

AGENDA

PLANNING AND ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

WEDNESDAY, JULY 6, 2016

7:00 P.M.

There will be a meeting of the Planning and Zoning Commission in the Robert C. Jones Chambers of City Hall located at 3939 S. Lindbergh Blvd., Sunset Hills, Missouri 63127 on July 6, 2016 at 7:00 p.m. The Commission will consider the following:

Pledge of Allegiance

Approval of the minutes of the June 1, 2016 meeting.

NEW BUSINESS:

- P-19-16 Amended Development Plan, submitted by Michael Ax of Fred Weber Reinforced Concrete Products, to allow the demolition of an existing structure and placement of temporary office space at 12950 Gravois Road.
- P-20-16 Boundary Adjustment, submitted by Thomas Batsch, to reconfigure the lots at 12852 Maurer Industrial Drive (Tract A & B).
- P-21-16 Amended Development Plan, submitted by Patrick Bennett, for the construction of a gas station and convenience store on "Tract A" of 12852 Maurer Industrial Drive.
This application was postponed until the August 3, 2016 meeting per the applicant.

ANY OTHER MATTERS DEEMED APPROPRIATE:

Should you be unable to attend, please call City Hall at 314-849-3400 no later than 1:00 p.m. on July 6, 2016.



3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-19-16
DATE 6-14-16
FEE \$250

AMENDED DEVELOPMENT PLAN

- 1. Applicant's Name Fred Weber Reinforced Concrete Products
- 2. Mailing Address 4855 Baumgartner Road, St. Louis, MO 63129 Phone (314) 892-7400
- 3. Agent's Name and Address Michael J. Ax, P.E.
(if different than Applicant)
- 4. Property Owner's Name BECO ACQUISITION CO, LLC
- 5. Address of Property 12950 Gravois Road, St. Louis, MO 63127
- 6. Area of Property 35.96 Acres
- 7. Current Zoning PD-LI Proposed Zoning No Change
- 8. Remarks and Reasons See Attached Description

9. Legal Description (to be attached)

10. Scale Drawings of Property and Proposed Development Plans (to be attached)

11. Fee: Area of ten acres or less \$250.00. Area of more than ten acres \$250.00 plus \$25.00 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: 

P-19-16

Title: Amended Development Plan to allow the demolition of an existing structure and placement of a temporary office at 12950 Gravois Road.

Petitioner: Michael Ax, Fred Weber Reinforced Concrete Products
4855 Baumgartner Road
St Louis, Missouri 63129

Owner: BeCo Acquisition Co LLC, c/o Fred Weber Inc. /Douglas Weible
2320 Creve Coeur Mill Rd
Maryland Heights, Missouri 63043

Date: July 2016



Summary:

This petition is for an Amended Development Plan for property at 12950 Gravois Road. The property is located on the south side of Gravois Road, approximately 470 feet west of Gravois Industrial Court. The property is currently zoned PD-LI Planned Development - Light Industrial, except for a small area, which is zoned R-2 Single Family Residential, 20,000 square foot minimum lot size and is not being affected by this amendment. The property to the southwest is zoned NU Non-urban 3 acre minimum lot size. All other surrounding properties are zoned PD-LI.

Staff analysis:

Independent Concrete Pipe previously owned this property. The last petition for this property was in 2006 (P-22-06) for a trailer, which was used for office space and truck dispatch. That structure has since been removed.

Fred Weber has now purchased the property. This Amended Development Plan is to demolish an existing structure on the property and install temporary office space. It is the applicant's goal to have a permanent office facility within five (5) years.

Per Appendix B Zoning Regulations, Section 4.10-25 Changes and amendments to final development plan:

- (A) Minor changes: Minor changes in the location, siting and height of buildings and structures may be authorized by the zoning enforcement officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:
 1. A change in the use or architectural character of the development, including changes in any exterior finish material approved by the board;
 2. An increase in building or site coverage;
 3. An increase in the intensity of use (e.g., number of dwelling units);

4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
5. A reduction in approved open space or required buffer areas; or
6. A change in the record plat.

(B) Plan amendments: All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under paragraph (A) above shall be subject to approval by the board. In such event, the applicant shall file a revised development plan and be subject to the requirements of this section as if it were an entirely new application.

This property is affected by 100 year flood plain, however, the building site is above the base flood elevation and not considered to be affected by 100 year flood plain.

Therefore, the City has no additional elevation requirements for the proposed structure.



