

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:

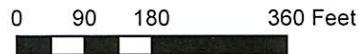
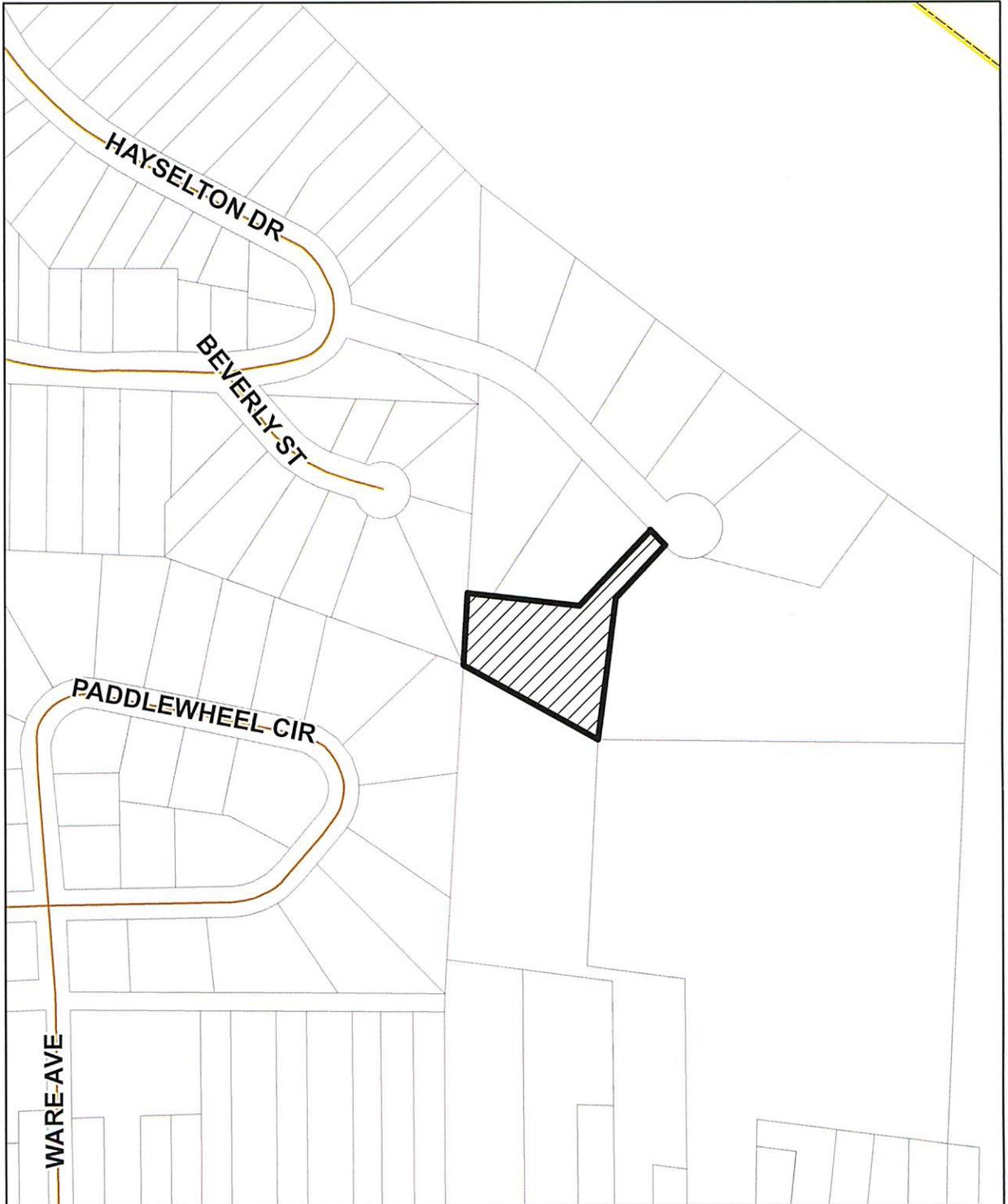
Construction of a new sanitary sewer pump station, to replace a nearby station that has exceeded its life expectancy, is planned for a tract of ground located within newly platted River Bluff Estates Subdivision. The City Council has approved a contract for construction of the pump station at this location. 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.



