developer must verify that all utilities are placed in easements. It appears sanitary sewer on lots 67, 77, 78, and 81 are not within an easement.
2. Improvements must be completed per approved construction plans prior to a final plat being approved or a performance guarantee must be approved accompanied by a letter of credit or escrow.

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 Jefferson Street • Washington, Missouri 63090  
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 2-13-2020

Applicant Information:

Name: Northern Star Homes, LLC. Phone: 636-544-6331

Address: P.O BOX 1654, WASHINGTON, MO 63090

Do you own the subject property?  Yes  No

If not, please provide ownership information here:

Name: VMH, LLC. Phone: 636-544-6331

Address: P.O. Box 1654 WASHINGTON, MO. 63090

Name of Proposed Subdivision: THE OVERLOOK PLAT 4

Number of Lots Proposed: 29 Zoning District(s): PROPOSED R1D

*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.

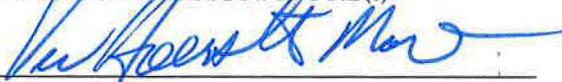
APPLICANT'S SIGNATURE:



APPLICANT/COMPANY NAME (Printed):

NORTHER STAR HOMES

LANDOWNER SIGNATURE(s):



LANDOWNER NAME (Printed):

VMH, LLC.  
UMH, LLC

20-0302





LAKE VIEW DRIVE

LAKE VIEW DRIVE

RABBIT TRAIL

AMBRIDGE LN.

BRIGHTON LN.

ROAD

UNK

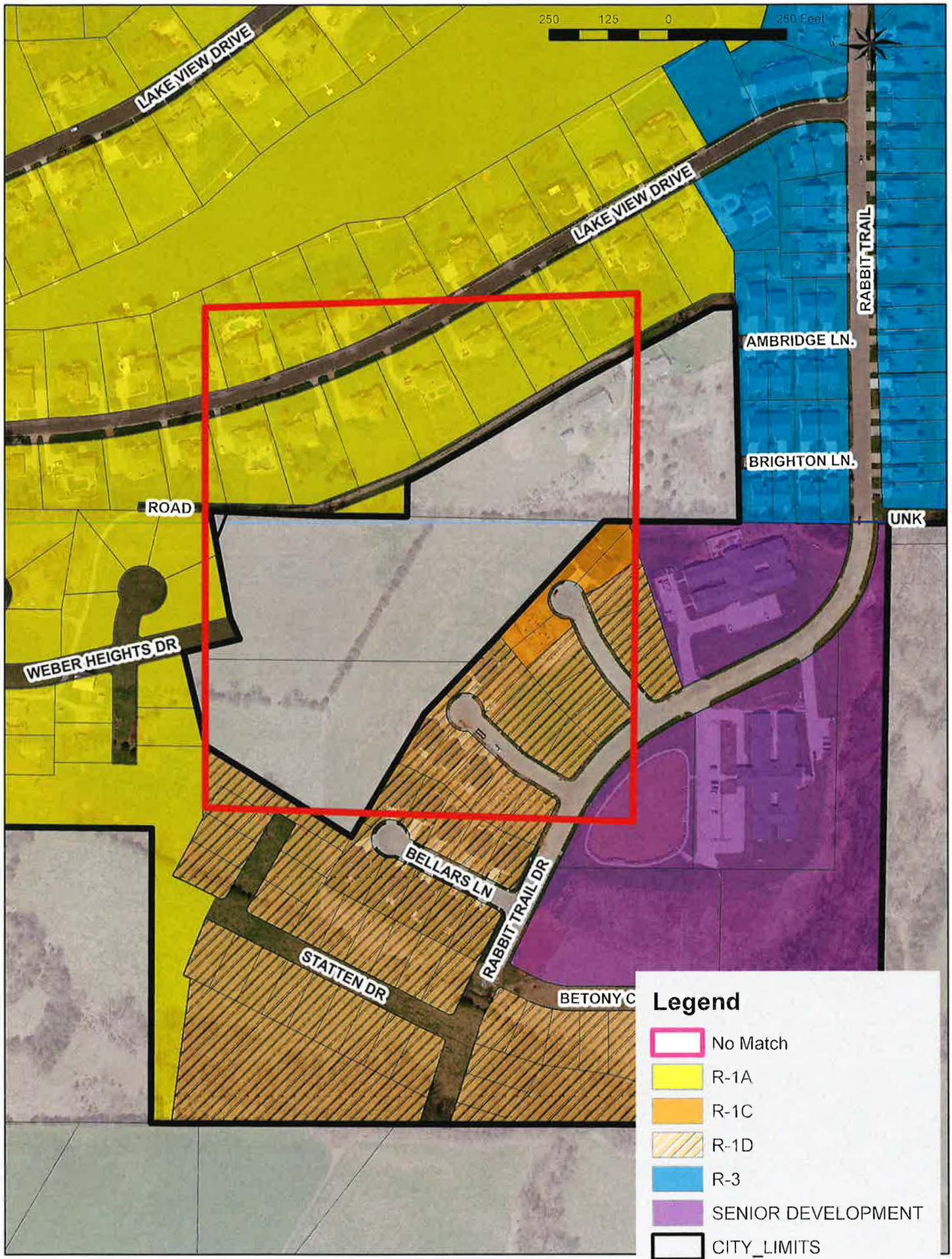
WEBER HEIGHTS DR

BELLARS LN

RABBIT TRAIL DR

STATTEN DR

BETONY CT



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: March 9, 2020

Re: File # 20-0303– Preliminary Plat – 10 Franklin Subdivision

Synopsis: The applicant is requesting approval of the 10 Franklin Subdivision – a 2 lot subdivision

