

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING  
405 JEFFERSON STREET, WASHINGTON, MISSOURI  
COUNCIL CHAMBERS -- GROUND LEVEL  
Monday, October 10, 2022 @ 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 September 12, 2022
- 3) **File No. 22-0906**-Stone Crest-Plat 18-Rezoning
- 4) **File No. 22-1007**-Stone Crest-Plat 18 Preliminary Plat
- 5) **File No. 22-1001**-15 Washington Avenue-Rezoning
- 6) **File No. 22-1002**-309 High Street-Special Use Permit-Short Term Rental
- 7) **File No. 22-1004**-527 Elm Street-Special Use Permit-Short Term Rental
- 8) **File No. 22-1006**-The Creek at Koch Farm-Preliminary Plat
- 9) **Other Business**-Code Revision-Noise Ordinance

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, September 12th, 2022 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:** Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Jeff Patke, John Borgmann, Chuck Watson, Carolyn Witt, Mike Wood, Sal Maniaci

**Absent:** Mayor Doug Hagedorn, Samantha C. Wacker

- 2) **Approval of Minutes from August 8th, 2022**-Motion made to approve by John Borgmann, seconded by Mark Hidritch and passed without dissent.

- 3) **File No. 22-0901**-Preliminary Plat-Marcia Nazari-Bieker Heights

**Sal Maniaci**-So yes, your first item on the agenda tonight is just a simple preliminary plat. This lot is located on Bieker Road, south of Lexington Lane and actually just north of our city limits there. It's an existing home and shed that's been there prior to a lot of the development that was done beforehand. It's all zoned R-1 Single Family Residential with the minimum lot size of 10,000 square feet as you can see the north and south and actually directly across there R-2 duplex zoning but in this case they're not asking for the rezoning. They're just asking for a plat to subdivide that into two lots and you can see they're both of them are proposed to be well over 10,000 square feet. So we have no concerns with this. It does have access to water, sewer and has the appropriate easements. So we are recommending approval of the preliminary and final plat.

**Tom Holdmeier**-Any questions or comments by board? Anyone in the audience that would like to speak on this. If not I'll entertain a motion.

**Carolyn Witt**-First.

**Mark Hidritch**-Second.

**Tom Holdmeier**-All those in favor?

All-Aye.

**Tom Holdmeier**-Any opposed? So moved.

- 4) **File No. 22-0902**-Annexation of 4.2 acres-Presbyterian Church Cemetery-Pottery Road

**Sal Maniaci**-So yes, we received a phone call from the Presbyterian Church about a month ago just because of the annexation that's been going on around them into the east specifically and they asked if there's any reason that they should or should not come into the city limits and we told them it's completely up to them and they decided obviously it's a tax exempt property anyway. And so we said, yes, if you want to come in, there's no problem. They have no plans for any changes there, but just to help make the city limits uniform, you can see here. This is an old zoning map. Once this platting is done here will more accurately match, but you can see it's been, we've annexed Meadowlake in 2020. And then this piece just actually right before Meadowlake came in. And so they are requesting to come into the city limits, but they have not specified a zoning and by code when you do not specify zoning, it defaults to R-1A. And a cemetery use is permissible there. So we're recommending approval of the annexation into the city as R-1A Single Family Residential.

**Tom Holdmeier**-Questions or comments by board? If not, I'll make a motion.

**Mark Hidritch**-First



**John Borgmann-Second**

**Tom Holdmeier-**I have to ask the audience if anybody would like to speak on this. Is there anyone in the audience that would like to come up and speak? If not now you got a motion all those in favor?

**All-Aye.**

**Tom Holdmeier-**Any opposed? So moved.

**5) File No. 22-0903-Special Use Permit-Storage Facilities at 533-544 E. Fifth Street**

**Sal Maniaci-**So as some of you are, most of you are probably aware, I think it was back in 2018 probably we made an amendment to the code to require storage unit facilities to have a Special Use Permit in all commercial districts. For some reason, I think at the time it was only allowed in industrial districts with a Special Use Permit . And obviously that is a use that you commonly find along the highway or commercial corridor. But given its nature and architectural style of typical storage units, we agreed that it should be a Special Use Permit for review in this case and we didn't specify whether it's indoor outdoor, just defined as storage unit, self-storage facilities. In this case, the applicant and I've put in the staff report and there they got a couple of phase approach, but only two of them involve self-storage. They're not the typical self-storage units you'd see where you put the long narrow buildings in a parking lot with drive up access. They would be internal climate controlled facilities that people can have access to and have their own little unit inside. But by code that's still considered self-storage and it needs to have a Special Use Permit . So this specific property you can see on Fifth Street just behind Sonic, there's a strip mall there it is zoned C-2 Overlay which allows for commercial uses. But the overlay in that area allows for single and two family uses as well. As for the site plan. There's a couple of phases going on here but the immediate phase you can see has this phase one proposed icehouse. I have it in here but to be honest tonight we're really just reviewing the Special Use Permit for the storage facilities. They could get a building permit for the ice distribution center. Ice almost like large vending machine tomorrow and just have that approved by staff. But I have that in here. You can see an example of the one in St. Clair there wishing to do on this portion of the property. Phase two does have six E.V. Chargers along that same side of the parking lot and then phase three has an internal renovation of the self-storage units inside there. So again no new construction. And then long term phase four, they do have a 10,000 square foot construction. At that point, they would have to come in with a site plan and building permits to make sure it meets all site requirements and everything. But as for the use and I have in the staff report for special uses, they have the 10 categories that you have to meet and really there's no reason to believe this will have a detriment on the area or the neighborhood and change the use of it. A lot of it's really done interior and it doesn't change the fire access or parking requirements for the building. Actually, with the removal of those retail capabilities on that further unit, their parking demand goes down. So staff recommends approval of the Special Use Permit for the use and then also the site plan for long term of uh constructing additional square footage in the future.

**Tom Holdmeier-**Questions, comments?

**John Borgmann-** Yes, I do have some. First of all Sal the proposed 8,000 square foot area that is vacant right now. There's no building there anything there. It's where the old car wash was. And if you look at the aerial where you can see that, that's what, that's what my eye right away because we had a gas leak there here a couple of weeks ago where a tractor trailer truck drove over the gas pipe coming out of the ground and had a significant leak there for about three hours.

**Sal Maniaci-**So I saw the existing here on the site plan .

**John Borgmann-**So that is my first concern because that's going to have to be a new building.

**Sal Maniaci-**Okay. I just saw the existing here and assume that that was that last space.

**John Borgmann-**It's, it's not existing. So my concern there is what's it going to look like a little bit, give us some information.

**Mark Hidritch-**Is the applicant here?

**Sal Maniaci-**I believe so.



**John Borgmann**-So that's the first thing, the next one, even though I know you said the proposed ice house isn't really covered under this. So I went and looked at the site and based on the drawing where the ice house is going to set and now seeing these pictures, I'm really concerned about the sight distances on 5th Street. **Sal Maniaci**-This is a general site plan. They have to get a building permit for the actual icehouse where it will go to site plan, engineering will review site distance setbacks, location and all of that. It won't be able to fit that close directly.

**John Borgmann**-There's no way because you can't, you won't be able to sit on the Fifth Street.

**Sal Maniaci**-Most likely be in a parking stall. But we will review site distance and all that.

**John Borgmann**-You also then look at the pedestrian traffic and drive-in traffic that comes in off of Fifth Street, if it's going to be if somebody is going to stop and buy ice and they stop in front of the ice.

**Sal Maniaci**-So if it's considered drive through, then you have to have five car stack which we review anyway, if it's somewhere they park and pull up to it themselves and they can use the existing parking.

**John Borgmann**-Okay but what if they would stop in that dr lane? I guess that's my question where it comes off of Fifth Street and if that's.

**Sal Maniaci**-That's reviewed in during our site plan process, Not in this process.

**John Borgmann**-And then you look at parking spaces.

**Sal Maniaci**-Yes, so parking is determined by the proposed use itself for the entire square footage, so we take the square footage of all the existing units there and then calculate that square footage before they get occupancy.

**John Borgmann**-So we are actually only approving, I just want to make sure we're clear on this, only approving the 8,000 square foot self-storage unit that's going next to the existing buildings?

**Sal Maniaci**-And the potential for the future construction as well, it's for the use on the property as self-storage.

**John Borgmann**-Because then I've got some concerns about that 10,000 square foot proposed in phase four, I think that should be separated because unless again, if the building department is going to look at that for setback landscaping,

and all that, we don't have any idea what it's going to look like, correct.

**Sal Maniaci**-I mean that's all stuff that we would review internally. This is really for the use itself to say is that an appropriate use on that area.

**Chuck Watson**-And so again, you would review parking for the entire, you know, the addition of the 8,000 square feet, the 10,000 square feet, the ice and the parking for the E.V. and everything as correct.

**Sal Maniaci**-Any time there's an occupancy change, they have to tell us the use and we calculate the square footage with the uses. Do you need to add parking that kind of thing.

**Chuck Watson**-So as they each go through each phase, it'll recalculate?

**Sal Maniaci**-Yes, anytime you come in with a new occupant. So any time there's a turnover in there, they come in, they tell the use and if it's you know, more intensive use that requires more parking, we let them know that prior to occupancy are being issued.

**John Borgmann**-I guess what I have heartburn about is number 7, 8, 9 and 10 and the list of items that get reviewed for a Special Use Permit . You know whether general appearance or the neighborhood will be adversely affected by the location of the proposed use on the property. We have no idea because we don't know what it's going to look like. The impact of night lighting in terms of intensity. We have no idea because we have no details. The impact of landscaping for proposed use. We have no idea because we have no details and this amount of hard surface sidewalks, parking areas, stuff like that, water runoff. We have no idea because we have no details.

**Sal Maniaci**-And the applicant is here to answer that.

**John Borgmann**-That's my concern with approving this blanket approval for the entire site as opposed to individually in phases.

**Sal Maniaci**-And you could request for phases 1, 2, 3

**John Borgmann**-Because it's not a zoning change. I understand that. But Special Use Permit and it's two separate uses.



**Chuck Watson**-Because your next line is you know the site plan proposes the following phases and reverting existing 8,000 square foot facility which is not an existing facility.

**Sal Maniaci**-You're correct. When I looked at the site plan and saw existing, I assumed it was a renovation.

**John Borgmann**-That's all my questions.

**Mike Wood**-When you figure parking. Do you deduct for where he's got those U-Hauls that are taking up parking spaces up there? I know that varies with how many he may have.

**Sal Maniaci**-Because that's an existing use. But yeah, if they're not open to the public. I mean whenever they put that in there I will tell you that that side is over parked now because that was built with our old code, we require less parking than we used to. But yeah if they were to come in with a new use we would calculate that and say okay you actually marked out where you're parking is at.

**Mark Kluesner**-And so in other words out we may have a chance to change the special use that they want to make it to be right when that when that plan comes to you guys and we look at it we can't make any changes can we?

**Sal Maniaci**-Not if you approve the use as presented.

**John Borgmann**-I would be very hesitant to approve it as an overall one time Special Use Permit for the entire facility based on the lack of information that we have.

**Tom Holdmeier**-Any other questions or comments by board? Otherwise we'll get the applicant up if he would please. You want to come up and speak please introduce yourself.

**Steve Landing**-I own the property at 537 & 533 and all of that. You want to ask me questions?

**John Borgmann**-Steve you heard me ask those questions. Can you provide any of that feedback and information of what I was asking?

**Steve Landing**-Well like on that there on the end is I would be a future. Okay so basically we got somewhere mixed up in there but the first part of it on the left hand side, the west side is where we would like to install the units, the Ameren U.E. charging stations so we're working with we you know they have to approve the site and all that other stuff. So there's a whole lot of stuff that has to go through you guys first. We've been in contact with Ameren U.E. going through all their steps and phases of what they will do. This is the first step of going through that the Special Use Permit. The other one is that if you see the picture on the right there's the ice machine like that takes up one car space. That one particular one is in St. Clair. They have another one in Sullivan, one in Pacific is going to be there after the first year to put that one in, it's self-contained. I mean there's not a whole lot to do with about that other than that it is self-contained and everything. It does ice and water and they're pretty cool systems if you hadn't looked at them. But down the road is we are looking at, you know, do the self-contained storage because basically indoors, because I really don't want any of the outside stuff. You know, we it will fit in with our security systems that we already have in place. It controls the time of when they can go in, controls the time of when they come out that way because I don't want a bunch of junk in my storage facilities like I know other guys have had in the past. Anything else?

**John Borgmann**-I mean the storage facility you're proposing on the east end of those three buildings.

**Steve Landing**- Right, if one of my tenants would drop out of on that first one, you know I'd like to go ahead and put that in there. But the goal is to go ahead and where the old car wash was, there's probably about room for 8,000 square foot of a building.

**John Borgmann**-So you would be building a building?

**Steve Landing**-We'd have to build a building. Yes for that.

**John Borgmann**-And what would that building look like?

**Steve Landing**-And well you know, you guys I think can kind of control what we have to match with what we have I think and that's how that works. But you know, we're just anticipating long term down the road is what I'm trying to do.

**John Borgmann**-So the 8,000 square foot building wouldn't be your first phase.



**Steve Landing**-So it's the last those are in the last thing. But the first one to is the the E.V. chargers in the ice machine. That's one and two. Like I said everything still has to go through you guys as far as what kind of building, what you're going to require me to make it out of. Like my old building are.

**John Borgmann**-Here lies the problem I have with that is if we give a blanket Special Use Permit the entire site, you won't come back to us.

**Mark Kluesner**-Just with the plans.

**Steve Landing**-I have to.

**Sal Maniaci**-It would be done in house. You wouldn't come back. So would you be opposed if we split out the Special Use Permit and we just approved tonight or discussed?

**Steve Landing**-Yes.

**John Borgmann**-I mean just one and two and then whenever you get ready to do the buildings where the car wash was and the other one to the right.

**Steve Landing**-Yeah I'm good with that. Okay just trying to get the Ameren U.E. thing lined out and get started and so you know whether that goes big or not but you know but yeah no I'm fine with just the one and two and work later on the three and four.

**John Borgmann**-So Sal could we work that and make that or does that have to be.

**Sal Maniaci**-Well one and two don't have anything to do with the Special Use Permit . You can get building permits for that today. And then whenever we get actual building plans that could be used as a Special Use Permit application.

**John Borgmann**-So really he wouldn't need to come to us for a Special Use Permit for the ice house and the electrical charging stations?

**Sal Maniaci**-Correct. Yes, just for the self-storage use itself.

**Tom Holdmeier**-If we deny then the Special Use he can't come back for six months.

**Sal Maniaci**-That's correct. Any application has to wait six months after denial.

**Tom Holdmeier**-Is that a problem?

**Steve Landing**-To wait six months for the one and two?

**Tom Holdmeier**-No, three and four.

**Steve Landing**-No, I don't have a problem with that. I'm not that quick on it anyway.

**Tom Holdmeier**-But what we're saying is you could do one and two now without special use that you're applying for.

**Sal Maniaci**-We don't have to deny it. You could just withdraw it.

**Steve Landing**-Well there we go. Problem solved.

**Mike Wood**-Well, have you realized what we're looking for if you come back in six or eight months what's it going to look like?

**Steve Landing**-No problem. I don't even know what it looks like.

**Mike Wood**-That would help us make a decision as to whether.

**Steve Landing**-Depends on construction material and you know, I mean, who knows how that goes. But like I said we're just trying to utilize the property that we do have. And with the growth of downtown here, the temperature controlled storage units is a fit win win for everybody.

**Carolyn Witt**-I think it's great. You're having the E.V. I know people who are looking, you know, they have it at their house, but people come from out of town and then it's on their little apps so they know we're here. That's great.

**Steve Landing**-Well, you know, I mean they are offering great incentives, Ameren UE is and the state of Missouri as well. Once again we have the property, we're looking for other revenue streams that we can utilize the property with that can benefit the city, you know I mean this is kind of funny but I even thought about the little green machines you guys got running around. You know, people could drop their green machines off there or pick them up there and drop the car off the charge up. So there's a lot of benefits both ways.

**Tom Holdmeier**-Any other questions, comments? Thank you.



**6) File No. 22-2904-Preliminary Plat-City of Washington-Victorian Manor**

**Sal Maniaci**-So I'm sure as everyone is aware the City has been over the past six to eight months or so working on our connection here that's setting our Comp Plan to connect Rabbit Trail to Earth Crest and as part of that there's a little bit of right of way that needs to be brought through what you see highlighted. This is Victorian Manor now Americare, they own this piece here and we have set to acquire the right of way to put that bridge through. But before we can do that we have to close on the land and create a lot. So you can see here this lot one right around the bend is said to be broken off in a preliminary plat. And then final plat so that we can actually acquire that piece and turn it into right of way so that's what we're doing here tonight.

**Tom Holdmeier**-Questions or comments by board?

**Sal Maniaci**-And we have had this reviewed by our engineer designing the bridge to make sure it's enough right away with and everything.

**Tom Holdmeier**-Anyone audience that would like to speak on this?

If not, I'll entertain a motion.

**Mike Wood**-First.

**Carolyn Witt**-Second.

**Tom Holdmeier**-All those in favor?

**All**-Aye.

**Tom Holdmeier**-Any opposed? So moved.

**7) File No. 22-0905-Preliminary Plat Stone Crest Plat 17**

**Sal Maniaci**-Your next item tonight is a preliminary plat for a single family, the next phase of single family development at Stone Crest. You can see here, I have both those parcels highlighted because it does kind of stretch beyond their but it's to add single family lots along North Crest Drive here you can see it's all zoned R-1A, Single Family Residential again with that 10,000 square foot lot minimum. And then here are the lots that start here on the south side of North Crest Drive and go up towards the intersection and then we have this lot here which is a little bit more than two residential lots put together. The reason it's larger is that is the proposed location of the next firehouse. Our fire chief has reviewed that size and requested that size actually to make sure that it could fit. And so the planning process, it has all the correct easements shown. There is existing water, sewer and access to this. There is no need for a performance bond. They can actually move forward with the final plat and the preliminary plat and final plat next week if approved here tonight. The only comment we had here was that this Fox Crest be changed to Earth Crest to be uniform as we go all the way across. But that was our only comment.

**John Borgmann**-Thank you. That makes it that's much less confusing.

**Tom Holdmeier**-Any comments questions by board? Anyone in the audience that would like to comment on this? If not I'll entertain a motion.

**John Borgmann**-Motion to approve.

**Chuck Watson**-Second

**Tom Holdmeier**-All those in favor?

**All**-Aye.

**Tom Holdmeier**-Any opposed? So moved.

**8) File No. 22-0907-Special Use Permit-2132 Hwy A-Temporary Shelter**

**Sal Maniaci**-I'm going to start here with just a little bit of background because this is the first time we've had a request for this since we've changed our code in 2019. So in 2019 we had a request to place a homeless shelter on a commercial property up on Highway 47 actually where the dispensary is now. At that time we did not have really a definition in our city code for that specific use. To be honest with the best way to even put it into use at the time was if someone wanted to do a hotel and make it free, how



could we define that separately? And at any point it's not good to have any proposed use, not specifically defined in your code and you want to have any use in the city limits defined. So we know what it is. So at that time City Council with city staff and our city attorney looked at potential uses and definitions and we passed, the city passed a new ordinance pertaining to homeless shelters and we actually have it as a newly defined use. And so that is taken, we found that use from the they called the NAICS code, the North America Industry Classification System. And so that is a definition that we didn't write that we found through a standard system that all cities use actually all businesses use for their tax I.D.S. In all of North America. But the definition is for temporary shelter is a "Short term emergency shelter For victims of domestic violence, sexual assault or child abuse and or temporary residential shelter for homeless individuals or families runaway youth in patients and families caught in medical crisis. These establishments may operate their own shelters or may subsidize housing using existing homes, apartments, hotels and motels". So that's the definition that was actually created back in 2019. And then after that was determined up to City Council and where to allow those. And so what was passed was that they must be located in either M1 or M2, light or heavy industrial areas and they must acquire a Special Use Permit . And so this specific request is for a special use for temporary shelter on this property here at the corner of Chamber Drive and Highway A. You can see here it's the old Level Nine. It was a heating and cooling place. It is zoned M2, heavy industrial as well as the surrounding properties. I do want to highlight that this piece here we just rezoned two months ago. I do not have the map updated yet but there is that's part of the actual the other self storage unit. And those houses, one of them has been torn down, the other one will be torn down so that is all industrial to the south as well. So I wanted to just highlight this portion of our code. So section 400.205 does talk about you know kind of the intent of allowing or reviewing special uses. So per our code, this is not just for temporary shelters.

*According to this Section, " Special uses are those types of uses which tend to be problematic because they: (1) have a tendency to generate significant traffic volumes and/or turning movements; (2) have operational characteristics that may have a detrimental impact on adjacent or nearby properties; or (3) have other characteristics which may impact public health, safety, or welfare; but can be approved if such uses meet the criteria established herein. Special uses also include public and quasi-public uses affected with the public interest. In order to ensure that detrimental impacts are avoided or mitigated to a satisfactory level, special uses must be reviewed and may be approved in accordance with the provisions of this Article."*

So I wanted to kind of point that out up front of what the process is reviewing a special use. So they are uses that are assumed to have problematic in an area that may be need to have extra review and they have extra criteria be met because of that. So the whole point of a special use that you can conditionalize them to lessen their detriment to the surrounding properties. So in our code and we talked about on the last special use, there are 10 criterion that need to be met in order to approve a special use or deny a special use and then use that criteria to then add conditions of approval. So I'm going to kind of go through here like I did my staff report the first six here.

*"In considering whether or not such application for a Special Use Permit should be granted, it shall be the duty of the Commission and the Council to give consideration to the effect of the requested use on the health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question and the residents of the City generally. In considering the special use, the Commission and the Council may consider, among other factors, the following:*



1. *The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.*- Well, the surrounding neighborhood is industrial nature. They are not proposing to construct anything on the site and there's not a proposed change in appearance. Again, they're not asking to build anything, they're using the existing structure. So my staff review it meets that criteria,
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.*-They are not asking to build anything, they are using the existing. There's no change in use there, that there's no proposed structure that changes the relationship to the surrounding area.
3. *The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.* The application doesn't show any potential indoor or outdoor activities. There's nothing proposed outdoor or any special events that we have reason to believe it will impact that area and that criteria.
4. *The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.* Now on this one looking at the application, there's no reason to believe that the trips per day will be any higher than you'd see in any industrial use in the industrial park. With that being said, we have taken to effect that the clientele may possibly have to walk to that area. There's no pedestrian facilities on Highway A or on Chamber Drive but also point out that that is difficult to meet when we require them to be an industrial area where we don't typically have pedestrian facilities.
5. *The added noise level created by activities associated with the proposed use.*  
Again, we think it meets this criteria because there's no potential added noise level.
6. *The requirements for public services where the demands of the proposed use are in excess of the individual demands of 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.* So there's no reason to believe that there's any additional fire hazards created by the proposed use as for the police protection. I did want to reach out to the police chief prior to writing the staff report and they don't have a reason to believe that they can't accommodate the proposed use as well.
7. *Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.* We're not proposing to change anything on the parcel again, by the appearance of it.
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.* Again, no proposed change and lighting.
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 proposed changes there. It doesn't have any residential directly adjacent requiring any new screening.
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 runoff and heat generation.* So again with



no proposed changes to the building, no new construction there's no reason to believe that they can't meet that criteria.

So with this in mind and reviewing all these criteria staff has reason to believe that it meets the criteria. We do recommend approval. I will say we have not added any conditions of approval onto that like we typically would do on a Special Use Permit . And that's because staff felt without hearing testimony and hearing from the applicant or the public hearing. We don't necessarily have the capability of adding the appropriate conditions of approval at this time. So just because our recommendation doesn't have any conditions of approval doesn't mean we don't necessarily think that there shouldn't be. When it comes to number of people that can be there with occupancy access to it, there are a number of things that could come with conditions of approval but given what the code says for approving especially use and these 10 criterion that is our review of this at this time. I'd be happy to answer any questions.

