

P-27-22

Title: Petition for a Change of Zoning, submitted by Olga Despotis Perpetuities Trust, from R-2 Single Family Residential – 20,000 square foot minimum lot size to PD-LC(B) Planned Development – Limited Commercial for the redevelopment of properties at 12405, 12411 & 12417 West Watson Road.

Owner: ODT Re-Development LLC (12405 & 12417) Lindbergh ODPT LLC 12411)
12511 Elaine Drive
St Louis, Missouri 63131

Petitioner: George J Despotis, Trustee
Same address as above

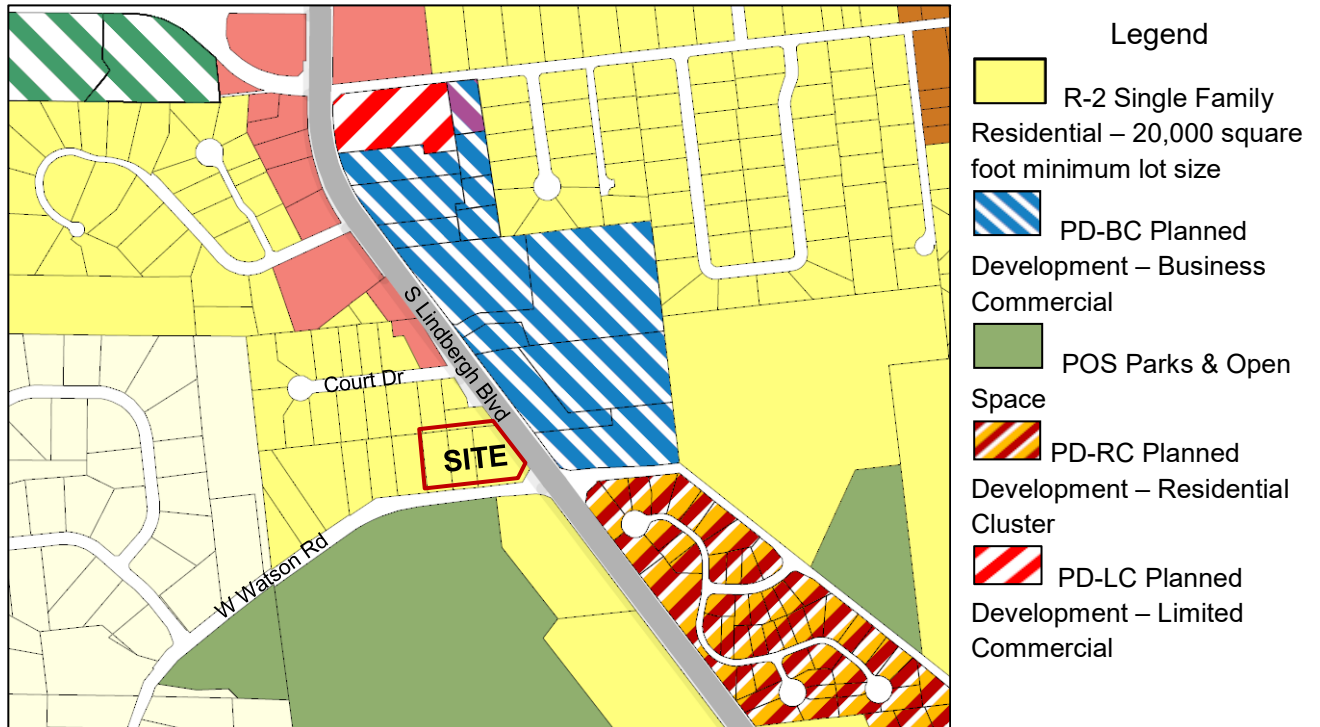
Date: November 2022



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

Summary:

This Petition is for a Change of Zoning from R-2 to PD-LC(B) for the redevelopment of properties at 12405, 12411 & 12417 West Watson Road. The properties are located on the northwest corner of West Watson Road and South Lindbergh Boulevard. The properties are currently zoned R-2. The properties to the north and west are also zoned R-2. The properties to the east are currently zoned PD-BC. The properties to the south are currently zoned R-2 and POS Parks and Open Space.



Project overview:

- Site area: 1.91 acres (83,232 square feet)
- Existing zoning: R-2, Single Family Residential – 20,000 square foot minimum lot size;
- Proposed zoning: PD-LC(B), Planned Development – Limited Commercial (1-3 acre lot size);
- Existing use: Two (2) of the three (3) lots contain single family dwellings, one (1) lot is vacant;
- Proposed use: A bank with a drive through.

History:

This area of the City received significant damage during a tornado that took place on December 31, 2010. The properties have remained mostly vacant since that time. A task force was created as part of the recovery process. That group was to determine what type of future development would be appropriate for the area. Resolution 331 was approved by the Planning and Zoning Commission on November 2, 2011. That resolution states: “The Comprehensive Plan of the City of Sunset Hills shall be amended to designate the tornado-affected area, as shown on the attached map, for only residential, single family and/or a Courtyard type development, or a combination of both, as is permitted in the zoning classification PD-RC. There will be no consideration given for commercial development.”

