

P-14-20

Title: Petition for a Conditional Use Permit, submitted by Missouri American Water Company, for the construction of a water tower at 11832 Sappington Barracks Road.

Owner: Patricia Heutel
10700 Gravois Road
St Louis, Missouri 63127

Petitioner: Missouri American Water Company
727 Craig Road
St Louis, Missouri 62234

Date: December 2020



Summary:

This petition is for a Conditional Use Permit for the construction of a water tower. The property is located on the south side of Sappington Barracks Road, approximately 300 feet east of Highway 30. The property is currently zoned C-1 Commercial District. The properties to the north and west are also zoned C-1. The properties to the south and east are zoned R-3 Single Family Residential.

History & staff analysis:

An existing water tower, owned and operated by Missouri American Water Company, currently exists on the property at 11834 Sappington Barracks Road. That water tower was constructed in 1965, when the property was under St Louis County's jurisdiction. That water tower has come to the end of its useful life and is need of replacement.

The petitioner is proposing to construct a water tower on the property at 11832 Sappington Barracks Road, north of the property occupied by the existing tower. After the new tower is in service, the existing tower will be removed.

Staff recommendation:

Based on information provided by the petitioner, staff recommends approval of this petition with the following conditions:

1. The existing tower must be demolished no longer than 6 months after the new tower is in service;
2. The existing parking lot must be removed and vegetation must be established across the site, with the exception of the proposed asphalt concrete shown on the plans included in this packet;
3. The City logo or "Sunset Hills" must be placed on the tower. All graphics must be agreed to and approved by the City;
4. Sidewalks must be installed on the west side of the driveway.

***Update:**

On November 4, the Planning & Zoning Commission voted to recommend approval of this petition with the conditions listed above.