**John Borgmann**-So I really only have one question, you probably can't answer it. So I'll wait until the client comes up and talks about it. But it deals with, you mentioned there's really no impact for the fire service, but there is a life hazard issue there that I'm definitely concerned about. And I'm sure the client can answer those questions whenever we get to that point.

**Chuck Watson**-And you basically are saying there's minimal outdoor mean on their original one back when it was the doctor's building, there by the bridge and stuff, they had an outdoor area that was fenced off and everything else like that for because I mean everybody's not going to stay inside 100% of the time.

**Sal Maniaci**-The application doesn't show anything that has any outdoor activities, but if they can bring any new information then that would obviously come into effect with needing screening and that sort of thing.

**Tom Holdmeier**-Questions comments?

**Mark Kluesner**-Based on the size of that building, I guess there'll be a limit on the amount of people that can stay there.

**Sal Maniaci**-So any type of occupancy, whether it's single family, multi family, that is based on square footage. So in a sleeping room, you can only have so many people granted occupancy based on square footage. So until our building inspector and get in there, there's not necessarily a max that we can do on there but that would be the same for any home.

**Mark Kluesner**-There's no idea of what it may hold them at this time. Any other detrimental things or liabilities coming to the City of Washington.

**Sal Maniaci**-I don't know if there's something I can answer at this time.

**Mark Kluesner**-The city of Washington won't need any liability policy of insurance or anything for this, will they? Because it's all taken care of by, right, So you can't think of anything Mark. Okay. Great.

**Tom Holdmeier**-Any other questions, comments by board? If not, I assume everybody's here for this and not the prior ones. We'd like to hear from everybody. If you would come up say your name and your address and keep the questions for the board, we'll get the answers for you. We don't want you turn around talking to the audience and everything so anybody would want to come up applicant first.

**Bob Zick**-Good evening. My name is Bob Zick. I represent the applicant. The applicant actually consists of three parties, Forest Hills Properties, LLC, which is the owner of the Real Estate, Washington Charitable Foundation, which is the applicant and lessee from the landlord and Life's River, which is another not for profit that will actually operate the homeless center. I'm going to for my comments tonight, refer to all three collectively as the applicant. I was going to go into the history, it looks like Sal covered that, but just briefly, if you recall when we proposed this last time, the city asked that these sorts of facilities be placed in industrial districts. Basically what we went out and did was purchased a piece of property that was zoned industrial so that we could meet your requirements and mandate. So that's why we're here. That's why we're using this piece of property. That's why Sal said, even though there are some minor pedestrian access issues, this probably is more accessible than any



other industrial property in the city. A couple of things I'd like to stress about this intended use. First of all, this is not intended as a warming center or a homeless center that you might traditionally think of, folks are going to be coming to us primarily by referral, say, from a school church, a police officer, there will be no homeless center signs out in front. It's simply going to have a sign that to his Life's River, in part because we want to respect the privacy of the people that are going to be staying with us. Those folks don't want to advertise the fact that it's that it's a homeless center and neither do we. Secondly, the applicant does not intend to run a homeless center for the chronically homeless or the severely mentally ill. And I think that is a huge distinction between this and a lot of homeless centers that you read about in the horror stories in the papers. We know that we will not be equipped with psychologists and those sorts of people to deal with the severely mentally ill and so we're just not going to go there. Our goal is to help the temporarily displaced versus the chronically homeless. We would actually prefer to call this a transitional center. Your zoning code uses the phrase homeless center. So we exceeded to that and that's what we're using. But I hope that by the time we're done speaking tonight and hearing from the folks in the audience that you'll realize that this is not a typical homeless center like you read about in some of the papers, it's going to be a resource for the short term homeless and displaced. There'll be time limits on the time people can stay in the facility. Residents will be required to come up with a detailed specific housing plan that includes securing a steady income and searching for safe decent housing that meets their needs. There will be a code of conduct for all residents. They'll be required to have good behavior and personal hygiene. There will be showers and laundry facilities located in the facility. Financial literacy, life skills and good tenant skills are the sorts of things that we're going to promote and uh educate tenants on. We want to help people out on to keep them from entering into a multi generational poverty and homelessness path. In short, we don't want to just give people money and a place to stay overnight. We want to help them learn how to become productive members of society on their own. We will follow up with folks after they've checked out of the facility and offer to be a continuing resource for them if they run into trouble again, need trouble finding a job, you need trouble helping find transportation, just call us. We're going to be there to help these folks as they continue. We're not just going to abandon them once they finally attain success and check out. Weapons, alcohol, illegal drugs and paraphernalia will not be allowed on the property and we will conduct drug testing. Again, we're not here to serve the chronically homeless and the people that are just not wanting to participate in any rules. Quiet hours at the facility will start at 9:00 p.m. Any person that does not meet these rules will be firmly asked to leave the facility. And if they don't leave voluntarily, we will call the Police Department and have them help us. Anybody that's not working actively to improve their situation will be asked to leave the facility if they're not working towards that job or that arranging residence or that sort of thing on their own. We're not going to just keep them forever. We intend to be good neighbors and run the facility like we're in our backyard. I know there are concerns that we think some people have voiced concerns that they're going to bus, truck, bus busloads of people out here and we're going to be stuck with all kinds of folks that our community can't handle. We have discussed that in detail. If they send a bus full of folks out here, that don't mean our criteria, we're going to offer them bus tickets back. We're just not going to let them check in. So I think we will kill that trend real quick when the first bus arrives, if it does arrive. Hopefully people will get the message up front, what we're going to tolerate and what we're not going to tolerate. And I don't think it's even going to happen. We're going to have competent professional people running the facility and they're not going to allow deviation from the rules I've articulated. Um, We believe we've met with most of all, if not all of the neighbors and some neighbors that aren't real close. And in checking with Sal several times, including here again, tonight, I don't think there are any people within the 185 ft. range that have objected to this. We see the typical resident taking advantage of this facility as being a young mother or father with two kids that is temporarily down on their luck and they need some place to kind of help them get a start again. It's pretty hard to, uh, save for a rent down payment and the first month's rent and a damage deposit if every dollar that you earn is going towards survival. And so we want to give people a break, help them get by, help them have a place to stay for a month or two and then get out and get on their own with their own job. We would like



to meet with city officials twice a year to review the progress and make sure that there aren't additional suggestions or different things you'd like to see us improve upon. Washington is our town as well. Everybody on the boards that represents these not for profit corporations, uh, is very much a member of the community. We do not want to create a problem in our backyard. We're going to run this thing. Well, it's going to be well run. Again, this is not going to be a campground or a parking spot for the chronically homeless. We think this is good land use. We think the staff recognizes that. We would appreciate the Planning and Zoning recommendation to the council that the Special Use Permit be approved. Are there any questions?

**Chuck Watson**-Back to what I was asking Sal about, you know, when you originally proposed the one over there by the bridge and stuff like that, There was going to be a fence around areas and stuff like that, you know, and I'm assuming by what your intended use and stuff too, that you would probably have some type of privacy fence and stuff too, if you're still wanting to protect those people from gawkers and anybody else that's a family member that may want to, you know, find out location.

**Bob Zick**-We're not opposed to a privacy fence. You can trust us and you know, go with, we'll build it if, if it seems appropriate or if you want to make it a condition of the conditional use permit or Special Use Permit, we're okay with that. We don't know exactly how to build it at this moment or how to articulate exactly where it should be but we're not opposed to putting a fence for an outside lounge area. Again, just like you suggested, we don't we want to protect the privacy of the people that are there that are there as well. This is a little different than I put the former Brunworth building, in so far as we don't really have residences in the immediate vicinity, so I'm not sure how crucial that is, but if the city would like that and make a condition we're open to that as a reasonable condition

**Mark Kluesner**-I had a bunch of questions, but it sounds like you just answered them. Sounds like this is very well thought out.

**John Borgmann**-I have a couple and I'm not sure you can, it's more technical. Do you know about how many number of clients you're proposing?

**Bob Zick**-We are thinking in the range of 25. We don't have an official opinion from the building inspector yet but we were estimating that, I think there's about, hang on a second, 3600 square feet there.

**John Borgmann**-Will you have clients first level and lower level because there's a basement there too.

**Bob Zick**- I think so again, as long as it's permissible under the occupancy code, you know, we don't want to put people in rooms that you say that the building commissioner says you can't put them in. And so if there's space in the basement that's not usable or in the lower level, that's not usable. We would make that lounge areas or something.

**Greg Hoberock**-And to answer the question of the basement. Originally plan is not to, however, I've looked at the basement if we want to do the basement, I'm going to have to cut some doors and windows and some concrete, which I'm prepared to do if that's necessary, but we will meet the ingress and egress is required for any living space, which I don't know. I just told myself window to get in and out of. So if anybody goes in the basement that will be met. My guess is the basement become restrooms and showers.

**John Borgmann**-Okay. Thank you. Thanks, but the building department would review the building whenever they get to go through the permit process?

**Sal Maniaci**-Correct inspection, any life safety overnight stay.

**Tom Holdmeier**-What do you anticipate the age of the clients to be over 18? That you have to, not that really matters to this permit.

**Annie Fonkanen**-Hi I am I'm one of the board members of Life's River. So we're planning on starting with families, so therefore you would have an adult of age and minor children. So that could look like any that could really be a mix of anything. That could be a 19, 20, 21 year old. It could be somebody in their forties with minor Children.

**Tom Holdmeier**-Do you have any idea the need in the community? Is there any?

**Annie Foncannon**-So there is not a great way to count, but I did do a lot of homework. I can tell you that we did the homeless task force has a homeless hotline and in a six month period they had 112



family units access that line. And 42 of those were from Washington. It's for all of Franklin County, but you know, nearly half of them are not at least a third or more were from Washington.

**Mike Wood**-Does Life's River do they have any experience in doing this in other communities?

**Annie Foncannon**-So no Life's River is a brand new organization that has started out of Washington and with Washington community members that were heading it up. Members of the board have had experience working with the homeless population, including myself and Lindsay Jasper who is also on the board who works with the homeless population.

**Mike Wood**-And what do you think the average stay of a client would be?

**Annie Foncannon**-So that will be very dependent like has been said that 30 days is like the average stay of a client depending on the situation. I will give you a quick example. I have had in the last probably six months of being a volunteer that answers the homeless task force line. I have had three women who have given birth to children who had no place to go. And so we had to scramble around and scrape money together to keep them in a hotel until their apartments became available or wherever place became available. There's one right now that's waiting on a trailer to get some improvements and it's just that they needed it for 15 days. So it could be as little as that.

**Mike Wood**-What you think on the upper end? I mean, I think Bob said a month or two.

**Annie Foncannon**-Month or two.

**Mike Wood**-Are you going to put an ending time on it or as long as they're working towards their plan are you going to allow them to stay?

**Annie Foncannon**-As long as they are working towards their plan and goal? Depending because some of the folks are coming will be coming with, they have you know, no driver's license or ID's. And so we have to start very basic before they can ever even go apply for a job. So those things take time so as long as they are working hard and working towards their goals then they will be welcome to stay.

**Mike Wood**-And right now you're telling me it's only for family someone of age and possibly their children or a couple and their children.

**Annie Foncannon**-That is the group we are going to begin with because you know you want to start small, get some successes.

**Mike Wood**-And then is the idea then to deal with the issue that I think is becoming more and more prevalent is the high school aged kids that's couch hopping that doesn't have a stable home environment and ends up staying at someone's home until they get you need to move on and then he goes to another one that moves on. Could this potentially be a resource? I mean you've got the school district building right across the street, one of the referrals you talked about was a church or a school, I see this as a potential to help that age group kids with the resources you have hopefully within the schools within this community.

**Annie Foncannon**-That is something that I would have to talk to the entire board about. I can tell you as my other role in life is the executive director of the Franklin County Community Resource Board. We're actually working with Hope Ranch to work on that population.

**Mark Hidritch**-I've got a question for Bob real quick bob. You made a statement while ago about drug testing. Now I met with two of the applicants on Thursday evening and I asked that question I asked, are you going to do drug testing at that time they said no. So is that changed?

**Bob Zick**-Yes. We had a discussion about that today and we talked about the pluses and minuses and we think the community will be best served if we do drug testing. Actually that was a change today.

**Jeff Patke**-Do you feel as though those we see in town now are the ones that you're going to look to help or those it's kind of been said to me as though this is not meet those people we see on the street or in the parks. What's your answer to that? Is that when we see a decline in the homeless currently in Washington or is this something different?

**Bob Zick**-I must be totally honest with you. I personally don't see it that much and I don't know if it's because I look past it and I'm not attentive or maybe there's something wrong with me or maybe I just don't happen to be in the right or wrong place at the right time? I personally don't see it that much. I do know that my experience is not the average experience and I know that the folks on the board see it a lot



and they get inquiries about it a lot but whether it will, whether this facility as I have described it will apply to the people that you see on the street. I don't know until I find out if they've been willing to come visit with our counselors and our staff and if they're willing to express an interest in, (a) being sober and well behaved so they can even come to our facility, be expressing a commitment to work towards self improvement. You know, I can't answer your question because I don't know all those sorts of details. We are going to stick to our mission and if that mission allows us to serve people that you happen to see walking around, then we will be helping those people. If the people that you see walking around are not willing to abide by our rules, then, we have no illusions that we're going to totally solve the homeless situation. And so I guess that's the best way to answer your question.

**John Borgmann**-So maybe it's a question back to the young lady. But how do individuals contact your organization? Do they use the hotline or do you stop if you see somebody as an example? There was a young couple today sitting down at 47 and Steutermann Road on the curb there by the filling station for several hours today, drove by there a couple times. Do you seek them out?

**Bob Zick**-I don't think we're going to seek them out if we see them on the street and one of our board members passes by and once I stop and talk to them, that sure may happen, I won't deny that. I do think, as I said earlier in my comments, I think a lot of this is going to be referral from the police or the school or the folks that deal with the homeless board for Franklin County. If someone calls the Franklin County homeless board and says, hey, there's somebody, a young mother in Washington that just gave birth and needs a place to stay for two weeks. Would you guys help her? And I'm sure the answer is going to be yes.

**John Borgmann**-So I used to listen to the skin or a lot with the police because I'm in the fire department, but you would hear the police get a phone call that, you know, there's a homeless person that's such and such location and they would go and talk to that person. Are they going to be getting any training to know how to handle that situation whether or not it's a candidate that could possibly come to you or that you're just going to have them pick them up and bring them to you, or do you know how that's going to work?

**Bob Zick**-I think the process, frankly will evolve a little bit. And I think the Police Department, after hearing the results of this hearing and the council meeting next week, will kind of get the message that if it's a chronically homeless, totally drug laden person that has no interest in helping themselves, I think they're going to know not to send them to us. And if it's someone that is short term homeless and has a desire to improve their life, I think the Police Department is going to learn that these guys will help.

**John Borgmann**-Okay, very good.

**Chuck Watson**-So, I guess adding a little bit on to John, I mean, are they going to be the ones that will just kind of ask the question and you guys go through the entire profile to find out what they're capable,

**Bob Zick**-There'll be an interview to get to know each other process and during that process, that's when we're going to find out at least initially, whether they're willing to abide by those rules. And of course some folks may not be totally accurate and initial representations to us, and that's why I said if they're not following the rules, they're going to be asked to leave. Thank you.

**Tom Holdmeier**-Anyone else that would like to speak?

**Mark Kluesner**-I have one more question. So I guess with doing this in the past, I mean you have pretty good percentage of people moving on and improving their life.

**Annie Foncannon**-So, truthfully there are some that have gone on and were able to improve their lives. Most of them, it's really up, it's really Karen Dawson is the one that has handheld people and showed them the ropes and showed them the way. But over the course it's taken years because we didn't have any place for them to go and be. So they would for example, one amazing couple that has really been awesome, has lived in a dumpster for the first year that she knew them and slowly taught them how to save their money and how to keep themselves protected. And they both had jobs. They were they were walking ungodly amounts, the one was walking to Colton's restaurant and the man was walking down to the recycling center every day to have an income. And so it took a very long time. And yes they did, they were able to finally get into a house or an apartment and now they have a house. But I think that we



could have sped up that process and done it way more dignified manner if we would have had a place like this.

**Mark Kluesner**-Well that's good, I guess if you see that happen to one couple, you know, that's what keeps you in the business, but there is a I guess the percentage doesn't mean anything then, but most people do move on.

**Annie Foncannon**-The people that want to move on make it work. Yes.

**Bob Zick**-If I could briefly make a comment that might save you a lot of time. We have a lot of folks here are very passionate about seeing this approved and they're very willing to come forward and tell you their particular reason for liking to see it approved. But I don't want to waste your time. And so I throw this out just as a question. Do you want to straw poll the board or do you want to do anything different or would you like to just go ahead and hear from all our folks? I don't know that all the comments are particularly centered on land use. I think a lot of the comments will be, is this good for Washington? And we definitely believe that it is. But I don't want to waste an hour and a half of your time either.

**Tom Holdmeier**- I don't think it's necessary. But anybody on the board have another idea. We may ask later after we hear from more people. Alright, thanks. I appreciate trying to keep it shorter. Anyone else that would like to speak?

**Sean Mayall**-Good evening, my name is Sean Mayall. And I own property located at 23 Town and Country Drive in Washington. That's in the industrial track near where the temporary homeless shelter is being proposed to be located. One thing that I want to do tonight before I read what I have is I wanted to make it very clear for the record that myself and I know people in the room that oppose this have absolutely nothing against homeless people. I have a ton of respect for the applicants, the applicants team and what they're trying to do. I think tonight, there's a lot of questions that need to be answered and need to be talked about. I'm not sure that tonight is going to be the night that this is needs to be voted on. There's a lot of questions again very I'm here tonight and I know probably most people here are open are here tonight, very open minded. And I think that's very important that we're all open minded and we look at the good, we look at the bad and we make the proper decision. There is a need for our society to help people who are homeless for whatever reason, persons are homeless, they are still fellow human beings. Some people need and deserve a hand up food and temporary shelter. Some people need some form of treatment. At the same time, the city cannot turn a blind eye to some of the adverse effects of homelessness, be increase in property damage, littering, loitering, actual and perceived safety concerns, increased cost of police department, hospital and many other service organizations. It is also known that there is a correlation between expanding services and more homeless coming into the area, homelessness is complex, asymmetrical and not complete, not completely solvable. I think we would all agree with that. An attempt to address this issue. The City of Washington provides that temporary shelters can be placed in M1 and M2 industrial districts, but only with stipulations or special conditions so as to promote the intent and purposes of the zoning, including promotion of public health safety, comfort, morals and welfare of the city and its citizens, pursuant to article five of the zoning code. In considering the issue, there are some questions which need to be asked and I know some of these questions have been talked about Bob did answer a few questions, but I want to reiterate on some questions because they're deep questions that need a really good answer. What should the distance of the temporary shelter be from schools, playgrounds, daycares and existing residents? I'm not looking for answers right now, I'm just stating the questions. How do patrons get to this location on Highway A without crossing a private property and without risking being struck by an automobile down Highway A Is there a safe and adequate access by sidewalks, access to public transportation? What is the appropriate number of people who should be allowed at the temporary shelter And over what time period? How many other people are going to be drawn to Washington Missouri because it has a homeless shelter? Where are the other person's going to be housed? Who are going to be drawn that are going to be drawn to the area and they are denied access to the shelter because it is fully utilized. I realize it's been stated multiple times that that is not the intent of this.



However, it is well known that when we have a shelter like this, that the public, other cities, the state people overlook that and they do think we have a homeless shelter, it cannot be denied. What are the building code requirements to house the people including fire protection, commercial sprinklers, number of bedrooms, number of bathrooms, etc. Is the operations plan of the temporary shelter adequate. What is the business plan? Including income and expense for an operation of a temporary shelter? Is there going to be a log of patrons including identification etcetera, criminal background checks not to expose both patrons and or the surrounding residents, businesses and citizens to criminals or violent sex offenders. Is there going to be a routine drug test in alcohol with illegal drugs be prohibited on the property? Is there going to be a curfew? Will there be security cameras? Is there going to be adequate parking? Will there be an inspection checklist and a schedule with appropriate fees. How many homeless will migrate to Washington Missouri or be dropped off in Washington Missouri because of a temporary shelter. Are we prepared to pay the cost to address the problems which will be caused by the additional homeless who will be dropped off or migrate to Washington? Well, the taxpayers have to pay for the improvements, additional public services, including police and fire protection, ambulance, medical services, which will all be necessary. Based upon the applicant's business plan should these costs and the cost of any necessary infrastructure improvements be borne by the applicant. These are some of the problems which Planning and Zoning and the City Council should consider, but probably not all of them. Section 400.230 of Article five makes it the duty of the Planning and Zoning Commission and the Council to give consideration to the effect of the requested use of health, safety, morals and general welfare of the residents in the area in the vicinity of the property and the residents of the city generally before the Planning & Zoning Commission or the City Council can take any action. Therefore, I suggest that this matter be continued for a reasonable amount of time so that the Planning and Zoning Commission can acquire all the necessary information for it to report to the City Council can acquire all necessary information to proceed with its action upon the application for the benefit of the applicant, the homeless, the nearby residents and the landowners and the City of Washington. Just in closing again, I, I respect the situation, but the problem that we have to overcome is they will come and we have to be prepared as a city, as taxpayers, as citizens. How are we going to address the problems? There's no way that those can be stopped. It's happened here before with train rides. It will happen again and, and again. I don't know the answer, but hopefully we can all make an educated decision. But I think there's just a lot of concerns and a lot of things that need to be discussed and talked about before anybody is ready to make a decision. So that's all that I have.

**Tom Holdmeier**-Any questions by board. Thank you. Anyone else in the audience?

**Jeff Eckelkamp**-Good evening. My name is Jeff Eckelkamp. I want to thank the Planning & Zoning Board to hear what I have to say today, Bob Zick and the team did a nice job on presentation. I appreciate it. That some of the reasons I'm here. Fact finding and discuss and discover some of the things here tonight. Sean you did a nice job summing it up. I'm not going to reiterate many of my notes had the same type of things that he just said. So I'm very concerned and the reason I am and I should have qualified that before. I have property across the street at 2083 at the corner of Ruether Court and Highway A. I have an old home that my wife and I owned for several years, 17 years or so we had a business out of it. There's a rental property, three car garage with rental property there also, that's why I'm concerned. So besides what I think Sean that you said earlier, I'm concerned with how you going to qualify these people, how you want to manage it and who's going to enforce it, how that's going to be done? I mean, that's great and good intentions and I know you're very capable people do it. But how is that going to happen? Who's going to be there at the site 24/7 asking those kind of questions and say no, I'm sorry. And then where does that person go when you say no? Does he go conveniently across the street? There's some woods down there. I got a shed down there, there's some other industrial places there that's close by, has valuable stuff in their trucks and stuff. Where do they go for that. So the intentions are good. Also not just next week if it's approved next week, next month, next year I'm there five years from now and we pass this and some of you may be on the board, some of you may not, I'm not for sure where the rest of. Who's going to enforce all this stuff. What's going to happen? Do we have



derelict cars sitting out there? It's cold out and do they park there And those are the things I'm asking and want to like to discover and discuss some more just a few points and again I don't want to reiterate everything he has, has said. The same thing with the drug test. Hey, that's great, have a drug test but if they fail and they're at the doorstep, what happens? And I'd like to see also this is the interior of it more than the exterior that I've been concentrating on. The building Had problems with people with remote controls on TV sets our air conditioning and how is that all going to be defined and bathrooms and upkeep 2-3 years from now. There's a lot of use on that stuff. I don't want a bunch of weeds and a bunch of doors start cracking and the thing down falling for the value of my property and the whole community as well. So thank you again, I appreciate it, Bob. Nice job and the team, they're very good appreciate it. Thank you.