<b>Adjacent Land Use /Zoning Matrix</b>		
	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North	Commercial	C-1
South	Hospital	C-1
East	Single Family	R-1B
West	Single Family and Commercial	R-1B and C-1

**Analysis:**

The applicant is requesting a minor subdivision to separate an existing home and commercial structure. This property had recently gone through a boundary adjustment to make it one lot, however, the new owner of the commercial property along Highway 47 is only purchasing the commercial structure requiring a subdivision to separate the properties again.

Newly created lots 1A and 2A will still be zoned C-1 Light Commercial, will have full access to right-of-way, and will meet setback requirements. Staff sees no issues with the request.

**Recommendation:**

Staff recommends approval of preliminary plat for 10 Franklin Subdivision.

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services  
405 Jefferson Street • Washington, Missouri 63090  
636.390.1010 phone • 636.239.4649 fax

*Prelim.  
Plat*

~~BOUNDARY ADJUSTMENT APPLICATION~~

Date: 02-20-2020

Site Address: 905 East 1st Street, Washington, MO 63090

Applicant Information:

Name Mark Frankenberg Phone (636) 239-4751

Address 103 Elm Street, Washington, MO 63090

Do you own the subject property?  Yes  No

If not, please provide ownership information here:

Name Sammy L. Farrell, Mary Eleanor Farrell, 10 Franklin LLC Phone \_\_\_\_\_

Address 8099 West Highway 100, Washington, MO 63090

Name of Subdivision 10 Franklin Subdivision

Number of Existing Lots: 1 Number of Proposed lots: 2

Zoning District(s) Commercial (C-1)

Fee: \$75.00 (Check made payable to the City of Washington)

***Two copies of the record plat must accompany this request.***

APPLICANT'S SIGNATURE:

*Mark Frankenberg*

APPLICANT/COMPANY NAME (Printed):

Buescher Frankenberg Associates, Inc. (BFA)

LANDOWNER SIGNATURE(S):

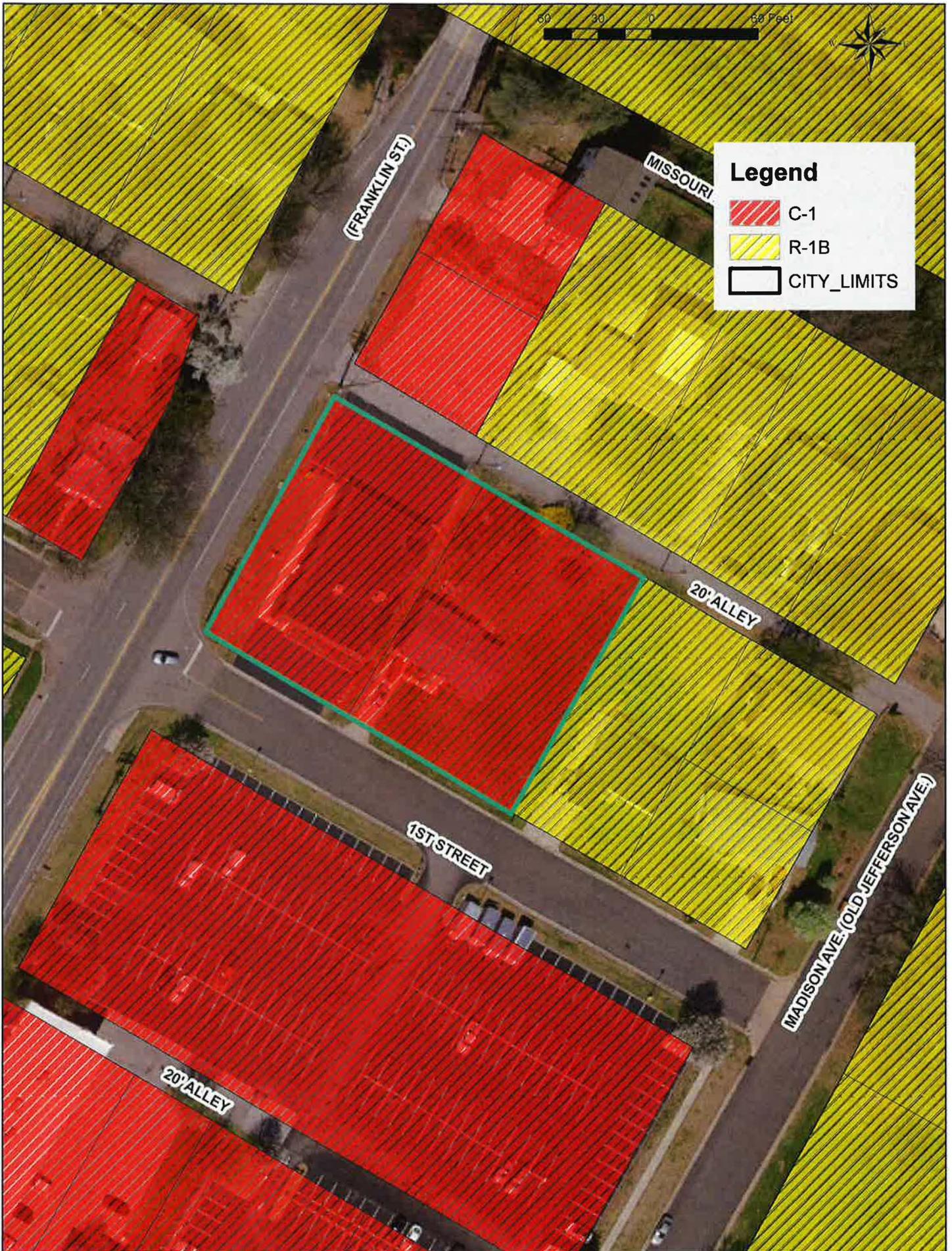
*Sara Farrell*  
Sara Farrell (Feb 20, 2020)

