

Notice of Meeting & Tentative Agenda



Jefferson City Board of Adjustment
Tuesday, August 9, 2016, 7:30 a.m.
John G. Christy Municipal Building, 320 East McCarty Street
Council Chambers

All interested parties will be given a chance to be heard.

TENTATIVE AGENDA

1. **Call to Order and Introduction of Members, Ex-Officio Members and Staff**
2. **Procedural Matters and Procedures Explained**
3. **Adoption of Agenda (as printed or reordered)**
4. **Approval of Minutes for the Regular Meeting of May 17, 2016**
5. **Communications Received**
6. **New Business Public Hearings**
Case No. B16003 – 1508 River Bluff Court; Sanitary Sewer Pump Station Screening Plan.
Application filed by city staff for conditional use permit review of site and screening plan associated with a sanitary sewer pump station to be located on property addressed as 1508 River Bluff Court. The property is located on the south side of planned River Bluff Court 650 feet east of Hayselton Drive and is described as Lot 7 of River Bluff Estates Subdivision, Jefferson City, Missouri.
7. **Miscellaneous Reports**
8. **Other Business**
9. **Adjourn**

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request. Please call 573-634-6410 for information regarding agenda items.

MINUTES
JEFFERSON CITY BOARD OF ADJUSTMENT
May 17, 2016

BOARD MEMBERS PRESENT

Wilma Partee, Chairwoman
Paul Graham
Andrew Hake
Robert Gammon, Alternate
Katy Lacy, Alternate
Brad Schaefer, Alternate

ATTENDANCE RECORD

6 of 6
4 of 6
6 of 6
5 of 6
4 of 6
4 of 4

BOARD MEMBERS ABSENT

Matt Rimiller
Stacey Young, Vice-Chairman

ATTENDANCE RECORD

3 of 6
3 of 6

COUNCIL LIAISON

Ken Hussey

STAFF PRESENT

Eric Barron, Senior Planner
Bryan Wolford, Associate City Counselor
Anne Stratman, Administrative Assistant

1. Call to Order and Introduction of Members, Ex-Officio Members and Staff

Chairwoman Partee called the meeting to order at 7:30 a.m. and introduced the Board members and staff. A quorum was present to hear the items on the agenda. The following members were designated to vote: Wilma Partee, Stacey Young, Andrew Hake, Robert Gammon, and Brad Schaefer. Those wishing to speak to the Board were sworn in.

2. Procedures Explained

Mr. Barron explained the procedures of the meeting and the following documents were entered as exhibits for all items under consideration at the meeting:

1. The City Code of the City of Jefferson, as amended
2. The Comprehensive Plan and Land Use Map
3. Copies of applications under consideration
4. A list of Property owners to whom notice of the hearing was sent
5. The affidavits of publication of notice of the public hearing
6. Copies of drawings and plans under consideration
7. Letters and memoranda from City staff
8. Staff reports and minutes of proceedings
9. Materials submitted by the public or the applicant

3. Adoption of Agenda

Mr. Graham moved and Mr. Hake seconded to adopt the agenda as printed. The motion passed 5-0 with the following votes:

Aye: Gammon, Graham, Hake, Lacy, Partee

4. Approval of Minutes for the Regular Meeting of March 8, 2016

Mr. Hake moved and Mr. Graham seconded to approve the minutes as written. The motion passed 5-0 with the following votes:

Aye: Gammon, Graham, Hake, Lacy, Partee

5. Communications Received

No correspondence was received.

6. New Business – Public Hearing

Case No. B16002 – 415 Marshall Street; Side Setback Variances. Application filed by River City Habitat for Humanity, property owner, for the following:

1. A variance of 8 feet from the 10 feet side setback requirement to allow a side setback of 2 feet on the south side of the property (Section 35-51).
2. A variance of one foot from the driveway setback requirement of 2 feet to allow a driveway one foot from the north property line. (Section 35-58.6.b).

The purpose of the request is to construct a single family home on the vacant lot with driveway beside the home. The property is located on the east side of Marshall Street 125 feet north of Miller Street and is described as lot 3 of Coxs Subdivision, Jefferson City, Missouri.

