

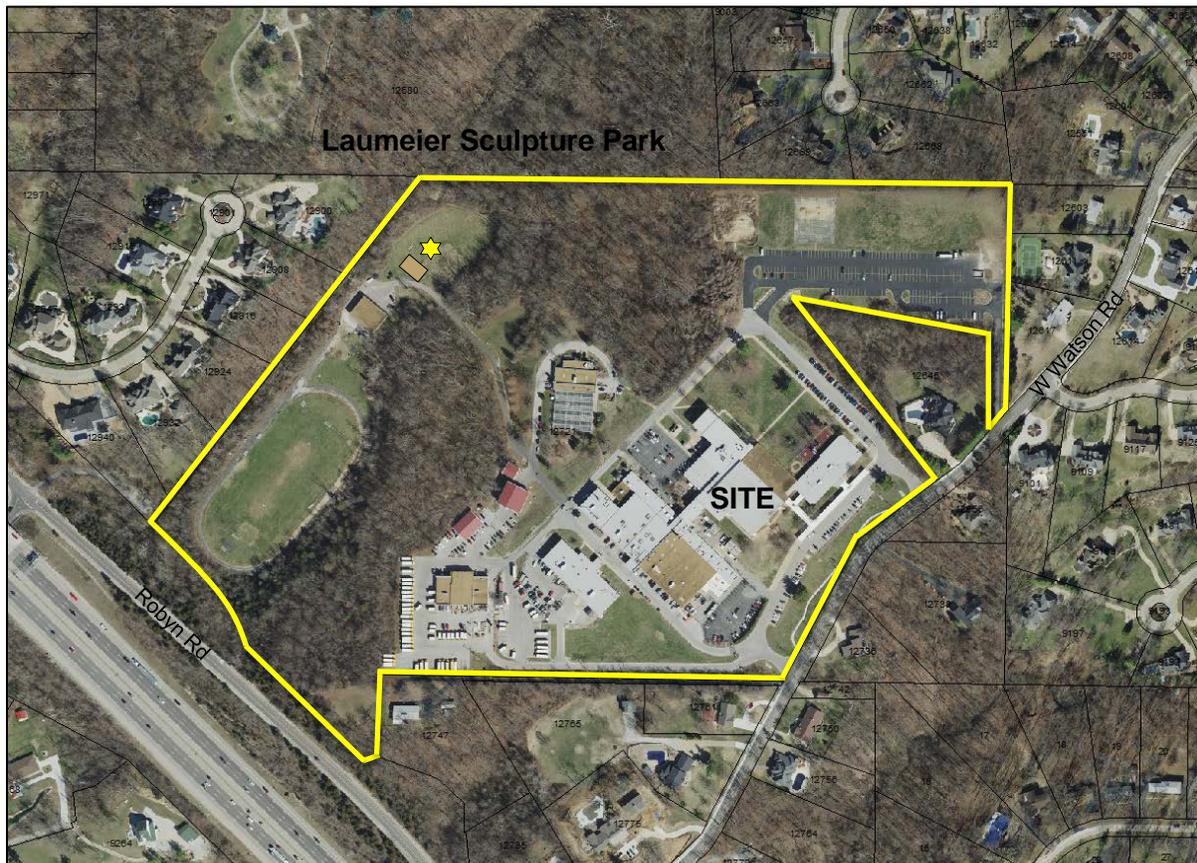
P-04-20

Title: Petition for an Amended Conditional Use Permit, submitted by South County Technical School, for the construction of a 780 square foot salt storage building at 12721 West Watson Road.

Owner: Special School District of St Louis County
12721 West Watson Road
St Louis, Missouri 63127

Petitioner: Clayton Engineering
2268 Welsch Industrial Court
St Louis, Missouri 63146

Date: June 2020



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

Summary:

This petition is for an Amended Conditional Use Permit for the construction of a 780 square foot salt storage building. The property is located on the northwest side of West Watson Road, approximately 0.25 mile northeast of Robyn Road and is currently zoned R-1 Single Family Residential–1 acre minimum lot size. All surrounding properties are also zoned R-1.

History & staff analysis:

In 2019, the City approved a petition for South County Technical School to construct a maintenance building, school building addition and bus canopy. Those projects are currently under construction.

This petition is for the construction of a 780 square foot salt storage building near the new maintenance building, at the northwest corner of the property. The building will be used to store salt to be applied to campus parking lots and drives. One new pole light will be installed as part of this project, which will meet City lighting standards as required in Appendix B Zoning Regulations, Section 6.3-7. No additional parking or other construction is proposed at this time.

Per Appendix B Zoning Regulations, Section 7.3-1 Criteria: The board shall not approve any conditional use, which they determine to:

- (A) Substantially increase traffic hazards or congestion.
A substantial increase in traffic hazards or congestion would not be expected as a result of this project.
- (B) Substantially increase fire hazards.
The building would require permits to be issued by St Louis County and Fenton Fire District.
- (C) Adversely affect the character of the neighborhood.
Based on the information provided, the proposed project should not adversely affect the character of the neighborhood.
- (D) Adversely affect the general welfare of the community.
Based on the information provided, the proposed project should not adversely affect the general welfare of the community.
- (E) Overtax public utilities.
The proposed project should not overtax public utilities.

- (F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3.
The standards in Subsections 7.3-2 and 7.3-3 are not applicable to this petition.
- (G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.
This petition does not conflict with the Comprehensive Plan.

Appendix B Zoning Regulations, Section 7.2-3(B)2 states:

The Commission shall recommend to the Board of Aldermen that the conditional use permit be approved, denied, or approved with conditions. Such conditions may include, but are not limited to, one (1) or more of the following:

- a. Size, height, and location of proposed buildings and structures.
- b. Landscaping and screening
- c. Parking and loading requirements
- d. Signage
- e. Traffic flow and access requirements
- f. Exterior lighting
- g. Hours of operation
- h. Architectural and engineering features.

These conditions may be in addition to any regulations contained in the applicable zoning district or other applicable regulations of the city, to the extent that they serve to avoid or sufficiently mitigate any potential adverse impact of a conditional use.

The proposed project would meet all current zoning requirements. Staff is not recommending any additional conditions.

Staff recommendation:

Based on the information provided by the petitioner, staff recommends approval of this Amended Conditional Use Permit.

Update:

On June 3, 2020, the Planning & Zoning Commission recommended approval of this petition.