LANDOWNER NAME (Printed):

Sammy L. Farrell

*Mary E Farrell*  
Mary E. Farrell (Feb 20, 2020)

Mary Eleanor Farrell



**Legend**

-  C-1
-  R-1B
-  CITY\_LIMITS



(FRANKLIN ST.)

MISSOURI AVE.

20' ALLEY

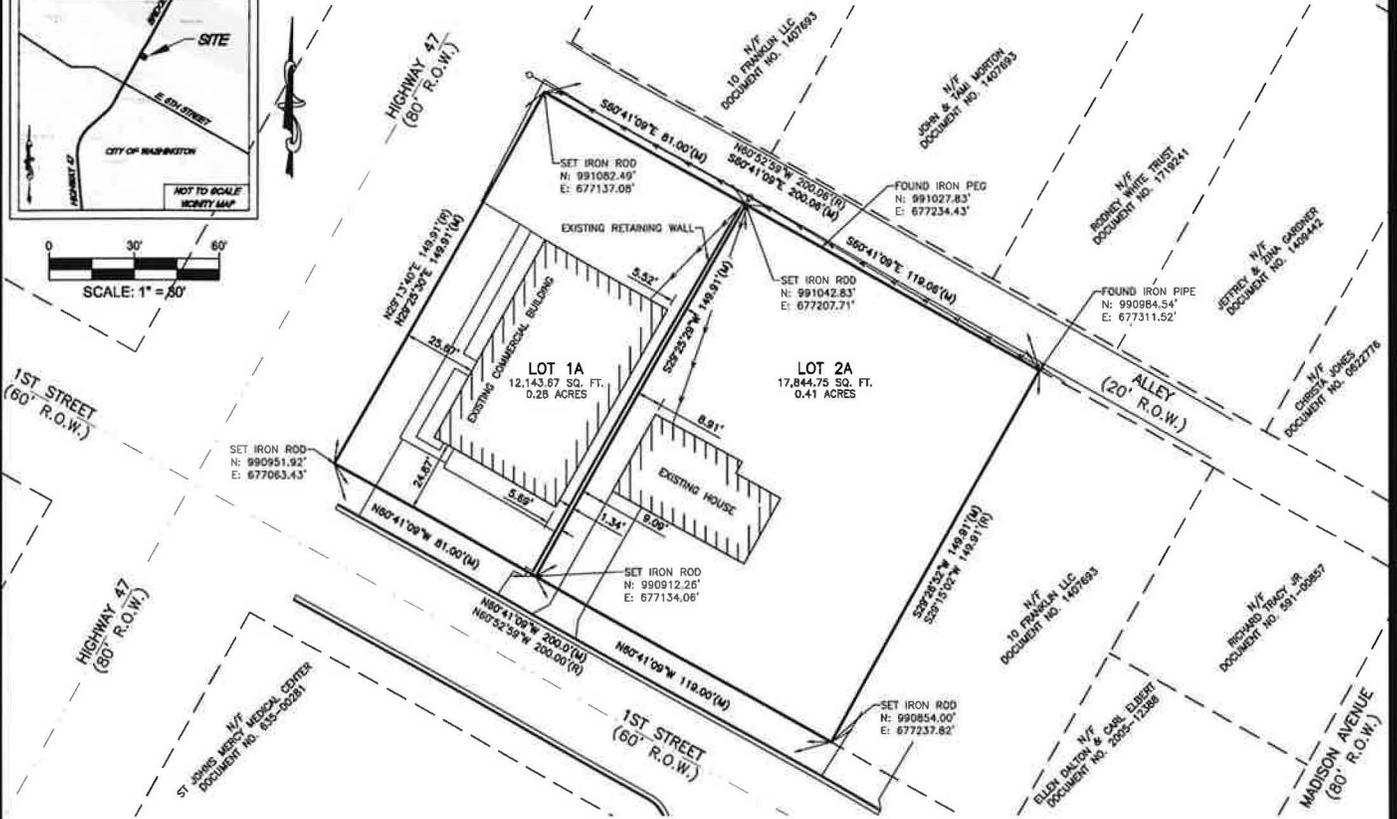
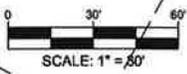
1ST STREET

MADISON AVE. (OLD JEFFERSON AVE.)