Mr. Barron described the proposal and explained that a residential duplex that had existed on the property for many years was demolished in 2012. He stated that the property is 40 feet wide, which is less than the standard minimum lot width of 60 feet for the RA-2 district. Mr. Barron explained that the side setback requirement for the RA-2 zoning district is 10 feet and the side setback for residential driveways is 2 feet. He stated that River City Habitat for Humanity has acquired the property and would like to construct a 28 foot wide house on the property with a driveway beside the house. Mr. Barron explained that construction of a house according to the setback requirements would result in a house with a maximum width of 24 feet with the driveway in front of the house, which would shift the house behind the existing build line along the street and the result is a rather steep backyard.

Mr. Kyle Kittrell, Construction Manager, River City Habitat for Humanity, 1420 Creek Trail Drive, spoke regarding this request and explained that the subject property is situated on a hill and the rear of the property is steep. He stated that the property is 40 feet wide which poses a challenge to build a house on this lot because 28 feet is the narrowest house you can build with a bedroom and living room on the main level and two to three bedrooms downstairs. Mr. Kittrell explained that a retaining wall will be built on the east side higher than the driveway to prevent drainage onto the neighbor's property.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron stated that the required findings for the proposed variances appear to be met. The setback variance is requested in order to address site design issues associated with existing lot width. The impact of a reduced setback for the house would have a minimal impact on surrounding property and would result in a site design similar in nature to the existing houses on Marshall Street.

Mr. Hake moved and Mr. Graham seconded to (1) approve the requested variance of 8 feet from the standard 10 feet side setback of the RA-2 district to permit a side setback of 2 feet on the south side of the lot; and (2) approve the requested variance of 1 foot from the standard 2 feet setback for residential driveways to permit a driveway setback of 1 feet on the north side of the lot. The motion passed 5-0 with the following votes:

Aye: Gammon, Graham, Hake, Lacy Partee

7. Miscellaneous Reports.

None.

8. Other Business.

Board members thanked Ms. Cary for her time that she spent as the Board's Secretary.

9. Adjournment

With no other business the meeting was meeting at 7:55 a.m.

Respectfully submitted,

Anne Stratman
Administrative Assistant

Jefferson City Board of Adjustment

August 9, 2016

**Case No. B16003
City of Jefferson
1508 River Bluff Court**

**Conditional Use Review
Sanitary Sewer Pump Station Screening Plan**

STAFF REPORT
BOARD OF ADJUSTMENT – CITY OF JEFFERSON, MISSOURI
August 9, 2016

Case No. B16003 – 1508 River Bluff Court; Sanitary Sewer Pump Station Screening Plan. Application filed by city staff for conditional use permit review of site and screening plan associated with a sanitary sewer pump station to be located on property addressed as 1508 River Bluff Court. The property is located on the south side of planned River Bluff Court 650 feet east of Hayselton Drive and is described as Lot 7 of River Bluff Estates Subdivision, Jefferson City, Missouri.

PUBLIC NOTICE

By publication in the newspaper, letter to adjacent and affected property owners within 185 feet, and by property sign posting.

NATURE OF REQUEST

Sanitary sewer pump stations, as well as other major utility structures such as water towers and electrical substations, are listed as a conditional use in every zoning district. While the City Council holds ultimate authority regarding the siting of city owned infrastructure, plans for sewer pump stations have traditionally been presented to the Board of Adjustment as a conditional use permit application in order to seek public comment from surrounding property owners within a public hearing setting and to mimic the review process that private sector utility companies must adhere to under Zoning Code requirements.

The pump station serving the Hayselton Drive area was constructed in the 1920's, and has reached the end of its serviceable life. Plans for the replacement of the pump station involve abandonment of the existing pump station site and construction of a new pump station in a new location. The chosen site is on undeveloped property downstream from the existing site, and the plans include construction of a new sewer main line behind the houses on the south side of Beverly Street to convey sewage to the new location, a force main line to connect the new pump station to the existing sewer line network along West Main Street, and construction of a new main line along East Circle Drive to serve the houses on that street.

The subdivision plat for River Bluff Estates, in which this request is located, was approved by the City Council on April 4, 2016, after extensive public comment. The plans for lot 7 to be used for the construction of a sewer pump station, including preliminary plans on how the pump station site would be arranged, were included in the subdivision plans presented to the City Council. A contract for construction of the new sewer line and pump station was approved by the City Council on August 1, 2016.

With the location of the pump station already reviewed and approved at the City Council level, the purpose of this staff initiated request is for conditional use permit style review of the site design elements, with a Board of Adjustment determination of whether these elements meet the findings for a conditional use or whether changes in the site design are necessary in order to meet the findings.

