



FESTUS PLANNING & ZONING COMMISSION
Meeting Agenda
Meeting to be held at City Hall
July 16, 2026

- I. Roll Call- 6:30 p.m.**
- II. Approval of Minutes**
- III. Remarks from Visitors**
- IV. New Business**
 - A. Preliminary Plan – 2351 Buck Creek Rd**
- V. Old Business**



Planning Department Report to Planning & Zoning

General Information:

Meeting Date:	July 16, 2026
App. Request:	Preliminary Plan
Address of Site:	2351 Buck Creek Rd
Parcel Num:	18-1.0-11.0-0-000-041.
Applicant Name:	KAB Construction Co.
Street Address:	P.O. Box 374
City, State, Zip:	Hillsboro, Mo. 63050
Owner Name:	Larry Barnes
Street Address:	P.O. Box 374
City, State, Zip:	Hillsboro, Mo 63050
Size of Tract:	+/- 53.8 Acres
Current Zoning:	N-1 Non-Urban
Prepared By:	Jim Walker
Date:	June 22, 2026
Attachments:	Application Aerial Preliminary Plat Plan

Surrounding Zoning:

Applicants property is zoned N-1 (Non-Urban)

Surrounding properties are zoned R-1 (Single Family), N-1 (Non-Urban) and Unincorporated Jefferson County

Applicant Property:

Applicant property is vacant and undeveloped.

Petition Request:

The applicant is seeking approval for the preliminary plat.

Planning Dept. Analysis:

The property is currently unoccupied and undeveloped.

The PUD for this development was passed through Planning and Zoning as well as City Council.

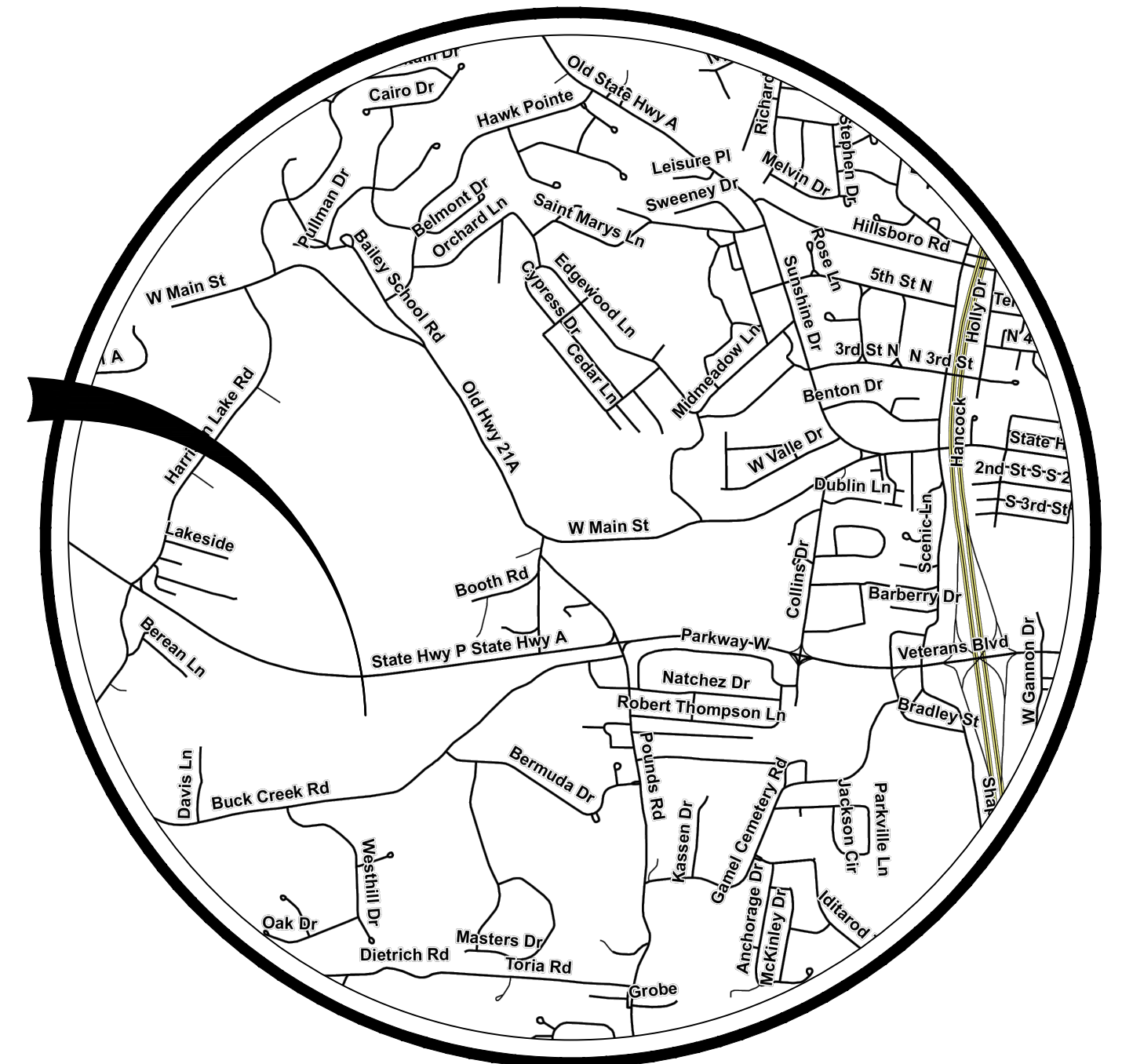
The sketch plan reflects a development of 129 new homes.

