

Planning & Zoning Commission Staff Report

Meeting Date: July 5th, 2023

Applicant: City of Sunset Hills

Description: P-19-23 13190 Gravois Road (Missouri American Water, Inc.) CUP – A request for a conditional use permit to operate a water systems facility on property zoned NU- Non Urban located at 13190 Gravois Road.

PROPOSAL SUMMARY

Missouri American Water, Inc. is the owner of property located at 13190 Gravois Road. The property is currently zoned NU-Non Urban. The NU zoning designation has a list of permitted and conditional uses outlined in the City of Sunset Hills Unified Development Ordinance (UDO). Currently a raw water intake pump station, operated by Missouri American Water, Inc. (MAWC), exists on the property. A water intake pump station is classified under the “water system facility” use in accordance to the City’s UDO. The use “water system facility” is permitted in the NU zoning district with a Conditional Use Permit (CUP). This request is an application for a new CUP to remove the existing facility and build a 2,500 square foot water systems facility directly to the north of the original location.

The image to the right (Figure 1) is an aerial image of the existing intake facility. The property is 4.2 acres and the proposed facility will be one story, but over 50’ tall. It is important to note that the intake facility is located adjacent to the river for operational purposes and is not adjacent to any residential properties.



Figure 1. Existing Facility Location

HISTORY OF SUBJECT SITE

This facility was constructed in 1956, when the property was in unincorporated St. Louis County. The property was annexed in 1996 and continued to operate as originally intended. In 2015 a CUP was approved to make structural improvements to the intake facility. The improvements were intended to reinforce the structural integrity of the facility. It should be noted that the structure did not meet the rear zoning setback requirement at the time of the 2015 CUP approval. Although the structure did not meet the setback requirement, a variance was not required as it was determined to be an existing non-conformity that was not being expanded upon.

COMPREHENSIVE PLAN

The Land Use Plan is a component of the City of Sunset Hills Comprehensive Plan. This plan is a 2-dimensional map that depicts the desired development pattern of the City created by and utilized for the Sunset Hills' community. Each color of the plan demonstrates a land use designation to guide future development in the City. Understanding that the intake facility is a large structure providing a necessary utility, it is important to understand future development designations for this site and the surrounding properties. As we can see in Figure 2, the land use designation for the property is a utility and the surrounding land uses (light industrial, parks, open space, recreation) are compatible with the proposed facility. Although the municipal boundary is the Meramec River, the property across the river does not conflict with this use of land.



Figure 2. Land Use Plan

STAFF ANALYSIS

Section 8 of the City of Sunset Hills UDO provides regulation for Conditional Use Permits. It states conditional uses include public and quasi-public uses affected with the public interest. 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 Section 8 of the UDO. As previously stated, MAWC has submitted an application for a Conditional Use Permit to construct a water intake facility on property that currently operates an existing water intake facility. A goal of the project is to increase efficiency and safety by raising the elevation of critical equipment above base and record flood elevations

The applicant must provide an estimated **impact** of the conditional use on the surrounding properties, **a site plan**, and any perspectives or **elevations** that will assist in clarifying the proposal.

Impact:

The applicant states that they do not believe there will be any added impact on surrounding properties and will supply a cleaner and better aesthetic to the site.

Site Plan:

A Site Plan has been submitted to the City for the intake facility. The location is directly north and west of the existing facility. The new facility is accessed by the existing gravel road. An extension of the gravel lot is depicted to support the new building. City Code via Ordinance 2295 permits the maintenance of existing gravel lots in the NU zoning district but does not permit the installation of a new gravel parking area. **A variance application has been submitted before the Board of Adjustment to continue to utilize gravel as the base driving/parking material in the expanded area to support the new building.** An extension of chain link fence will continue from the original location to the new location. As noted on the Site Plan, the fence will meet the City Code requirements. It should be noted that the building exceeds the minimum requirements of the rear setback. The new intake facility (same as the existing facility) is required to be located

adjacent to the river to collect water. **A variance application has been submitted before the Board of Adjustment to exceed the minimum rear set-back requirement.** A previously stated, a key component of the new facility is raising the elevation of critical equipment above base and record flood levels.

Elevations:

The applicant supplied elevations as part of the CUP application. The approximate elevation at grade is 405'. The building is roughly 45' tall as depicted in the color elevations (Figure 3). A site antenna is proposed on the northeast corner of the building in which the total height is approximately 55' above grade. The maximum height permitted in the NU zoning district is 40'. **A variance application has been submitted before the Board of Adjustment to exceed the maximum height requirement of City Code.**

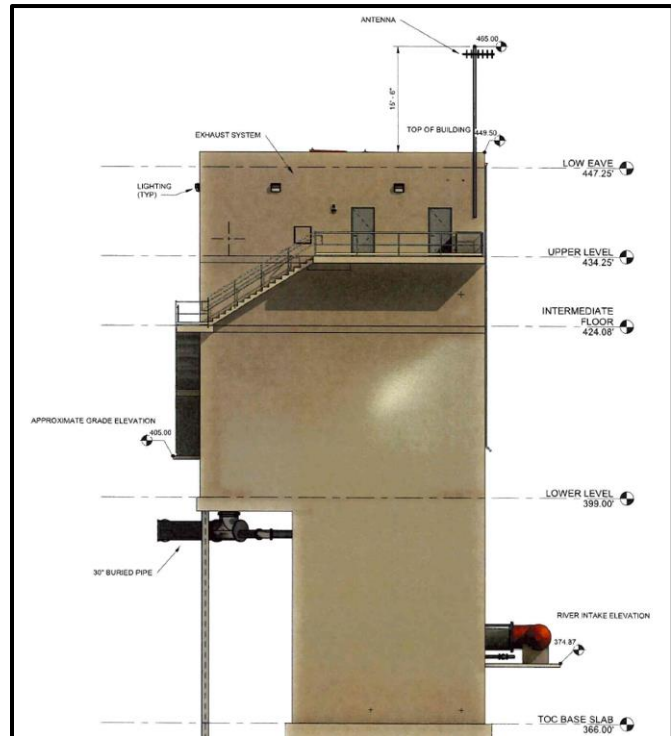


Figure 3. West Elevation of Proposed

DEPARTMENT INPUT

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills Unified Development Ordinance. As previously stated, the applicant is also requesting three variances to the zoning district regulations, which is a process specifically described within the City's UDO. Staff recommends approval of the Conditional Use Permit (CUP) with the condition that any items which require approval from the Board of Adjustment receive said approval.

MOTION

The following options are provided to the Planning and Zoning Commission for consideration relative to this application:

- 1) "I move to recommend approval (or denial) of the Conditional Use Permit for 13190 Gravois Road (Missouri American Water, Inc.)."

- 2) "I move to recommend approval of the Conditional Use Permit for 13190 Gravois Road (Missouri American Water, Inc.) with the following conditions..." (Conditions may be added, eliminated, altered, or modified)

Exhibits

1. Application
2. Site Plan
3. Elevations