ZONING AND SURROUNDING LAND USE

The subject property is zoned RS-3 Single Family Residential

	Surrounding Zoning	Surrounding Uses
North	RS-3	Undeveloped lots
South	RS-3	Creek
East	RS-3	Undeveloped lot/wooded area
West	RS-3	Single family residential subdivision

STAFF ANALYSIS

Site Plan: The site plan for the sewer pump station includes grading and leveling of the area where the pump station would be constructed, construction of a 200 feet long asphalt paved driveway that would access the (future) River Bluff Court cul-de-sac, and construction of the pump station and ancillary equipment. The pump station would be surrounded by an 8 feet tall chain link fence with barb wire mounted on top in order to provide for security of the site.

Screening Plan: The screening plan for the pump station site includes installation of a row of Leyland Cypress trees along the north side of the pump station site and a row of Eastern White Pine trees along the western side of the driveway (although the developer of the subdivision has indicated a preference to substitute the pine trees for additional cypress trees). A natural forested area on the western side of the lot would separate and screen the sewer pump station site from the existing residential neighborhood.

FINDINGS

The following findings are associated with conditional use permits. (Section 35-73.A.4)

Finding	Yes	No	Comments
The proposed use is consistent with the goals, objectives, and policies of the Comprehensive Plan.	X		A goal of the comprehensive plan is to efficiently utilize existing utility capacities and provide for system improvements and extension to serve existing and new developments. The proposed improvements are an efficient way to improve the system and would serve both existing and new development.
The proposed use complies with all applicable provisions of the zoning district regulations and conforms to the general intent and purpose of the Zoning Ordinance	X		The pump station plan does not conflict with the Zoning Code. The pump station would serve the existing residential area and would be screened by existing and installed trees.
The proposed use complies with all fire, health, building, plumbing, electrical and stormwater drainage regulations of the City and regulations of County, state and federal agencies.	X		The proposal would meet all applicable regulations.
The proposed conditional use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.	X		The pump station site would be separated from the nearest existing residential property (to the west of the site) by approximately 100 feet and screened with natural vegetation. Installed trees would screen the site from new residences (to the north of the site) that are planned in the area.
The proposed use is compatible with and preserves the character and integrity of adjacent development and includes improvements to mitigate adverse development-related impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.	X		The pump station site would be separated from residential uses in the area and would be screened by existing and installed trees.
The proposed use does not generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.	X		The pump station would generate approximately one vehicle trip per week.
Adequate utilities exist to serve the proposed conditional use.	X		Adequate utilities exist in the area to accommodate the utility improvement plan.

STAFF RECOMMENDATION

The required findings appear to be met. The pump station site is a necessary improvement to the sewer utility infrastructure that serves the existing residential area and would also serve the new development. The chosen site is suitably separated from existing residential uses in the area and screened with a combination of an existing forested area and installed trees. The paved driveway, very light traffic impact, separation from existing residences, and screening plan results in a minimal effect on the existing character of the area.

FORM OF MOTION

Motion for approval of the screening and site plan for the proposed sanitary sewer pump station.

City of Jefferson
Staff Initiated Application
Conditional Use Review



Property Address: 1508 River Bluff Court
Sanitary Sewer Pump Station Screening Plan
Case No: B16003
Staff Contact: Eric Barron, Senior Planner
573-634-6419

