

# P-29-22

---

**Title:** Petition for a Preliminary Development Plan, submitted by Olga Despotis Perpetuities Trust, for redevelopment of the 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

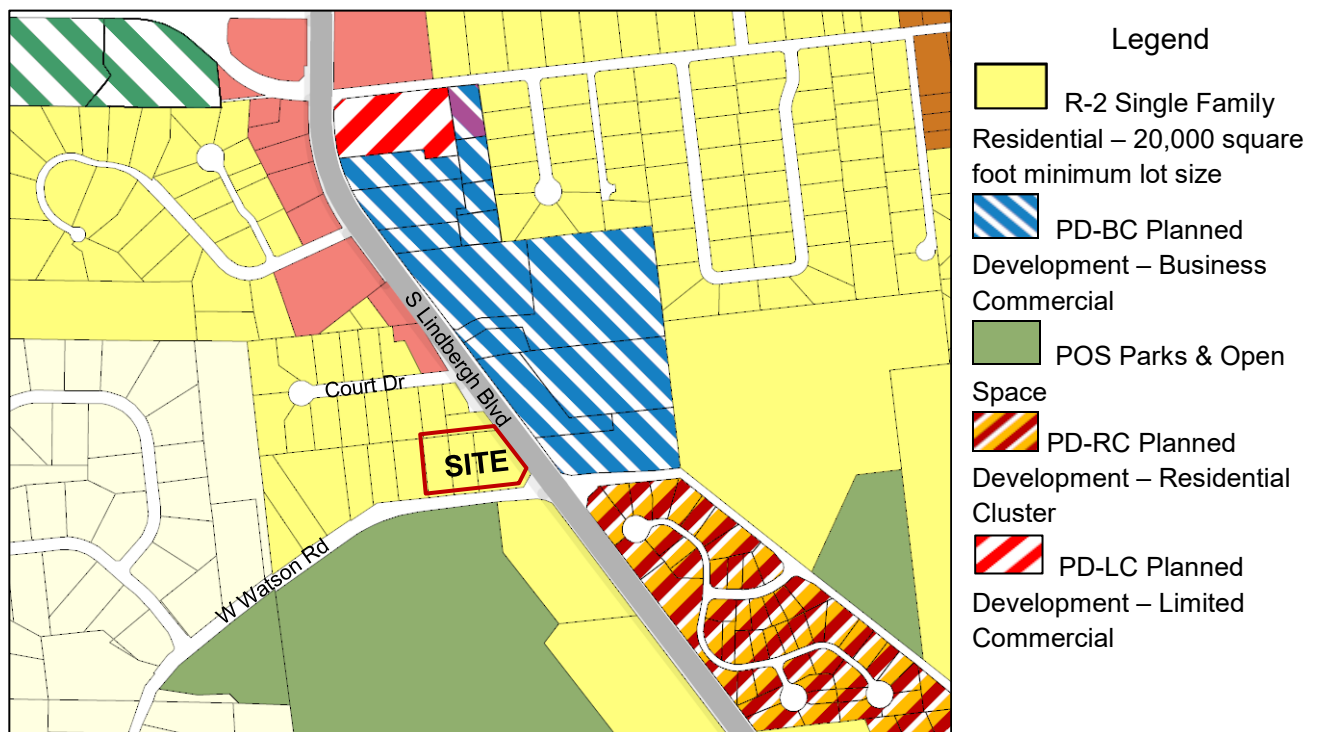
**Date:** November 2022



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

## Summary:

This Petition is for a Preliminary Development Plan for redevelopment of the 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 Single Family Residential – 20,000 square foot minimum lot size. The properties to the north and west are also zoned R-2. The properties to the east are currently zoned PD-BC Planned Development – Business Commercial. 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:**

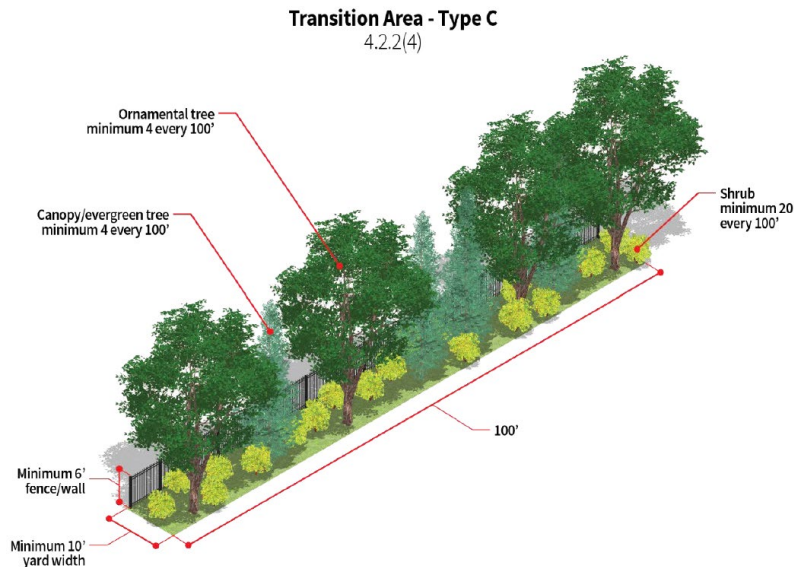
This Petition is for a Preliminary Development Plan for redevelopment of the properties at 12405, 12411 & 12417 West Watson Road. The proposed development consists of a bank with three (3) drive through teller lanes and one ATM lane. Based on the information provided by the Petitioner, all requirements of the Unified Development Ordinance would be met with the exception of the following:

1. Per Section 4.2.2-4: It is the objective of the transition area to minimize the land use conflicts between incompatible uses. It is not expected that the transition area will totally screen such uses. It is expected that the transition area design elements identified below will minimize land use conflicts and will enhance over time as landscaping matures. The transition area landscape regulations of this

section apply along interior property lines in those instances expressly identified in this Ordinance and only to the following activities:

- i. The construction or installation of any new principal building or principal use; and
- ii. The expansion of any existing principal building or principal use that results in an increase in gross floor area or site area improvements by more than five percent (5%) or one thousand square feet (1,000 sq. ft.), whichever is greater. In the case of expansions that trigger compliance with transition area requirements, transition area landscaping is required only in proportion to the degree of expansion. The Public Works Director or his/her designee is authorized to allow the transition area to be established adjacent to the area of expansion or to disperse transition area landscaping along the entire site transition area.

Transition area C is required when a business use is developed adjacent to a single family residential use. Details are shown in the graphic below:



The Petitioner provided the following response to this requirement:

*“The Preliminary Development Plan has been revised to reflect a Transition Area-Type C buffer along the western property line of the subject tract as now required. (See General Note # 13 d. for calculations) However, the petitioner requests an Administrative Departure from having to provide a Type C buffer along the northern*

*property line of the subject tract. We believe that said Departure is justified because the adjoining tract to the north, while being zoned residential, remains vacant. Per the standards of the newly adopted UDO for Sunset Hills, the requirement for providing a Type C buffer is based on the actual use on the adjoining tract versus just its zoning designation. The petitioner proposes to provide a 6' high sight-proof fence along with a dense planting of 6' high evergreens however in lieu of the more extensive combination of flowering trees, shrubs and canopy/evergreen trees required as part of a Type C buffer."*

2. Per Section 4.3.5: Aisles of drive-through facilities must be effectively screened from view along the public right-of-way and at the edges of sites adjacent to residential properties to minimize the impact of exterior site lighting, headlight glare and any menu intercom displays. Such screening must be approved during the site plan review process, be a minimum of six feet (6') in width, and must consist of an opaque masonry wall (stone, stucco, or brick), a solid wood or simulated wood screen fence with a minimum height of four feet (4') and a maximum height of six feet (6'). Small shrubs must be installed every five feet (5') along the exterior of the fence or wall to provide a softening effect. The Petitioner provided the following response to this requirement:

*"A 6' high, white vinyl fence is proposed along the western property line, in conjunction with the required Type C landscaped Transition Area buffer. Please note that vinyl fencing is not listed as one of the screening options within Section 4.3.5, but we are requesting that it be allowed as an alternative. Otherwise a solid wood or simulated wood screen will be utilized. Also, we request that the requirement to provided small shrubs along the "exterior" of the screening fence be waived to avoid having to intrude on the adjoining residential property just to be able to try to maintain said shrubs."*

3. Per Section 5.8.5-2: The minimum distance of any driveway to any side property line shall be twenty-four feet (24'). This distance shall be measured from the side property line to the intersection of the street right-of-way and the edge of the driveway. The Petitioner provided the following response to this requirement:  
*"Please note that we will apply for a formal variance of this requirement from the Board of Zoning Adjustment. Our proposed entrance/driveway is proposed to be located*



*approximately 12' from the northern property line versus the 24' setback required by the new UDO under Section 5.8.5-2. The entrance/driveway location has been discussed with the City's traffic consultant and MoDOT in a Traffic Scoping meeting of September 13th. Our current proposed location for this driveway was selected for several reasons. Specifically.*

- To align as closely as possible with the commercial shopping center entrance on the opposite side of Lindbergh Boulevard*
- To keep it as far away from the existing traffic signal at West Watson & Lindbergh Boulevard and therefore not adversely impact stacking for cars stopped at that signal.*

*The only limitation placed on us during those discussions was that we limit "left turn movements" out of our entrance/exit. The petitioner has agreed to that restriction.*

*Please note that, while we can accommodate moving the entrance further south into our site, it would void the criteria noted above and would create a much less safe condition for access into and out of the site."*

If the Petitions for this project are approved, the next step would be submittal of a Final Development Plan. If the Planning & Zoning Commission recommends approval of this Petition, staff recommends the following conditions:

1. Related Petitions P-27-22 and P-28-22 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".