20' ALLEY

# 10 FRANKLIN SUBDIVISION

ALL OF LOT A OF "RESUBDIVISION OF LOTS 18 THRU 24 BLOCK 5 OF ORIGINAL TOWN OF BASSORA" IN U.S. SURVEY NO. 1925 AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI



**NOTES:**

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- M = Measured outboundary information as per field data obtained by Buescher Frankenberg and Associates on February 19, 2020.  
R = Recorded outboundary information as per "Lot A of Resubdivision of Lots 18 thru 24 Block 5 of Original Town of Bassora" recorded on August 3, 2000 in Plat Book P, Page 1087 in the Franklin County Recorder of Deeds Office.
- Zoning ID - Commercial (C-1)
- Deed Information:  
- Quit Claim Deed dated June 20, 2014 as Document #1407693.

**COLLECTOR OF REVENUE'S CERTIFICATE:**

I, Doug Trentmann, Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land belonging to and subdivided as "10 Franklin Subdivision" and further state that there are no delinquent tax assessments on the aforesaid land due Franklin County, or the State of Missouri in my office.

Doug Trentmann, Collector of Revenue  
Franklin County, Missouri

**STATE OF MISSOURI )  
COUNTY OF FRANKLIN) SS**

This is to certify to Sammy L. Farrell, Trustee and Mary Eleanor Farrell, Trustee of the 10 Franklin LLC, a Missouri limited liability company, that during the month of February, 2020 we executed a Property Boundary Survey on all of Lot A of "Resubdivision of Lots 18 Thru 24 Block 5 of Original Town of Bassora" recorded on August 3, 2000 in Book P, Page 1087, being part of the Northeast Quarter of Section 23, Township 44 North, Range 1 West, of the 5th P.M., Franklin County, Missouri. To the best of my knowledge and belief, this map or plot and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys" of the Missouri Department of Insurance, Financial Institutions and Professional Registration, Division of Land Survey and meets the accuracy requirement of a "Urban Property" as defined therein.

Date: \_\_\_\_\_  
Mark R. Frankenberg,  
PLS #2365 State of Missouri  
Registered Land Surveyor  
for Buescher Frankenberg  
Associates, Inc Corporate  
#0096

**10 Franklin LLC**  
**905 E. 1st Street, Washington**  
**Franklin County, Missouri 63090**

**CERTIFICATE OF OWNERSHIP:**

We, Sammy L. Farrell, Trustee and Mary Eleanor Farrell, Trustee of the 10 Franklin LLC, a Missouri limited liability company hereby certify that we are the trustees of said LLC and owner of the property shown and described hereon, and have caused the same to be surveyed and subdivided in the manner shown on this plat, and we hereby freely adopt this plan of subdivision.

The subdivision shall be known as "10 Franklin Subdivision".

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Sammy L. Farrell, Trustee  
10 Franklin LLC

Mary Eleanor Farrell, Trustee  
10 Franklin LLC

**STATE OF MISSOURI )  
COUNTY OF FRANKLIN) SS**

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me personally appeared Sammy L. Farrell, Trustee and Mary Eleanor Farrell, Trustee of the 10 Franklin LLC, a Missouri limited liability company, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as the free act and deed of said LLC.

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

My term expires: \_\_\_\_\_

**CITY CLERK'S CERTIFICATE :**

I, Mary Trentmann city Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "10 Franklin Subdivision", was approved by the City Council of Washington, Missouri by

Ordinance No. \_\_\_\_\_ passed and approved the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mary Trentmann, City Clerk

DRAWN  
A.C.W.  
DATE  
02/20/20

JOB No.  
5993  
SHEET NAME  
10 FRANKLIN  
SUBDIVISION

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



CONSULTANTS-ENGINEERS-SURVEYORS  
www.bfaeng.com

103 ELM STREET WASHINGTON, MISSOURI 63090

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: March 9, 2020

Re: File # 20-0304

Synopsis: The applicant is requesting approval of a rezoning of 0.6 acres at the corner of 5<sup>th</sup> and Penn Street from R-3 Multi Family to C-1 Light Commercial.

<b>Adjacent Land Use / Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Single Family / Office Building	R-1B
South	Single Family	R-1B
East	Apartments	R-3
West	Single Family	R-1B

**Analysis:**

The applicant has requested to rezone a corner lot at the intersection of East Fifth Street and Penn Street from R-3 Multi Family Residential to C-1 Light Commercial. The subject property is 0.6 acres in size and has access from 5<sup>th</sup> Street, Penn Street, and an existing alley to the rear. The property was zoned multi-family as part of the adjacent development to the east where two apartment buildings exist today.

The 5<sup>th</sup> Street corridor is often mixed use; however, this portion is primarily residential. Directly across the street there is a grandfathered office building but even that is zoned R-1B Single Family Residential.

Staff realizes that given the property's location on 5<sup>th</sup> street where many commercial and residential properties mix the proposed rezoning may not significantly detriment the surrounding properties. However, it is staff's opinion that because of the adjacent uses, the existing zoning is more appropriate for the subject property.

