

P-13-19

Title: Petition for an Amended Development Plan, submitted by St Louis Bombers RFC, for the redevelopment of the property at 13450 West Watson Road.

Petitioner: St Louis Bombers Rugby
60 Webster Acres Street
Webster Groves, Missouri 63119

Owners: City of Sunset Hills
3939 South Lindbergh Boulevard
St Louis, Missouri 63127

Date: June 2019



*Maps are for informational use only. Not a representation of the project.

information). Additionally, one of the lots, consisting of 15.08 acres, was sold to Andre's Banquet Center and an Amended Development Plan was approved for the continued operation of the facility (see P-34-18 for more information).

In March 2019, the City entered into a lease agreement with St Louis Bombers RFC for 22.75 acres, for the development of multiple rugby fields. At this time, the petitioner is proposing to develop two (2) of those fields on 15.89 acres.

Grading is proposed to take place on the remaining 6.85 acres at this time but development of the property would occur at a later date. At that time, an additional Amended Development Plan would be required and all zoning requirements in place at that time would apply.

Appendix B Zoning Regulations Section 4.10-25 Changes and amendments to final development plan states:

- (A) Minor changes: Minor changes in the location, siting and height of buildings and structures may be authorized by the zoning enforcement officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:
 - 1. A change in the use or architectural character of the development, including changes in any exterior finish material approved by the board;
 - 2. An increase in building or site coverage;
 - 3. An increase in the intensity of use (e.g., number of dwelling units);
 - 4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
 - 5. A reduction in approved open space or required buffer areas; or
 - 6. A change in the record plat.
- (B) Plan amendments: All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open

spaces, and changes which would cause any of the situations listed under paragraph (A) above shall be subject to approval by the board. In such event, the applicant shall file a revised development plan and be subject to the requirements of this section as if it were an entirely new application.

Several of the criteria above would be affected by the proposed development and the petitioner has filed this Amended Development Plan for approval.

Staff recommendation:

Based on the information provided by the petitioner, staff is recommending approval of this Amended Development Plan with the following conditions:

1. In lieu of sidewalk installation or payment to the City in lieu of installation, staff is requesting the Bombers maintain, reroute or reconstruct the affected cart paths and provide a crosswalk within the lease area (see exhibit). This has been discussed with the petitioner who has agreed.
2. Prior to issuance of an occupancy permit for the facility, a lighting plan, which meets current zoning requirements must be submitted and approved by the City.
3. The 6.85 acre area proposed to be graded as part of the development of the 15.89 acres must have vegetation established prior to issuance of an occupancy permit for the facility.
4. All necessary permits are the responsibility of the Bombers, as long as there is an active lease for the property.

***Update**

On June 5, 2019, the Planning & Zoning Commission recommended approval of this petition with the following conditions:

1. The applicant shall make payment to the City in lieu of sidewalk installation.
2. A lighting plan shall be submitted to and approved by the City. If any lighting is to be added to the rugby fields, the Development Plan shall be submitted back to the City for review and approval by the Planning & Zoning Commission and the Board of Aldermen.
3. The 6.85 acre area proposed to be graded must have vegetation established prior to the issuance of an occupancy permit.
4. All necessary permits are the responsibility of the applicant as long as there is an active lease for the property.

At staff's request, a sidewalk has been added that connects the parking lot to the crosswalk. This should be an additional condition.