

P-16-21

Title: Petition for a Conditional Use Permit, submitted by Post Motorworks LLC, for a vehicle service facility at 10340 (aka 11025) Winter Industrial Drive.

Owner: Winter Brothers Material Company & General Material Company
13098 Gravois Road
St Louis, Missouri 63127

Date: October 2021



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

Summary:

This petition is for a Conditional Use Permit for a vehicle service facility at 10340 (aka 11025) Winter Industrial Drive. The property is located on the east side of Winter Industrial Drive, approximately 0.27 miles south of Gravois Road. The property is currently zoned PD-LI, Planned Development-Light Industrial. The properties to the east are zoned PD-LI Planned Development – Light Industrial and R-2, Single Family Residential, although it is occupied by industrial use. All other surrounding properties are zoned PD-LI.

History & staff analysis:

Last year, this property was part of a rezoning and development plan process. Buchheit Construction Company has most previously occupied the existing buildings on this property. The petitioner is proposing to occupy the existing, four (4) bay garage and operate a vehicle service facility. As the petitioner will explain, they provide service to European and other diesel vehicles. Proposed days and hours of operation are Monday through Friday 7:00 am - 5:00 pm. No wrecked or damaged vehicles would be stored on site.

Vehicle service facilities are a conditional use and therefore, require review and a recommendation from the Planning & Zoning Commission, followed by approval from the Board of Aldermen. Appendix B Zoning Regulations, Section 7.1 describes conditional uses as those types of uses, which tend to be problematic, because they:

1. Have a tendency to generate significant traffic volumes and/or turning movements,
2. Have operational characteristics that may have a detrimental impact on adjacent or nearby properties, or
3. Have other characteristics, which may impact public health, safety, or welfare; but can be approved if such uses meet the criteria established herein. Conditional uses also include public and quasi-public uses affected with the public interest. In order to ensure that detrimental impacts are avoided or mitigated to a satisfactory level, conditional uses must be reviewed, approved and issued a conditional use permit, in accordance with the provisions of this section.

This is an existing development in Winter Industrial Park. No exterior changes, with the exception of the addition of an ADA parking space, are proposed at this time. Any changes to the site coverage would require submittal of an Amended Development Plan.

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.

This is an existing development and the proposed use should not cause a substantial increase in traffic hazards or congestion.

- B) Substantially increase fire hazards.

Approval from Fenton Fire District would be required prior to issuance of an occupancy permit.

- C) Adversely affect the character of the neighborhood.

This is an existing development and the proposed use should not adversely affect the character of the neighborhood.

- D) Adversely affect the general welfare of the community.

This is an existing development and the proposed use should not adversely affect the welfare of the community.

- E) Overtax public utilities.

The proposed use should not overtax public utilities.

- F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3.

Subsections 7.3-2 and 7.3-3 do not apply to the proposed use.

- G) Conflict with the goals and objectives or proposed land use in the comprehensive plan.

The proposed use does not conflict with the goals and objectives or proposed land use in the comprehensive plan.

Staff recommendation:

Based on information provided by the petitioner, staff recommends approval of this petition.

Update:

At the September 1, 2021 meeting, the Planning & Zoning Commission voted to recommend approval of this Petition with the following conditions:

1. No wrecked or dismantled vehicles are left outside.
2. The driveway and parking area be repaired, resealed, and restriped.
This has been completed. The ADA parking space has been relocated; a revised striping plan is attached.
3. All occupancy permits and business licenses are obtained.