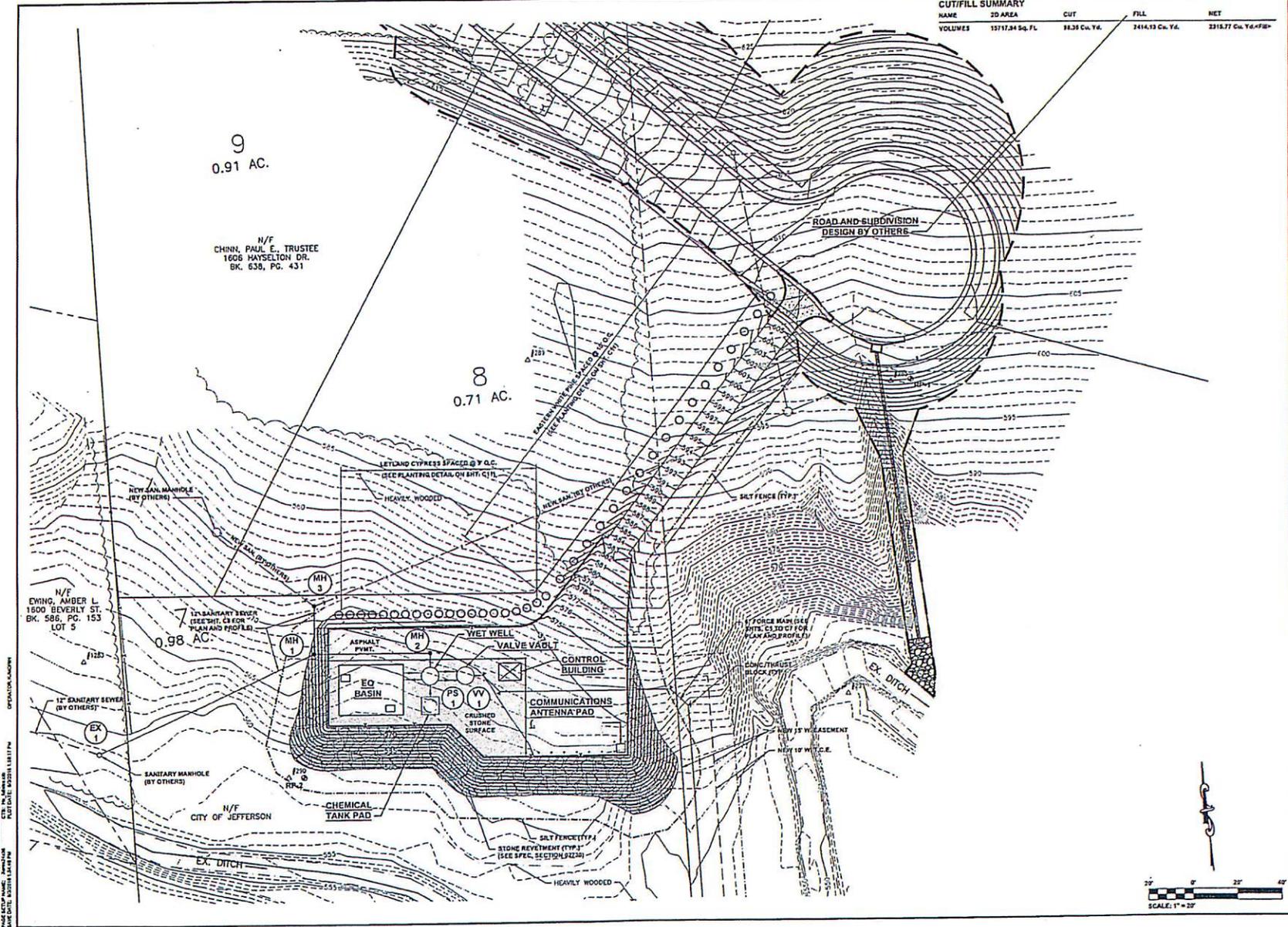
Summary of Request:

Construction of a new sanitary sewer pump station, to replace a nearby station that has exceeded its life expectancy, is planned for a tract of ground located within newly platted River Bluff Estates Subdivision. The City Council has approved a contract for construction of the pump station at this location. Staff are requesting a conditional use permit style review of the screening and site plan associated with the pump station.

The site plan calls for construction of an asphalt paved driveway accessing the cul-de-sac bulb of future River Bluff Court. The paved driveway would extend approximately 200 feet to access the pump station compound. The compound would be surrounded by an 8' tall chain link fence with barb wire mounted at the top (typical for the security needs of a sewer pump station site). A row of Leyland Cypress screening trees would be planted along the north side of the compound and a row of Eastern White Pine trees planted along one side of the driveway (although the adjacent property owner/developer has indicated a preference to substitute additional cypress trees in lieu of the white pine trees along the driveway). Grading work would be done to provide a level site for the pump station. Outside of the grading area, the existing trees and forested area would remain in their current state. Please see the attached engineering plans showing site arrangement and landscaping.



CUT/FILL SUMMARY				
NAME	2D AREA	CUT	FILL	NET
VOLUME 8	13717.34 Sq. Ft.	93.38 Cu. Yd.	2414.13 Cu. Yd.	2318.77 Cu. Yd. FIRM

