

**FILED**

FEB 02 2024

JEANNIE GOFF  
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO. 24-0111

ORDINANCE NO. 24- 0109

INTRODUCED BY: Council Member Groeteke

1        **AN ORDINANCE APPROVING APPLICATION PC23057 TO REZONE A**  
2        **PORTION OF THE SUBJECT PROPERTY FROM NON-PLANNED**  
3        **COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED**  
4        **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**  
5        **949 MONTEBELLO STORAGE LOCATED IN COUNCIL DISTRICT 3.**

6        **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7        Jefferson County, Missouri on December 14, 2023 on Application/Petition Number  
8        PC23057 for the rezoning of 3.15 acres, from Non-Planned Community Commercial  
9        (CC2) zone district to Planned Commercial (PC) zone district, and a development plan  
10       for 949 Montebello Storage on the following described real estate located in Jefferson  
11       County, State of Missouri, to-wit: Parcel Number: 09-3.0-08.0-4-003-016; and

12       **WHEREAS**, the record of the December 14, 2023 hearing and the  
13       recommendation of the Planning and Zoning Commission have been filed with the  
14       Jefferson County, Missouri, Council; and

15       **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of  
16       the following items and exhibits filed with and presented to the Jefferson County,  
17       Missouri, Council with respect to the Application:

18                a.        Jefferson County Planning Division Staff Report to the Planning  
19       and Zoning Commission and the case file for this Application;

1           b.     The record of the hearing before the Planning and Zoning  
2 Commission including the following exhibits:

3           Exhibit A, The Official Master Plan for Jefferson County, Missouri,  
4                     adopted August 6, 2003 and effective April 2, 2008;

5           Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:  
6                     Unified Development Order (UDO) adopted April 2, 2008, as  
7                     amended;

8           Exhibit C, Staff Report and case file;

9     **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

10           a.     All persons required to receive notice of the hearing were notified,  
11 all notices were published, and signs posted in accordance with Missouri law and  
12 the Unified Development Order.

13           b.     The Jefferson County, Missouri, Council has jurisdiction over the  
14 subject matter of this application.

15           c.     The requested change in zoning is consistent with the intent stated  
16 for the Planned Commercial (PC) zone district.

17           d.     The requested change in zoning is in accordance with the Official  
18 Master Plan of Jefferson County, Missouri.

19           e.     The requested change in zoning is in harmony with and is  
20 compatible with surrounding and adjacent land uses and properties.

21           f.     The requested development plan, as conditioned and modified by  
22 this Ordinance, is consistent with the UDO in that the development plan is

1 designed, located and proposed to be operated so that the public health, safety and  
2 welfare will be protected.

3 g. The requested development plan, as conditioned and modified by  
4 this Ordinance, is consistent with the UDO in that the development plan will not  
5 impede the normal and orderly development and improvement of the surrounding  
6 property.

7 h. The requested development plan, as modified and conditioned by  
8 this Ordinance is consistent with the UDO in that the development plan  
9 incorporates adequate ingress and egress that provides for the efficient flow of  
10 traffic.

11 i. The modification to Chapter 400, Section 400.4100 as depicted on the  
12 development plan, and as conditioned by this Ordinance, is in the best interest of  
13 the County in that the modification incorporates sound planning principles and  
14 design elements that are compatible with surrounding properties and is consistent  
15 throughout the proposed project.

16 j. The modifications to Chapter 400, Section 400.4100 as depicted on the  
17 development plan, and as conditioned by this Ordinance, is in the best interest of  
18 the County in that the modification furthers the stated goals and intent of the  
19 UDO.

20 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**  
21 **MISSOURI, COUNCIL, AS FOLLOWS:**

1        Section 1.      Application Number: PC23057 an application to rezone 3.15 acres  
2        from Non-Planned Community Commercial (CC2) zone district to Planned Commercial  
3        (PC) zone district and a Development Plan for 949 Montebello Storage on the real estate  
4        described as Parcel Number: 09-3.0-08.0-4-003-016, for 949 Montebello Storage, is  
5        hereby approved subject to the following regulatory requirements, departmental  
6        comments, and the following conditions of approval:

7        **Modifications:**

- 8            1. Approval from Section 400.4100 – Requirements for Design and Improvement  
9            of Parking Lots for relief from the requirement to pave the boat/RV parking  
10          spaces and allow gravel in said parking spaces. Drive aisles must be paved.

11       **Conditions of Approval:**

- 12           1. A Site Development Plan shall be submitted to the Jefferson County Planning  
13           Division in accordance with the Unified Development Order (UDO) of  
14           Jefferson County.
- 15           2. A copy of the approved Development Plan incorporating any conditions and  
16           approved modifications shall be attached to each set of Site Development  
17           plans submitted.
- 18           3. All improvements required in the Development Plan and Site Development  
19           Plan must be installed or an escrow accepted for all incomplete items prior to  
20           occupancy of the buildings for each phase.
- 21           4. If more than one (1) acre of land is being disturbed, the proposed development  
22           will require a Jefferson County Land Disturbance Permit.