All other building and zoning codes or ordinances will be required for any development

Old Grove Preliminary Plat

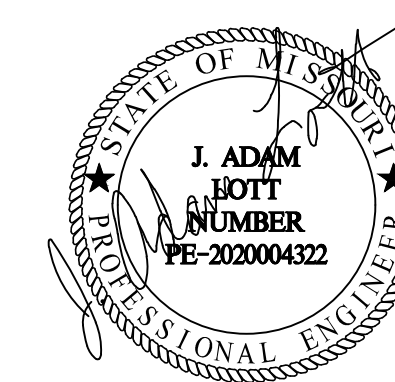
Township 40 N, Range 5 E, Section 11
Jefferson County, Missouri

SITE



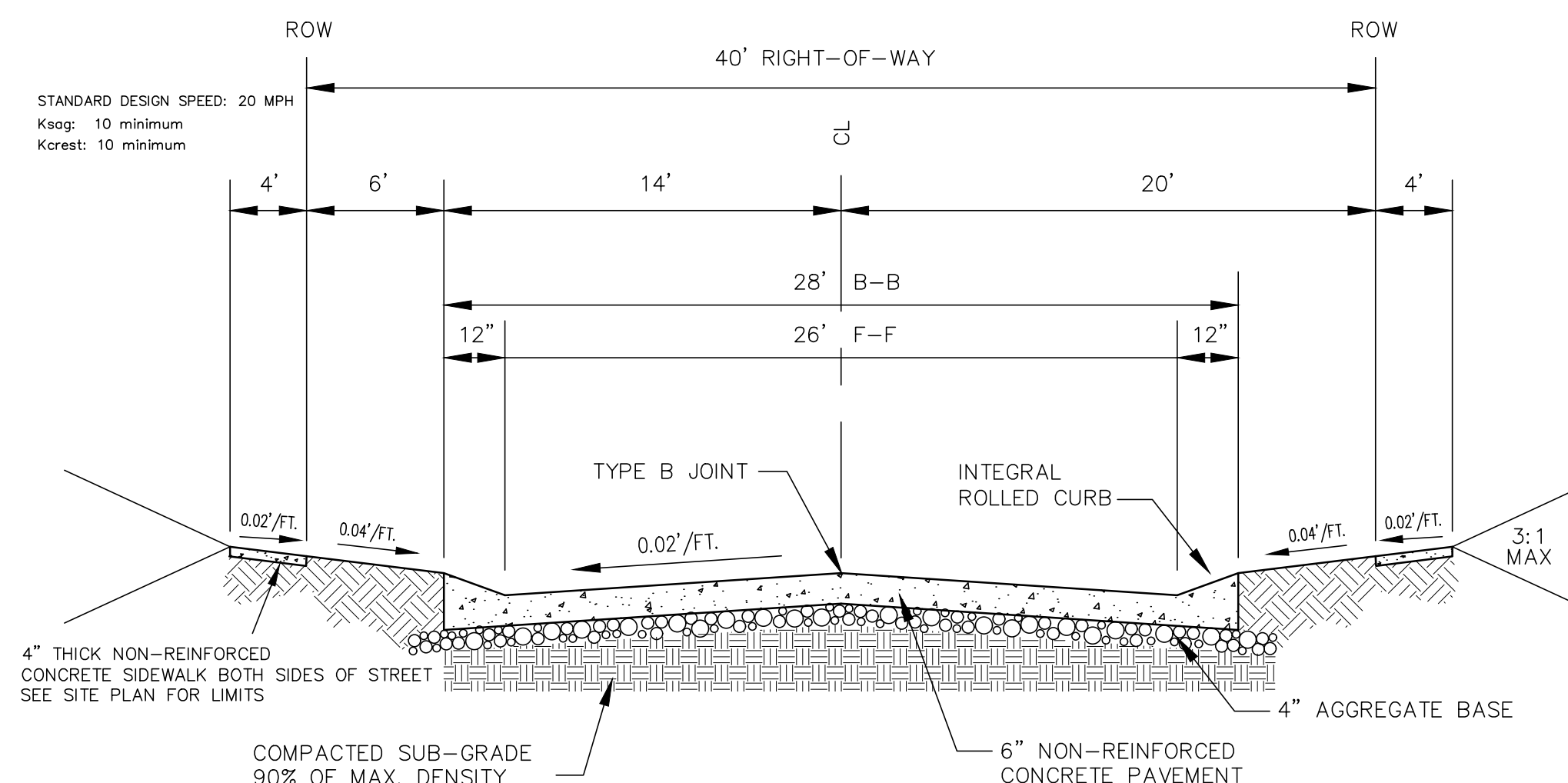
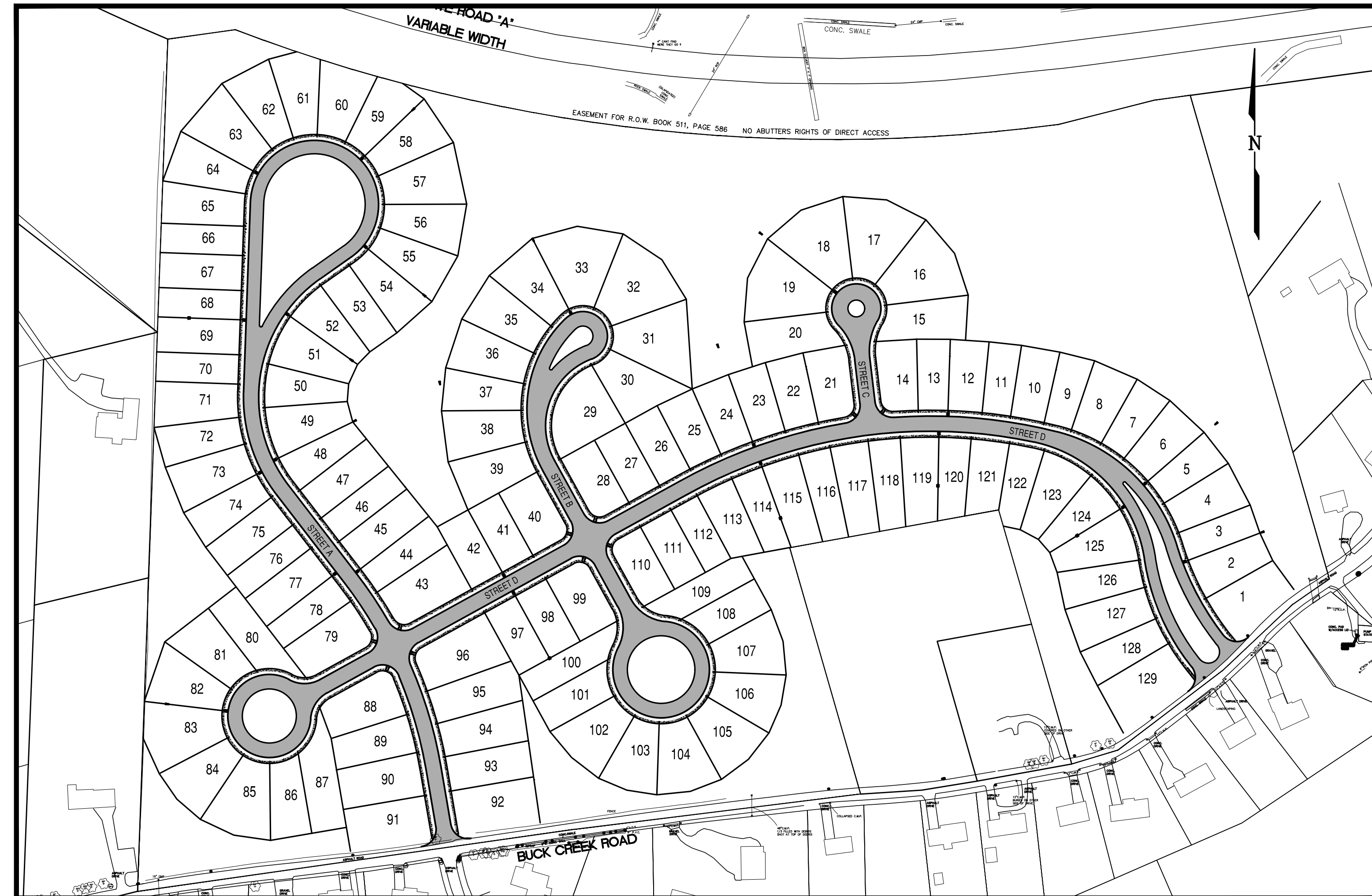
INDEX OF SHEETS