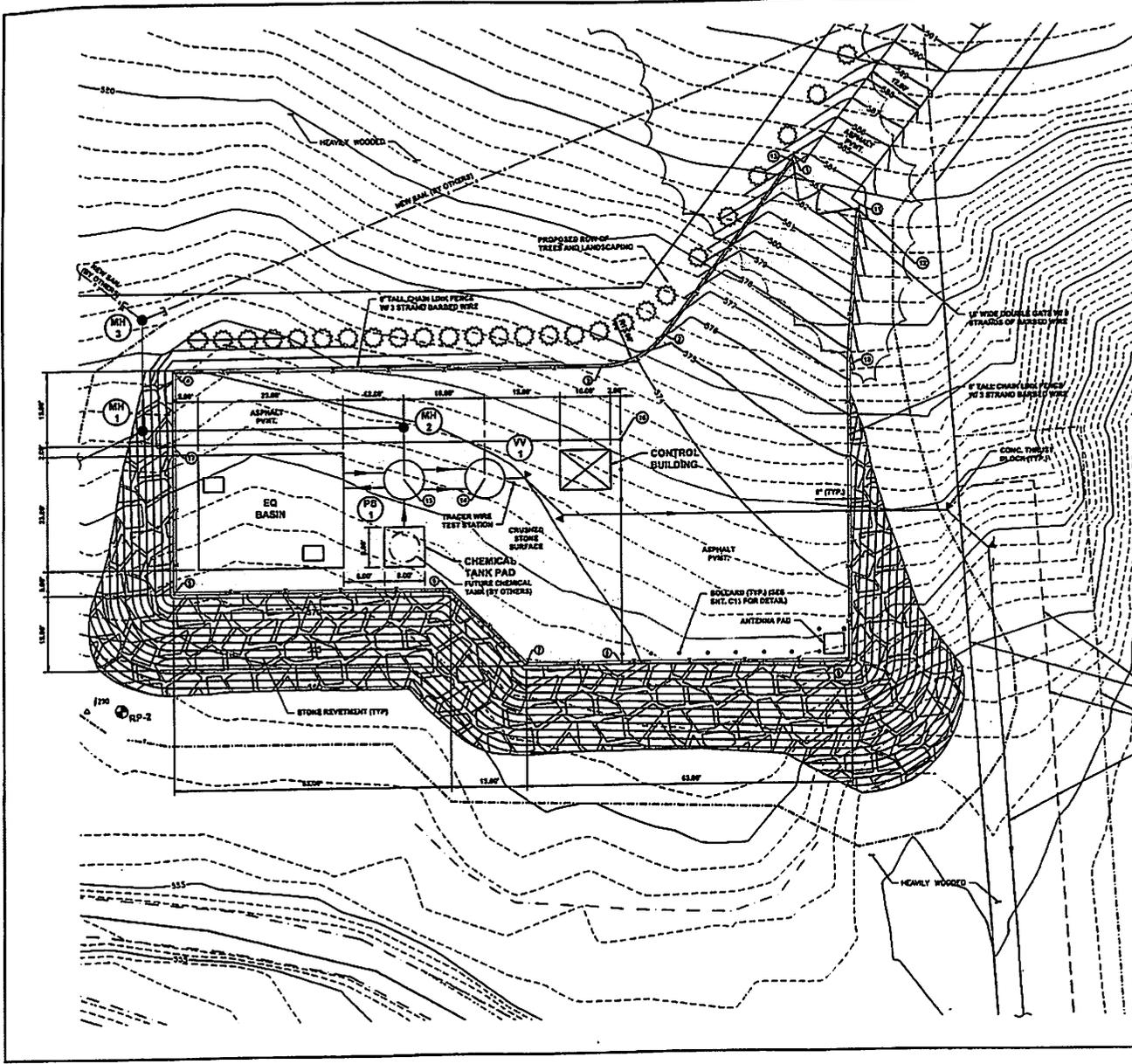


HORNER SHIFRIN ENGINEERS & ARCHITECTS 1101 S. STATE ST., SUITE 1000, ST. LOUIS, MO 63103 PHONE: (314) 433-1100 FAX: (314) 433-1101 WWW.HORNER-SHIFRIN.COM	
CITY OF JEFFERSON COLE COUNTY, MISSOURI HAYSELTON PUMP STATION, FORCE MAIN AND GRAVITY SEWER (CONTRACT A) OVERALL SITE LAYOUT AND EROSION CONTROL	
DATE: 05/03/2016 DESIGNED: LEF DRAWN: KIM CHECKED: JEM	HS JOB NO. 0602720 SHEET 4 OF 24 C2

Case No. B16003
 1508 River Bluff Court
 Sanitary Sewer Pump Station Screening Plan