**Kurtis Ohse**-I live at 7 Edward place. I think that the presentation that we looked at was really good because it opened my eyes to what is actually trying to be done and it's not really what I had in mind whenever I first heard about what was going on. And I think that I just want to start by saying that I think that it's a noble cause and it makes sense, but there are some, some questions, because as Sal mentioned right now it's being proposed without any conditions, and I just wanted to throw out some questions that I came up with as I was sitting there listening to the presentation because I think the way that it was described, it seems really reasonable the way they want to utilize the property, but without any conditions a year from now, they could totally decide they're going to go with a different model and kind of do whatever they want. So, I think whenever we think about the most important things of how it was described, you know, the way they want to use it, I think some of those things should be incorporated into conditions for that, that permit, if you do decide to issue it. I think that, you know, it was mentioned before, but there's a huge need for lights and at least a shoulder on the road or a walkway, that's a huge, huge safety issue. I was driving through there the other day and I kind of knew that this was coming up and so it really stuck in my head, there was somebody even today, there's not a shelter or anything there now, but there was somebody walking down the side of the Highway A there and they could have easily been hit at night because there's no light, they were wearing an orange jacket, fortunately, so I spotted them pretty easily. But if you really increase the traffic there, that just opens up, you know, an opportunity for a tragedy. So I think that that should really be heavily considered as to whether or not there has to be some investment that goes along with this if you move forward with it. Some of the things that came to mind is that, you know, there should probably be some sort of definition for what short term means so that it's a short term in the definition. But what is short term, is it the way we describe it when we talk about short term rentals with Airbnb's, we have an ordinance on that or is it something different than that. So just something to think about for clarification. I personally not that it really has anything to do with um with whether or not you approve or deny or maybe it is important to you, but it would be nice if the applicant could maybe put together share with us some of their experiences of how they've had success in the past because I know it was mentioned, you know, they were talking about Karen Dawson and she really helped somebody out and I'm just wondering so if they're doing that now, how are they getting that done? And it would just be interesting I think for me and the rest of the public to know how they're doing the work they're doing now and how, how they're seeing success because it probably helps their cause for, you know, for changing minds, for people who are against it. And I think that would help everybody make a better decision of whether or not they think that makes sense in this area. Kind of going back to, I think that there should be, you know, some stipulations that go with this. So if you do approve it, there should be some stipulations that go with it. So what happens if a year from now, all of the things that they said that they're going to do, which make it sound very reasonable, what happens if they're found to not be complying with all the promises that are being made tonight? And, and I think it was mentioned before, how is that enforced? So I think that that would be something important to determine, you know, and then what happens if they're not in compliance? How do you get them in compliance? What happens? Another question is, is there an opportunity for expansion? So it'd be really nice to know if there's going to be an occupancy limit on that building the way it is today when you issue that permit? And then also, if there's an opportunity for



expansion, because there it looks like there's enough ground there you could probably put up a second structure, I don't know, you know, the zoning and the setbacks and exactly what you could do, but it looks like it could be possible. So I think it would be wise to consider that before decisions made and probably wise for them to think about if that's what they want to do and incorporate that into their plan. The question that was mentioned before, but I think it's important is that facility going to be staffed all the time. And I think too, they talked about having single mothers and young kids there. And so what kind of safety precautions are there going to be to make sure that predators aren't taking advantage of people because it's sad that we live in a world where we have to worry about that, but we have to worry about it and we don't want to create a place where that's a target. Another question is, how is the facility going to be funded and just is there any way that that would end up becoming the city's problem if there would be problems funding it in the future? I don't know if there's any way that happens like if there's no funding, you just closed down and it's no big deal. But I think it's important for taxpayers to know if they're gone have any liabilities if it does get approved. I think those are all the questions I had. So thank you.

**Barb Wallach**-27 Emil Court-My big thing with this first of all as everyone said, I think too very noble cause I think it sounds certainly there's a need for something like this. My sisters and I own the property directly across the highway. No one ever talked to us about this until about five minutes before the meeting began. So with that all we had to go on is what was in the newspaper which said a homeless shelter. That conjures up all kinds of ideas. I think a lot of this is probably well thought out, but I think before you put something out there, maybe if you have visited places like this, perhaps if you had those people come and we had a little general meeting just to show this is how it's been successful. It's a great concern of ours of course having the property there we go back to the tree line, you know what that all could mean. Our big thing and talking with my sisters was safety. If there's going to be children there where they're going to play afterwards? Is there going to be a bus stop there? Is that going to work on Highway A? There are no shoulders let alone the walkway. I think that's a major thing to really consider if this is the best use of that space. Again, I think it's a, it is a noble cause. I hear a lot of this is proposed and this is proposed and that's not in the proposal. So for instance no proposed events, etcetera. So after two years of the funding and they need to do a fundraiser, can they just go ahead and do it because it's not proposed tonight? But could there be something there at that time? Okay, well what kind of safety does that bring into to the draw as well? I just really hope that you guys really take a long, hard look at this. I'm not saying it's a bad idea. I personally found out more information tonight than we had been given the month prior. So I appreciate that, but I'd still like a little bit more information. Thank you.

**Craig Mueller**-1800 Anniston. I'm with Imo's Pizza. I'm with Sugar Fire Smoke House. I'm with the Chamber Board. I've served on the hospital board. I've been watching kind of this issue for a long time. Homeless is a big to do. What I've found in my research in looking at this is that there's a need for it. It's costing the city already. Police officers. I've called them to my places of business is not once, not twice, not 5, 10 times with people that are by my dumpster. With people that are out back of the store with people that are harassing my employees. People that are inside. I've had issues not with those folks that I have to call the police about. I've had employees that I know that are in significant need. That are, hey, I don't know where I'm going to go. I have to couch surf. I'll be at work tomorrow. I might not be there tomorrow. I don't know what I'm going to do. The city is already spending money on these folks. They're already spending money on this problem. Let's not get past what the issue tonight is, which is, hey, we're looking for a, use a place for this to go. The applicants have asked for this one time I believe. And the city said, hey, let's think about this. And let's think about where we want to put this. The city thought about it. The applicants have now come back and said, hey, you said it should go in this type of place here it is. This is what we'd like to do with this. We still have the same goal in our heart to help the people to help the city to help the police department to help the hospital out with whatever it is they need. They can only do so much, but this is a hand up. This is not just a hand up to the citizen that needs the hand up. This is a hand up to the city, to the police department, to the people that are already dealing with these services and they don't know what to do with it. I'm just asking Planning and Zoning to say,



hey, is this a legitimate use of this space and listen to the constituents out here who all have very valid opinions and say, hey, what can we do to make this work? We're receiving a gift from some benefactors. What can we do to make this work? Is it a fence, great. Is it sidewalks and safe access to get there? I don't know that that's going to happen if you're going to put it in an industrial place like Sal mentioned earlier. There's not a lot of places that have that. But come up with those ideas. Take them to the City Council and say, hey, we've got a gift. These are our reasonable expectations to make this use work where it is. And come up with those decisions tonight and say, hey, let's take that to City Council and let's let them decide on it. That's all I have to say, thank you.

**Dr. David Chalk**-I'm president of the Mercy Clinic here in Washington and been a resident of the community for 32 years. Again, I think the comments and the outlines you've seen tonight are all well posted. Really, what I wanted to speak to the board is how does this affect the health care of our community? We are blessed with health care and a community the size of Washington that is almost second to none. Many communities our size have a fraction of the services that we're able to provide. One of the things that was determined by communities all around the country is that there are social determinants of health. We like to think the things that we do in the hospital and the clinic really determine how healthy a community and an individual is. When in fact it's the social determinants of health, your housing, your access to a food supply and transportation plays about 70-75% of the influence on your overall health. And what we think we do fills in that 20% gap. Now, most of us in the room take all those other things for granted. But if you don't have those, that's a huge play on the ability to maintain a healthy lifestyle and a healthy life. Obviously as the hospital and the clinic already we deal with these people and everyone in our community on a daily basis. We've partnered with the city and others in the community around the extreme heat centers, but that's a short and very temporary ability to get them out of the cold out of the extreme heat. And either whether it's in our facility or helping a system find it elsewhere. The key here is a facility that goes to the next level. We have some of our community health workers here who see these people in our McCalley Clinic, in our emergency room in our hospital that have nowhere to go. They can connect this very, very vulnerable population to the resources. A temporary housing facility is just another piece of the puzzle to complete the continuum of healthcare resources that we are so very blessed in this community to have. I think we should seriously consider this Special Use Permit as being another piece and that continuum of that puzzle. A short story and this is really hit home when I was approached by the board to become part of this, I jumped in with both feet because of personal experience. Many years ago, my wife worked at Borgia. There was a student up there for a host of different reasons, could not live with her parents. This girl lived in her car for almost half a school year and if she would have had fortunately it worked out for her. She went on, she got herself through school and in fact she's a nurse now and she called my wife just within the last six months and it was an amazing story. However, a facility like this would have been a easy place for this young lady to go to because she did exactly what we talked about. She couch hopped, she slept in her car, went to class every day and succeeded. Another piece of that puzzle and allows this community to those people who need that step up that hand up, not a handout, a hand up to go to the next level of their successes. So I would strongly order Planning and Zoning to seriously consider the Special Use Permit. It is another piece of the health care puzzle of this community that is so vital and what makes this town in this community and area a great place to live and work. So thank you.

**Kurtis Ohse**-Seven Edward place again. And this isn't so much a question about this permit, but what I think is important for this group and maybe for you to be talking to the City Council about. And if there are plans out there, it'd be nice to be able to figure out where I could be educated on it. But I think if you do approve this conditional use permit, one of the big pieces that they're going to be missing for them to be able to be successful in their mission is affordable housing. I did a quick look right before this started. It could have changed by now already. But just a quick glance, there isn't a single home in Washington for sale for less than \$150,000, that's habitable. There's one for \$100,000 and it needs to be pushed over and taken to the dump. The next step up from that is over \$200,000. We also only have three places for rent in Washington right now. And I don't necessarily think that the answer is building more apartments,



because really to help people be successful in life, we need to help them become homeowners ultimately. But I think that that is an important piece that if you approve this, that'll be what what's potentially missing. And so if there are plans for that would be great to know

**Tom Holdmeier**-We will address that because we've been struggling for years on that here, trying to get more affordable housing. And we are still continuing to try to get something more housing units starting. But we have done a lot already in the apartments we do have. I think there's a lot of people rather rent than own because they don't want to.

**Kurtis Ohse**-I own some rentals here in town and I and I totally know who those people are. I can tell you that there's the ones that I know rent because they have to and then there's the ones who will always be a renter and they don't mind it at all. And the ones who rent because they have to, those are the ones I really, really feel far because I wish that, you know, I could help them figure out a way to stop giving me money every month and start putting it in the equity of something that can be, there's, you know, in the future. So you you're right, there's definitely both. But I also think that the population of people who would rather rent is also growing. But if you look at what rents have done in Washington over the last couple of years and it's not nearly as bad here as in other parts of the country, it's, you know, gone up dramatically because the rents for anything in town right now, the least expensive one out of the three available is \$800 a month, which is, you know, that's substantial for somebody who's working close to minimum wage, \$30, \$40k a year, somewhere in there. So anyway, I'm glad to hear that you're working on it and any time you guys have anything you could share about that I would love to know.

**Danielle Lewis**-I'm at 1298 Ninth Street. I worked for child welfare for almost 12 years. Currently, I work at the Family Resource Center in Union. I think people if you work in social services or health care or with the police, you're not surprised by this, but other people would be shocked at how many children and families are currently homeless, not naturally unsheltered, but living with somebody else moving from place to place, sleeping in their car. It is a pandemic and it is in this area and it's not going away and there are a lot of good people working hard to fill in those gaps, but there is a missing piece and that is a shelter for them to go. I'll give you an example of someone I worked with today literally five hours ago, a couple. They lived between Union & Washington made it over to our building. Newly homeless for two weeks. Sleeping in a tent and she is pregnant, newly pregnant, she was crying because she was trying to figure out a way to get to the doctor's office in Washington so she could see the doctor about her pregnancy. It was really heartbreaking having to work with people and be able to give them hygiene kits and tents, But not being able to have some more of them to go. These are people that want to work. They were working, they both lost their jobs were in a bad situation and now here they are and it's a lot easier to be in that position then. I think a lot of people think, especially when you don't have the support system. So having something like this in place would really just push Washington and direction needs to move. I think for most people it's pretty obvious there's a lot of homeless people, but there's also an unseen level and I think that is what this group is trying to target those people that are unseen, Those people that it is really difficult for me to ask for help, their newly homeless, they're on the verge of becoming homeless. There's a lot of kids in our town, they're at risk of being homeless right now. Like I said this, it just happened. I just talked to them today and let them take a shower in our building because they had nowhere else to go. So I just really want you, I just hope that everybody considers, I think people have valid concerns and some valid fears about what this would look like. But I know that this group has worked really hard to think through those things to kind of have some details planned out and I think that they're open to new ideas as well. So I just really hope that this moves forward. Thank you.

**Greg Hoberock**- I want to address some of the concerns I heard here tonight and Sean your points are very well made and I would love to sit down specifically with you or anybody else with concerns and address them, but a lot of the concerns aren't land use. The concerns of how we would operate it. And so I want to address this in two forms. I want to tell you something about myself. I've started and I've managed and I've run 14 successful businesses. I currently sit on the Board of Curators which is a \$4.6 billion dollar a year operation. We have 73,000 employees. So I sit in your position, it's very easy to set for people to come up and tell us why we shouldn't do something and the list gets longer and the list gets



longer and the list gets longer. And if I said there's a curator before I made a decision and addressed every possible conceivable concern that could come out of what we're going to do we wouldn't do a thing, we wouldn't do a thing because there aren't that many answers. So what we do is we take the best information we have and they work very hard to implement it and implement it properly. This has been structured in a way that it will be implemented properly. I own the property, I own a lot of property in Franklin County Union three or four properties in Washington Missouri drive by any of them. They're all well maintained. This will be well maintained. I have a property right down the street. Sieve Contractors. I own that property. It's well maintained. All my property will be well maintained. They have set up a separate board to run the fiduciary board. The board of directors of the fiduciary board were handpicked that they would do the right thing every time. They would do the right thing every time. And you know something if they don't I'll cancel the lease. So somebody says how do I know it's going to be right. I have the ability to stop it and I will stop it. My name is associated with it. My reputation is associated with it. It will be done right. It will be continually done right or it will be shut down. Are we going to have problems? Absolutely. Are they going to get it right the first time? No, but I can tell you is I manage a lot of businesses far away. If you set the expectations and you hold people of those expectations they will solve those problems. And that is what's going to happen in this operation and I appreciate your time.

**Joe Kluba**-10 Chamber Drive-Mr Hoberock, I agree with you. Your properties do look great I'm one of your neighbors. So I don't doubt that one bit. Okay. Sean brought up a bunch of great ideas and points on what this piece of property is. I do agree with Mr Hoberock. It's about the intent of the property. I really don't care how they're going to run it because I don't want anybody in my business doing what I do. I mean that's a fair statement. But I am concerned of youth at the facility and the traffic that we have through that intersection. I don't know if anybody goes to the industrial parks at quitting time. Nobody abides by the speed limits and those types of things. Okay. They're ready to get home and go do what they want to do. I am very concerned about the youth at the facility. You know, it's a great thing for our community. Is Washington the best answer. I don't know. Is the county the best answer. Where's the best resources for a piece of property like this? I think a couple of years ago there was, this was proposed over by the hospital and it wasn't M1/M2. Bob, you do a good job at what you do and find those loopholes on a technicality on a piece of commercial property. I believe this should be inside of our community, not on an outskirt because this is the perimeter of Washington there. I think near the hospital, near the Police department, near an educational institution. Has anybody looked at the old South Point location with that piece of property? You know, Greg, you build a lot of stuff, You do a great job with it, but trying to understand if this piece of property is best suited for that application. You know, we are an industrial park. Commercial entities are moving in and out. I agree that it could probably run be run off site. I don't, I don't care how they're going to run it. I'm more concerned with what the activities are around it. That's my major concern. Neighbors got a lot of equipment sitting outside that can be vandalized. We, we all do, I mean our buildings, our lights, anything nowadays. I'm concerned about people cutting through the end of the subdivision Dawn Valley behind us. There's hard to contain people in one spot without giving them something to do. The Covid already shown that when they're locked down, they're going to drive themselves literally crazy. They have to be able to get out, put a park in. I really don't care. But an issue with our youth because there's going to be young families that are there because those are the ones that are usually displaced the easiest by money. So that's all I have. I thank everybody for their comments.

**Tom Holdmeier**-Anyone else? Comments by board?

**Mark Kluesner**-I have a comment. Greg, I know you're the property owner, but are you also on the committee to get this going?

**Greg Hoberock**-I am not, I'm not a member of fiduciary board. I wanted to keep a kind of an arm's length transaction on that so that I looked at it objectively, not emotionally.

**Mark Kluesner**-But you probably know everyone on the board.

Yes, my wife.



**Mark Kluesner**-How many of them are there? How many people are on that board?

**Greg Hoberock**-Three on the fiduciary board and then they'll create an operating board that will actually operate it. But the fiduciary board holds the power to make the decisions. And the three members of the fiduciary board are setting 123.

**Mark Kluesner**-So, I'm sure they're all from Washington or the surrounding area close right?

**Greg Hoberock**-Kim Boland, And it was a Mark Marko with the hospital.

**Mark Kluesner**-So they are all concerned about this fair city.

**Greg Hoberock**-I've lived here for 30 years, maybe 40 years. I've invested a lot of time and energy in this city. I found this, I found this comical. I'd have to laugh and my wife and Kim have talked to several people and somebody said Greg Hoberock has been very generous to this community. Why is he sticking it to us now? And I'm going, I'm not sticking it to anybody. I see a need. And Karen Dawson brought that need to me. And Karen Dawson has a lot of influence on me because she was a great teacher at high school. She had a huge impact on my children and I saw in my conversations with the need. I got involved. There is a need and I have the ability to help them and that's all this is about. Thank you.

**John Borgmann**-I have a couple questions first of all addressing the transportation. Maybe Bob, I don't know if you can answer it or one of the other ladies. When people come to your facility, they usually do not have their transportation. Is that a fair statement?

**Annie Foncannon**-It's actually half and half. It really would be would be half and half.

**John Borgmann**-Ok. So how do they then get transportation from your facility to their places of employment? You mentioned some people walked.

**Annie Foncannon**-Yes. Some people have walked to our facility. I can tell you that just working with the homeless community and working very closely with some of the workers through Mercy, the community, health workers through Mercy many times when we've had to put folks up our families up at hotels and things of that nature Mercy has been very generous to transport them if they're coming from Mercy with their security staff.

**John Borgmann**-Then the other question I've got deals with the security of the kids. And I guess the question I have there is would a fenced in area be something that you should consider maybe? Or is that not something that is even has been talked about I guess is a question.

**Annie Foncannon**-It's not something that has been talked about at this time because I think we have not made those types of plans until we knew we were going to move forward.

**John Borgmann**-And then the other question I have is for Council. Mark, is there is it even possible in the code that we could put a condition of a one year review that they would come back to us after a year and we could either reject or renew their Special Use Permit.

**Mark Piontek**-No, we don't have anything in our code that would allow us to time limit Special Use Permit.

**Tom Holdmeier**-Okay. Any other questions comments by board?

**Mike Wood**- I'll make a motion we approve the Special Use Permit with one condition and that condition be that any outdoor area have a privacy fence.

**Tom Holdmeier**-Can we put that?

**Mark Piontek**-Yes.

**Chuck Watson**-Second.

**Tom Holdmeier**-First and Second. All those in favor?

All-Aye.

**Tom Holdmeier**-Any opposed?

**Mark Hidritch**-Nay.

**Tom Holdmeier**-So moved. We are pretty narrow focused in what we do at Planning and Zoning. We don't get into necessarily how they're going to run it either. We have to look at the zoning and treat it almost like any other business and the effects on our community.



**Sal Maniaci**-So this is scheduled for City Council next Monday the 19th for an additional public hearing. It will be very similar to this layout and the we've already discussed with the Mayor and I think Administration there will not be a vote that night. It'll just be a public hearing to hear from the public and review Planning and Zoning Commission and it'll be placed on a the next agenda.

**Tom Holdmeier**-All right. Thank you. Thank you everybody. You have anything else? One last motion.

**Mike Wood**- I move to adjourn.

**Carolyn Witt**-Second.

**Tom Holdmeier**-All those in favor?

All-Aye.

**Tom Holdmeier**-We are adjourned.

**Motion to adjourn the meeting at 8:45 p.m.**

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**Thomas R. Holdmeier**  
**Chairperson**  
**Planning & Zoning Commission**



To: Planning and Zoning Commission

From: Planning and Engineering Department

Date: October 10, 2022

Re: File # 22-0906 and 1007 – Stonecrest Plat 18 Rezoning and Plat

Synopsis: The applicant is requesting to rezone 11.99 acres from R-1A Single Family Residential to R-3 Multi Family Residential, 2.55 acres from R-1A Single Family to R-2 Two Family Residential, and approval of a preliminary plat for Plat 18

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Phoenix Park	C-2
South	Single Family Residential	R-1A
East	Single Family Residential	R-1A
West	Two Family	R-3

### Analysis

The applicant is requesting to rezone approximately 12 acres to R-3 Multi Family Zoning, approximately 2.5 acres to R-2 Two Family zoning and then plat the new zoning districts into their own lots and extend Earth Crest Drive through the development.

The proposed area for the R-3 Multi Family Zoning is located on the western end of the development adjacent to existing R-3 Zoning to the West and C-2 zoning to the North. In city planning, it is often recommended to transition land uses from higher intensities to lower. In this particular case, the applicant is requesting to place the multi-family zoning adjacent to existing multi-family zoning as well as commercial zoning. They are then requesting to transition that zoning from R-3 to R-2 two-family zoning, creating a situation where the development starts at commercial, turns to multi-family, then two-family before meeting the existing single family zoning.

There is also a precedent of approving multi-family in the area with the development directly to the west being zoned R-3 Multi Family as well as a portion in Stonecrest also already being zoned R-3 Multi Family, where Andrea Crest is. The proposed R-3 Zoning, at 12 acres, could technically allow up to 260 residential units, however given that Earth Crest is proposed through the middle of the site, it is unlikely that the site could be developed to that density. The topography and road layout would not support it. Staff would review density and access to the site when construction plans are submitting making sure emergency access and density requirements are met.

As for the preliminary plat, Plat 18 proposes a 50 ft. right-of-way for the future Earth Crest Drive extension (the plat says Fox Crest, but last month P&Z and City Council voted to have it remain Earth



Crest Drive). This proposed extension would allow a connection to Rabbit Trail and finalize a street connection that has long been identified in our comprehensive plan.

Staff has received comments from the neighborhood opposing the development, of which a letter is attached to this report. The concern is understood that they would prefer to keep it single family, but given the existing zoning in the area and the proposed transition in housing type, staff sees no reason why this proposal should be denied. The plat also meets requirements set forth in the Comprehensive Plan as well as the City Code.

