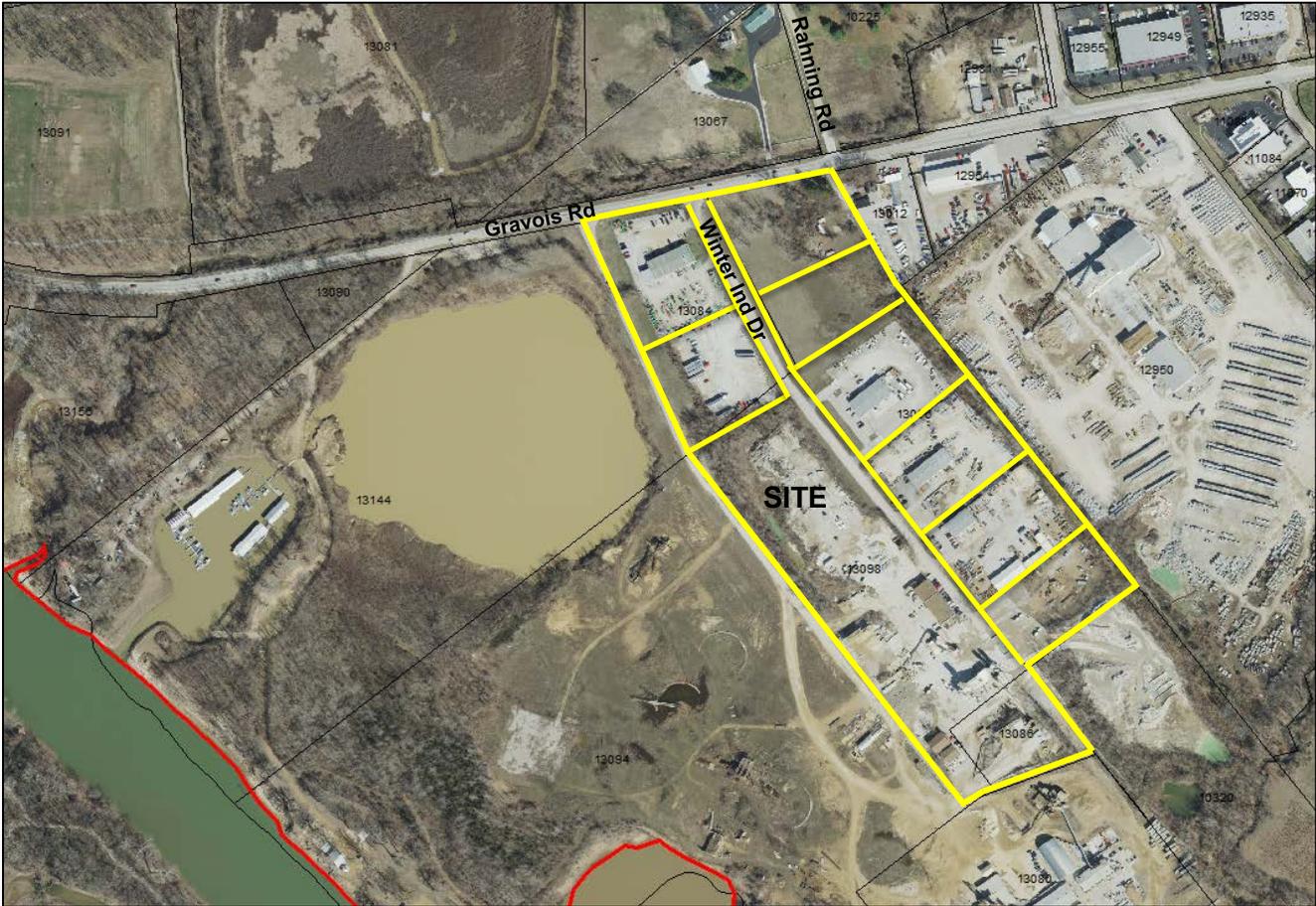


P-09-20

Title: Petition for a Final Development Plan, submitted by Ryan Winter, for properties at 13066, 13084, 13086 and 13098 Gravois Road.

Owner: Winter Brothers Material Company & General Material Company
13098 Gravois Road
St Louis, Missouri 63127

Date: November 2020



*Maps are for informational use only; not a representation of the project. — Approximate location of proposed lot lines.

Summary:

This petition is for a Final 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. 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 owns several industrial developments 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 permit 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 and Park Commission.

In July, the Board of Adjustment approved two (2) variances that are necessary for the development. Because of the creation of this subdivision, site coverage will exceed the 80% coverage allowed on Lot 4 & 5. Appeal A-23-20 was approved to vary site coverage on those two (2) lots. Additionally, there is existing lighting on the previously developed properties that do not meet current requirements. Appeal A-24-20 was approved to vary the illumination standards to the existing levels on Lots 3-5 and Lot 8.

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. The Planning & Zoning Commission and Board of Aldermen accepted these standards.

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.”

The Planning & Zoning Commission agreed that all existing developments must provide one (1) parking space per two hundred (200) square feet of floor area.

In August, the Board of Aldermen approved a rezoning for a portion of the property (see P-05-20) and a preliminary development plan (see P-06-20) for development of an industrial park on the properties.

This petition is for a Final Development Plan for the project. It consists of nine (9) lots, five (5) of which contain existing developments. The only change that has been made since the approval of the Preliminary Development Plan is the addition of an easement on Lot 5 for emergency vehicles to turn around.

Any new development or changes to existing developments proposed in a planned district requires a 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 development is proposed on one of the currently vacant lots, an amended development plan will be

required for that lot. When improvements are proposed for any of the existing developments, an amended development plan will be required for that lot.

Staff recommendation:

This Final Development Plan will create a development consisting of nine (9) lots. The development will be made up of (5) existing developments and four (4) vacant lots. Based on this information as well as the information provided by the petitioner, staff recommends approval of this Final Development Plan with the following conditions:

1. The petitioner must pay the City in lieu of sidewalk installation prior to recording the Plat with St Louis County.
2. All access and roadway easements must be recorded with St Louis County, as part of the Plat.

Update:

On October 7, 2020, the Planning & Zoning Commission recommended approval of this Petition with the conditions listed above. The conditions must be met prior to the City releasing the mylar to the petitioner for recording with St Louis County.