



REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, January 12, 2021

REVIEWS:

Planning and Zoning Staff: Completed
Planning and Zoning Commission: Completed
City Administrator: Completed

SUBJECT: Conditional Use Permit for Missouri American Water Company tower

LIST OF ATTACHED REFERENCE DOCUMENTS:

Permit Application
Staff Report
Petitioner Information
Site Plan
Photometric Plan
Public Hearing Notice
Second Reading Request

FISCAL IMPACT: N/A

BACKGROUND/DISCUSSION:

This petition is for a Conditional Use Permit to construct a water tower on the property at 11832 Sappington Barracks Road, north of the property occupied by the existing 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. 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 in need of replacement. 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.

MEETING HISTORY:

Planning and Zoning: November 4, 2020 – Approved with staff recommended conditions
Board of Aldermen: December 8, 2020 – First Reading