0 EXISTING
 1 PROPOSED
 2 AS BUILT
 3 REVISION
 4 DATE
 5 NO.

OVERALL SITE LAYOUT AND EROSION CONTROL



COORDINATE TABLE			
POINT NO.	NORTH	EAST	DESCRIPTION
1	1084236.23	1725323.13	EDGE OF PAVEMENT
2	1084236.23	1725493.82	EDGE OF PAVEMENT
3	1084236.72	1725485.33	EDGE OF PAVEMENT
4	1084277.64	1725296.37	EDGE OF PAVEMENT
5	1084223.34	1725223.47	EDGE OF STONE
6	1084223.34	1725464.14	EDGE OF STONE
7	1084263.77	1725489.42	EDGE OF STONE
8	1084263.77	1725485.39	EDGE OF PAVEMENT
9	1084194.63	1725323.83	EDGE OF PAVEMENT
10	1084232.88	1725332.51	EDGE OF PAVEMENT
11	1084237.84	1725233.19	EDGE OF PAVEMENT
12	1084238.25	1725237.46	GATE POST
13	1084237.28	1725235.83	GATE POST
14	1084243.82	1725427.85	CENTER OF VALVE VAULT
15	1084243.89	1725441.65	CENTER OF PUMP STATION
16	1084268.43	1725485.21	EDGE OF PAVEMENT
17	1084256.13	1725398.74	EDGE OF PAVEMENT

DATE: 09/03/2018

DESIGNED: LEF
DRAWN: KJM
CHECKED: JEM

HS JOB NO. 0602720

SHEET 5 OF 24

REVISION

NO.

DATE

BY



HORNER SHIFFIN

CITY OF JEFFERSON
COLE COUNTY, MISSOURI
HAYSELTON PUMP STATION
FCRCE MAIN AND GRAVITY SEWER
(CONTRACT A)



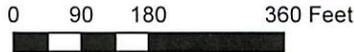
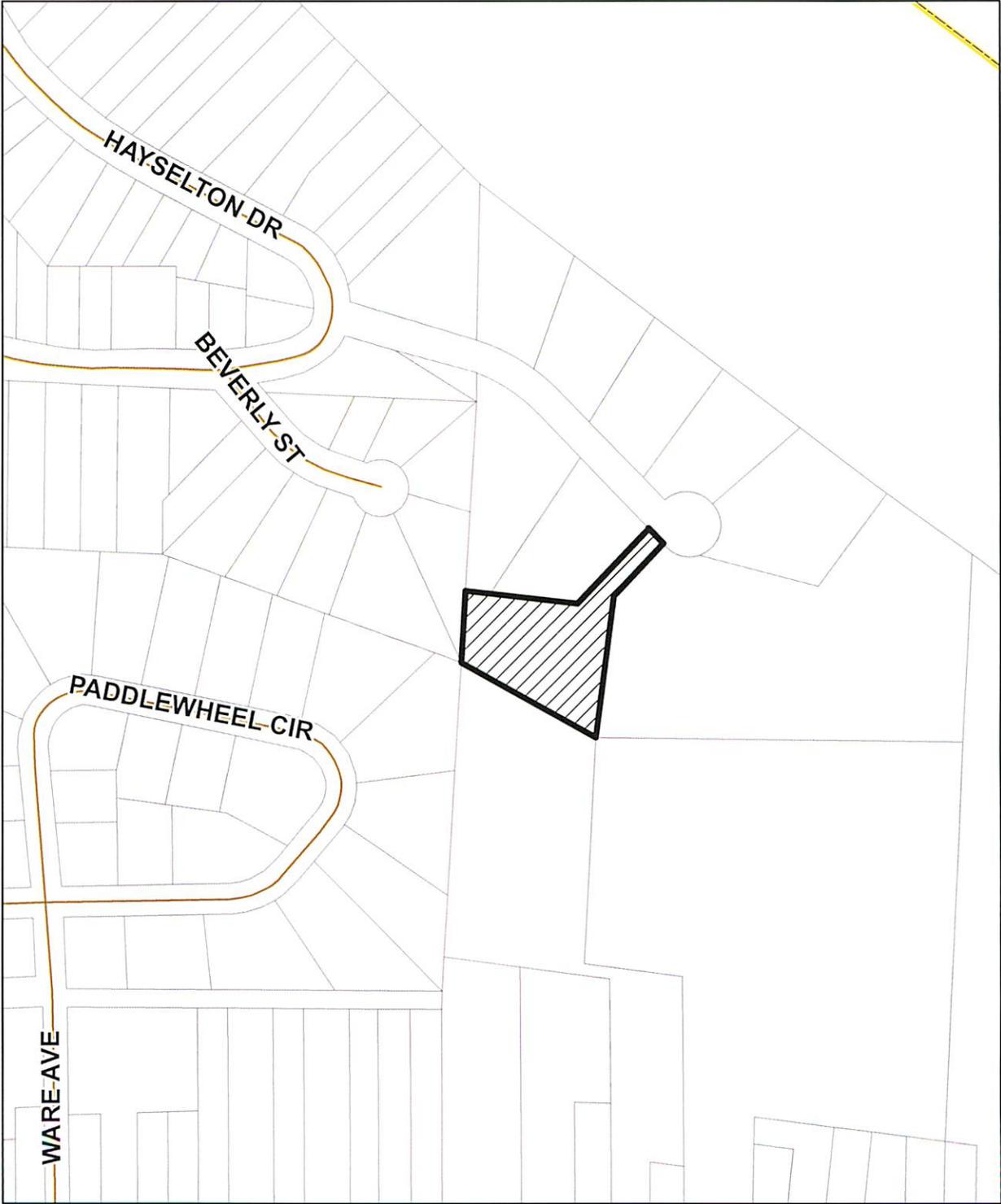
PUMP STATION AND
VALVE VAULT SITE PLAN

