

P-32-19

Title: Amended Development Plan, submitted by Specialty Carts, for a change in use of the property at 12955 Maurer Industrial Drive.

Petitioner: Specialty Carts, Inc.
12949 Maurer Industrial Drive
St Louis, Missouri 63127

Owner: Maurer Development Company
12981 Maurer Industrial Drive
St Louis, Missouri 63127

Agent: Joe Dale
743 St Mary's Road
Villa Ridge, Missouri 63089

Date: December 2019

Summary:

This petition is for an Amended Development Plan for a change in use of the property at 12955 Maurer Industrial Drive. The property is located on the northwest side of Maurer Industrial Drive, approximately 450 feet north of Highway 30 (Gravois Road). The property is currently zoned PD-LI Planned Development-Light Industrial. All surrounding properties are also zoned PD-LI.



* Map is for informational use only. Not a representation of the project.

Staff analysis:

This petition is for an Amended Development Plan for a change in use of the property at 12955 Maurer Industrial Drive. The structure was constructed in 1978 and until recently, was occupied by Vatterott College. The petitioner is proposing to use the existing building as part of their manufacturing business, which also occupies the building on the adjacent property at 12949 Maurer Industrial Drive.

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.

Although no physical changes are proposed to the structure at this time, an Amended Development Plan is required any time there is a change in use and the property is subject to all current zoning requirements.

While the petitioner is installing additional landscape materials in order to meet current landscape requirements, there are several requirements of Appendix B that are not met by this existing development. The Board of Adjustment approved the following variances at the December 5, 2019 Board of Adjustment Meeting:

- A-31-19 Appeal to vary the maximum site coverage allowed from 80% to 85% for an existing development at 12955 Maurer Industrial Drive.
(as required in Appendix B Zoning Regulations, Section 4.10-13B2)
- A-32-19 Appeal to waive the requirement for screening around ground mounted equipment for an existing development at 12955 Maurer Industrial Drive.
(as required in Appendix B Zoning Regulations, Section 5.13-3)
- A-33-19 Appeal to vary the square footage of three (3) landscape islands from the required 170 square feet to 127 square feet for an existing development at 12955 Maurer Industrial Drive.
(as required in Appendix B Zoning Regulations, Section 5.13-5B3)
- A-34-19 Appeal to waive the requirement for an underground irrigation system to landscape islands over 150 square feet for an existing parking lot at 12955 Maurer Industrial Drive.
(as required in Appendix B Zoning Regulations, Section 5.13-6D)
- A-35-19 Appeal to vary the lighting standards in an existing parking lot at 12955 Maurer Industrial Drive from the required:
0.5 minimum foot-candles to 0.4 foot-candles;
1 average foot-candles to 3.67 foot-candles;
8 maximum foot-candles to 10 foot-candles.
(as required in Appendix B Zoning Regulations, Section 6.3-7)
- A-36-19 Appeal to vary the drive aisle width for two (2) drive aisles from the required twenty four feet (24') to twenty two feet (22') and twenty two feet two inches (22' 2") for an existing parking lot at 12955 Maurer Industrial Drive.
(as required in Appendix B Zoning Regulations, Section 6.3-5A).

Staff recommendation:

Based on the information provided, staff recommends approval of this application with the following conditions:

1. The cross access easements submitted as “Exhibit A” and “Exhibit B” must be recorded with St Louis County Recorder of Deeds Office.
2. Fenton Fire District must provide written approval for the two (2) entrance drives.
3. The Board of Adjustment must approve all necessary variances. If variances are not approved, the non-conforming issues listed above must be brought into compliance with current requirements.

Updates:

On December 4, 2019, the Planning & Zoning Commission recommended approval of this petition with the conditions listed above.

On December 5, 2019, the Board of Adjustment approved all necessary variances for the existing parking lot conditions with the following conditions:

1. The Metropolitan Sewer District (MSD) must approve the site coverage. This has been accomplished and a copy of the approval letter has been included in the agenda.
2. The Fenton Fire District must approve both entrance drives at less than the required width. This has been accomplished and a copy of the approval letter has been included in the agenda.

The Board of Adjustment Members brought up concerns over the condition of the parking lot. The City of Sunset Hills issues occupancy permits for all new commercial properties or new tenants of existing properties. Any condition issues or other violations of the exterior of the building, property, landscaping or parking areas are addressed at that time. If the owner or tenant is not able to rectify all of the issues immediately, a temporary occupancy agreement may be issued.