On May 4, 2016, a new Comprehensive Plan was adopted. Chapter 6, titled “Subarea Plans” identified the properties in this petition as an opportunity site. It further states: “The area commonly referred to as the “Tornado Site” was the subject of considerable discussion throughout the planning process. While the site has frontage on Lindbergh Blvd and is proximate to commercial uses, there was a strong sentiment that this was and should continue to be a residential neighborhood. Following several public meetings and deliberation by the Sunset Hills Planning & Zoning Commission, direction was given to maintain the future land use of the area as Residential, which is consistent with the Residential Recovery Task Force’s findings from a previous study. This location is an opportunity to add new residential units to the area.”

As a result, the Land Use Map in the Comprehensive Plan reflects the properties as single family residential.

In March of 2016, Petition P-12-16 for a Concept Plan for the properties at 12401, 12411 & 12417 was presented to the Planning & Zoning Commission.

In April of 2016, the following Petitions for the properties at 12405, 12411 & 12417 West Watson Road were presented to the Planning & Zoning Commission:

1. Petition P-12-16 for Rezoning from R-2 to PD-LC(B) and;
2. Petition P-13-16 for a Preliminary Development Plan.

Both Petitions were denied by the Board of Aldermen in March of 2017.

In November of 2016, the following Petitions for the properties at 12415, 12412 & 12406 Court Drive; 3825, 3851 & 3863 South Lindbergh Boulevard and 12405, 12411 & 12417 West Watson Road were presented to the Planning & Zoning Commission:

1. Petition P-36-16 for Rezoning from C-1 and R-2 to PD-LS Planned Development – Lifestyle;
2. Petition P-37-16 for a Preliminary Development Plan for a mixed-use development and;
3. P-38-16 for a Conditional Use Permit for a bank with a drive through.

All of the Petitions were denied by the Board of Aldermen in April of 2017.

In August of 2017, the following Petitions for the properties at 12406 & 12412 Court Drive; 3851 & 3863 (portion) South Lindbergh Boulevard and 12417, 12411 (portion) & 12405 West Watson Road were presented to the Planning & Zoning Commission:

1. Petition P-31-17 for Rezoning from R-2 to PD-LS and;
2. Petition P-32-17 for a Preliminary Development Plan for an attached single-family development.

In addition, Petition P-33-17 for Rezoning of properties at 12405 & 12411 (portion) West Watson Road and 3863 (portion) Court Drive from R-2 to C-1 was also presented.

All three (3) Petitions were denied by the Board of Aldermen in October of 2017.

Staff analysis:

This Petition is for a Change of Zoning from R-2 to PD-LC(B) for the redevelopment of properties at 12405, 12411 & 12417 West Watson Road. The proposed development consists of a bank with three (3) teller drive through lanes and one (1) ATM lane. Planned developments are a unique planning tool that provides City review and approval of any change in use or expansion of approved use.

Section 7 of the Unified Development Ordinance states:

The objective of the commercial, office, and/or industrial planned development is to encourage a higher level of design, amenity, and public benefit than is possible to achieve under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of City plans, including but not limited to the Comprehensive

Plan and all other relevant plans, and planning policies of the City while departing from the strict application of the use and bulk regulations as detailed in Section 3 of this Title. The planned development is intended to permit and encourage such flexibility and to accomplish the following purposes:

1. To stimulate creative approaches to the commercial, non-residential, industrial, and mixed-use development of land.
2. To streamline the approval process for development that deviates from zoning standards.
3. To provide more efficient use of land.
4. To preserve natural features and provide open space areas and recreation areas
5. To develop new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities.
6. To unify building and structures through design.
7. Promotion of long-term planning pursuant to the City of Sunset Hills Comprehensive Plan and other relevant plans and planning policies of the City, which will allow harmonious and compatible land uses or combination of uses with surrounding areas.
8. To find creative solutions to stormwater and sustainability related issues.

Section 7.1 goes on to state:

General Provisions

- 1) Any commercial, office and/or industrial development must be approved as a planned development in accordance with the UDO.
- 2) Each planned development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a planned development upon an already existing planned development except to the extent such planned development has been approved as part of a development master plan.
- 3) The burden of providing evidence and persuasion that any planned development is necessary and desirable shall in every case rest with the applicant.
- 4) Buildings and uses or combinations of uses within a planned development shall be limited solely to those approved as part of the Ordinance granting a planned

development permit provided, however, the Board of Aldermen may permit buildings and uses or combinations of buildings and uses in compliance with an approved development master plan.

All petitions for a change of zoning to a planned development also require submittal and approval of a development plan. Petition P-29-22 for a Preliminary Development Plan is included as part of this project. If approved, the Petitioner will submit a final development plan to complete the process.

If the Planning & Zoning Commission recommends approval of this Petition, staff recommends the following conditions:

1. Related Petitions P-28-22 and P-29-22 must be approved;
2. All variances determined to be necessary must be approved by the Board of Adjustment;
3. The ingress/egress onto South Lindbergh Boulevard must be marked "no left turn onto South Lindbergh Boulevard".