City of Jefferson Board of Adjustment

VICINITY

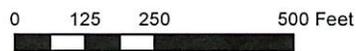
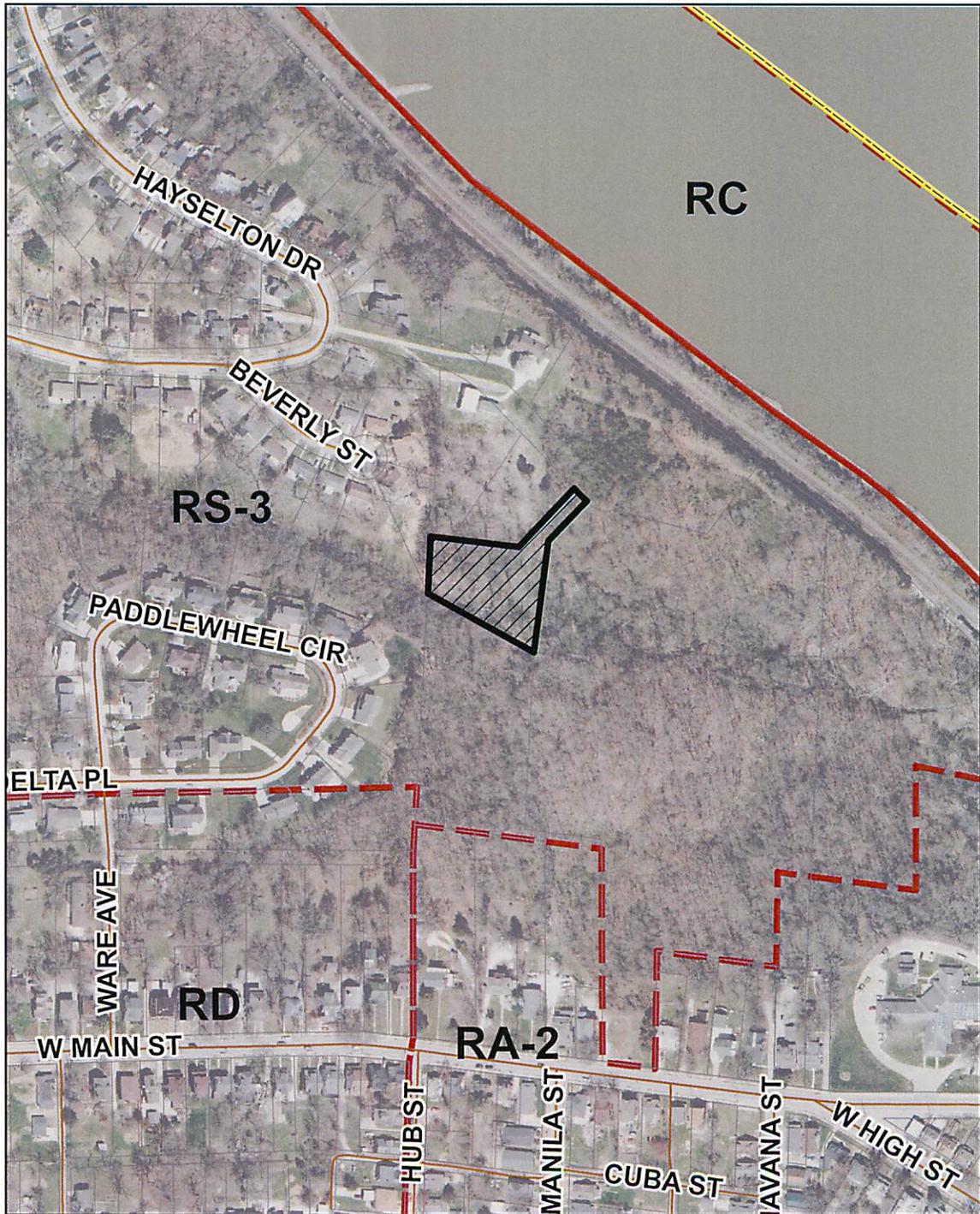


Case No. B16003
1508 River Bluff Court
Sanitary Sewer Pump Station Screening Plan



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

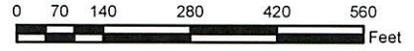
EWING, AMBER L
1600 BEVERLY ST
JEFFERSON CITY, MO 65109
1600 BEVERLY ST

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
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185 ft. Notification Buffer