**Recommendation:**

Staff recommends denial of a request to rezone 0.6 acres at the intersection of 5<sup>th</sup> Street and Penn Street from R-3 Multi Family Residential to C-1 Light Commercial.

20-0304

CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.239-4649 fax

**Applicant Information for Rezoning Land**

Please print: Site Address: E 5<sup>TH</sup> & PENN WASHINGTON, MO 63090

Lot # Pt 1 & 2 Subdivision: FREYSCHLAGS ADDN

PID# 10-6-230-3-009-093000

Applicant Name SKORALL PROPERTIES LLC Daytime phone 636-744-2724

Address of Applicant 6 CHAD LANE, UNION, MO 63090

Name of Owner CHAD SKORALL/KEN UNDERSTALL Daytime phone 636-744-2774

Address of Owner (if different from Applicant) 929 Cobblestone, WASHINGTON, MO 63090

**Site Information**

Address or Legal: Pt. 1 + Pt. 2 BLOCK 9 FREYSCHLAGS ADDN CITY OF WASH

Current Zoning: R-3 Lot Size: .606 ac

Existing Land Use: VACANT

Proposed Zoning and Intended Use of Property: RETAIL Commercial

**Surrounding Land Use**

North R-1B South R-1B

East Multifamily R3 Adjacent West C-2 (1 Block West)  
C-2 1 Block East

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

Ken Understall Signature of Applicant Ken Understall Date 2/24/20

Chad Skorall Signature of Landowner (if different) CHAD SKORALL Date 2/24/20

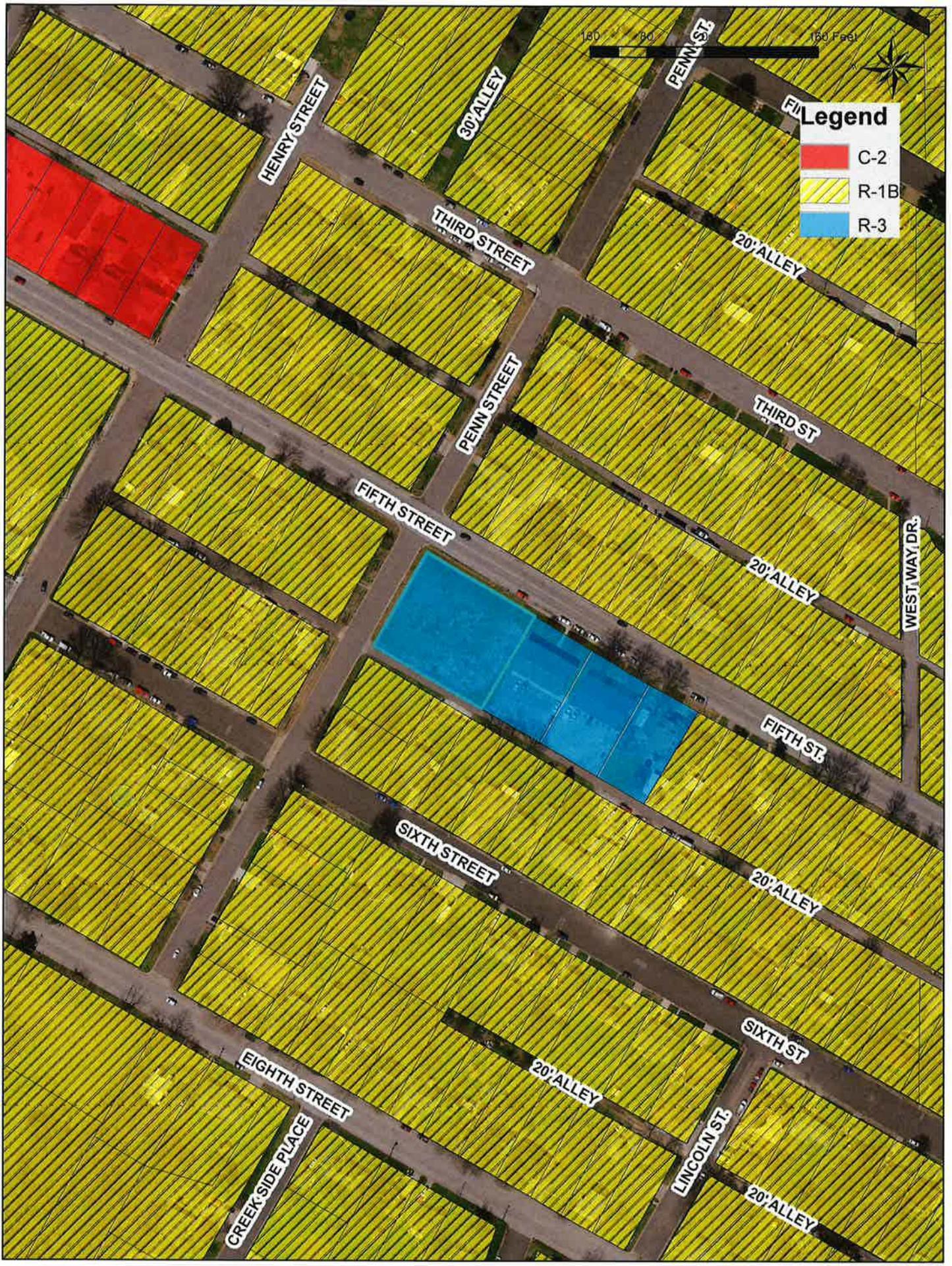


160 80 160 Feet



**Legend**

<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	C-2
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, yellow 2px, yellow 4px); border:1px solid black;"></span>	R-1B
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	R-3