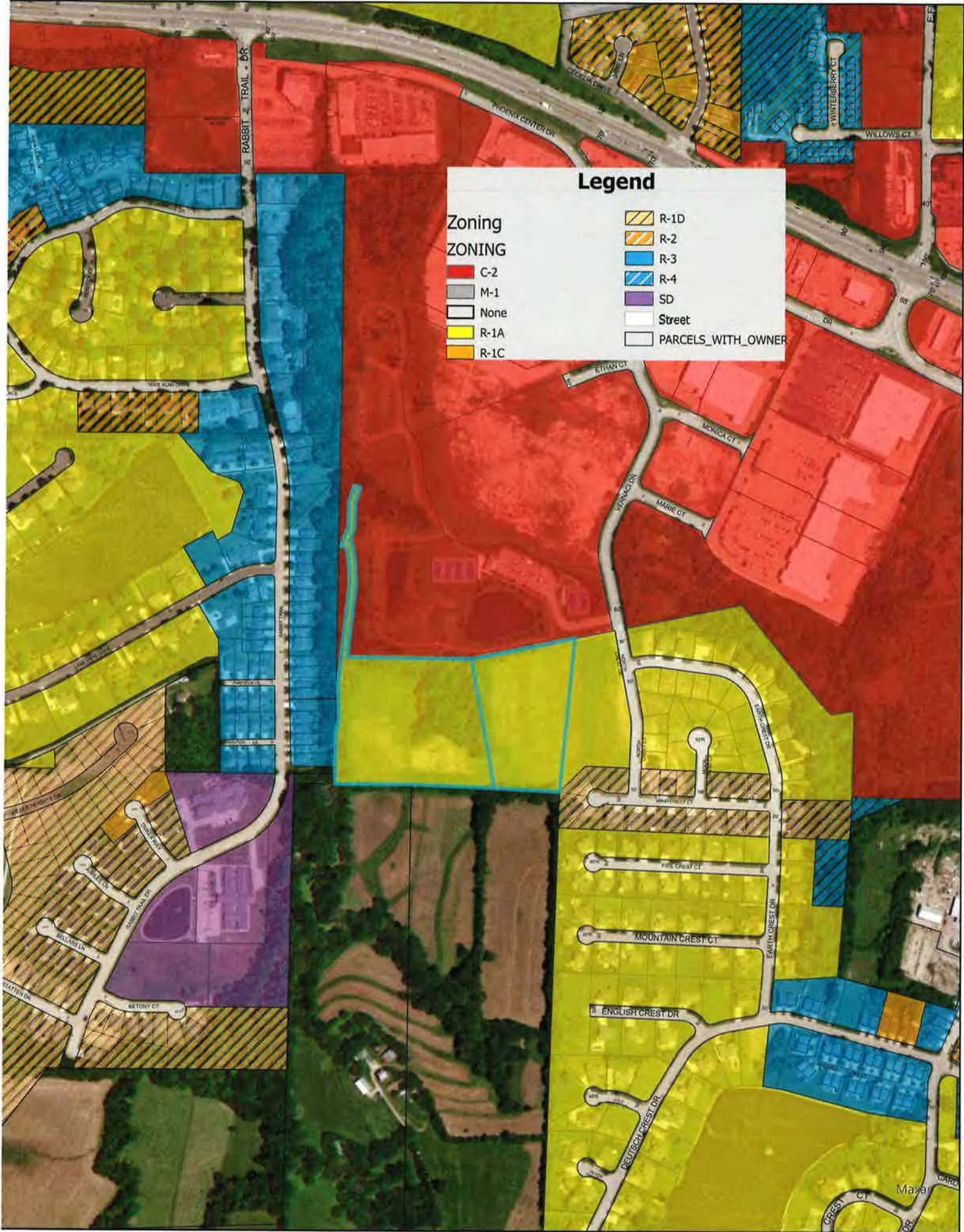
**Recommendation**

Staff recommends approval of the both zoning requests as well as Plat 18.









**Legend**

Zoning

ZONING

- C-2
- M-1
- None
- R-1A
- R-1C

- R-1D
- R-2
- R-3
- R-4
- SD
- Street
- PARCELS\_WITH\_OWNER

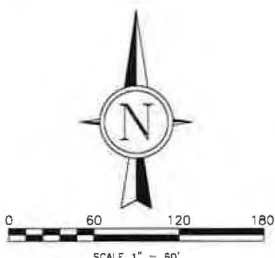






STONE CREST SUBDIVISION - PLAT 18

A TRACT OF LAND BEING PART OF U.S. SURVEY 1912,  
TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M.  
IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.



● = FOUND MONUMENT  
SET 1/2" IRON ROD AT LOT CORNERS  
U.E. = UTILITY EASEMENT  
S.D.E. = STORM DRAINAGE EASEMENT  
SF = SQUARE FEET  
CLASS "A" URBAN PROPERTY  
DEED REFERENCE DOC. #0912999  
BEARINGS BASED ON MISSOURI STATE PLANE  
COORDINATE SYSTEM, EAST ZONE (GRID NORTH).

ZONED R-2 & R-3

**R-2 ZONING**  
SETBACKS: (MAY NOT BE GRAPHICALLY DEPICTED HEREON)  
FRONT YARD = 25'  
SIDE YARD = 6'  
REAR YARD = 25'  
MINIMUM LOT AREA: 10,000 SF (SINGLE-FAMILY DWELLING)  
12,000 SF (2-FAMILY DWELLING)

**R-3 ZONING**  
SETBACKS: (MAY NOT BE GRAPHICALLY DEPICTED HEREON)  
FRONT YARD = 25'  
SIDE YARD = 6' (2 STORY BUILDING)  
10' (3 STORY BUILDING)  
REAR YARD = 25'  
MINIMUM LOT AREA: 6,000 SF (SINGLE-FAMILY DWELLING)  
12,000 SF (2-FAMILY DWELLING)  
8,000 SF PLUS 2,000 SF FOR EACH  
UNIT IN EXCESS OF FOUR  
(MULTIPLE-FAMILY DWELLING)

**MINIMUM U.E./S.D.E. WIDTHS**  
(MAY NOT BE GRAPHICALLY DEPICTED HEREON)  
FRONT = 15'  
REAR = 10'  
SIDE = 5'

NOTES:

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown.

Line stakes will not be provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.

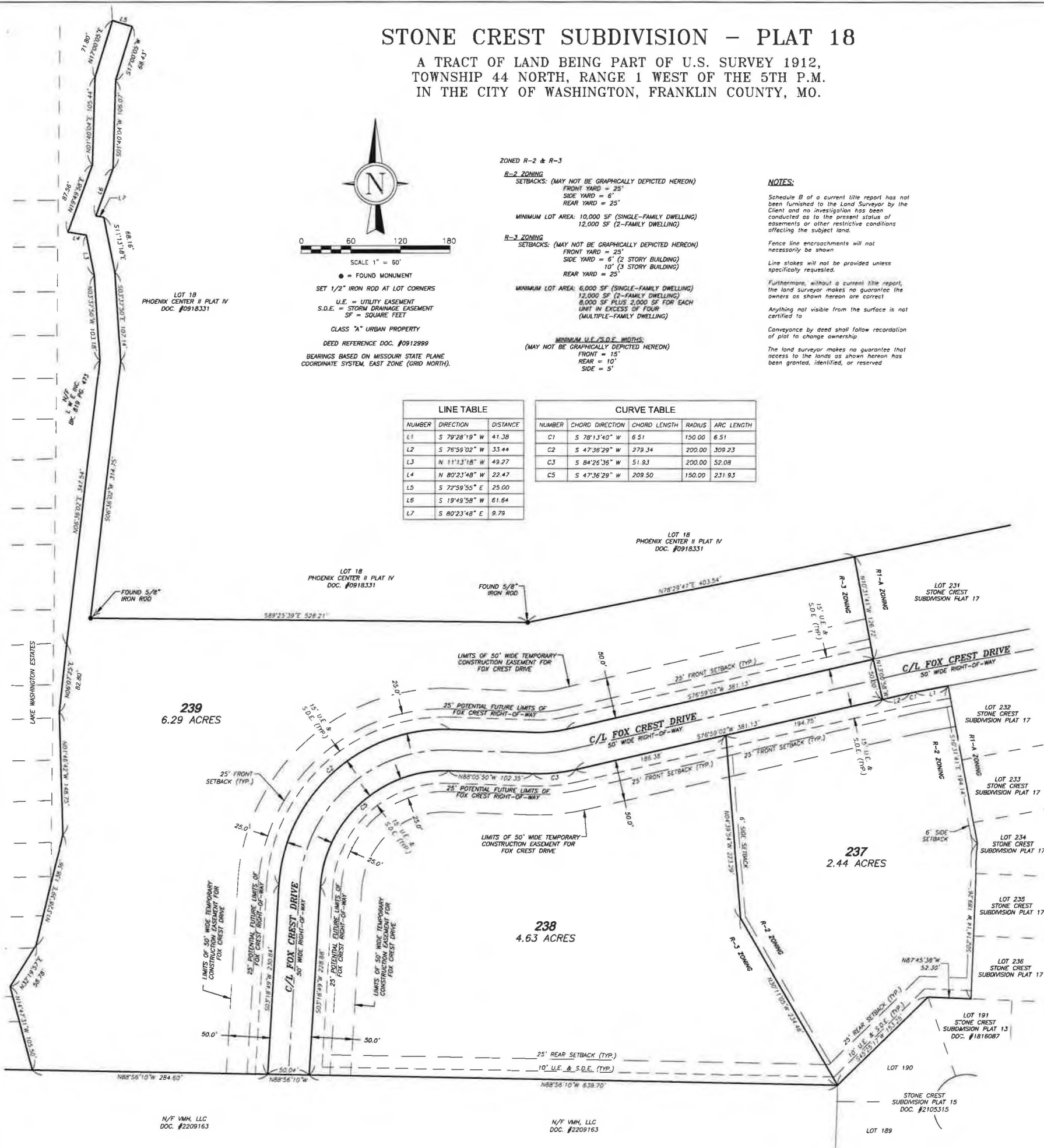
Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 79°28'19" W	41.38
L2	S 76°59'02" W	33.44
L3	N 11°13'18" W	49.27
L4	N 80°23'48" W	22.47
L5	S 72°59'55" E	25.00
L6	S 19°49'58" W	61.64
L7	S 80°23'48" E	9.79

CURVE TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 78°13'40" W	6.51	150.00	6.51
C2	S 47°36'29" W	279.34	200.00	309.23
C3	S 84°26'36" W	51.93	200.00	52.08
C5	S 47°36'29" W	209.50	150.00	231.93



I, the undersigned owner of the tract of land shown hereon have caused the same to be surveyed and subdivided in the manner shown hereon. Said subdivision shall be known as "STONE CREST SUBDIVISION PLAT 18"

The setback lines are established as shown hereon. The utility easements shown hereon are hereby dedicated to the City of Washington, PSC utilities, and their successors and assigns for the construction and maintenance of utilities. The utility easements shown hereon are also hereby dedicated for the construction and maintenance of sewer laterals leading from the sanitary sewer main to the lot to which it serves.

The owner of each lot within this subdivision shall maintain the storm water management system serving this subdivision unless the storm water management system has been accepted for maintenance by the City of Washington, Missouri. The maintenance costs shall be shared equally with each owner of any lot served by the storm water management system.

I hereby dedicate Fox Crest Drive as shown hereon to the City of Washington, Mo. for public use forever.

The owner grants Fox Crest right-of-way as shown hereon located within the right-of-way corridor as shown hereon.

The owner reserves the right to amend the Fox Crest right-of-way with the right-of-way corridor to accommodate future structure locations based upon the development of the adjoining property.

The 50 foot wide temporary construction easement adjoining the right-of-way of Fox Crest right-of-way shall terminate upon the completion of the road construction.

All lots in this subdivision are hereby subject to the Restrictions and Conditions set forth in an instrument recorded in Document No. 1900761 in the Office of the Recorder of Deeds.

The lots are subject to restrictions of record, as now exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

CLOVER VALLEY PROPERTIES, LLC

By \_\_\_\_\_  
Kurt Unnerstall

STATE OF MISSOURI  
COUNTY OF FRANKLIN

On this \_\_\_\_\_ day of \_\_\_\_\_ before me appeared Kurt J. Unnerstall to me known to be the person described in and who executed the foregoing instrument, and acknowledged said instrument to be the free act and deed of said limited liability company.

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: \_\_\_\_\_

Notary Public

I, Doug Trenthmann, Collector of Revenue for Franklin County, Missouri, first being duly sworn depose and say that I am familiar with the land belonging to Clover Valley Properties, LLC and subdivided as "STONE CREST SUBDIVISION PLAT 18" and further state that there are no delinquent tax assessments on the aforesaid land shown due Franklin County.

Doug Trenthmann  
Collector of Revenue  
Franklin County, Mo

I, Sherri Kiekamp, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "STONE CREST SUBDIVISION PLAT 18" was approved by the City Council of Washington, Missouri, by Ordinance No. \_\_\_\_\_ passed and approved the \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Sherri Kiekamp  
City Clerk, Washington, MO

I, Cameron Lueken, hereby certify to Kurt Unnerstall that this survey was completed under my direct supervision and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in compliance with the current standards for professional land surveying in the State of Missouri. I am a duly Licensed Professional Land Surveyor in the State of Missouri, License Number LS200114048, and am registered in the State of Missouri under Registration (20-CSR 2030-18.0), as set forth therein.



STONE CREST SUBDIVISION PLAT 18

A TRACT OF LAND BEING PART OF  
U.S. SURVEY 1912, T44N, R1W OF THE 5TH P.M.  
IN THE CITY OF WASHINGTON,  
FRANKLIN COUNTY, MO.

SCALE: 1"=60'	JOB: 31818	DATE: 8-24-2022	SC:	BY:	DATE:
DWN: MR	RJV:	RJV:	RJV:	RJV:	RJV:
LS/31818/PLATS					

1 OF 1



Mayor, Councilmen, and Planning and Zoning Committee-

The following points are reasons that the Lake Washington Estates Condo Association would like to see the land behind us (Clover Valley) remain R1-A:

\*We have 56 units with most people over 60 years old. Pulling into and out of drives has become hazardous. This was a dead-end street when we moved in and now it has become a racetrack. More and more streets are funneling into Rabbit Trail and all of these drivers are really traveling at a fast rate. It is common knowledge that the intersection at Hwy 100 and Rabbit Trail is the most confusing one in town. Let's not make the problem worse.

\*In the past 4 months we have had 3 mailboxes totally destroyed by errant cars. It is \$800 -1000 to replace them at our owner's expense. Also, 2 light poles have been struck. We have many walkers and pet people out there. It is frightening.

\*We bought our property knowing the land behind us was zoned R 1-A. Now we hear a builder is requesting R 3 Zone (Multifamily). We do not want the problems that come with high-density living spaces-noise, traffic, light pollution, increased water drainage from parking lots into our creek, and criminal activity.

\*We believe that the job of the city zoning committee and the councilmen is to keep their community living spaces as they were originally promised. Do not put a multifamily grouping in the middle of a well-established, well-cared for, single and two-family neighborhood. This will change the dynamics of the neighborhood that you originally bought or built in.

Please keep our area R 1-A. Thanks for considering these hundreds of home owners that are already here.

Lake Washington Estates Condo Association Board Members

*Steve Richardson*  
*Pres. Lake Washington Estates*



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: STONE CREST PLAT 18 (FOX CREST DR)

Lot # 237  
238  
239 Subdivision: STONE CREST

PID# 10-7-25.0-0-099-046.100 / 10-7-25.0-0-099-050.00

Applicant Name NATHAN PARMENTIER Daytime phone 636-239-2028

Address of Applicant 4923 SOUTH POINT RD

Name of Owner KURT UNNERSTALL Daytime phone 636-239-2028

Address of Owner (if different from Applicant) 4923 SOUTH POINT RD

Site Information

Address or Legal: 44 NORTH, RANGE 1, WEST OF 5<sup>th</sup> PM, WASHINGTON, FRANKLIN CO, MO

Current Zoning: R1A/R2 Lot Size: 2.44 AC / 10.92 AC

Existing Land Use: \_\_\_\_\_

Proposed Zoning and Intended Use of Property: R1A TO R2 AND R1 TO R3

Surrounding Land Use

North C-2 South NOT IN CITY LIMITS

East R-1A West R-3

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

Nathan Parmentier  
Signature of Applicant Date 8-24-22

[Signature]  
Signature of Landowner (if different) Date 8/24/22



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: 8-25-22

Applicant Information:

Name: NATHAN PARMENTIER Phone: 636-239-2028

Address: 4923 SOUTH POINT RD

Do you own the subject property? ☐ Yes ☒ No

If not, please provide ownership information here:

Name: CLOVER VALLEY PROPERTIES Phone: 636-239-2028

Address: 4923 SOUTH POINT RD

Name of Proposed Subdivision: STONE CREST PLAT 18

Number of Lots Proposed: 3 Zoning District(s): R1-R3

*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:

Nathan Parmentier

APPLICANT/COMPANY NAME (Printed):

NATHAN PARMENTIER / KJV

LANDOWNER SIGNATURE(s):

167 UAA

LANDOWNER NAME (Printed):



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: October 10, 2022

Re: File # 22-1001

Synopsis: The applicant is requesting review of a sketch plan for The Bluffs at Bassora Place – a proposed Planned Residential Development

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Missouri River	N/A
South	American Legion	R-1B
East	Single Family	R-1B
West	Commercial, Single Family	C-1, R-1B

### Analysis:

The applicant is requesting to rezone 3.3 acres of land from R-1B Single Family Residential to PDR- Planned Residential. This process requires the following steps.

1. Sketch Plan Review by City Staff
2. Sketch Plan Review by Planning and Zoning
3. Preliminary Plan Review by Planning and Zoning
4. Preliminary Plan Review by City Council
5. Final Plan Submittal and Review by City Council.

They are currently on step two, requesting P&Z to review the attached plan. See the proposal below:

## DRAFT PROJECT NARRATIVE

*THIS PROJECT IS THE CREATION OF A QUALITY INFILL HOUSING DEVELOPMENT THAT FITS WITHIN THE CONTEXT OF THE NEIGHBORHOOD, TAKES AS MUCH ADVANTAGE OF THE HILLSIDE RIVERFRONT SITE, AND STRIKES A BALANCE OF TOTAL NUMBER OF UNITS, QUALITY OF LIFE FOR THE RESIDENTS, AND PROFIT ON THE PROJECT.*

*THIS PROJECT IS THE FIRST OF ITS KIND BY THE DEVELOPER IN WASHINGTON MISSOURI AND IS AN OPPORTUNITY TO START HIS LEGACY OF CARE OF THE REPUTATION OF HIS BRAND AND THE NEIGHBORHOOD.*

## DEMOGRAPHICS - LIFESTYLE TARGETS

*THE HOUSING TYPOLOGY THAT IS ENVISIONED IS PRIMARILY TARGETED AT TWO KEY MARKET DEMOGRAPHICS; THE FIRST TARGET IS THE RETIREE THAT IS LOOKING TO DOWNSIZE AND TRAVEL IN AN IDYLIC SETTING WHO IS PREPARED TO BE IN THE MIDDLE TO UPPER PART OF THE MARKET. THE SECOND TARGET IS WORKING PROFESSIONALS.*



# *DRAFT UNIT TYPE PROGRAM STATEMENT*

THE UNIT TYPES PLANNED ARE GENEROUS SQUARE FOOTAGES WITH MODERN AMENITIES AND VIEWS OF THE RIVER  
DEVELOPMENT SCENARIOS DEVELOPMENT SCENARIO 1 IS A MULTI-FAMILY PROJECT OF 26 UNITS THAT WOULD REQUIRE  
A FULL REZONE TO PD-R WITH AN HOA. 20 OF THE 26 UNITS WILL HAVE A RIVER VIEW.

## *PROJECT GOAL*

CREATE A CONTEXTUAL COMMUNITY THAT IS A MODERN, RELAXING PLACE TO CALL HOME.

## *PROPOSED SCOPE OF WORK*

1. REZONE FROM EXISTING SINGLE FAMILY RESIDENTIAL TO MULTIFAMILY PD-R
2. DEMOLITION OF EXISTING RESIDENCE THAT HAS BEEN DETERMINED TO NOT BE A LOCAL OR NATIONAL HISTORIC RESOURCE
3. SITE PREPARATION, MINIMAL GRADING AND FILLING PER CIVIL DESIGN - DRAWINGS TO BE DEVELOPED UNDER FUTURE SEPARATE PERMIT, MINIMAL RETAINING WALLS PER PLAN
4. CONSTRUCTION OF 13 NEW, TWO-UNIT MULTIFAMILY BUILDINGS CONTAINING 26 UNITS TOTAL, WITH ONE AND TWO-CAR GARAGES, PARKING FOR TWO-CARS PER UNIT + SITE GUEST PARKING
5. LANDSCAPE DEVELOPMENT AS A NATIVE PRAIRIE HABITAT WITH LARGER BUFFERS ADJACENT TO WASHINGTON AVE AND EXISTING SINGLE FAMILY
6. CONSTRUCTION OF SITEWORK: RETAINING WALLS, STREETS WITH FIRE APPARATUS ACCESS, NATURAL ROLLED CURB AND GUTTER, NATURAL FENCES OR ROCK WALLS AND SITE FEATURES PER CIVIL AND ARCHITECTURAL DRAWINGS TO BE DEVELOPED AFTER SKETCH PLAN REVIEW PROCESS.
7. CONSTRUCTION OF ON-SITE NATURE TRAIL LOOP + CONNECTION TO RIVERFRONT TRAIL - COOP DISCUSSIONS WITH RAILROAD FOR CROSSING

Full Sketch Plan Attached.



In the attached sketch plan they are proposing to create a new residential development consisting of 13 duplexes, 12 of which will access a private drive from Washington Ave, 1 of which will access Madison Avenue. Each unit will have two parking spaces as well as proposed guest parking. With 3.3 acres they are actually well below the density allowance for multi-family zoning. If they were to be zoned R-3 Multi Family, they could propose 72 units. Even at the current zoning, the max they could propose is 24 units. Only 26 are proposed. The property has some significant topographic concerns with Washington Avenue sitting well above Madison Avenue, given the reasoning for the Planned Residential Request.

They are requesting a minimum 10 ft. setback from Washington Ave, with building 12 being the closest. Building 13 has a proposed setback of 11 ft. from Madison Avenue. The plan proposes an adequate fire lane through the development giving all 13 buildings fire access. A landscape plan has been submitted showing a proposed buffer between the proposed development and the closest single family to the west.

The plan does propose to vacate existing right-of-way between Washington Ave. and Madison Ave. There are currently no improvements in the ROW and the topography of the site would not allow for a road to connect through the block while also meeting grade requirements. Staff sees no issue with the request to vacate. A new water line will need to be extended from First Street to the site to properly serve the development. Sewer and Water will need to be relocated on the site as well. Both improvements are shown in the proposals utility plan. An area for stormwater has also been designated off of Madison Avenue.

Traffic counts along Madison Avenue and Washington Avenue are low in this location with less than 200 cars per day turning north from 3<sup>rd</sup> Street onto either. There is no reason to believe that the proposed 26 units will create any traffic concerns in the area.

**Recommendation:**

The submitted sketch plan meets the requirements of the Planned Residential Code and staff recommends approval for the review to move to preliminary development plan review. The proposed density is not out of character for the area, only requesting two more units than would be allowed on the property today. Given its proximity to both commercial and single family uses, staff feels that the proposed Planned Residential two-family development is actually fairly appropriate for the site.







