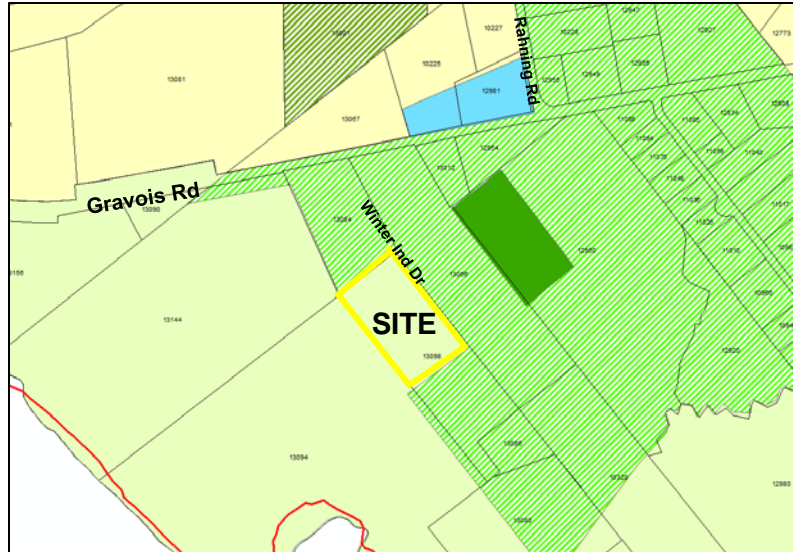


ZONING LEGEND

	NU	Non-Urban
	R-1	Single Family Residential – 1 acre lot size
	R-2	Single Family Residential – 20,000 square foot lot size
	C-1	Commercial
	PD-BC	Planned Development - Business Commercial
	PD-LI	Planned Development - Light Industrial



Summary:

This petition is for a rezoning of a portion of the property at 13098 Gravois Road. The property is located on the southwest side of Winter Industrial Drive, approximately 350' southeast of Gravois Road. The property is currently zoned NU, Non-Urban and PD-LI, Planned Development-Light Industrial. The properties to the north and east are zoned PD-LI, the properties to the west are zoned NU and the properties to the south are zoned NU and PD-LI.

History & Staff analysis:

The property at 13098 Gravois Road has two (2) zoning designations: NU, Non-Urban and PD-LI Planned Development – Light Industrial. The property was annexed in 1996 and had been previously developed by Winter Brothers Material Company who performed industrial activities on several properties in the area.

It is not clear why at the time of annexation the property was given a Non-Urban zoning designation. The industrial uses on the property were in operation prior to annexation into the City, making them legally non-conforming. Approval of this rezoning would bring the property into compliance with the PD-LI District. Split zoning (multiple zoning designations on a single property) is not good practice and should be resolved when possible.

All planned developments also require approval of a development plan. See P-06-20 for the Preliminary Development Plan that accompanies this project.

Staff recommendation:

Much of the surrounding properties are zoned PD-LI and this property is part of a legally non-conforming industrial development. The Land Use Map in the Comprehensive Plan has an industrial designation on this property. Based on this information as well as the information provided by the petitioner, staff recommends approval of this Rezoning with the condition that a written legal description be provided for the area to be rezoned.

Update:

On July 1, 2020, the Planning & Zoning Commission voted to recommend approval of this petition with the condition that a legal description is provided for the area to be rezoned.