

Summary:

This petition is for a Preliminary Development Plan for the properties at 13066, 13084, 13086 and 13098 Gravois Road. The properties are located on the south side of Gravois Road, at the intersection with Winter Industrial Drive. The properties are currently zoned PD-LI, Planned Development-Light Industrial and NU, Non-Urban (proposed to change to PD-LI per P-05-20). The properties to the north are zoned R-1, Single Family Residential and C-1, Commercial. The properties to the east are zoned PD-LI Planned Development – Light Industrial and R-2, Single Family Residential. The properties to the south are zoned PD-LI and the properties to the west are zoned NU, Non-Urban. The properties are partially affected by 100 year floodplain, as shown by the shaded areas on the map below.



History & Staff analysis:

These properties were annexed into the City in 1996. Winter Brothers Material Company who performs industrial activities on several properties in the area previously developed some of the properties.

In 2019, the petitioner submitted a Concept Plan and discussed plans for an industrial park. This included discussion regarding placement of fill on some of the properties, to elevate them above the base flood elevation (100 year flood plain). The petitioner explained that creation of a subdivision would result in the existing developments being on individual lots, including Winter Brothers' & Kienstra's current operations. The Planning & Zoning Commission favorably received that Concept Plan.

At that time, the Public Works Department approved a land disturbance permit. A floodplain development was issued for the placement of fill material on the properties at 13084, 13098 & 13066 Gravois Road. The petitioner submitted a tree removal permit, which was approved by the Planning & Zoning Commission & Park Commission.

The petitioner is now ready to move forward with the project. A rezoning is necessary for a portion of the property (see P-05-20). This petition is for a Preliminary Development Plan, to create a subdivision containing nine (9) lots, five (5) of which contain existing developments.

As part of the planned development process, petitioners with a project in the PD-LI Planned Development – Light Industrial District propose lot size, lot width and setback requirements for the development. The petitioner is proposing the following standards for future development:

- Minimum lot size: 1 acre
- Minimum lot width: 150 feet
- Minimum front setback: 50 feet
- Minimum side setback: 10 feet
- Minimum rear setback: 10 feet

Existing improvements are proposed to be exempt from the above setback requirements. Additionally, the existing improvements are proposed to be exempt from building height requirements due to their legal non-conforming status as those developments were created before the properties were annexed into the City.

Because of this subdivision, site coverage will exceed the 80% coverage allowed on Proposed Lots 4 & 5. The petitioner is aware of this and plans to file appeals with the Board of Adjustment prior to the second reading and vote on this petition by the Board of Aldermen. There is existing lighting on the previously developed properties. However, the fixtures are original to the developments and do not meet current requirements. This would also need to be addressed by appeals to the Board of Adjustment.

While the existing uses are permitted in the PD-LI zoning district, parking requirements have never been determined for the developments on Proposed Lots 3, 4, 5 and 8. Per Appendix B Zoning Regulations, Section 6.4-1C: Uses not listed in subsection 6.5-1 schedule of off-street parking and loading requirements:

“In situations where a use is proposed, that is not listed nor has a similar or comparable use listed in the schedule of parking and loading requirements, then the number of parking and loading spaces required shall be determined by the planning and zoning commission. In making its determination, the commission shall consider information on the parking demand associated with the proposed use as presented by the applicant and zoning enforcement officer.”

Therefore, it is the responsibility of the Planning & Zoning Commission to determine the number of parking spaces required for the uses on Proposed Lots 3, 4, 5 and 8. The City's current Zoning Regulations do not have required spaces for the uses. However, the draft Unified Development Ordinance does have some possibilities to consider: parking spaces required for a contractor's office are one (1) space per 200 square feet and parking spaces required for contractor's supply houses are one (1) space per 800 square feet. The petitioner will provide additional information to assist the Commission in determining appropriate required parking.

If the Board of Aldermen approves this Preliminary Development Plan, along with the petition for Rezoning, a Final Development Plan will be required. If the Final Development Plan is approved, it will be recorded with St Louis County.

Any new development or changes to existing developments proposed in a planned district requires separate amended development plan to be considered by the Planning & Zoning Commission and approved by the Board of Aldermen. Those submittals are treated as an entirely new development and reviewed using current requirements. Therefore, when a

new development would be proposed on one of the currently vacant Proposed Lots, an amended development plan for that specific lot would be required. If improvements would be proposed for any of the existing developments, an amended development plan for that specific lot would be required.

Staff recommendation:

The lots proposed by the Preliminary Development Plan would accommodate five (5) existing developments and create four (4) vacant lots. Based on this information as well as the information provided by the petitioner, staff recommends approval of this Preliminary Development Plan with the following conditions:

1. The variances required must be approved by the Board of Adjustment prior to the second reading and vote by the Board of Aldermen;
2. Parking requirements for the existing developments must be determined by the Planning & Zoning Commission;
3. The Fenton Fire District must approve the Development Plan;
4. St Louis County must provide addresses for the Proposed Lots;
5. Minimum proposed development standards (lot size, lot width and setbacks) are acceptable to staff and must be decided upon by the Commission.

Update:

On July 1, 2020, the Planning & Zoning Commission voted to recommend approval of this petition with the following conditions:

1. Prior to a second reading and vote by the Board of Aldermen, the Board of Adjustment must approve the two (2) required variances.
-On July 23, 2020, The Board of Adjustment approved both variances.
2. Existing developments must meet parking requirements of one (1) parking space per 200 square feet of gross floor area of office space.
3. Fenton Fire District must approve the Development Plan.
-This approval has not yet been provided.
4. St Louis County must provide addresses for a Final Development Plan.
-This is required before approval of a Final Development Plan, which will be submitted if this petition is approved.
5. All current floodplain requirements must be met.
6. The petitioner may pay the City in lieu of sidewalk installation.