5. No Solid Waste may be stored on the property.

6. Building permits must be obtained for the overseas/shipping containers.

7. The applicant must obtain approval from the fire district for this method of fireworks storage.

## **Regulatory Requirements**

### *Permitted Uses*

Boats, recreation vehicles, and maintenance equipment storage

Warehouse (overseas/shipping containers for fireworks storage)

### *Floor Area, Height, and other Building Requirements*

Maximum Area Ratio: 0.55 FAR

Maximum Structure Height: 70 feet

### *Site Development*

*Required Setbacks (except as specifically modified by this Ordinance):*

Front Yard: 20 feet

Side Yard: 15 feet

Rear Yard: 20 feet

### *Design Standards*

The development shall comply with the Suburban Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

### *Access*

Access shall be provided in accordance with the Jefferson County Unified Development Order, except as specifically modified by this Ordinance.

1     *Parking*

2             Parking and loading shall be provided per the regulation of Article XII of the  
3             Jefferson County Unified Development Order, except as specifically modified by  
4             this Ordinance.

5     *Signs*

6             Signs shall comply with Article XIII of the UDO. All regulatory signs, including  
7             stop signs, speed limit, etc. shall be provided by the developer.

8     *Lighting*

9             Lighting that by color, placement or design resembles or conflicts with traffic  
10            control signs is prohibited. No lighting shall be permitted to shine on adjoining  
11            property owners.

12    *Landscaping*

13            Landscaping, buffers, and tree protection shall comply with Article XIV of the  
14            UDO, except as specifically modified by this Ordinance.

15    *Stormwater and Erosion and Sediment Control*

16            Stormwater management and Erosion and sediment control shall comply with  
17            Chapter 505: Erosion and Sediment Control / Stormwater Management Design  
18            Manual of the Jefferson County Code of Ordinances.

19    **Departmental Comments:**

20    1. Driveway entrances:

21            i) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic  
22            Concrete/4" Type X Asphaltic Concrete/4" rock base).

1           ii) Pavement width for entrance at ROW (including curbs) for two-way traffic  
2           shall provide 26'–42'.

3           iii) Entrance width shall be provided from the street into the site for a throat  
4           length of 40'.

5    2. Parking areas:

6       a) Parking areas with 5 or more required parking spaces must provide a paved  
7       surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C  
8       Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).

9       b) Parking areas with 4 or less required parking spaces (and contractors storage  
10      yards) must provide an 8" rock base minimum.

11   3. Detention:

12      a) Stormwater shall be detained and released at a rate not to exceed the release rate  
13      from the site under the existing (pre-developed) conditions for the 2 and 100-year  
14      storm events. Detention/retention basins must also contain an overflow structure  
15      capable of passing a 100-year, 20-minute design storm.

16      b) Channel protection is required to treat the high-frequency, low-severity storm  
17      runoff events within the detention basins by metering it out slowly over 24-48  
18      hours.

19      c) No detention is required if non-residential development has less than an additional  
20      12,000 square feet of impervious area. However, low impact practices are  
21      required to mitigate the additional runoff created by the additional impervious  
22      coverage and no adverse impact may be created.

1 d) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
2 hydraulic calculations and drainage area map for each system.

3 4. Grading:

4 a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
5 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
6 slopes proposed steeper than 3:1 must be included in the report for slope stability.

7 Section 2. The zoning map of Jefferson County, Missouri shall be amended  
8 by changing the area where said real estate is located on the map with the marking  
9 "PC23057."

10 Section 3. This Ordinance shall be in full force and effect immediately upon  
11 passage by the Jefferson County, Missouri, Council as of the date listed below.

12 Section 4. If any part of this Ordinance is invalid for any reason, such  
13 invalidity shall not affect the remainder of this Ordinance.



**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene Barbagallo	<u>yes</u>
Council Member District 3, <u>Mrs. Lori Arons</u>	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>yes</u>
Council Member District 6, Dan Stallman	<u>yes</u>
Council Member District 7, Bob Tullock	<u>yes</u>


THE ABOVE BILL ON THIS 29 DAY OF January, 2024:  
✓ PASSED        FAILED

  
Charles Groeteke, County Council Chair

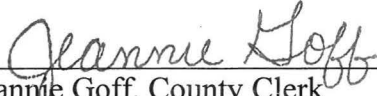
  
Cherlynn Boyer, Council Executive Assistant

✓  
THIS BILL WAS \_\_\_\_\_ APPROVED BY THE JEFFERSON COUNTY  
EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY,  
MISSOURI, THIS 2 DAY OF February, 2024.

THIS BILL WAS \_\_\_\_\_ VETOED AND RETURNED TO THE  
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN  
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2024.

  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

  
Jeannie Goff, County Clerk

By   
Deputy Clerk

First Reading: 01-08-2024

Second Reading: 01-29-2024

Third Reading: 01-29-2024