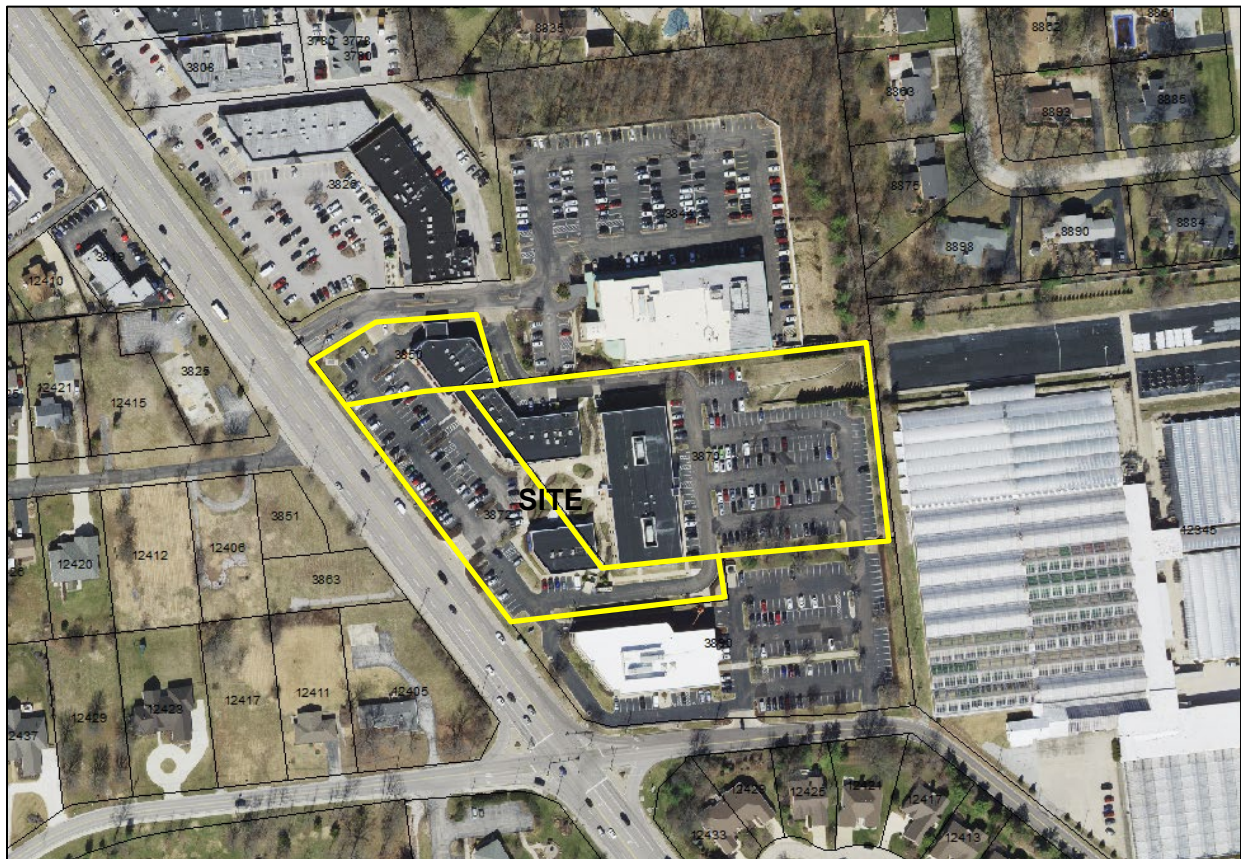


P-16-22

Title: Petition for an Amended Development Plan, submitted by Balke Brown Transwestern, for a change in the Record Plat at 3850, 3870 & 3872 South Lindbergh Boulevard.

Owner: DIF Sunset Place LLC, c/o Balke Brown Transwestern
13075 Manchester Road, Suite 250
St Louis, Missouri

Date: September 2022



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

Summary:

This petition is for an Amended Development Plan for a change in the Record Plat for properties as 3850, 3870 and 3872 South Lindbergh Boulevard. The properties are located on the east side of South Lindbergh Boulevard, approximately 400 feet north of Eddie & Park Road. The properties are currently zoned PD-BC Planned Development – Business Commercial. The properties to the north and south are also zoned PD-BC. The properties to the east and west are zoned R-2 Single Family Residential – 20,000 square foot minimum lot size.

