

P-21-22

Title: Petition for a Conditional Use Permit, submitted by Eric Albers, for a change in use at 3600 South Lindbergh Boulevard.

Owner: Sunset Hills Owner, LLC c/o Sansone Group
120 South Central Avenue, Suite 500
St Louis, Missouri 63105

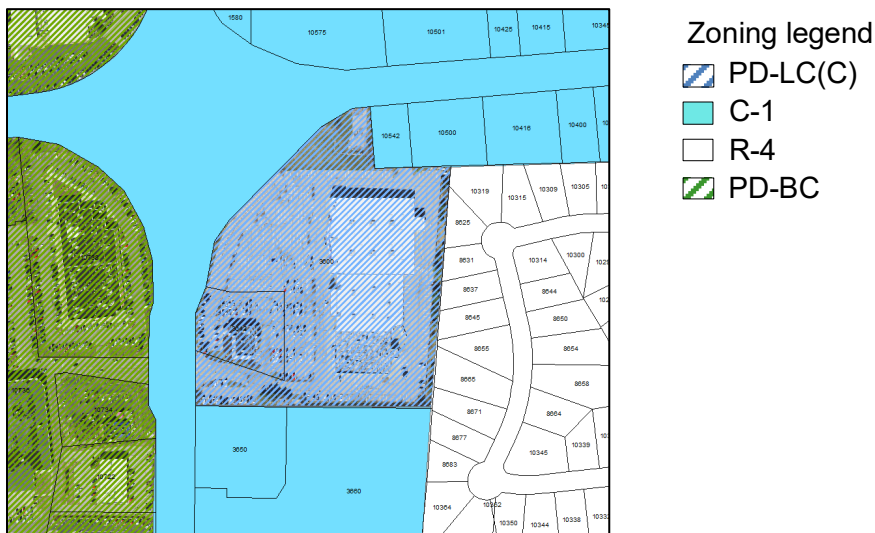
Date: October 2022



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

Summary:

This petition is for Conditional Use Permit for a change in use at 3600 South Lindbergh Boulevard. The existing space is currently occupied by The Tile Shop and will become part of the previously approved Bass Pro Shop. The property is located on the southeast corner of South Lindbergh Boulevard and Watson Road. The property is currently zoned PD-LC(C) Planned Development – Limited Commercial. The properties to the north are zoned C-1 Commercial District, the properties to the east are zoned R-4 Single Family Residential, the properties to the south are zoned C-1 and the properties to the west are zoned PD-BC Planned Development – Business Commercial.



Project overview:

- Site area: The property consists of 8.51 acres;
- Existing zoning: PD-LC(C) Planned Development – Limited Commercial;
- Existing use: Retail;
- Proposed use: Retail, vehicle repair and service facility;

History & Staff analysis:

A Record Plat (P-18-97) was approved in 1997 and the existing 90,223 square foot building was constructed the same year.

In August of 2021, a Community Improvement District (CID) was approved for this overall project. It calls for a 1% increase in sales tax for all transactions that occur in

the development for a period of 40 years. The money is to be used to help pay for redevelopment expenses.

In March of this year, an Amended Development Plan was approved for redevelopment of the property.

Bass Pro Shop has now secured a lease for the space currently occupied by The Tile Shop. Approximately 9,350 square feet of the space will be additional floor area for retail sales. Approximately 7,865 square feet of floor area will be used for a boat service center. Three (3) service bays are proposed to be added to the south end of the building. Vehicle repair and vehicle service facilities are considered a conditional use in the C-1 Commercial District. All uses (permitted or conditional) from the C-1 Zoning District are permitted in the PD-LC Zoning Districts, with approval of an ordinance. No changes are being made that would necessitate another amended development plan but staff determined the addition of a service center warrants a conditional use permit.

Per Appendix B Zoning Regulations, Section 7.1: Conditional uses are 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.

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.

Appendix B, Section 7.3-1 states:

Criteria: The board shall not approve any conditional use, which they determine to:

- A) Substantially increase traffic hazards or congestion.

A traffic study was submitted as part of the submittal for the Amended Development Plan. Based on information provided, the addition of the service center should not cause a substantial increase.

B) Substantially increase fire hazards.

A permit is required to be issued by Mehlville Fire District prior to issuance of an occupancy permit.

C) Adversely affect the character of the neighborhood.

This is an existing commercial development. Based on information provided, the addition of the use should not adversely affect the character of the neighborhood.

D) Adversely affect the general welfare of the community.

This is an existing commercial development. Based on information provided, the addition of the use should not adversely affect the general welfare of the community.

E) Overtax public utilities.

This is an existing commercial development. Based on information provided, the addition of the 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 this proposed use.

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

The area has a commercial designation. Based on information provided, 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 with the following conditions:

1. Approval from the Metropolitan Sewer District (MSD) for the site;
2. Establishment and installation of the cross access drive from this development onto the development to the south;
3. Submittal of as built photometric plans, to meet the City's newly adopted lighting ordinance;
4. Installation of sidewalks is required prior to issuance of an occupancy permit; and

5. Installation of an eight foot (8') fence between the back of the building and the property line is required prior to issuance of an occupancy permit.