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|-----|-------------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3-4 | SITE PLAN |
| 4-5 | GRADING & UTILITY PLANS |



1929 RICHARDSON ROAD
ARNOLD, MISSOURI 63010
PHONE NO. (636) 464-3610
FAX NO. (636) 464-2059

HENEGHAN AND ASSOCIATES, P.C.
ENGINEERS-SURVEYORS
www.haengr.com

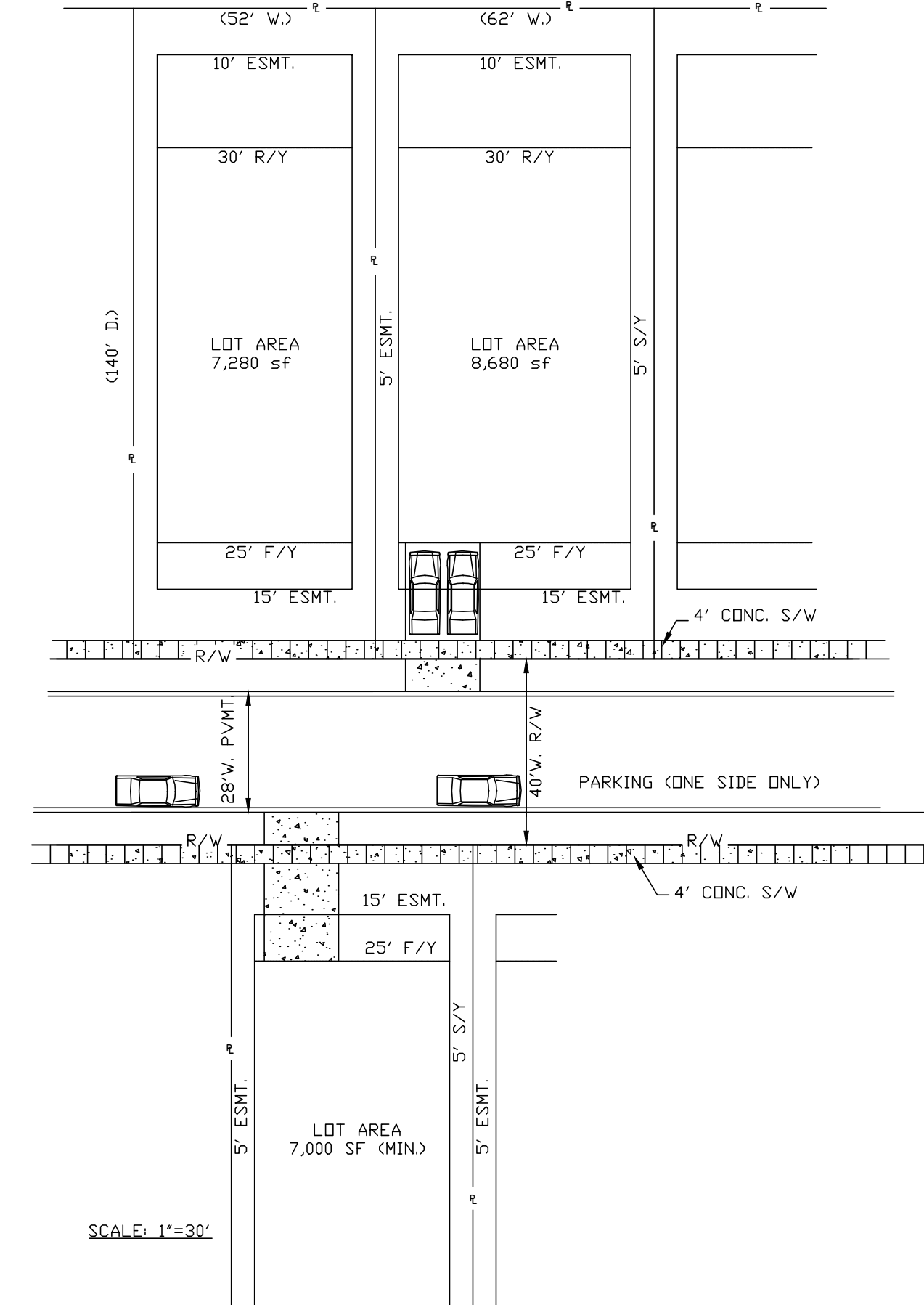


40' RIGHT-OF-WAY DETAIL

CERTIFICATION:

I hereby certify that this plat is an accurate representation of all existing and proposed land subdivision.

J. Adam Lott
ADAM LOTT, E-2020004322
PROFESSIONAL ENGINEER

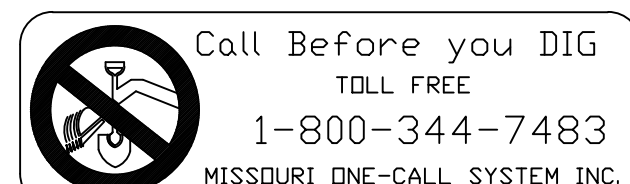


TYPICAL LOT

NOTES:

- Owner: KAB CONSTRUCTION CO LLC
PO BOX 374
Hillsboro, MO 63050
Prepared For: KAB CONSTRUCTION CO LLC
PO BOX 374
Hillsboro, MO 63050
- Gross Area of Tract: 52.17 acres
Number of Lots: 129 Lots
ROW Dedication: 0.86 acres
Density Calculation: 129 lots / 51.31 acres = 2.51 lots per acre
- Current Zoning: R3-PUD
- Services to this development to be provided by:
Sewer: Jeffco Public Sewer District
Water: City of Festus
Fire: Festus Fire Protection District
School: Festus R-6 School District
Ambulance: Joachim-Plattin Ambulance District
Post Office: Festus
- No portion of this tract is located in the FEMA defined floodplain
- Building Setbacks: Easements
Front: 25' Front: 15'
Side: 5' Side: 5'
Rear: 30' Rear: 10'
- GENERAL NOTES