**ZICK, VOSS, POLITTE & RICHARDSON**

A Professional Corporation  
ATTORNEYS AT LAW

The Schwegmann House  
438 West Front Street  
P.O. Box 2114  
Washington, Missouri 63090

Robert A. Zick  
Kurt A. Voss\*  
David P. Politte  
Kevin A. Richardson

(636) 239-1616  
Facsimile: (636) 239-5161  
Sender's Email: raz@zvplaw.com

Sean D. Brinker  
\*Missouri and Illinois

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Robert A. Zick, Counsel for Washington, Missouri  
Redevelopment Corporation 

DATE: February 27, 2020

RE: The Sale of Lot 18, Plat 6 of the Heidmann Industrial Park to Noah's Arc  
Foundation, LLC; Amendment No. 23 to the Redevelopment Plan

=====

Ladies & Gentlemen:

Enclosed within your packets for the regular meeting of the Planning and Zoning Board to take place on Monday, March 9, 2020, at 7:30 p.m., in the City Council Chambers, is the redevelopment plan amendment described above.

It is important that the Plan submitted to you at this meeting be approved at this Public Hearing. Therefore, if any of you have any comments or suggestions concerning the plan, I would appreciate hearing from you prior to the public hearing.

Also enclosed is a draft of the letter I will be requesting the Planning and Zoning Commission to authorize the chairman to sign at the conclusion of the hearing.

Thank you for your cooperation.

RAZ:mmw  
Enclosures

W:\Q-R-S-T-U\353\AMENDS\HEIDMANN#23 - Noah's Arc Replacement\P&Z Memo re Plan Amendment.docx

**WASHINGTON, MISSOURI REDEVELOPMENT CORPORATION**

**AMENDMENT NO. 23 TO THE DEVELOPMENT PLAN FOR ACQUISITION OF AN INDUSTRIAL PARK COMMONLY KNOWN AS THE ELMER C. HEIDMANN INDUSTRIAL PARK, PROVIDING FOR THE SALE OF A REPLACEMENT LOT 18 TO NOAH'S ARC FOUNDATION, LLC (RATHER THAN LOT 12, WHICH WAS PREVIOUSLY TO BE CONVEYED)**

WHEREAS, the Washington, Missouri Redevelopment Corporation has previously submitted a development plan for the acquisition of an industrial tract commonly known as the Elmer C. Heidmann Industrial Park; and

WHEREAS, said development plan has been approved by the City of Washington, Missouri, by its Ordinance Number 98-8404, dated June 15, 1998; and

WHEREAS, said development plan has also been amended by Amendment No. 1 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 99-8681, dated October 18, 1999, authorizing the sale of property to Collier Properties, Inc., which transaction has since fallen through; and

WHEREAS, said development plan has also been amended by Amendment No. 2 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 00-8793, dated April 17, 2000, authorizing the sale of property to Stork Fabricators, Inc.; and

WHEREAS, said development plan has also been amended by Amendment No. 3 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 00-8903 dated September 18, 2000, authorizing the sale of property to ACS Enterprise Solutions, Inc., d/b/a Enduro Binders; and

WHEREAS, said development plan has also been amended by Amendment No. 4 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 01-8990 dated March 19, 2001, authorizing the sale of property to the Washington Civic Industrial Corporation for subsequent lease to Bobbie and Loree Black; and

WHEREAS, said development plan has also been amended by Amendment No. 5 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 01-9056 dated September 4, 2001, authorizing the sale of property to the City of Washington, Missouri, for water tower and well sites and further authorizing the establishment of a line of credit loan; and

WHEREAS, said development plan has also been amended by Amendment No. 6 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 04-9511 dated January 20, 2004, authorizing the sale of property to the City of Washington, Missouri, for use as a fire department burn center and training facility; and

WHEREAS, said development plan has also been amended by Amendment No. 7 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 04-9595 dated May 17, 2004, authorizing the sale of lots in the Elmer C. Heidmann Industrial Park to the Washington Civic Industrial Corporation; and

WHEREAS, said development plan has also been amended by Amendment No. 8 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 05-9756 dated March 21, 2005, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to HBAS Manufacturing, Inc.; and

WHEREAS, said development plan has also been amended by Amendment No. 9 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 07-10181 dated February 20, 2007, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to Creekside Land & Development, L.L.C. (Patients First transaction – now Riechers Truck Body & Equipment Co.); and

WHEREAS, said development plan has also been amended by Amendment No. 10 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 07-10182 dated February 20, 2007, providing for the sale of a lot in the Elmer C. Heidmann Industrial Park to PZ Industrial, L.L.C., and also involving the relocation of the Franklin County Recycling Center; and

