

**FILED**

APR 25 2024

JEANNIE GOFF  
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0412

ORDINANCE NO. 24-0189

INTRODUCED BY: Council Member Barbagallo

1           **AN ORDINANCE APPROVING APPLICATION PC24008 TO REZONE**  
2           **TWO PARCELS FROM NON-PLANNED COMMUNITY COMMERCIAL (CC2)**  
3           **ZONE DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND**  
4           **THE DEVELOPMENT PLAN FOR A1 LOCKER RENTAL SELF-STORAGE**  
5           **LOCATED IN COUNCIL DISTRICT 2.**

6           **WHEREAS**, a hearing was held by the Planning and Zoning Commission of  
7           Jefferson County, Missouri on March 14, 2024 on Application/Petition Number PC24008  
8           for the rezoning of 2.46 acres (per the Applicant), from Non-Planned Community  
9           Commercial (CC2) zone district to Planned Commercial (PC) zone district, and a  
10          development plan for A1 Locker Rental Self-Storage on the following described real  
11          estate located in Jefferson County, State of Missouri, to-wit: Parcel Numbers: 02-6.0-  
12          14.0-2-001-057 and 02-6.0-14.0-2-001-060; and

13          **WHEREAS**, the record of the March 14, 2024, hearing and the recommendation  
14          of the Planning and Zoning Commission have been filed with the Jefferson County,  
15          Missouri, Council; and

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

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

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

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

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

10                 Exhibit C, Staff Report and case file; and

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

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

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

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

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

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

1           f.       The requested development plan, as conditioned and modified by  
2 this Ordinance, is consistent with the UDO in that the development plan is  
3 designed, located and proposed to be operated so that the public health, safety and  
4 welfare will be protected.

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

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

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

15       Section 1.     Application Number: PC24008 an application to rezone 2.46 acres  
16 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial  
17 (PC) zone district and a development plan for A1 Locker Rental Self-Storage on the real  
18 estate described as Parcel Numbers: 02-6.0-14.0-2-001-057 and 02-6.0-14.0-2-001-060,  
19 is hereby approved subject to the following modifications, regulatory requirements,  
20 departmental comments, and the following conditions of approval:

21       **Regulatory Requirements:**

22       Permitted Uses

1 Land uses shall be permitted per the approved Development Plan:

2 Mini-storage/mini-warehouse facility

3 Floor Area, Height, and other Building Requirements

4 Maximum Area Ratio: 0.55 FAR

5 Maximum Structure Height: 70 feet

6 **Site Development**

7 **Required Yards**

8 Front Yard – 20 feet; Side Yard – 14.46 feet per the approved

9 Development Plan; Rear Yard – 20 feet

10 **Design Standards**

11 The development shall comply with the Mixed-Use Design Standards in  
12 accordance with Article VII of the Jefferson County Unified Development  
13 Order.

14 **Access**

15 Access shall be provided in accordance with the Jefferson County Unified  
16 Development Order.

17 **Parking**

18 Parking and loading shall be provided per the regulation of Article XII of  
19 the Jefferson County Unified Development Order.

20 **Signs**

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

1            Lighting

2                    Lighting that by color, placement or design resembles or conflicts with  
3                    traffic control signs is prohibited. No lighting shall contain flashing lights,  
4                    intermittent lights, animators, or mechanical movements of any kind.

5            Landscaping

6                    Landscaping, buffers, and tree protection shall comply with Article XIV of  
7                    the Jefferson County Unified Development Order.