C3

Case No. B16003
1508 River Bluff Court
Sanitary Sewer Pump Station Screening Plan

City of Jefferson Board of Adjustment

VICINITY

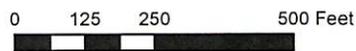
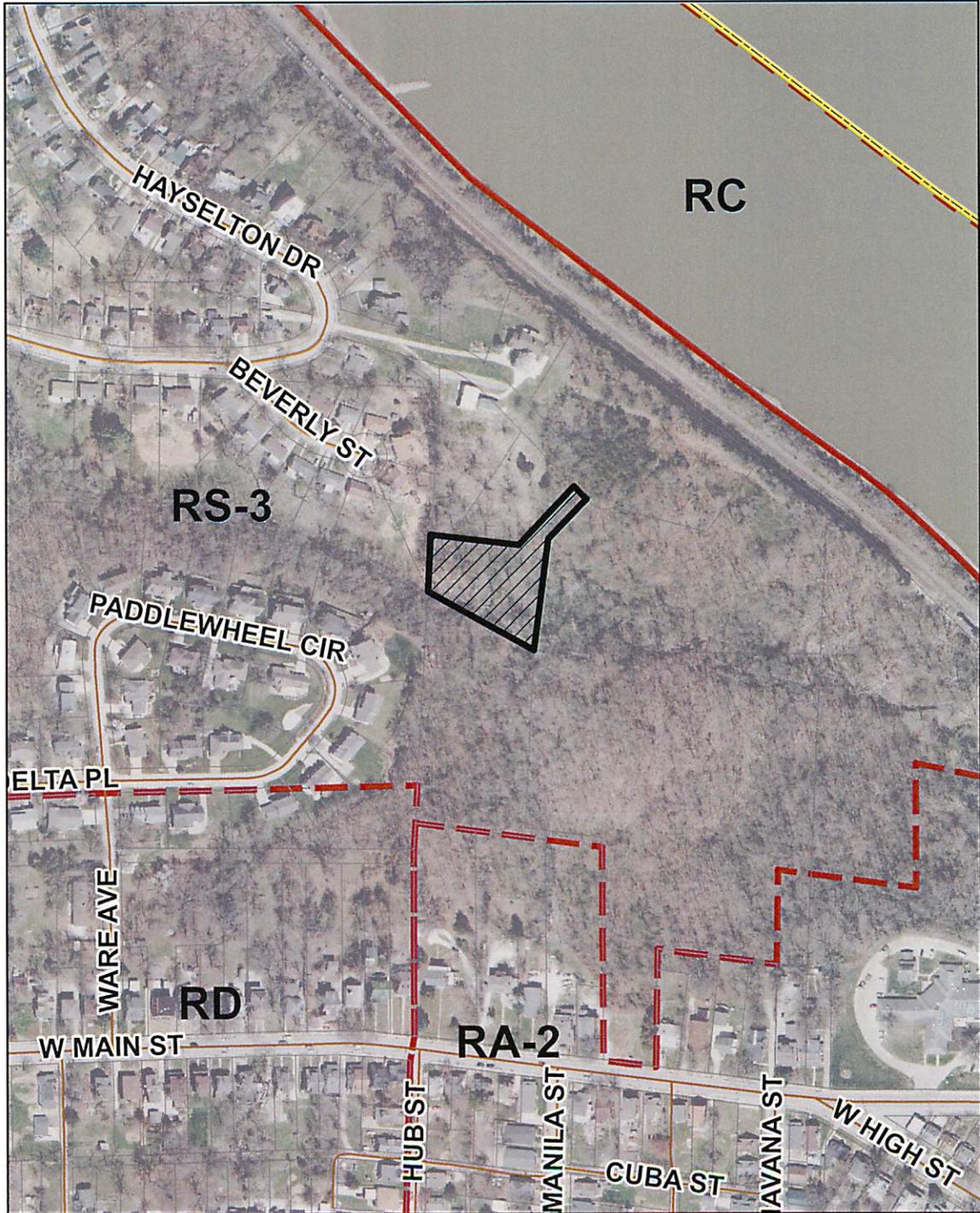