WHEREAS, said development plan has also been amended by Amendment No. 11 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 07-10183 dated February 20, 2007, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to A & J Team, LLC; and

WHEREAS, said development plan has also been amended by Amendment No. 12 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 07-10323 dated October 15, 2007, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to Foxcreek Properties, Inc. (Trilogy transaction); and

WHEREAS, said development plan has also been amended by Amendment No. 13 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 08-10400 dated April 21, 2008, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to Sisters of Mercy Health System; and

WHEREAS, said development plan has also been amended by Amendment No. 14 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 08-10481 dated October 20, 2008, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to Pauwels Transformers, Inc.; and

WHEREAS, said development plan has also been amended by Amendment No. 15 to the development plan approved by the City of Washington, Missouri, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to the Washington Volunteer Fire Company; and

WHEREAS, said development plan has also been amended by Amendment No. 16 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 10-10747, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to the Washington Volunteer Fire Company; and

WHEREAS, said development plan has also been amended by Amendment No. 17 to the development plan approved by the City of Washington, Missouri, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to Vossbrink, L.L.C. (the Hodges Badge Company Transaction); and

WHEREAS, said development plan has also been amended by Amendment No. 18 to the development plan approved by the City of Washington, Missouri, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to Clover M.R.E. Investments LLC (Riechers Truck Body & Equipment Co. Transaction); and

WHEREAS, said development plan has also been amended by Amendment No. 19 to the development plan approved by the City of Washington, Missouri, by its Ordinance No. 17-11783, authorizing the sale of a lot in the Elmer C. Heidmann Industrial Park to Magnet LLC; and

WHEREAS, said development plan has also been amended by Amendment No. 20 to the development plan approved by the City of Washington, Missouri by its Ordinance No. 18-11809, authorizing the sale of 41.20 acres in the Elmer C. Heidmann Industrial Park to Melton Machine & Control Company; and

WHEREAS, said development plan has also been amended by Amendment No. 22 to the development plan approved by the City of Washington, Missouri by its Ordinance No. 20-13058, providing for the sale of then currently unplatted Lots 21, 22 and 23 to WEG Transformers USA, Inc.

WHEREAS, the Washington, Missouri Redevelopment Corporation now desires to amend the development plan by adding certain provisions to allow for the sale of, or granting of options to purchase, certain lots or tracts.

NOW, THEREFORE, the initial development plan described above is hereby amended, as required by Chapter 10 of the Washington City Code, Urban Redevelopment, Section 6, with respect to those amended sections itemized as follows, to wit:

The Real Estate is described as the following property in Franklin County, Missouri:

(a) Legal Description:

Lot 18 of Heidmann Industrial Park – Plat 6, in the City of Washington, Missouri according to the plat thereof recorded as Document No. 0706392, in the Franklin County Recorder of Deeds. [This Lot 18 is to replace Lot 12 of Heidmann Industrial Park, which will no longer be conveyed to Noah’s Arc Foundation, LLC, the Contract for Lot 12 being voided in the new contract to convey Lot 18.]

(b) Stages of project: (No change)

(c) Property to be demolished: (No change)

(d) Building renovation: (No change)

(e) New construction: (No change)

(f) Amenities: (No change)

(g) Property for public agencies: (No change)

(h) Zoning changes: (No change)

(i) Street changes: (No change)

(j) Dwelling accommodations: (No change)

(k) Housing and business relocation: (No change)

(l) Proposed housing: (No change)

(m) Financing: Amend by adding the following provisions which will pertain to the described tract:

With respect to the transfer of the real estate to Noah’s Arc Foundation, LLC, the sale price is the sum of \$60,000.00.

The Washington, Missouri Redevelopment Corporation is authorized to make minor changes to the purchase prices for the tract to take into account minor adjustment to the survey of the tract described in preliminary fashion in Section (a) above, as well as to take into account other minor changes to the contractual arrangements with buyer, provided that any such changes are approved by the Washington, Missouri Redevelopment Corporation.

- (n) Management: Same except add thereto the following:

The Washington, Missouri Redevelopment Corporation's involvement in the sale of the described tract will be simply to convey said property to the named purchaser. In all other respects, management provisions of the prior plan remain unchanged.

- (o) Eminent domain: (No change)

- (p) Eminent domain on behalf of proponents of plan: (No change)

- (q) Assignment of plan: (No change)

- (r) Certificate of incorporation: (No change)

- (s) Other information:

- (i) (No change)

- (ii) Written notice of the filing of this plan is not applicable, since the property which is subject to the plan is now owned by the Washington, Missouri Redevelopment Corporation.

- (iii) For informational purposes, the hearing to be conducted by the Planning and Zoning Commission of the City of Washington will occur at 7:30 p.m., or as soon thereafter as the matter can be reached on the agenda, on the 9<sup>th</sup> day of March, 2020, in the City Council meeting room located at City Hall, 405 Jefferson, Washington, Missouri 63090.