# Legend

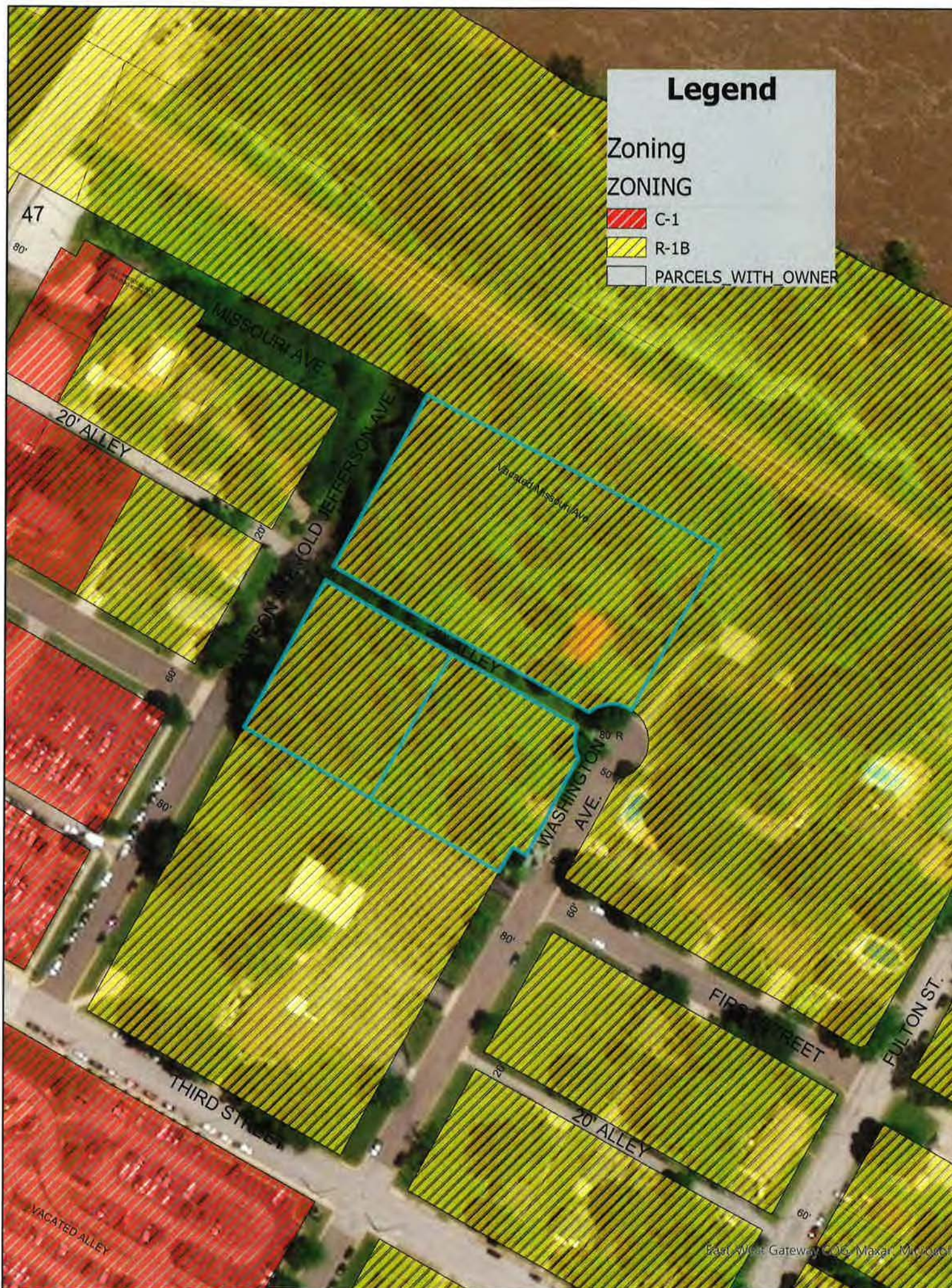
Zoning

ZONING

C-1

R-1B

PARCELS WITH OWNER





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

207001  
Letters

**Applicant Information for Rezoning Land**

*Please print:*

Site Address: 15 WASHINGTON AVE

Lot # 1-10 Subdivision: BOSSORA

PID# 10-6-23.0-2-001-009.000

Applicant Name FLORIN BOICU Daytime phone 636-758-0144

Address of Applicant 2277 BELLARS LN, WASHINGTON MO 63090

Name of Owner S I PROPERTIES LLC Daytime phone \_\_\_\_\_

Address of Owner (if different from Applicant) PO BOX 21, WASHINGTON MO 63090-0000

**Site Information**

Address or Legal: 15 WASHINGTON AVENUE, WASHINGTON MO 63090

Current Zoning: R1 B Lot Size: 2.55 AC

Existing Land Use: SINGLE FAMILY HOME

Proposed Zoning and Intended Use of Property: PD-R MULTI-FAMILY

**Surrounding Land Use**

North RIVER South COMMERCIAL - AMERICAN LEGION

East SINGLE FAMILY West SINGLE FAMILY

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

9-14-2022  
Date

[Signature]  
Signature of Landowner (if different)

9-14-22  
Date





September 26, 2022

Property Owner  
Washington, MO 63090

Re: **File No. 22-1001-Rezoning 15 Washington Avenue from R-1B Single Family Residential to PD-R, Planned Residential Development**

Dear Property Owner:

Applicant is requesting approval of a Planned Residential Development for the Bluffs at Bossora Place townhome development. A sketch plan has been submitted and attached to this letter.

Planning and Zoning will be reviewing the sketch plan at their October 10<sup>th</sup> meeting at 7:00 p.m. in the Council Chambers at City Hall.

You are encouraged to attend to review the plan and ask questions of the developer. The developer's is also willing to be reached directly:

Architect Steve Hoard – 1-619-723-2147

Developer Florin Boicu – 1-636-758-0144

Planning and Zoning will be reviewing the sketch plan and sending comments back to the developer to review. A revised plan will be submitted in November.

I can also be reached 636-390-1004 or at [smaniaci@washmo.gov](mailto:smaniaci@washmo.gov) if you should have any questions.

Sincerely,

Sal Maniaci

Community & Economic Development Director



# NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT - THE BLUFFS AT BASSORA PLACE

## PROJECT TEAM

**OWNER**  
FLORIN BOICU AND PARTNERS  
2277 BELLARS LN  
WASHINGTON MO 63090  
PHONE: 636-758-0144  
EMAIL: current.flr@gmail.com

**ARCHITECT**  
HOUSE OF HOARD ARCHITECTURE  
1125 DUNWOODY DR  
SAINT LOUIS MO 63122  
PHONE: 619-723-2147  
EMAIL: steve@houseofhoard.com  
CONTACT: STEVE HOARD

**CIVIL ENGINEER**  
BY  
110 ELM STREET  
WASHINGTON MO 63090  
PHONE: 636-231-4325  
EMAIL: mrdilling@johng.com  
CONTACT: NICK ROHRBACH

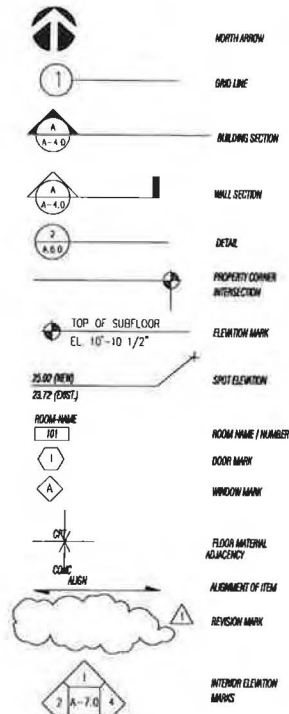
**STRUCTURAL ENGINEER**  
TBD NEXT PHASE

**GENERAL CONTRACTOR**  
TBD NEXT PHASE

**ELECTRICAL**  
TBD NEXT PHASE

**MECHANICAL**  
TBD NEXT PHASE

## SYMBOLS



## PROJECT DATA

**PROPERTY INFORMATION**  
PROPERTY ADDRESS: 15 WASHINGTON WASHINGTON MO  
BUILDING CODE: 2015 IBC, 2015 IRC  
FIRE SPRINKLERS: NFPA 13A, SHARED WATER SOURCE  
CENTRAL FIRE ALARM: NO

**PARCEL PIN**  
16-6-216-2-001-009.000

**LEGAL DESCRIPTION**  
LOT: 1-108, 16-20 BLK 1 BASSORA

**DRAFT PARKING PROPOSED**  
PARKING INSIDE GARAGE WITH DIRECT UNIT ACCESS: 39 FULL SIZE SPACES  
PARKING OUTSIDE ADJACENT TO UNITS: 13 FULL SIZE SPACES  
GUEST PARKING GANITE OFF STREET OPEN: 0 SPACES

### BUILDING AND CODE DATA

PURPOSED CONSTRUCTION TYPE: WOOD-FRAMED TYPE V  
OCCUPANCY: R3  
SPRINKLERED AS CONSTRUCTION TYPE ALLOWS PER NFPA 101  
1, 2, AND 3 STORY BUILDINGS WITH HIP ROOFS. NO OCCUPIED SPACE ON ROOF.

### SQUARE FOOTAGE SUMMARY

TOTAL LOT SQUARE FOOTAGE:	145,915 S.F.
AREA COVERED BY BUILDINGS, STRUCTURES, DRIVES AND PARKING:	60,400 S.F.
LOT COVERAGE PERCENTAGE:	41%

### PROPOSED BUILDING SETBACKS FOR PD-R

DRAFT SETBACKS FOR SKETCH PLAN PROCESS:

FRONT ALONG NWS WASHINGTON AVE - EAST PL: PD DUBOIS AND 10'-10", 50'-0", PARALLEL TO PL  
INTERIOR PROPERTY LINE ADJACENT SIDE PARALLEL TO WASHINGTON STREET - EAST PL: 20'-0"  
FRONT ALONG WASHOIN ST: 15'-3"  
REAR ALONG RAILROAD TRACKS: 30'  
SIDE ALONG INTERIOR PROPERTY LINE AT AMERICAN LEGIONS PROPERTY: 12'-4", 13'-5", AND 37'

### PROPOSED BUILDING HEIGHT FOR PD-R

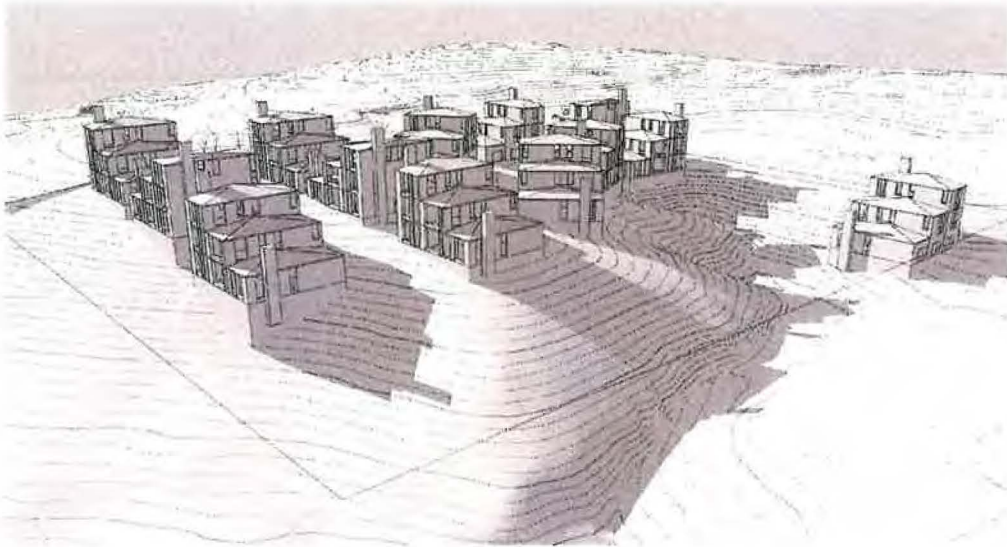
OVERALL HEIGHT: 40' PROPOSED, 40' SHOWN TO RIDGE

### PLANNED FUTURE SUBMITTALS

1. FULL PD-R PACKAGE PER CITY PLANNING REQUIREMENTS

### SEPARATE PERMITS

1. SITE GRADING - FUTURE AFTER APPROVAL OF PD-R ZONE CHANGE
2. CONSTRUCTION DRAWINGS WITH LANDSCAPE AND FULL ENGINEERING PER THE CITY OF WASHINGTON SUBMITTAL REQUIREMENTS



## DRAFT SITE MODEL IMAGE

## DRAFT DESIGN LANGUAGE AND MATERIALS

THE PROJECT IS ENVISIONED TO HAVE A MODERN, SOPHISTICATED DESIGN LANGUAGE THAT BLENDS THE HISTORIC QUALITY MATERIALS SUCH AS BRICK AND STONE WITH A THOUGHTFUL STYLE THAT REFLECTS TODAY'S LIFESTYLE.

MATERIALS ARE PLANNED TO BE BRICK VENEER WITH TALL LARGE WINDOWS AND STEEL ROOFS.

## DESIGN REFERENCE IMAGES

EXTERIOR MATERIALITY IS PLANNED/PROPOSED TO BE BUFF COLORED BRICK VENEER WITH BOARD-FORMED CONCRETE OR STONE VENEER BASEMENT WALLS



TALL OPENINGS REFERENCE EARLY ARCHITECTURE OF WASHINGTON SIMPLIFIED IN MODERN WAY WITH BRICK VENEER



## DRAFT PROJECT NARRATIVE

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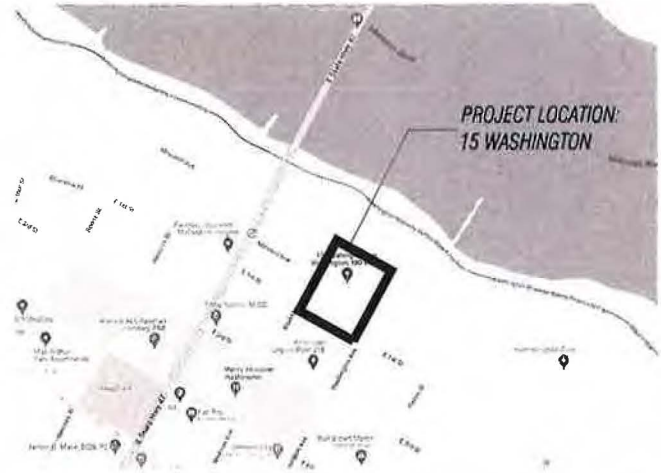
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## VICINITY MAP

### DRAWING INDEX

A-0.0 COVER SHEET

### ARCHITECTURAL

A-1.0 SITE DEVELOPMENT PLAN 1:50 OVERALL AREA  
A-1.1 SITE DEVELOPMENT PLAN 1:20 SITE DETAILS  
A-1.2 SITE LANDSCAPE COLOR PLAN  
A-1.3 UNIT PLANS  
A-2.0 SITE MASSING IMAGES  
A-2.1 SITE MASSING IMAGES

### CIVIL

TS-1 TOPOGRAPHIC SURVEY  
SP-1 SITE PLAN  
GP-1 GRADING PLAN  
UT-1 UTILITY PLAN



HOUSE OF HOARD

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
619-723-2147



EXP. 12/31/2023

PROJECT NAME:

'THE BLUFFS AT BASSORA PLACE'  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:

FLORIN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:

09/26/22 SKETCH PLAN DRAFT  
PLANNING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
ZONING SUBMITTAL

SHEET TITLE:

## PROJECT INFORMATION

PROJECT ARCHITECT: STEVE HOARD

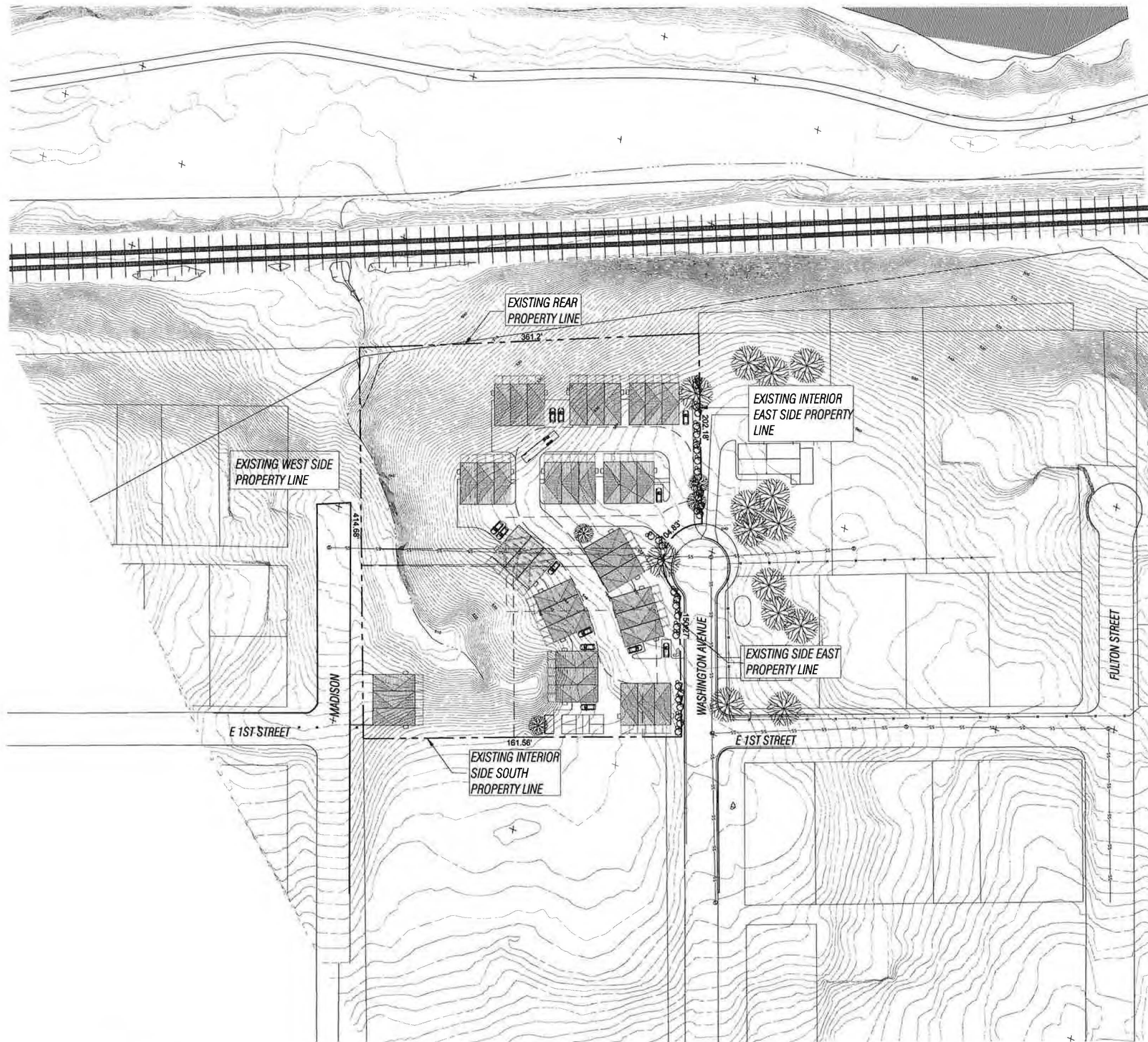
DRAWN BY: SH

CHECKED BY: SH

10/01/22

A-0.0





SITE DEVELOPMENT PLAN OVERALL



HOUSE OF HOARD  
ARCHITECTURE AND INTERIORS

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
619-723-2147



EXP. 12/31/2023

PROJECT NAME:

THE BLUFFS AT BASSORA PLACE  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:

FLORIN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:

09/26/22 SKETCH PLAN DRAFT  
PLANNING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
ZONING SUBMITTAL

SHEET TITLE:

## SITE DEVELOPMENT PLAN 1:50

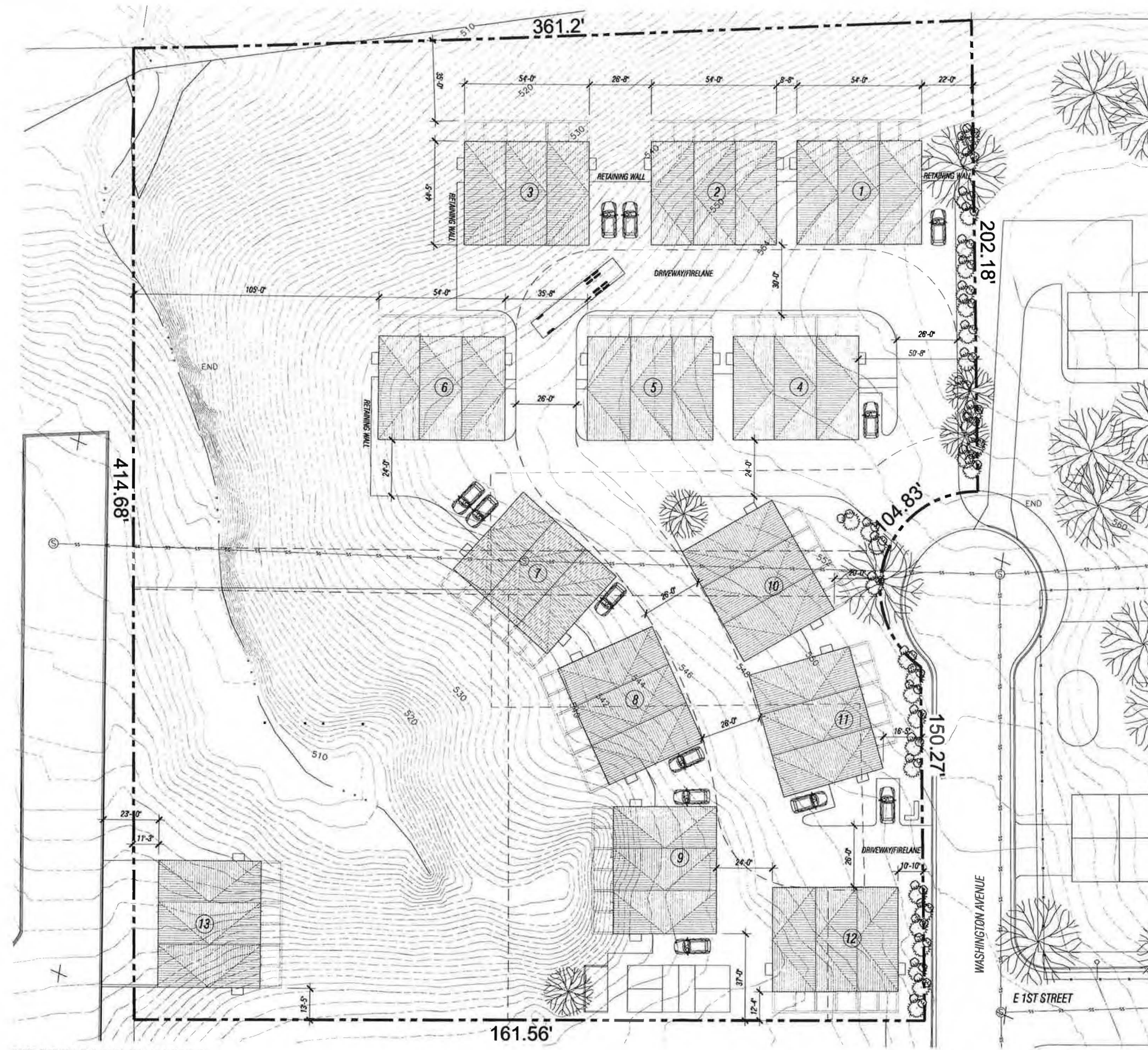
PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH

10/01/22

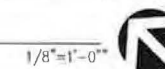
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SITE DEVELOPMENT PLAN DETAILS



**HOH**  
HOUSE OF HOARD

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
619-723-2147



EXP. 12/31/2023

PROJECT NAME:

'THE BLUFFS AT BASSORA PLACE'  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:

FLORIN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:

09/26/22	SKETCH PLAN DRAFT PLANNING SUBMITTAL
10/01/22	SKETCH PLAN PLANNING AND ZONING SUBMITTAL

SHEET TITLE:

**SITE  
DEVELOPMENT  
TECHNICAL  
PLAN 1:20**

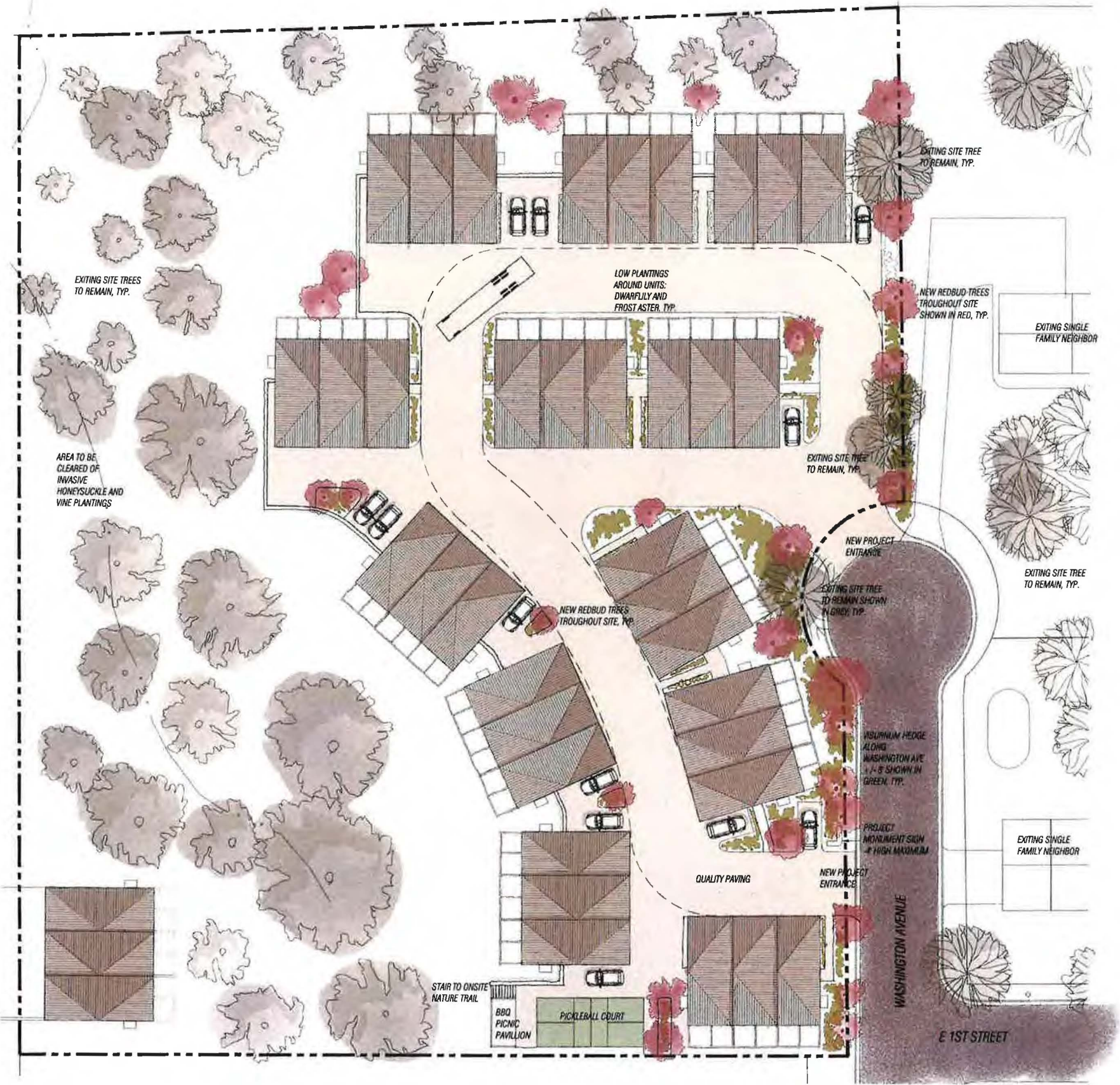
PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH

10/01/22

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- PROPOSED PLANT CHARACTER:
1. WHITE OAK INFILL - 2
  2. ACE OF HEARTS REDBUD - 10-12
  3. LEATHERLEAF VIBERNUM - 20
  4. DWARF LILYTURF-MONDO GRASS
  5. FROST ASTER GROUND COVER



WHITE OAK TREE: ONE INSIDE PROJECT AND ONE ALONG EAST PROPERTY LINE, 20-30' HIGH



ACE OF HEARTS RED BUD, 10-15' HIGH ALONG WASHINGTON AND THROUGHOUT THE SITE IN WIDE BEDS FOR COLOR - MISSOURI NATIVE



FLOWERING LEATHERLEAF VIBURNUM - INFILL BETWEEN REDBUDS ALONG WASHINGTON STREET FOR SCREENING AND PRIVACY



DWARF LILYTURF, LOW HEARTY NATIVE GROUND COVER GRASS, PRAIRIE HABITAT FOR BUGS AND BIRDS, PREVENTS EROSION



FROST ASTER, 3' HIGH GROUND COVER - NATIVE INFILL BEDS AND AROUND BUILDINGS ON DEVELOPED SITE

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
619-723-2147



PROJECT NAME:  
THE BLUFFS AT BASSORA PLACE  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:  
FLORIN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:	
09/26/22	SKETCH PLAN DRAFT PLANNING SUBMITTAL
10/01/22	SKETCH PLAN PLANNING AND ZONING SUBMITTAL

SHEET TITLE:

SITE LANDSCAPE  
COLOR  
PLAN 1:20

PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH

10/01/22





HOUSE OF HOARD  
Architecture and Interiors

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
819-723-2147



Exp. 12/31/2023

PROJECT NAME:

'THE BLUFFS AT BASSORA PLACE'  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:

FLORIN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:

09/26/22	SKETCH PLAN DRAFT PLANNING SUBMITTAL
10/01/22	SKETCH PLAN PLANNING AND ZONING SUBMITTAL

SHEET TITLE:

## TYPICAL UNIT PLANS

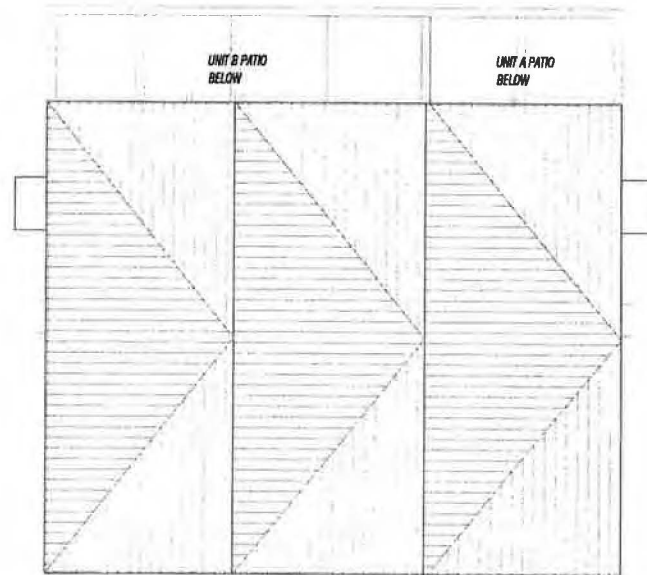


PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH  
1/4" = 1'-0"

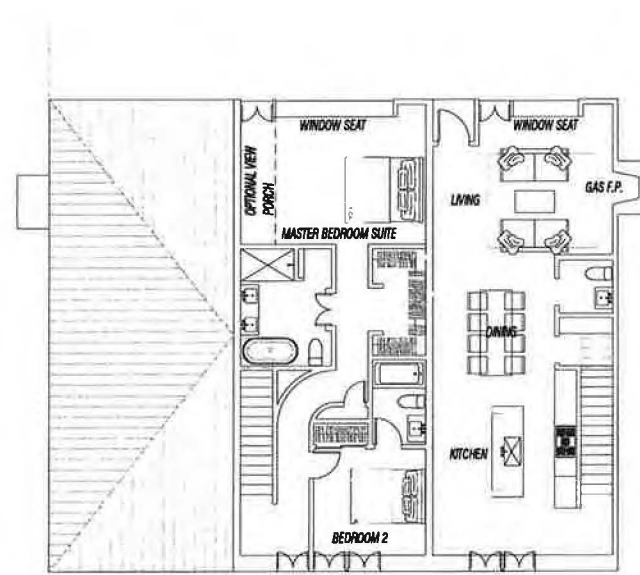
10/01/22

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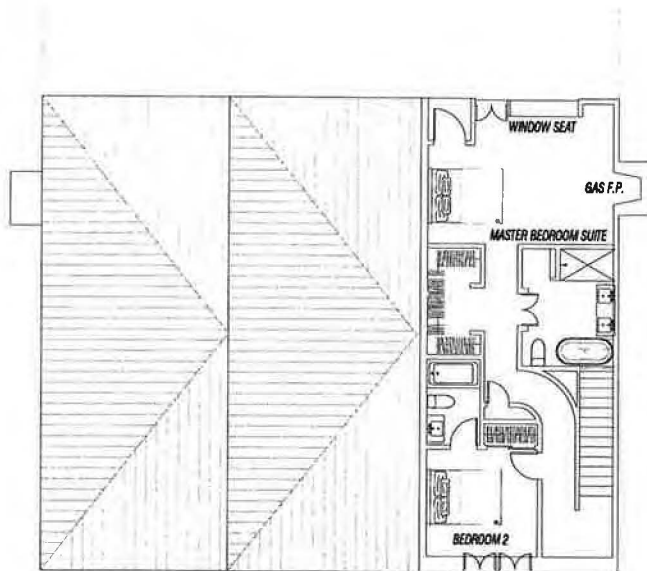
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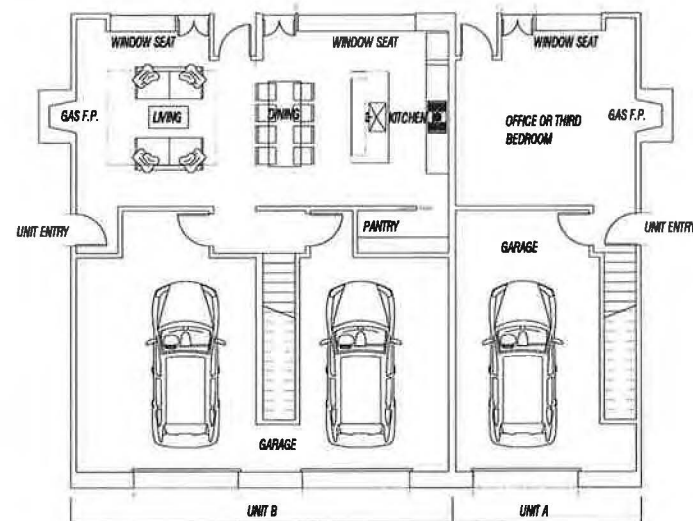
4 ROOF PLAN



2 SECOND FLOOR PLAN



3 THIRD FLOOR PLAN



1 GROUND FLOOR PLAN





PROJECT NAME:  
THE BLUFFS AT BASSORA PLACE  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:  
FLORIN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:  
09/26/22 SKETCH PLAN DRAFT  
PLANNING SUBMITTAL  
10/01/22 SKETCH PLAN PLANNING AND  
ZONING SUBMITTAL

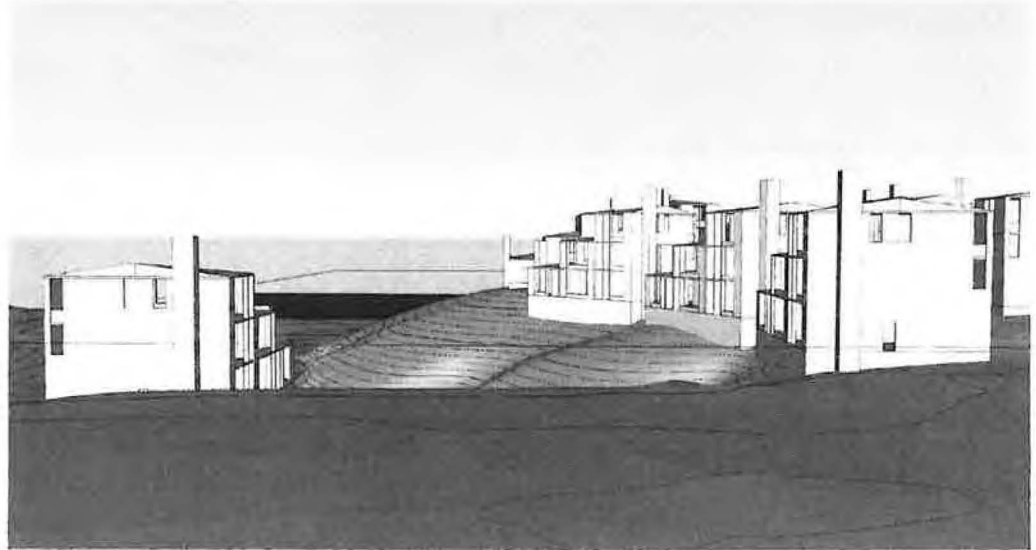
SHEET TITLE:

**SITE  
DEVELOPMENT  
MASSING IMAGES**

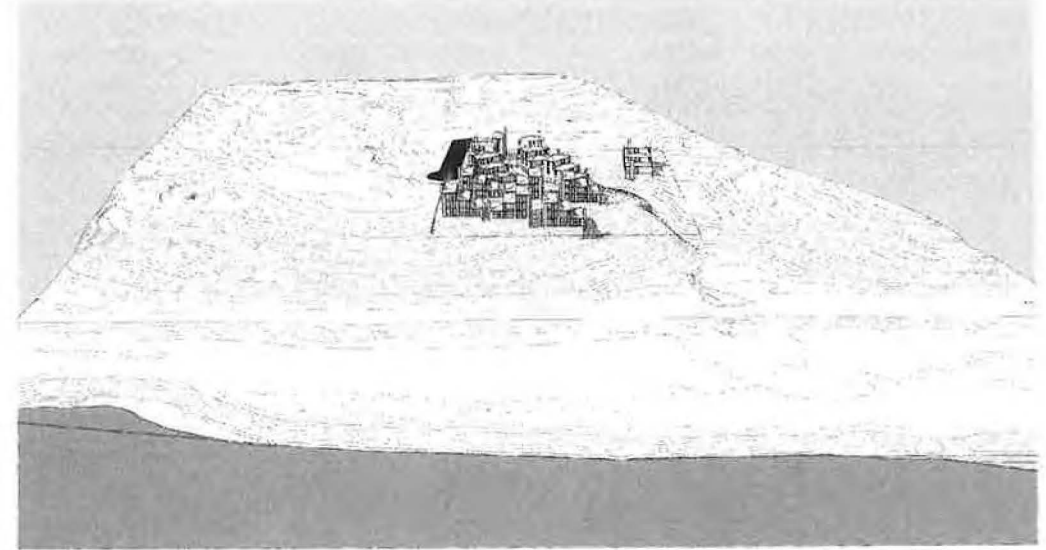
PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH

10/01/22

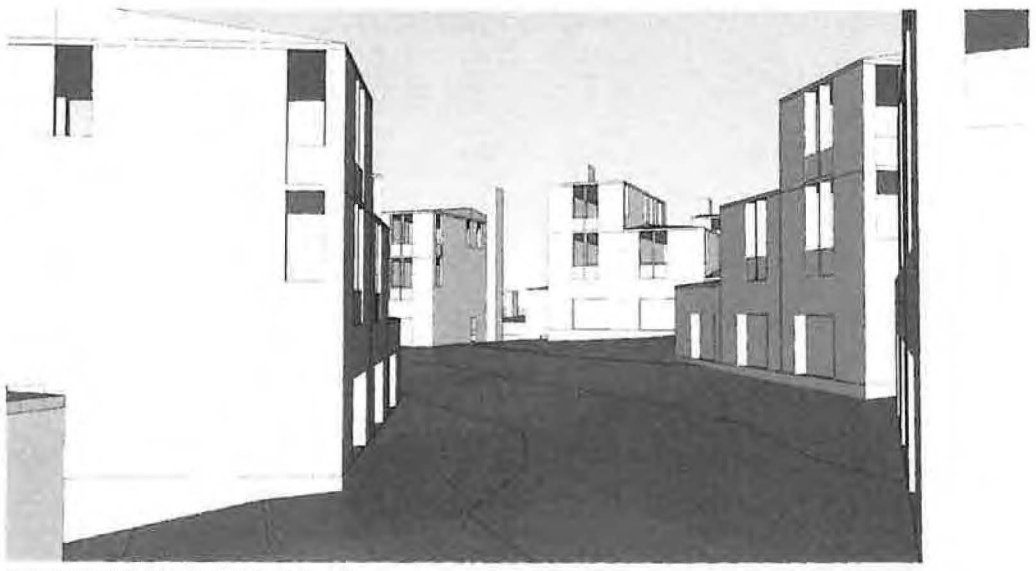
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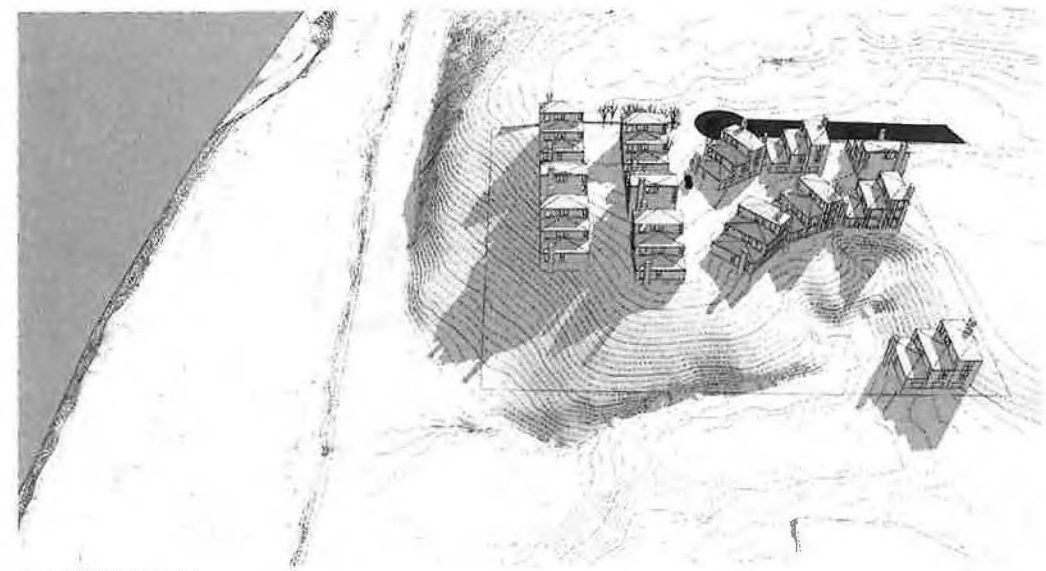
F. LOOKING NORTH FROM AMERICAN LEGION PROPERTY



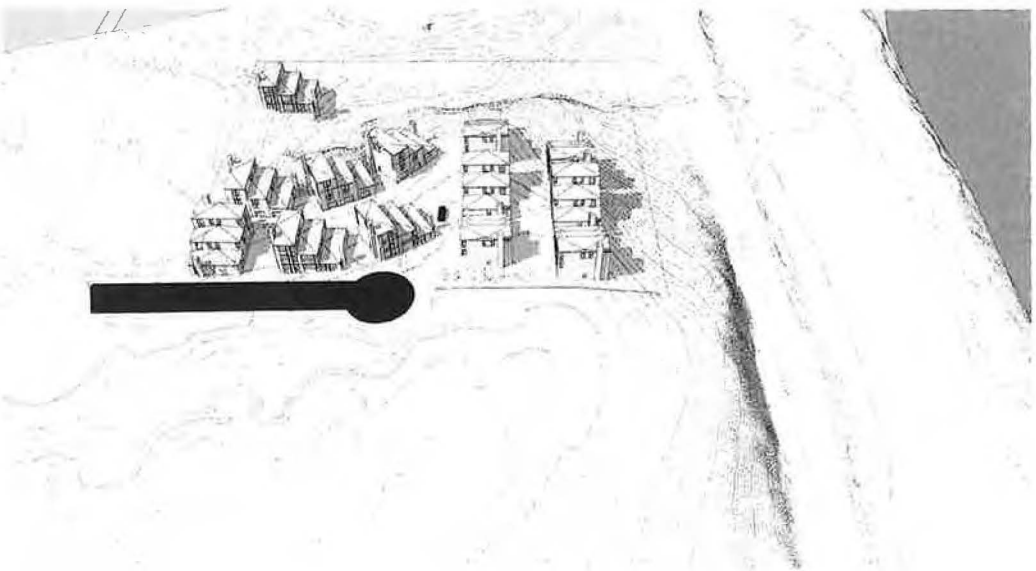
C. LOOKING SOUTH



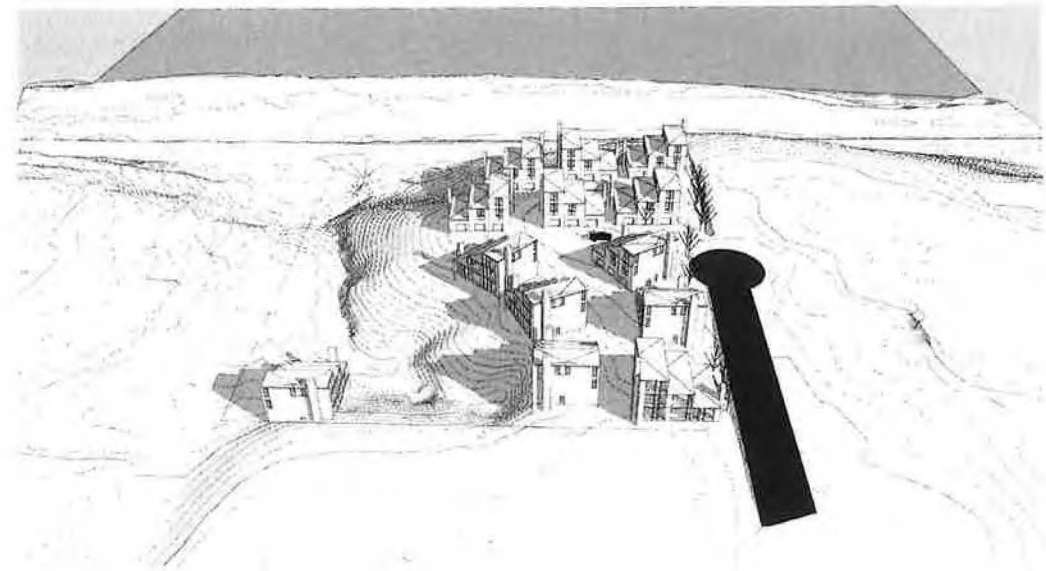
E. STREET FRONT INSIDE PROJECT



B. LOOKING EAST

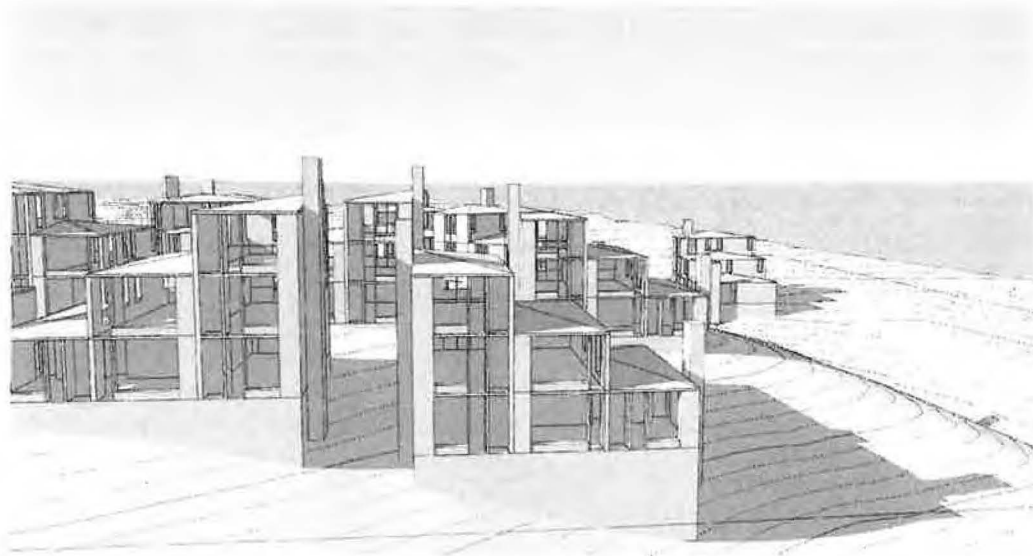


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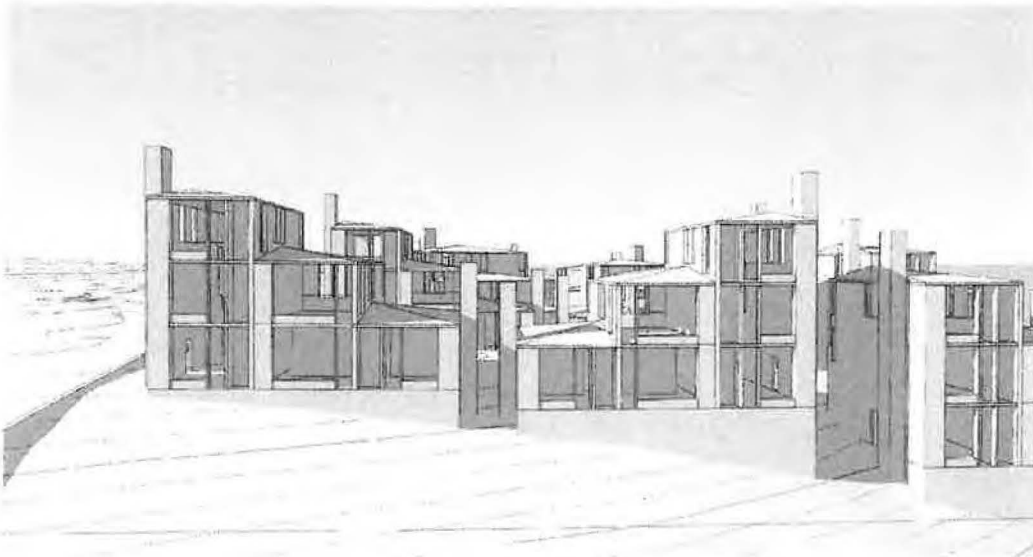


