



## REQUEST FOR BOARD ACTION

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**BOARD MEETING DATE:** Tuesday, September 12<sup>th</sup>, 2023

**REVIEWALS:**

Planning & Zoning Staff: Completed

City Administrator: Completed

**SUBJECT:** P-19-23 A request for a conditional use permit to operate a water systems facility on property zoned NU- Non Urban located at 13190 Gravois Road.

**LIST OF ATTACHED REFERENCE DOCUMENTS:**

Application

Proposed ordinance

Staff report

Site Plan

Elevations

Public hearing notice

**FISCAL IMPACT:** N/A

**BACKGROUND/DISCUSSION:**

Missouri American Water, Inc. is the owner of property located at 13190 Gravois Road. Currently a raw water intake pump station, operated by Missouri American Water, Inc. (MAWC), exists on the property. This request is an application for a new CUP to remove the existing facility and build a new 2,500 square foot water systems facility. A primary goal of the new facility is to increase efficiency and safety by raising the elevation of critical equipment above base record flood elevations.

The facility is in conformance with the City's Comprehensive Plan, more specifically being in an area designated as "Utility" on the City of Sunset Hills Land Use Map and surrounded by compatible land use designations. The new facility is accessed by the existing gravel road. An extension of the gravel lot is depicted to support the new building, which was unanimously approved by the Board of Adjustment.

Additional variances, including a minimum setback requirement and antenna height were also unanimously approved.

Additional information including site history and further staff analysis may be found in the attached Staff Report to the Planning and Zoning Commission.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**MEETING HISTORY:**

**Planning & Zoning Commission:** July 5<sup>th</sup>, 2023 – Recommended Approval

**Board of Adjustment:** July 27<sup>th</sup>, 2023 – Approved

**Board of Alderman:** August 8<sup>th</sup>, 2023 – 1<sup>st</sup> reading