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: March 9, 2020

Re: File # 20-0306

Synopsis: The applicant is requesting to annex Meadowlake Farms Subdivision

<b>Adjacent Land Use /Zoning Matrix</b>		
	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North	Vacant Land	R-3
South	Vacant Land	N/A
East	Vacant / Riverbend Estates	C-2 / Senior Community District
West	Vacant Land	N/A

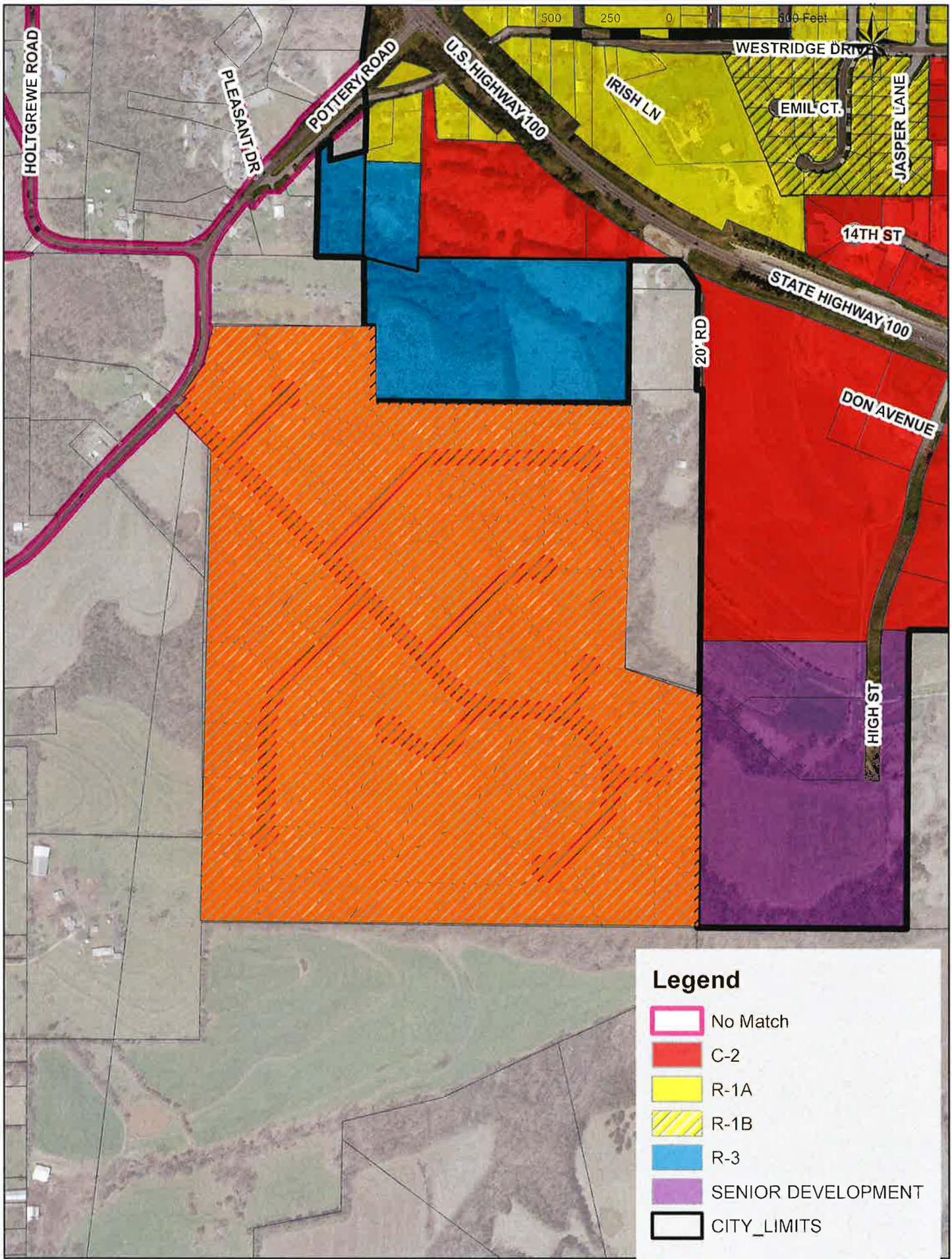
**Analysis:**

The Meadowlake Farms homeowner’s association approached the city in 2018 about bringing the subdivision into the city limits. In that time, an annexation agreement has been drawn up and approved by the City Council and the subdivision. The agreement has been signed by 100% of property owners in the subdivision allowing for voluntary annexation and the signatures have been submitted to our City Attorney. Public sewer will be brought to the subdivision within 90 days of annexation and the City will utilize an existing agreement with the Public Water District #1 to serve the subdivision until City water can be extended as well. Grinder pump maintenance will remain the responsibility of the property owners. The City will take over main sewer lines. The streets will become public right-of-way with a width of 50 ft. and will enter the rotation of city streets to be upgraded and maintained. State statute dictates that the existing trash hauling contracts will have time to expire prior to the lots being added to existing solid waste rotation.

The annexation consists of two plats and 61 residential lots, all of which will be brought in as R-1A Single Family Residential.

**Recommendation:**

Staff recommends approval of the proposed annexation of Plats 1 and 2 of the Meadowlake Farms Subdivision.



**Legend**

-  No Match
-  C-2
-  R-1A
-  R-1B
-  R-3
-  SENIOR DEVELOPMENT
-  CITY\_LIMITS
-  Area to be Annexed