Project overview:

- Site area: The project area consists of 5.345 acres;
- Existing zoning: PD-BC Planned Development – Business Commercial;
- Proposal: Boundary adjustment.

History & Staff analysis:

The structures on these properties were constructed in 2005. The Petitioner is proposing to adjust the existing property lines, resulting in two (2) properties. See P-15-22 for the Petition for Boundary Adjustment. No other changes are proposed at this time.

Per Appendix B Zoning Regulations, Section 4.10-25B: 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.

The Boundary Adjustment would result in the rearrangement of lots, blocks or building tracts, which requires an amended development plan. The submitted plans were reviewed as if this were an entirely new development and application.

Per the plan that is being published with this agenda, the following existing conditions do not meet requirements of Appendix B and compliance with those requirements or

variances, approved by the Board of Adjustment will be required before these Petitions can receive a vote by the Board of Aldermen.

1. Per Appendix B, Section 5.13-2A: Where a non-residential use adjoins a residentially zoned property or property used for residential purposes in any district, the developer of the non-residential use shall provide the following screening within the required rear and/or side yard setback areas:

There shall be a neat, clean and maintained sight-proof fence or wall having a minimum height of six (6) feet but not more than eight (8) feet. Where a loading area or access drive thereto is within fifty (50) feet of residentially zoned property, the fence shall be eight (8) feet in height.

There is an existing six foot (6') fence along the property line that does not meet this requirement. The Petitioner is not proposing any landscaping changes. Therefore, a variance is required from the Board of Adjustment.

2. Per Appendix B, Section 5.13-5A1: One (1) canopy tree and four (4) shrubs shall be planted for every thirty (30) feet of frontage, to be located within a strip of land paralleling the adjacent street and having a width of not less than ten (10) feet. Trees do not have to be placed thirty (30) feet on center. Strategic placement and grouping of trees and shrubs is encouraged. Incorporation of ground cover in the planting scheme is also encouraged.

This requirement applies to the 470 feet of frontage along South Lindbergh Boulevard. A total of fifteen (15) trees and sixty-two (62) shrubs are required. Currently, there are seven (7) trees and one (1) shrub that apply to this requirement. The Petitioner is not proposing any landscaping changes. Therefore, a variance is required from the Board of Adjustment.

3. Per Appendix B, Section 5.13-5B3: Individual interior landscaped areas shall have a minimum area of least one hundred and seventy (170) square feet. The landscape islands do not meet this requirement. The Petitioner is not proposing any changes to the existing parking lot. Therefore, a variance is required from the Board of Adjustment.

4. Per Appendix B, Section 5.13-5B5: Parking rows shall not exceed fifteen (15) spaces without the provision of a landscape planting area.

Some of the parking rows exceed this requirement. The Petitioner is not proposing any changes to the existing parking lot. Therefore, a variance is required from the Board of Adjustment.

5. Per Appendix B, Section 6.5-2: Schedule of off-street loading space requirements:

Two (2) loading spaces are required for Building B and Building C. The Petitioner is not proposing any changes to the existing parking lot. Therefore, a variance is required from the Board of Adjustment.

6. All requirements of Appendix B, Section 6.3-7 must be met.

Lighting information has not been submitted. The Petitioner is not proposing any changes to site lighting and a variance is likely required from the Board of Adjustment.

Staff recommendation:

This development was approved and constructed in 2005. It can be assumed that all zoning requirements were met at that time. Since then, the development has been well maintained.

Based on information provided by the petitioner, staff recommends approval of this Petition with the condition that all current requirements are met or variances are approved by the Board of Adjustment.

Update:

At the August 3, 2022 meeting, the Planning & Zoning Commission voted to recommend approval of this petition with the condition that all current requirements are met or variances are approved by the Board of Adjustment. The items listed above will be heard by Board of Adjustment at the meeting scheduled for September 22.