- All proposed improvements shall be designed, constructed, tested, and inspected in accordance with City of Festus Standards.
- All grading, drainage, detention, and erosion control shall be in conformance with City of Festus Standards.
- All proposed right-of-way and easements shall be in accordance with City of Festus requirements. All right-of-way and easements shall be finalized on the Record Plat.
- All street lighting and traffic control devices shall conform City of Festus Standards.
- Substantial changes in the improvement plans from the approved preliminary plat must receive approval by the Planning Commission and City Council. Proposed variances shall be forwarded to the Board of Adjustment, Planning Commission, and/or City Council for their review and approval prior to final improvement plans.
- The following documents are required to be presented with improvement/grading plans if required by Staff, the Planning Commission or the City Council:
 - Verification of sight distance at all access points along public and private streets.
 - Verification of compliance with MoDOT. (Approval and permit)
 - Proof of compliance with State of Missouri Land Disturbance.
 - Proof of compliance with US Army Corps of Engineers.
 - Detention Basin study and report, signed, sealed and dated by a Professional Engineer.
 - Flood Plain Study, signed, sealed and dated by a Registered Land Survey.
 - Geotechnical Study and Report, signed, sealed, and dated by a Professional Engineer.
 - Traffic Study and Report, signed, sealed, and dated by a Professional Engineer.
- Connections to existing stormwater may require rehabilitation or reconstruction of the stormwater facilities being utilized. This work will be considered part of the project being proposed.



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DESIGN FIRM NUMBERS:
IL 184-002692, EXPIRES APRIL 30, 2027
MO 001310, EXPIRES DECEMBER 31, 2025

☐ 1004 STATE HWY. 16
JERSEYVILLE, IL 62052
P: (618) 498-6418
F: (618) 498-6410

☐ 800 BROADWAY, SUITE 3
MOUNT VERNON, IL 62864
P: (618) 533-6525
F: (618) 533-6652

☐ 310A VISION DRIVE
COLUMBIA, IL 62236
P: (618) 281-8133
F: (618) 281-8290

☒ 1929 RICHARDSON ROAD
ARNOLD, MO 63010
P: (636) 464-3610
F: (636) 464-2059

NO.	DATE	REV./S/IONS

J. ADAM
LOTT
NUMBER
000004322
PROFESSIONAL ENGINEER

SITE PLAN
OLD GROVE
CITY OF FESTUS
JEFFERSON COUNTY, MISSOURI

DRAWN BY: JGH
CHECKED BY: IG
APPROVED BY: JAL

HORIZONTAL SCALE:
1"=50'

VERTICAL SCALE:
N/A

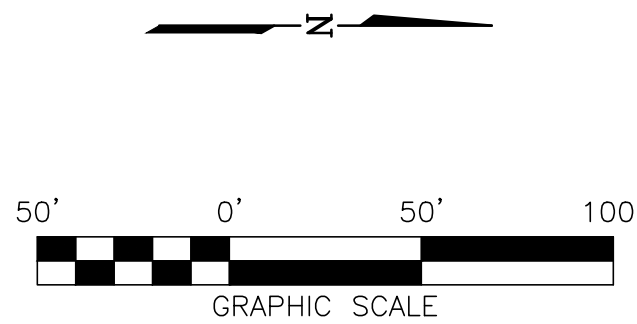
PROJECT NO.
80096-205

DATE:
6/17/2026

SHEET NO.
4

4 OF 6 SHEETS

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NO.	DATE	REVISIONS

GRADING & UTILITY PLAN

OLD GROVE

CITY OF FESTUS
JEFFERSON COUNTY, MISSOURI

DRAWN BY: JGH

CHECKED BY: IG

APPROVED BY: JAL

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: N/A

PROJECT NO. 80096-205

DATE: 6/17/2026

SHEET NO. 6

6 OF 6 SHEETS