A. LOOKING NORTH





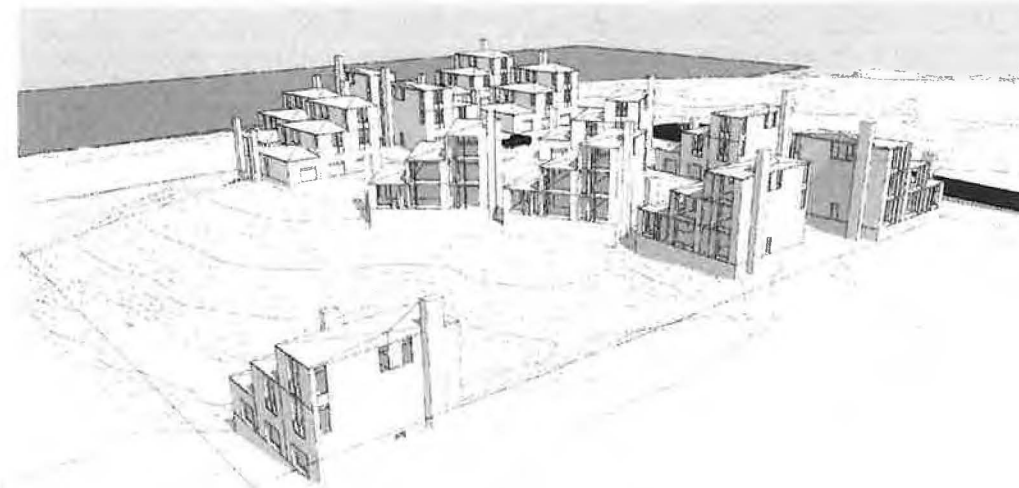
L. FROM RIVER LOOKING SOUTH



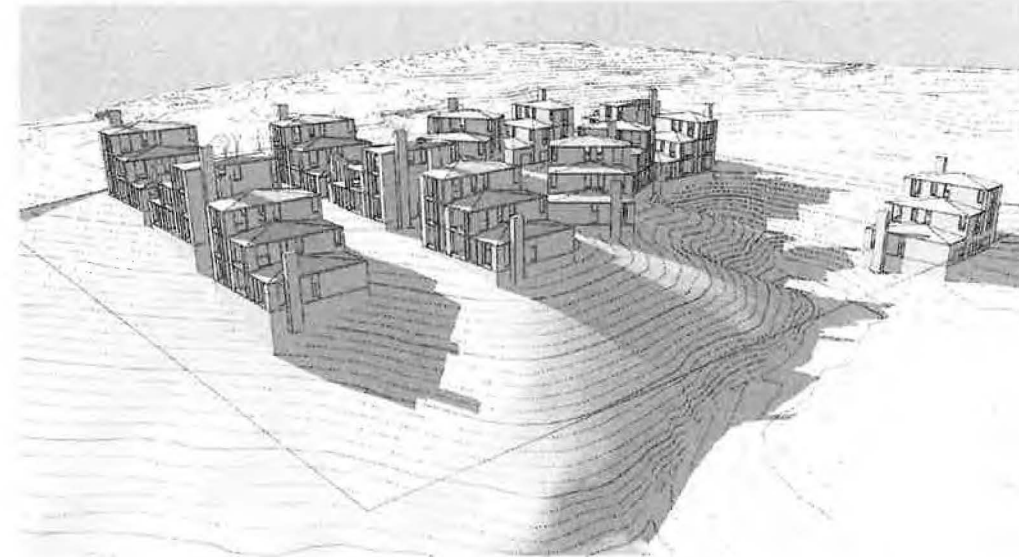
K. FROM RIVER LOOKING SOUTH



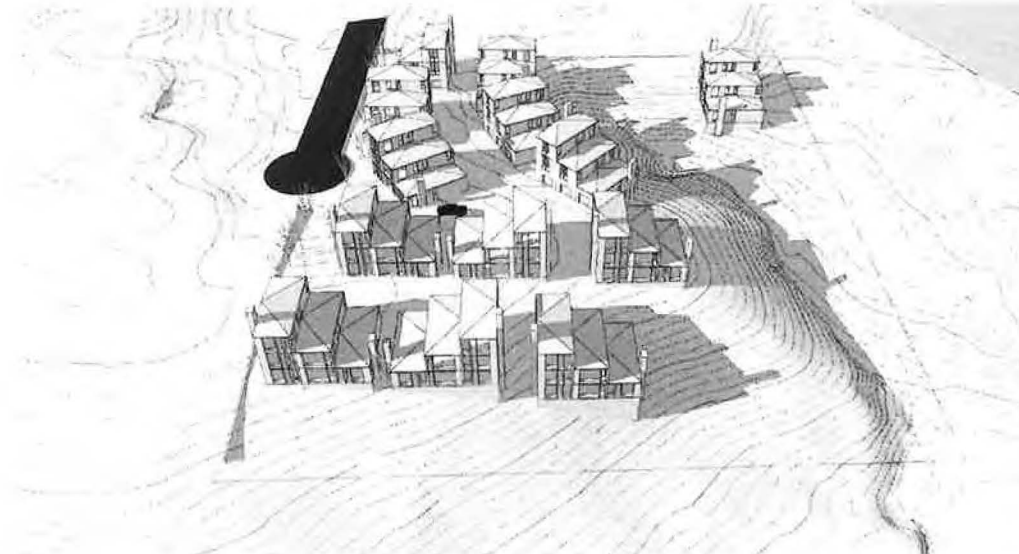
J. LOOKING NORTH



I. LOOKING NORTHEAST



H. LOOKING SOUTHEAST



G. LOOKING SOUTH

**HOH**  
HOUSE OF HOARD

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
610 723 2147



EXP. 12/31/2023

PROJECT NAME:

'THE BLUFFS AT BASSORA PLACE'  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:

FLORIN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:

09/26/22 SKETCH PLAN DRAFT  
PLANNING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
ZONING SUBMITTAL

SHEET TITLE:

**SITE  
DEVELOPMENT  
MASSING IMAGES**

PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH

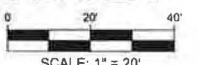
10/01/22

**A-2.1**

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TOPOGRAPHIC SURVEY



SITE DATA	
SITE AREA	3.33 ACRES±
TOTAL AREA	3.33 ACRES±
LAND USE: RESIDENTIAL	
ZONING CLASSIFICATION: R-1B	
(SINGLE-FAMILY RESIDENCE DISTRICT)	
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI	

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UTILITY POLE	•	•
GUARD POST	GP	GP
SANITARY MANHOLE	•	•
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	□	□
CLEANOUT	•	•
GRADED INLET	■	■
GUIDE RAIL	—	—
CHAINLINK FENCE	—X—X—X—	—X—X—X—
BARBWIRE FENCE	—X—X—X—	—X—X—X—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	—	—
PROPERTY LINE	—	—

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHGI	BEE-HIVE INLET
CGI	CURB GRADED INLET
FES	FLARED END SECTION
GI	GRADED INLET
JB	JUNCTION BOX
SSMH	SANITARY MANHOLE

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION

Washington Avenue Property  
City of Washington, Franklin County  
Missouri 63090

REVISIONS	
1	
By:	App:
2	
By:	App:
3	
By:	App:
4	
By:	App:

DRAWN E.G.S.
CHECKED R.G.R.
DATE 09/30/22
SCALE 1"=20'
JOB No. 3142-H1
SHEET NAME TOPOGRAPHIC SURVEY
TS-1

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-DIG-IT for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

P:\Work\3142-H1 The Bluffs at Bassora\Plan\3142-H1 Topographic Survey.dwg  
10/17/2022 9:16 AM



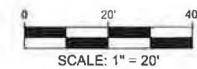
P:\Vaul\3142-H1 The Bluffs at Bassore Place\3142-H1 Plan Sheets\3142-H1 Site Plan.dwg  
10/17/2022 9:09 AM

MADISON AVE

WASHINGTON AVE

E 1ST ST

## SITE PLAN



### SITE DATA

SITE AREA 3.33 ACRES±  
TOTAL AREA 3.33 ACRES±  
LAND USE: RESIDENTIAL  
ZONING CLASSIFICATION: R-1B  
(SINGLE-FAMILY RESIDENCE DISTRICT)  
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UTILITY POLE	•	•
GUARD POST	GP	GP
SANITARY MANHOLE	•	•
CATCH BASIN	•	•
JUNCTION BOX	•	•
FLARED END SECTION	•	•
CLEANOUT	•	•
GRADED INLET	•	•
GRADED CURB INLET	•	•
GUIDE RAIL	—	—
CHAINLINK FENCE	—	—
BARB WIRE FENCE	—X—X—X—	—X—X—X—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	—	—
PROPERTY LINE	—	—

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHGI	BEE-HIVE INLET
CGI	CURB GRADED INLET
FES	FLARED END SECTION
GI	GRADED INLET
JB	JUNCTION BOX
SSMH	SANITARY MANHOLE

### REVISIONS

1		
By		App
2		
By		App
3		
By		App
4		
By		App

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-DIG-RITE for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING

Washington Avenue Property  
City of Washington, Franklin County  
Missouri 63090

DRAWN  
E.G.S.  
CHECKED  
R.G.R.  
DATE  
09/30/22  
SCALE  
1"=20'  
JOB No.  
3142-H1  
SHEET NAME  
SITE PLAN  
SP-1

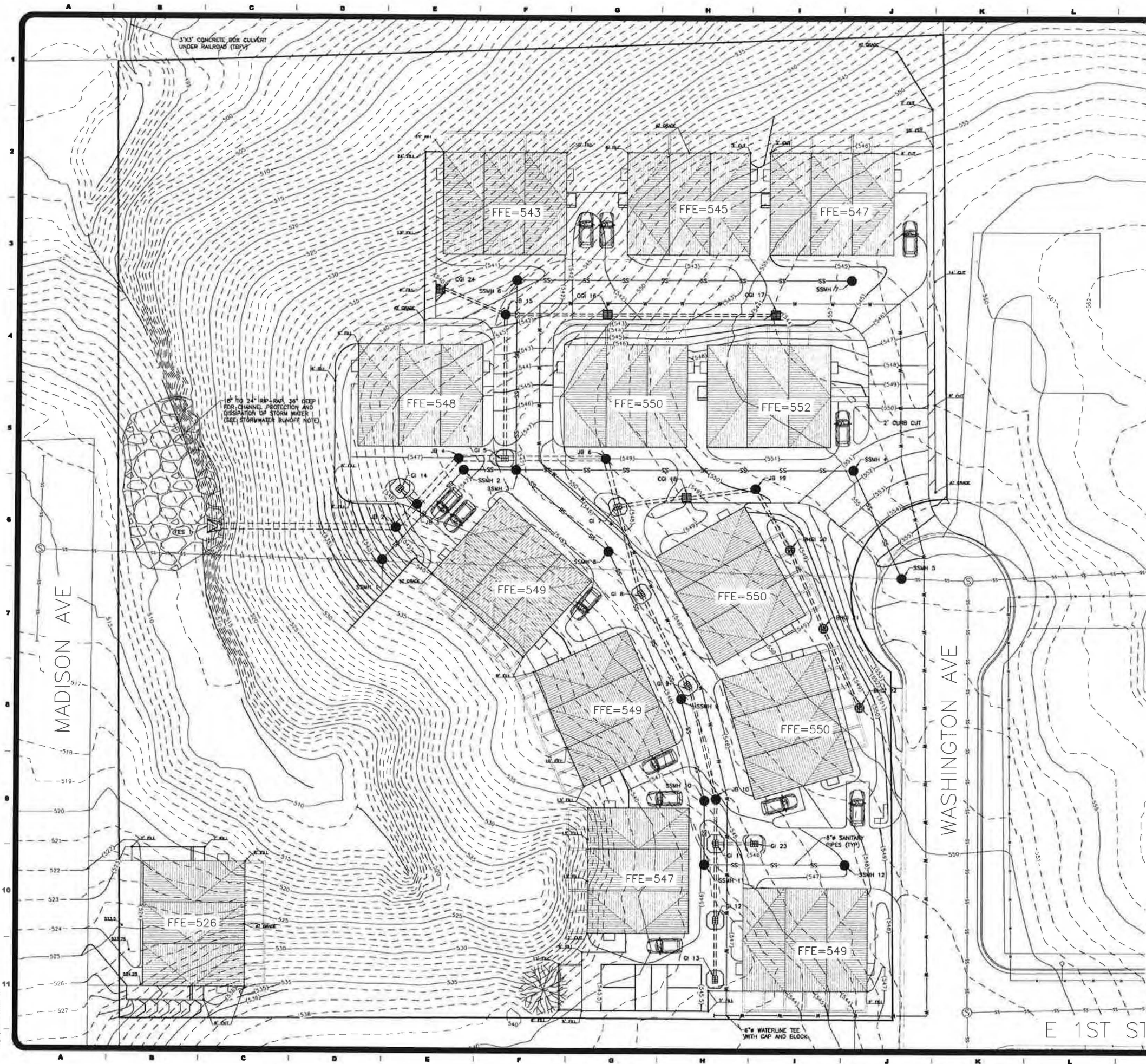
E-Mail: mail@bfaeng.com  
TELEPHONE: (636) 238-4751

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www.bfaeng.com

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NOT TO BE USED FOR CONSTRUCTION

WASHINGTON, MISSOURI 63090  
103 ELM STREET





# GRADING PLAN



## SITE DATA

SITE AREA 3.33 ACRES±  
TOTAL AREA 3.33 ACRES±  
  
LAND USE: RESIDENTIAL  
ZONING CLASSIFICATION: R-1B  
(SINGLE-FAMILY RESIDENCE DISTRICT)  
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI

UTILITY PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UTILITY POLE	*	*
GAS LINE	G	G
GUARD POST	GP	GP
SANITARY SEWER	SS	SS
SANITARY MANHOLE	●	○
STORM SEWER	SS	SS
CATCH BASIN	■	■
JUNCTION BOX	●	○
FLARED END SECTION	□	□
CLEANOUT	*	*
GRADED INLET	■	■
GUIDE RAIL	—	—
CHAINLINK FENCE	—	—
WATERLINE	W	W
WATER VALVE	*	*
FIRE HYDRANT	*	*
EASEMENT	—	—

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHGI	BEE-HIVE INLET
CGI	CURB GRATED INLET
FES	FLARED END SECTION
GI	GRADED INLET
JB	JUNCTION BOX
SSMH	SANITARY MANHOLE

**STORMWATER RUNOFF NOTE**  
GIVEN THE PROXIMITY OF THE PROPOSED SITE DEVELOPMENT TO THE MISSOURI RIVER, ON PAST SIMILARLY LOCATED PROJECTS, THE CITY HAS ALLOWED THE DIRECT CONVEYANCE OF THE STORMWATER RUNOFF FROM THE SITE TO BE DISCHARGED WITHOUT DETENTION. THE RATIONAL FOR DIRECT RELEASE IS TO DISCHARGE THE STORMWATER FROM THIS SITE PRIOR TO UPSTREAM FLOWS REACHING THE SITE DISCHARGE POINT. THIS REDUCES THE OVERALL COMBINED AMOUNT OF PEAK DISCHARGE WITHIN THE WATERSHED. AS SUCH, WE PROPOSE TO DIRECT DISCHARGE THE STORMWATER FROM THE SITE TO THE TRIBUTARY ON THE WESTERN PORTION OF THE SITE. WE PROPOSE TO PLACE RIP-RAP TO DISSIPATE THE ENERGY OF THE STORMWATER FLOW FROM CONVEYANCE PIPES AND ALSO TO PROVIDE CHANNEL PROTECTION ALONG THE TRIBUTARY IN THE VICINITY OF THE PROPOSED STORM SEWER RELEASE POINT.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-DIG-IT for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or CSA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS	
1	
2	
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PRELIMINARY DRAWING

Washington Avenue Property  
City of Washington, Franklin County  
Missouri 63090

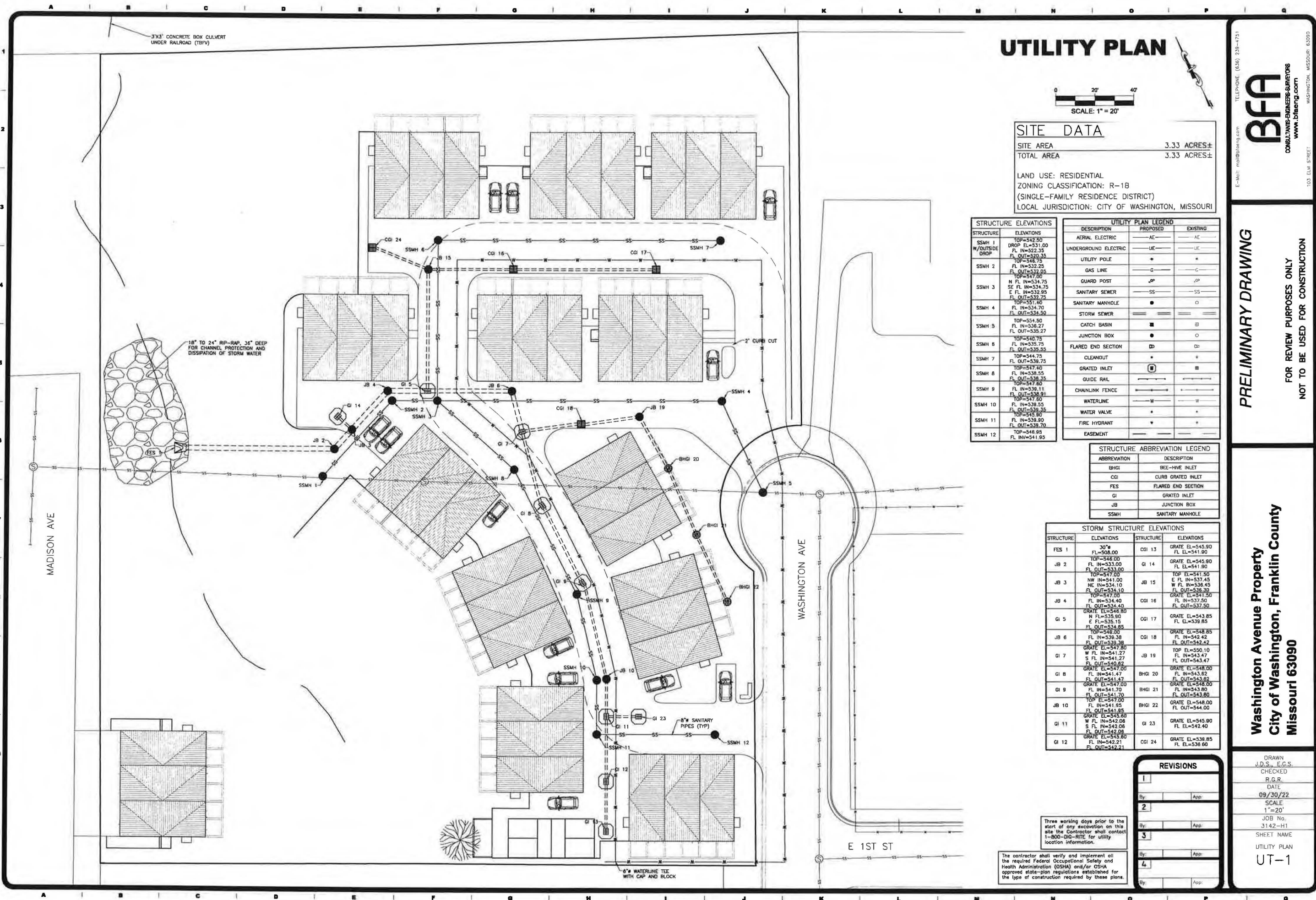
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CHECKED R.G.R.  
DATE 09/30/22  
SCALE 1"=20'  
JOB No. 3142-H1  
SHEET NAME GRADING PLAN  
GP-1

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TELEPHONE: (633) 339-1751  
E-MAIL: mfo@bfaeng.com  
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WASHINGTON, MISSOURI 63090

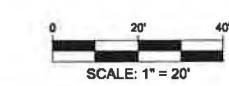
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P:\04\3142-H1 The Bluffs at Bassora Place\3142-H1 Plan Sheets\3142-H1 Utility Plan.dwg  
9/30/2022 11:47 PM



# UTILITY PLAN



## SITE DATA

SITE AREA 3.33 ACRES±  
TOTAL AREA 3.33 ACRES±  
LAND USE: RESIDENTIAL  
ZONING CLASSIFICATION: R-18  
(SINGLE-FAMILY RESIDENCE DISTRICT)  
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI

STRUCTURE ELEVATIONS		UTILITY PLAN LEGEND		
STRUCTURE	ELEVATIONS	DESCRIPTION	PROPOSED	EXISTING
SSMH 1	TOP=542.50 DROP EL=531.00 FL IN=522.35 FL OUT=529.35	AERIAL ELECTRIC	—AE—	—AE—
SSMH 2	TOP=548.75 FL IN=532.25 FL OUT=532.03	UNDERGROUND ELECTRIC	—UE—	—UE—
SSMH 3	TOP=547.00 N FL IN=534.75 SE FL IN=534.75 E FL IN=532.85 FL OUT=532.75	UTILITY POLE	—*—	—*—
SSMH 4	TOP=551.40 FL IN=534.70 FL OUT=534.50	GAS LINE	—G—	—G—
SSMH 5	TOP=554.50 FL IN=536.27 FL OUT=535.27	GUARD POST	—GP—	—GP—
SSMH 6	TOP=540.75 FL IN=535.75 FL OUT=535.55	SANITARY SEWER	—SS—	—SS—
SSMH 7	TOP=547.40 FL IN=538.55 FL OUT=538.35	SANITARY MANHOLE	—SM—	—SM—
SSMH 8	TOP=547.80 FL IN=538.11 FL OUT=538.91	STORM SEWER	—S—	—S—
SSMH 9	TOP=547.80 FL IN=538.55 FL OUT=538.35	CATCH BASIN	—CB—	—CB—
SSMH 10	TOP=546.85 FL IN=538.90 FL OUT=538.70	JUNCTION BOX	—JB—	—JB—
SSMH 11	FL IN=541.95	FLARED END SECTION	—FES—	—FES—
SSMH 12	FL IN=541.95	CLEANOUT	—C—	—C—
		GRATED INLET	—GI—	—GI—
		GUIDE RAIL	—GR—	—GR—
		CHAINLINK FENCE	—W—	—W—
		WATERLINE	—W—	—W—
		WATER VALVE	—*—	—*—
		FIRE HYDRANT	—*—	—*—
		EASEMENT	—E—	—E—

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHGI	BEE-HIVE INLET
CGI	CURB GRATED INLET
FES	FLARED END SECTION
GI	GRATED INLET
JB	JUNCTION BOX
SSMH	SANITARY MANHOLE

STORM STRUCTURE ELEVATIONS			
STRUCTURE	ELEVATIONS	STRUCTURE	ELEVATIONS
FES 1	30" FL=508.00	CGI 13	GRATE EL=545.90 FL EL=541.90
JB 2	TOP=546.00 FL IN=533.00 FL OUT=533.00	GI 14	GRATE EL=545.90 FL EL=541.90
JB 3	TOP=547.00 NW FL IN=541.00 NE FL IN=534.10 FL OUT=534.10	JB 15	TOP EL=541.50 E FL IN=537.45 W FL IN=536.45 FL OUT=536.30
JB 4	TOP=547.00 FL IN=534.40 FL OUT=534.40	CGI 16	GRATE EL=541.50 FL IN=537.50 FL OUT=537.50
GI 5	GRATE EL=546.80 N FL=535.90 E FL=535.15 FL OUT=534.85	CGI 17	GRATE EL=543.85 FL EL=539.85
JB 6	TOP=548.00 FL IN=536.38 FL OUT=536.38	CGI 18	GRATE EL=548.85 FL IN=542.42 FL OUT=542.42
GI 7	GRATE EL=547.80 W FL IN=541.27 S FL IN=541.27 FL OUT=540.82	JB 19	TOP EL=550.10 FL IN=543.47 FL OUT=543.47
GI 8	GRATE EL=547.00 FL IN=541.47 FL OUT=541.47	BHGI 20	GRATE EL=548.00 FL IN=543.82 FL OUT=543.82
GI 9	TOP EL=547.00 FL IN=541.70 FL OUT=541.70	BHGI 21	GRATE EL=548.00 FL IN=543.80 FL OUT=543.80
JB 10	TOP EL=547.00 FL IN=541.95 FL OUT=541.95	BHGI 22	GRATE EL=548.00 FL IN=544.00 FL OUT=544.00
GI 11	GRATE EL=545.80 W FL IN=542.06 S FL IN=542.06 FL OUT=542.06	GI 23	GRATE EL=545.90 FL EL=542.40
GI 12	GRATE EL=545.80 FL IN=542.21 FL OUT=542.21	CGI 24	GRATE EL=538.85 FL EL=536.60

REVISIONS	
1	
2	
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4	

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PRELIMINARY DRAWING

Washington Avenue Property  
City of Washington, Franklin County  
Missouri 63090

DRAWN  
J.D.S., E.G.S.  
CHECKED  
R.G.R.  
DATE  
09/30/22  
SCALE  
1"=20'  
JOB NO.  
3142-H1  
SHEET NAME  
UTILITY PLAN  
UT-1

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

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To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: October 10, 2022

Re: File #22-1002 – Short Tern Rental – 309 High Street

Synopsis: The applicant is requesting approval Special Use Permit for a Vacation Rental Dwelling located at 309 High Street

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

**Analysis:**

The applicant is requesting a special use permit to utilize 309 High Street for Vacation Rental Dwelling. The structure is currently a single family home in an R-2 Single and Two Family Overlay District. The special use permit would allow the applicant to accept lodgers for periods of 30 days and less. The home will be required to receive a new occupancy inspection to meet the requirements for short-term lodging.