8            Stormwater and Erosion and Sediment Control

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

12    **Departmental Comments:**

- 13    1. A boundary adjustment is required to join the two lots.
- 14    2. County Road:
- 15        a) The Engineer shall submit sight distance profiles showing that the required sight  
16        distance is met.
- 17        b) The engineer shall identify the clearance at the most restrictive point on the  
18        profiles.
- 19        c) Any vegetation or obstructions of any sort in the line of sight must be identified.
- 20        d) Driveway entrances (within county ROW):

- 1 i) Pavement width for entrance at ROW (including curbs) for two-way traffic  
2 shall provide 26'–42' (Low Volume/Non-Residential driveways). Acceptable  
3 as shown.
- 4 e) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic  
5 Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 6 f) The entrance width shall be provided from the street into the site for a throat  
7 length of 20'. in non-residential and multi-family developments with less than 150  
8 vpd. Acceptable as shown.
- 9 g) The required 125' driveway offset cannot be met at any location the site due to  
10 existing adjacent and opposite driveways. Apply in the Planning office for an  
11 internal deviation.
- 12 3. Parking areas:
- 13 a) Parking areas with 5 or more required parking spaces must provide a paved  
14 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C  
15 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- 16 b) Drive aisles width (boc):
- 17 i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-  
18 way).
- 19 ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
- 20 iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both  
21 sides).

- 1           iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one  
2           side).
- 3           c) Lighting shall conform to UDO Section 400.2460.
- 4           d) Stormwater shall be detained and released at a rate not to exceed the release rate  
5           from the site under the existing (pre-developed) conditions for the 2 and 100-year  
6           storm events. Detention/retention basins must also contain an overflow structure  
7           capable of passing a 100-year, 20-minute design storm.
- 8           e) Channel protection is required to treat the high-frequency, low-severity storm  
9           runoff events within the detention basins by metering it out slowly over 24-48  
10          hours.
- 11          f) Stormwater system shall be designed for the 15-year, 20-minute event. Provide  
12          hydraulic calculations and drainage area map for each system.
- 13   4. Floodplain:
- 14          a) The Building Division requires a Floodplain Development Permit for any grading  
15          or improvements within a known floodplain.
- 16          b) Show limits of the floodway (lots and detention systems should not be within  
17          floodway).
- 18          c) Show the limits and the elevation(s) of the 100-year floodplain.
- 19   5. Grading:
- 20          a) Submit a geotechnical report, sealed by an Engineer registered in the State of  
21          Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at  
22          slopes proposed steeper than 3:1 must be included in the report for slope stability.

1 **Conditions of Approval:**

- 2 1. A Site Development Plan shall be submitted to the Jefferson County Planning  
3 Division in accordance with the Unified Development Order (UDO) of  
4 Jefferson County.
- 5 2. A copy of the approved Development Plan incorporating any conditions and  
6 approved modifications shall be attached to each set of Site Development  
7 plans submitted.
- 8 3. All improvements required in the Development Plan and Site Development  
9 Plan must be installed or an escrow accepted for all incomplete items prior to  
10 occupancy of the buildings for each phase.
- 11 4. If more than one (1) acre of land is being disturbed, the proposed development  
12 will require a Jefferson County Land Disturbance Permit.
- 13 5. No solid waste may be stored on the property.

14 Section 2. The zoning map of Jefferson County, Missouri shall be  
15 amended by changing the area where said real estate is located on the map with the  
16 marking "PC24008."

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

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

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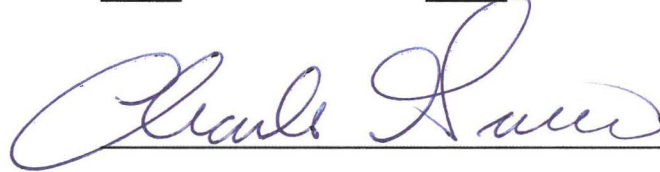
**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<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, Daniel Stallman	<u>yes</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 22 DAY OF April, 2024:

PASSED

FAILED



Charles Groeteke, County Council Chair



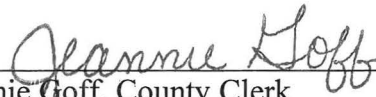
Cherlynn Boyer, Council Executive Assistant

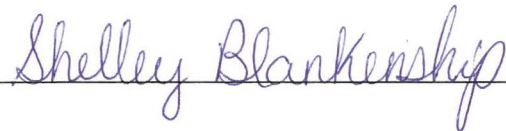
THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 24 DAY OF April, 2024.

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   
\_\_\_\_\_

First Reading: 04-08-2024

Second Reading: 04-22-2024

Third Reading: 04-22-2024