

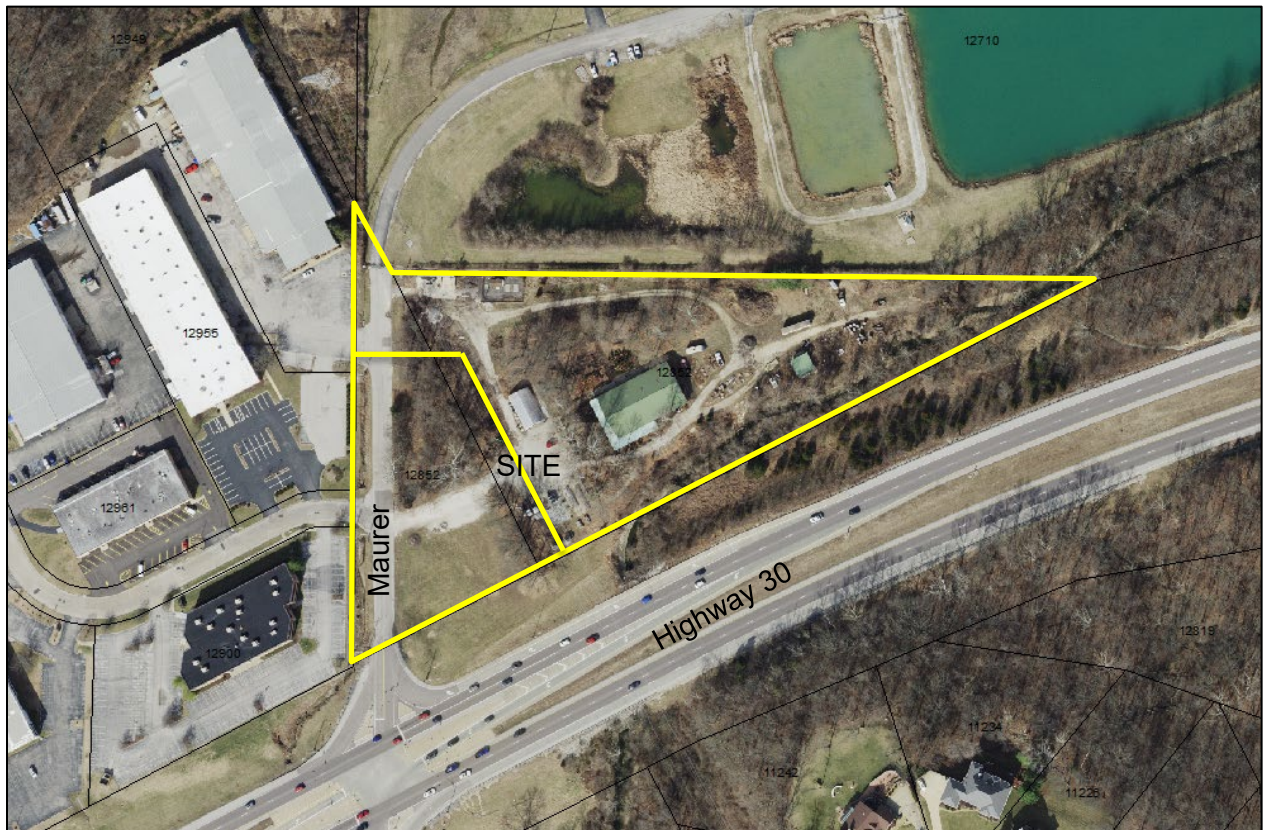
# P-20-22

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**Title:** Petition for an Amended Development Plan, submitted by Innovated Companies, for new construction at 12852 Maurer Industrial Drive.

<b>Owner:</b>	Thomas & Toni Batsch	<b>Petitioner:</b>	Innovated Companies
	8710 Pardee Lane		1860 Larkin Williams Road
	St Louis, Missouri 63127		St Louis, Missouri 63026

**Date:** February 2023



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

**Summary:**

This petition is for an Amended Development Plan for the properties at 12852 Maurer Industrial Drive. The properties are located on the northeast corner of Highway 30 and Maurer Industrial Drive. The properties are currently zoned PD-LI Planned Development – Light Industrial. The properties to the west are also zoned PD-LI. The properties to the north, east and south are zoned R-1 Single Family Residential – 7,000 square foot minimum lot size.

**Project overview:**

- Site area: The project area consists of 6.357 acres;
- Existing zoning PD-LI Planned Development – Light Industrial;
- Proposal: Amended Development Plan.

**History & Staff analysis:**

These properties are part of a development that is known as Sunset Plantland. This amended development plan is being proposed to accommodate a new development on the western “adjusted lot”. No new development is proposed on the eastern “adjusted lot”.

Per Appendix B Zoning Regulations, Section 4.10-5 General development standards:

A) The approval of planned development may provide for such exceptions from the regulations associated with traditional zoning districts as may be necessary or desirable to achieve the objectives of the proposed planned development. No planned development shall be allowed which would result in:

1. Inadequate or unsafe vehicular access to the development.

Per information submitted by the Petitioner, access to the development meets all requirements of Appendix B.

2. Traffic volumes exceeding the capacity of the adjoining or nearby streets. Capacity shall be based on a street providing "level of service D" as defined in the latest publication of Transportation and Traffic Engineers Handbook, Institute of Transportation Engineers.

Per the attached revised traffic study prepared by CBB Transportation Engineers & Planners, the intersection of Highway 30 and Maurer Industrial Drive operates as follows:

Currently, the intersection’s level of service is a D or higher, with the exception of the southbound Maurer Industrial Drive approach during the pm peak hour, during which the level of service is an E.

With the proposed development and no improvements to the intersection, the intersection's level of service is a D or higher, with the exception of the southbound Maurer Industrial Drive approach during both the am and pm peak hour, during which the level of service is an E. With the proposed development and the addition of a southbound right turn lane, the intersection consistently operates at a level of service D or better.

The traffic study included two (2) recommendations:

- Addition of a right turn lane on Maurer Industrial Drive, extending from the south driveway to Highway 30.
  - Addition of stop signs at both exits from the development and east bound Maurer Industrial Drive.
3. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities or utilities which serve or are proposed to serve the planned development.

Based on information provided by the petitioner, there should not be an undue burden placed on the items listed above.

4. A failure to comply with the performance standards referenced in Section 5.17. Section 5.17 refers to St Louis County Ordinances. All required permits from St Louis County must be approved prior to issuance of a City Occupancy Permit

5. Other detrimental impacts on the surrounding area including, but not limited to, visual pollution.

Based on information provided by the Petitioner, the proposed development should not have detrimental impacts on the surrounding area.

B) In addition to the above requirements, all planned developments shall be subject to the review criteria established in Section 7.3 of this ordinance. It shall be the responsibility of the applicant to clearly establish that the above requirements are met.

Section 7.3 applies to conditional use permit requirements and is addressed in Petition P-19-22.

**Staff recommendation:**

Based on information provided by the Petitioner, staff recommends the following conditions:

1. Recommendations called out in the traffic study are implemented.
2. Related Petitions P-18-22 and P-19-22 are approved.

**Update:**

At the January 4, 2023 meeting, the Planning & Zoning Commission voted to recommend approval of this Petition to the Board of Aldermen with the conditions listed above.

The Petitioner applied to the Board of Adjustment to vary the level of service on a street (Maurer Industrial Drive) from level of service D to level of service E. That application was denied at the January 26, 2023 meeting.