The proposed use is insignificant to the surrounding area and should not detriment the neighborhood. Off-street parking is also available on the subject property through an alley in the rear and should minimize any additional impact to the nature of the existing neighborhood. There is also an existing short term rental unit across the street at 312 High Street, making the proposal compatible with other uses in the area.

**Recommendation:**

Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 309 High Street.





FAIR ST

50' W.

RD STREET

HIGH ST.

ALLEY

JAMES STREET

Eye: WestCoastway / 196, Maps, Microsoft





**Legend**

● Short\_Lodging

Zoning

ZONING

▨ R-1B

■ R-2 O

□ PARCELS\_WITH\_OWNER

RD STREET

HIGH ST.

JAMES STREET

Alley



22-106

# 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:

Street Address: 309 High St Washington, MO 63090

Lot: \_\_\_\_\_ Subdivision: Brinkers PID# \_\_\_\_\_

Applicant Name: Emily Solter Phone: 636-432-3756

Address of Applicant: 12501 N Davenport Rd, Hallsville, MO 65255

Owner: Nicholas & Emily Solter Phone: 636-432-3756  
636-432-3480

Owner's Address: 12501 N Davenport Rd Hallsville, MO 65255

Current Zoning: R-20 Proposed Zoning: \_\_\_\_\_

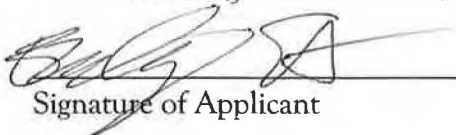
It is proposed that the property be put to the following use: nightly rental

Lot Size: Frontage \_\_\_\_\_ (feet) Depth \_\_\_\_\_ (feet) Number of Stories 2

Number of Units: 1 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)

  
Signature of Applicant

30 Aug 2022  
Date

Emily Solter  
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.

Will continue to look great and be filled with  
kind people

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.

Existing structure, no new construction

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

Usual Residential Activity

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

Usual Residential Traffic Volume

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

Usual Residential Noise Level

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.

No increased need for public services

No increased risk of fire hazards



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

No adverse affects. Appearance will be well maintained and beautiful

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.

Usual Residential Activity

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.

Landscape to remain as a maintained yard and flower beds

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 new construction



To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: October 10, 2022

Re: File #22-1004 – Short Term Rental – 527 Elm Street

Synopsis: The applicant is requesting approval Special Use Permit for a Vacation Rental Dwelling located at 527 High Street

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family / Vacant Cedar Crest	R-20 C-2 Overlay
South	Single Family	R-20
East	Single Family	C-3
West	Single Family	R-1B

**Analysis:**

The applicant is requesting a special use permit to utilize 527 Elm Street for Vacation Rental Dwelling. The structure is currently a single family home in an R-2 Single and Two Family Overlay District. The special use permit would allow the applicant to accept lodgers for periods of 30 days and less. The home will be required to receive a new occupancy inspection to meet the requirements for short-term lodging.

The proposed use is insignificant to the surrounding area and should not detriment the neighborhood. There are a handful of existing homes in the area being utilized as Short Term Lodging with no known complaints or issues. Staff believes the proposal is compatible with other uses in the area.

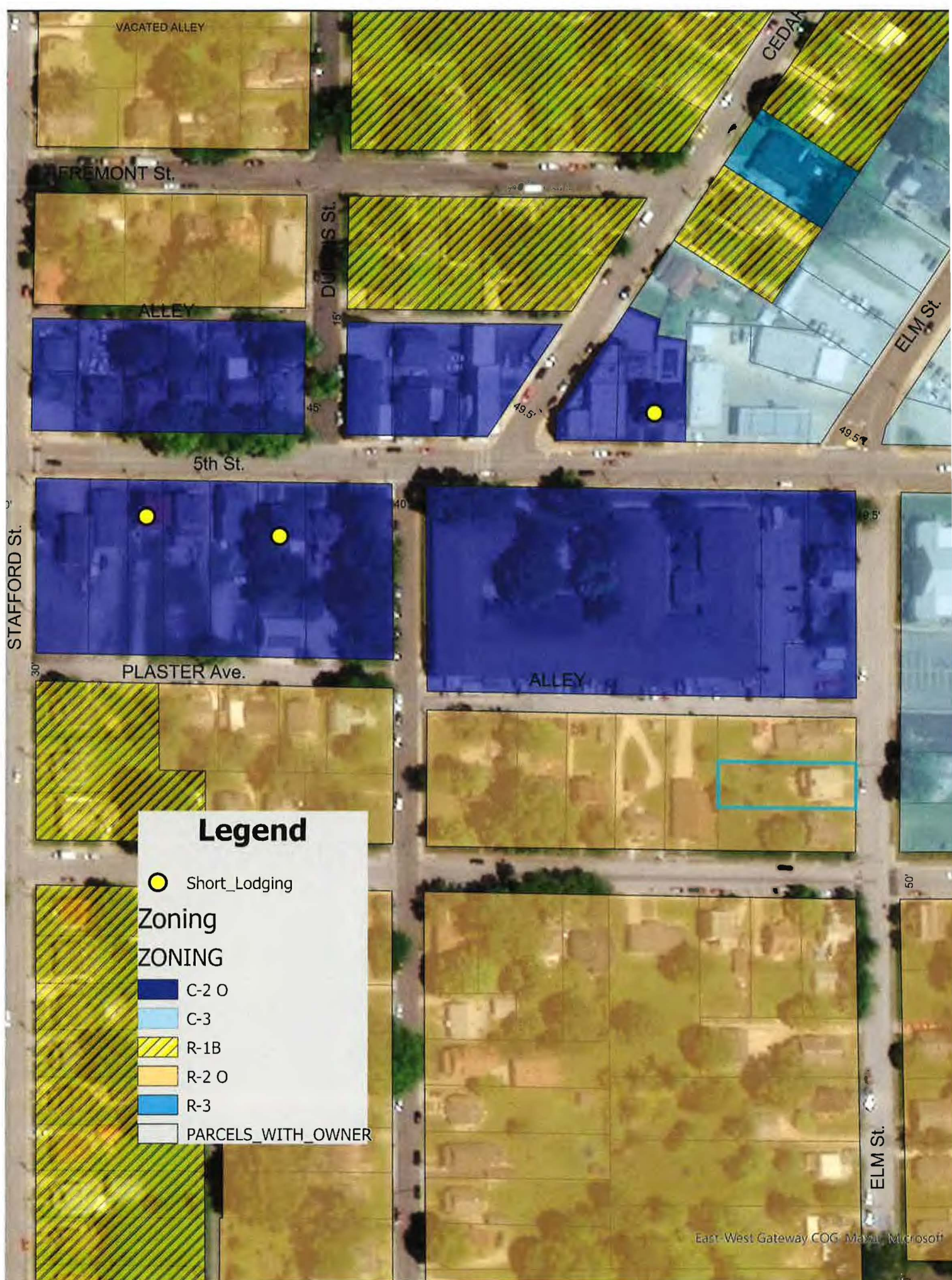
**Recommendation:**

Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 527 Elm Street.











22-1004

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:

Street Address: 527 Elm St, Washington, MO 63090

Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ PID# \_\_\_\_\_

Applicant Name: Rob and Gretchin Burton Phone: (573) 690-9419

Address of Applicant: 101 E Main St, Washington, MO 63090

Owner: Rob and Gretchin Burton Phone: (573) 690-9419

Owner's Address: 101 E Main St, Washington, MO 63090

Current Zoning: Residential Proposed Zoning: Residential

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

Lot Size: Frontage 50 (feet) Depth 151 (feet) Number of Stories 3

Number of Units: 1 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)

Gretchin M J Burton 9/16/22  
Signature of Applicant Date

Gretchin M J Burton  
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 property will not be altered from the current appearance

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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.

Floor size and area will remain the same as when structure was built

---

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

Weekly guests occupying indoor space

---

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

No increase to traffic

---

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

No increase to noise

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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.

No increase to residential services demand

---



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 the appearance of the existing property

---

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.

No change to existing lighting

---

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 to outside areas

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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 increased impact on the current residential use

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To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: October 10, 2022

Re: File # 22-1006– Preliminary Plat – The Creek at Koch Farm

Synopsis: The applicant is requesting approval of The Creek at Koch Farm Plat 1 – a 32 lot subdivision

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

**Analysis:**

The applicant has submitted a preliminary plat on newly annexed 14 acres that was previously the Koch Farm. The plat consists of 32 single-family lots, the extension of Rabbit Trail to Bieker Road. and 3 proposed streets.

The plat proposes a main street of Rabbit Trail that will be extended to Bieker Road. It also shows a proposed connection with the stub of Koch Lane from the Meadows at Koch Farms Plat. This extension of Bieker Road and connection of Koch Lane is in accordance with our Comprehensive Plan and allows for needed street connectivity and emergency access.

Per a previous development agreement, the City is constructing the Rabbit Trail portion under the condition that no driveways access it. The proposed plat shows an eye-brow and three new streets that will allow all 32 lots to have access away from Rabbit Trail. Peyton’s Place Ave and Crewe Court are proposed to be 30 ft. wide streets with parking on one side while Ellerslie Way will be 35 ft. wide with parking on both sides.

The plat meets all easement, lot size and access requirements set forth in the City Code. The property is zoned R-1D Single Family Residential allowing for lots down to 7,500 sq. ft. There are no stormwater detention easements shown, however, the applicant has stated that they over-retained in the Overlook at Weber Farms to the north to allow for this development. Stormwater calculations will need to be submitted proving that prior to a final plat being approved. If they end up needing to place stormwater on site, a revised plat will have to be approved by Planning and Zoning.



**Recommendation:**

Staff recommends approval of preliminary plat for The Creek at Koch Farms Plat 1 under the following conditions:

1. Stormwater calculations allowing the now on site detention must be submitted and verified by the engineering department.
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.
3. Peyton's Place Ave shall be names Peyton's Place. Avenues are reserved for through streets.

**Attachments:**

1. Application
2. Plat
3. Aerial
4. Meadows and Creek at Koch Farms full set



$$32-2=30 \times 7 = 210$$
$$\begin{array}{r} 210 \\ +75 \\ \hline 285 \end{array}$$

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: 9-28-2022

Applicant Information:

Name: Northern Star Homes, LLC. Phone: 314-544-6331

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

Do you own the subject property? ☐ Yes ☒ No

If not, please provide ownership information here:

Name: Northern Star Homes, LLC. (owner by contract) Phone: 314-544-6331

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

Name of Proposed Subdivision: The Creek at Koch Farm

Number of Lots Proposed: 32 Zoning District(s): 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):  
Northern Star Homes, LLC

LANDOWNER SIGNATURE(s):  


LANDOWNER NAME (Printed):  
Northern Star Homes, LLC. (owner by contract)



20-1006

CONSTRUCTION NOTES:

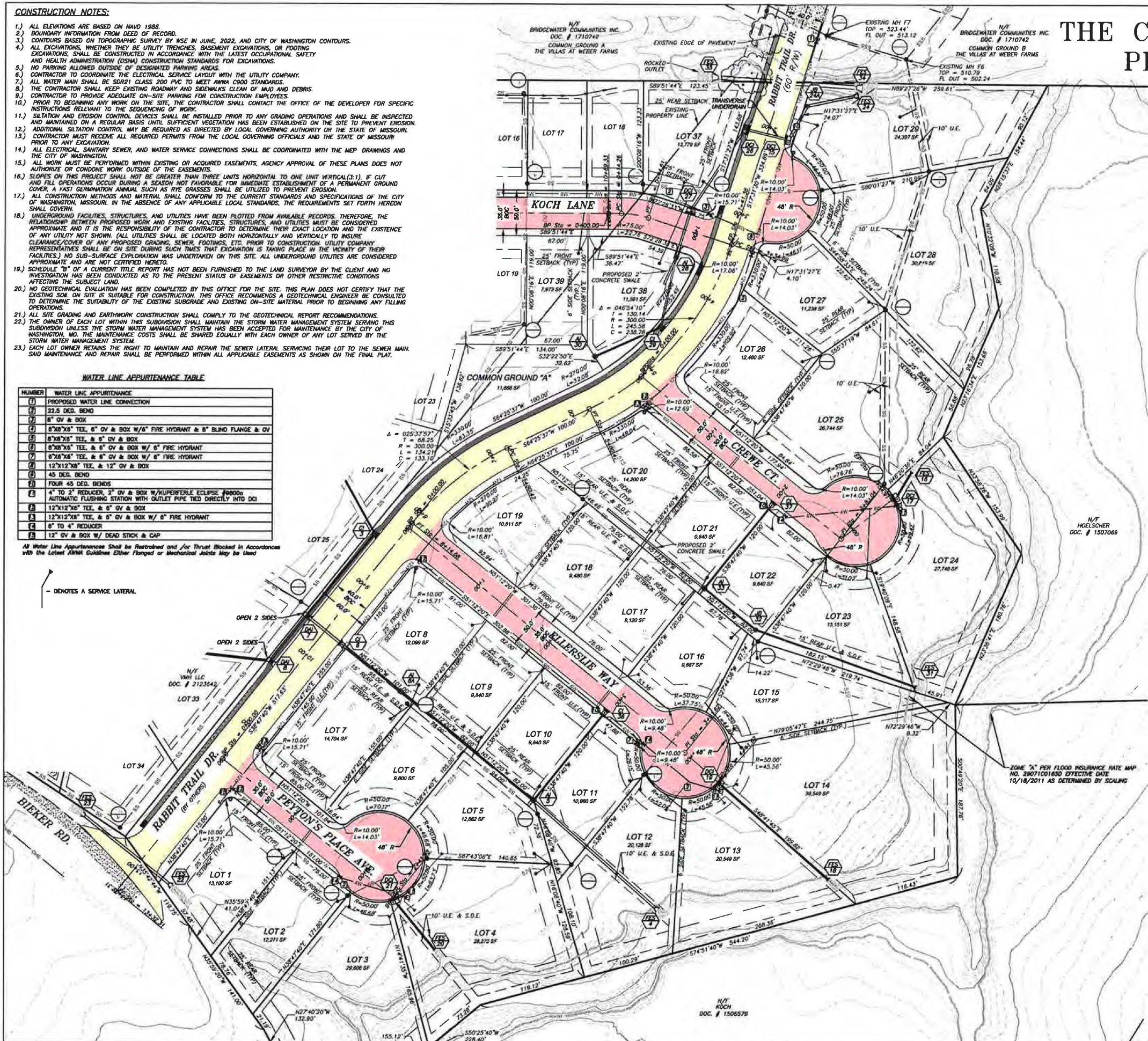
- 1.) ALL ELEVATIONS ARE BASED ON NAVD 1988.
- 2.) BOUNDARY INFORMATION FROM DEED OF RECORD.
- 3.) CONTOURS BASED ON TOPOGRAPHIC SURVEY BY WSE IN JUNE, 2022, AND CITY OF WASHINGTON CONTOURS.
- 4.) ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
- 5.) NO PARKING ALLOWED OUTSIDE OF DESIGNATED PARKING AREAS.
- 6.) CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE LAYOUT WITH THE UTILITY COMPANY.
- 7.) ALL WATER MAIN SHALL BE SDR21 CLASS 200 PVC TO MEET ANWA C900 STANDARDS.
- 8.) THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
- 9.) CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
- 10.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 11.) SLOTTED AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- 12.) ADDITIONAL SLOTTED CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
- 13.) CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.
- 14.) ALL ELECTRICAL, SANITARY SEWER, AND WATER SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE MEP DRAWINGS AND THE CITY OF WASHINGTON.
- 15.) ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS, AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
- 16.) SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL (3:1). IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
- 17.) ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF WASHINGTON, MISSOURI. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- 18.) UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.) NO SUB-SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
- 19.) SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
- 20.) NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON SITE IS SUITABLE FOR CONSTRUCTION. THIS OFFICE RECOMMENDS A GEOTECHNICAL ENGINEER BE CONSULTED TO DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATIONS.
- 21.) ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- 22.) THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM SERVING THIS SUBDIVISION UNLESS THE STORM WATER MANAGEMENT SYSTEM HAS BEEN ACCEPTED FOR MAINTENANCE BY THE CITY OF WASHINGTON, MO. THE MAINTENANCE COSTS SHALL BE SHARED EQUALLY WITH EACH OWNER OF ANY LOT SERVED BY THE STORM WATER MANAGEMENT SYSTEM.
- 23.) EACH LOT OWNER RETAINS THE RIGHT TO MAINTAIN AND REPAIR THE SEWER LATERAL SERVING THEIR LOT TO THE SEWER MAIN. SAID MAINTENANCE AND REPAIR SHALL BE PERFORMED WITHIN ALL APPLICABLE EASEMENTS AS SHOWN ON THE FINAL PLAN.

WATER LINE APPURTENANCE TABLE

NUMBER	WATER LINE APPURTENANCE
1	PROPOSED WATER LINE CONNECTION
2	22.5 DEG. BEND
3	6" O.V. & BOX
4	6"X6"X6" TEE, 6" O.V. & BOX W/ 6" FIRE HYDRANT & 6" BLIND FLANGE & O.V.
5	6"X6"X6" TEE, 6" O.V. & BOX
6	6"X6"X6" TEE, 6" O.V. & BOX W/ 6" FIRE HYDRANT
7	6"X6"X6" TEE, 6" O.V. & BOX W/ 6" FIRE HYDRANT
8	12"X12"X6" TEE, 12" O.V. & BOX
9	45 DEG. BEND
10	FOUR 45 DEG. BENDS
11	4" TO 2" REDUCER, 2" O.V. & BOX W/ KUPERFERLE ECLIPSE #80000 AUTOMATIC FLUSHING STATION WITH OUTLET PIPE TIED DIRECTLY INTO DCI
12	12"X12"X6" TEE, 12" O.V. & BOX
13	12"X12"X6" TEE, 12" O.V. & BOX W/ 6" FIRE HYDRANT
14	6" TO 4" REDUCER
15	12" O.V. & BOX W/ DEAD STICK & CAP

All Water Line Appurtences Shall be Restricted and/or Thrust Blocked in Accordance with the Latest AWWA Guidelines Either Flanged or Mechanical Joints May be Used Affecting the Subject Land

- DENOTES A SERVICE LATERAL



THE CREEK AT KOCH FARM  
PRELIMINARY PLAT



0 50 100 150  
SCALE 1" = 50'

LEGEND

ESS-ESS	EXISTING SANITARY SEWER LINE
SS-SS	PROPOSED SANITARY SEWER LINE
ONE-ONE	OVERHEAD ELECTRIC
EW12-EW12	EXISTING WATER LINE
4W-4W	PROPOSED 4" WATER LINE (SDR21 CLASS 200)
6W-6W	PROPOSED 6" WATER LINE (SDR21 CLASS 200)
8W-8W	PROPOSED 8" WATER LINE (SDR21 CLASS 200)
12W-12W	PROPOSED 12" WATER LINE (SDR21 CLASS 200)
TBM	STORM SEWER
FL	TEMPORARY BENCHMARK
TS	ELEVATION
GF	TAIL STAKE
IF	GARAGE FLOOR
BF	TOP OF FOUNDATION
WE	BASEMENT FLOOR
WV	WINDOW ELEVATION (LOOKOUT BASEMENT)
WV	WATER VALVE
WV	FIRE HYDRANT
WV	KUPERFERLE ECLIPSE #80000 FLUSH HYDRANT
WV	DOUBLE CURB INLET (DCI)
AI	AREA INLET (AI)
AI	STORMWATER JUNCTION BOX (JB)
AI	STORMWATER DRAINAGE DIRECTION
AI	WATER LATERAL
AI	SANITARY LATERAL
AI	EXISTING SANITARY MANHOLE (MH)
AI	PROPOSED SANITARY MANHOLE (MH)
AI	EXISTING PAVEMENT
AI	PROPOSED SIDEWALK
AI	PROPOSED MAJOR ACCESS STREET PAVEMENT
AI	PROPOSED LOCAL ACCESS STREET PAVEMENT
AI	PROPOSED ROCK

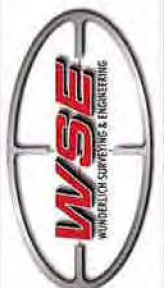
GENERAL NOTES

SITE ADDRESS: BIEKER ROAD, WASHINGTON, MO  
DOC. NO. 1507069  
ZONING: R10  
AREA: 14 ACRES TOTAL

FRONT SETBACK: 25'  
SIDE SETBACK: 6'  
REAR SETBACK: 25'  
MINIMUM LOT AREA: 7,500 SQ. FT.

EASEMENTS (UNLESS OTHERWISE NOTED):  
FRONT U.E. & S.D.E. = 15'  
REAR U.E. & S.D.E. = 10'  
SIDE U.E. & S.D.E. = 5'

UTILITIES:  
ELECTRIC: AMEREN MISSOURI ELECTRIC  
CABLE: CHARTER COMMUNICATIONS  
SEWER: CITY OF WASHINGTON  
TELEPHONE: AT&T  
WATER: CITY OF WASHINGTON  
UTILITY LOCATE: 1-800-DIG-RITE (344-7483)



OWNER/DEVELOPER:  
NORTHERN STAR HOMES LLC  
P.O. BOX 1654  
WASHINGTON, MO 63080  
  
ENGINEER/SURVEYOR:  
WUNDERLICH SURVEYING & ENGINEERING, INC.  
512 EAST MAIN STREET  
UNION, MISSOURI 63084

PRELIMINARY PLAT  
THE CREEK AT KOCH FARM  
A TRACT OF LAND BEING PART OF SECTION 35, T44,  
R1W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MISSOURI

PRELIMINARY  
NOT FOR  
CONSTRUCTION

9-28-2022  
Kristopher H. Wells,  
P.E. - 2008019819  
P.E. for Wunderlich Surveying  
& Engineering Inc.

THIS SEAL IS FOR DESIGN  
ONLY AND NOT CONSTRUCTION  
INSPECTION OR STAKING OUT  
OF IMPROVEMENTS

SCALE: 1" = 50'  
JOB: 7782  
DATE: 9-2022  
OWN. BY: NM  
REV:  
REV:  
SHEET