Case No. B16003
1508 River Bluff Court
Sanitary Sewer Pump Station Screening Plan



City of Jefferson Board of Adjustment

LOCATION MAP



Case No. B16003
1508 River Bluff Court
Sanitary Sewer Pump Station Screening Plan

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6562

July 26, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Board of Adjustment will meet at 7:30 a.m. on the morning of Tuesday, August 9, 2016 in the Council Chambers of the John G. Christy Municipal Building, 320 E. McCarty Street, to consider the following item of business:

Case No. B16003 – 1508 River Bluff Court; Sanitary Sewer Pump Station Screening Plan.
Application filed by city staff for conditional use permit review of site and screening plan associated with a sanitary sewer pump station to be located on property addressed as 1508 River Bluff Court. The property is located on the south side of planned River Bluff Court 650 feet east of Hayselton Drive and is described as Lot 7 of River Bluff Estates Subdivision, Jefferson City, Missouri.

As an adjoining landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, but written comments will be made part of the official record. Written comments may be directed to the Board of Adjustment in one of the following ways:

e-mail: jcplanning@jeffcitymo.org

fax: Department of Planning & Protective Services, Planning Division, 573-634-6457

mail: Department of Planning & Protective Services / Planning Division

John G. Christy Municipal Building, 320 E. McCarty Street, Jefferson City, MO 65101

Written comments must be received before 5:00 p.m. Monday, August 8, 2016 and will be copied and distributed to Board members at the meeting. Correspondence and other items received at the time of the meeting will be included in the official record, but may be delivered to the Chairman only; there is no guarantee that copies will be made for distribution to all Board members. Interested parties who are unable to provide written comment in advance are invited to deliver their comments to the Board Chairman at the time of the meeting.

Information regarding this case may be viewed on the Board of Adjustment webpage at:

<http://www.jeffersoncitymo.gov/pps/planning/boardofadjustment.html>

If you have any questions concerning this matter, please feel free to contact me at 573-634-6475.

Sincerely,

Eric Barron, AICP
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

ZENISHEK, GARY D & SHERRI L
1621 PADDLEWHEEL CIR
JEFFERSON CITY, MO 65109
1621 PADDLEWHEEL CIR

CHOCKLEY, TROY L & CHERI L
1602 BEVERLY ST
JEFFERSON CITY, MO 65109
1602 BEVERLY ST

GIECK, HEATHER K
1418 W MAIN ST
JEFFERSON CITY, MO 65109
1418 W MAIN ST

ROBERTS, JONATHAN M & SANGEETA JAIN
1619 PADDLEWHEEL CIR
JEFFERSON CITY, MO 65109
1619 PADDLEWHEEL CIR

EWING, AMBER L
1600 BEVERLY ST
JEFFERSON CITY, MO 65109
1600 BEVERLY ST

JACKSON, BRITTNEY W
1601 BEVERLY ST
JEFFERSON CITY, MO 65109
1601 BEVERLY ST

THOMPSON, TIMOTHY D & GAIL O
1623 PADDLEWHEEL CIR
JEFFERSON CITY, MO 65109
1623 PADDLEWHEEL CIR

RIVER BLUFF CONDOMINIUMS L L C
604 MISSOURI BLVD CT, #D
JEFFERSON CITY, MO 65109
1414 W MAIN ST
And platted lots in River Bluff Estates

Case No. B16003
1508 Rive Bluff Court
Sanitary Sewer Pump Station Screening Plan



185 ft. Notification Buffer