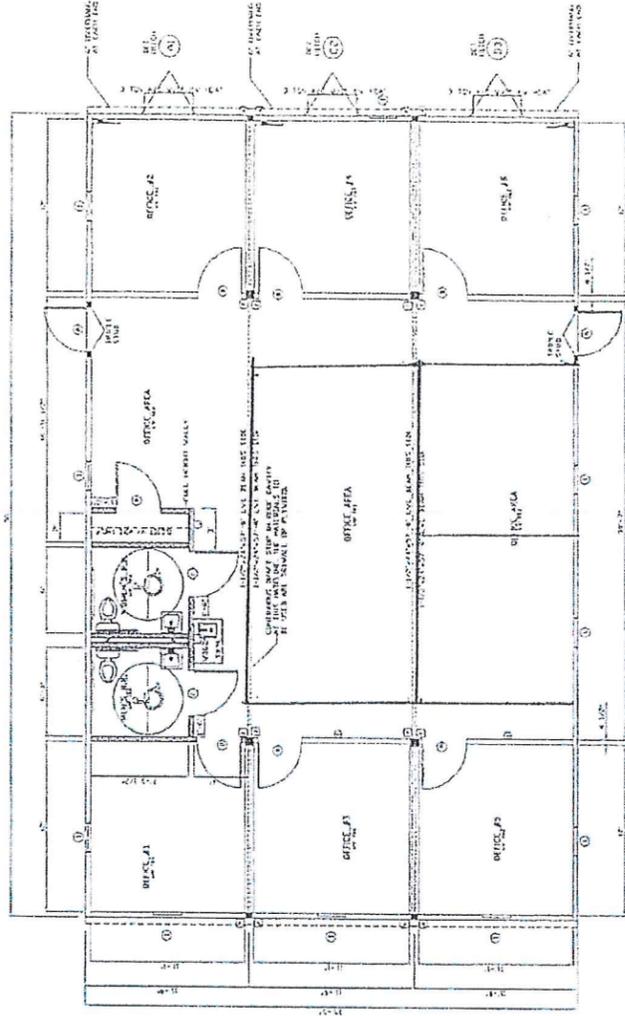
4855 New Baumgartner Road * St. Louis, MO 63129
Telephone: 314-892-7400 * Facsimile: 314-892-7727

Proposed Amended Development Plan

Fred Weber Reinforced Concrete Products
12950 Gravois Road
St. Louis, MO 63127

Fred Weber Reinforced Concrete Products (FWRCP) is proposing the following modifications to the development plan for 12950 Gravois Road, previous Independent Concrete Pipe Plant. FWRCP is in the process of moving the operation from Baumgartner Road to the Gravois Plant. As a result of the flooding in December, the previous office space has been destroyed. A new office space will be required to resume operations at the plant. The following changes are being proposed:

- Remove existing building (house/office building) that is located near the front of the property.
- FWRCP would like to install temporary office space just west of the existing house that will be removed. The office space is shown on the drawings and an example of the floor plan is attached. Due to the considerable investment in rebuilding this plant. The temporary office space is needed until funds are available to build a permanent office space for the site. It would be FWRCP's goal to build a permanent site within 5 years.
 - Lighting – Two dusk to dawn lights that are currently on the property will remain in service to continue to light the parking area. In addition to these lights, two additional wall pack units will be mounted on the office building to add to the lighting for the parking area. All lighting requirements for the office will be met.
 - Sidewalk – FWRCP is aware of the Ordinance No. 1949 and want to comply. Due to the entire frontage of the property being a paved entrance, it's not clear how the sidewalk would be constructed. We would like to have further discussions regarding this because the traffic from the property would most likely tear up the sidewalk.



FLOOR PLAN

- NOTES:
1. 10' HOLD BACK, SHIP LUGS, SLAM BARRIER & FASTENERS
 2. TRIPLE STUD & CRUISEUR JOISTS
 3. 10'-0" MIN. CLEARANCE UNDER ALL DOORS
 4. 10'-0" MIN. CLEARANCE UNDER ALL DOORS
 5. BRIDGE VENTILATION GRAB BAR
 6. 8'-0" MIN. HEIGHT INTERIOR WALL, ALL OTHERS 7'-0"
 7. MOST LINE COLUMNS ARE NOT REMOVABLE

COLUMN STRIPPING SCHEDULE

1. 10' DIA. CONCRETE COLUMN

2. 10' DIA. CONCRETE COLUMN

3. 10' DIA. CONCRETE COLUMN

4. 10' DIA. CONCRETE COLUMN

5. 10' DIA. CONCRETE COLUMN

6. 10' DIA. CONCRETE COLUMN

7. 10' DIA. CONCRETE COLUMN

JOHN A. VANDY SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	10' DIA. CONCRETE COLUMN	1	EA	100.00
2	10' DIA. CONCRETE COLUMN	1	EA	100.00
3	10' DIA. CONCRETE COLUMN	1	EA	100.00
4	10' DIA. CONCRETE COLUMN	1	EA	100.00
5	10' DIA. CONCRETE COLUMN	1	EA	100.00
6	10' DIA. CONCRETE COLUMN	1	EA	100.00
7	10' DIA. CONCRETE COLUMN	1	EA	100.00

FOREST RIVER PLANNING & DESIGN

2001 OAKLAND AVENUE
 ELKHART, INDIANA 46517
 (574) 522-4011

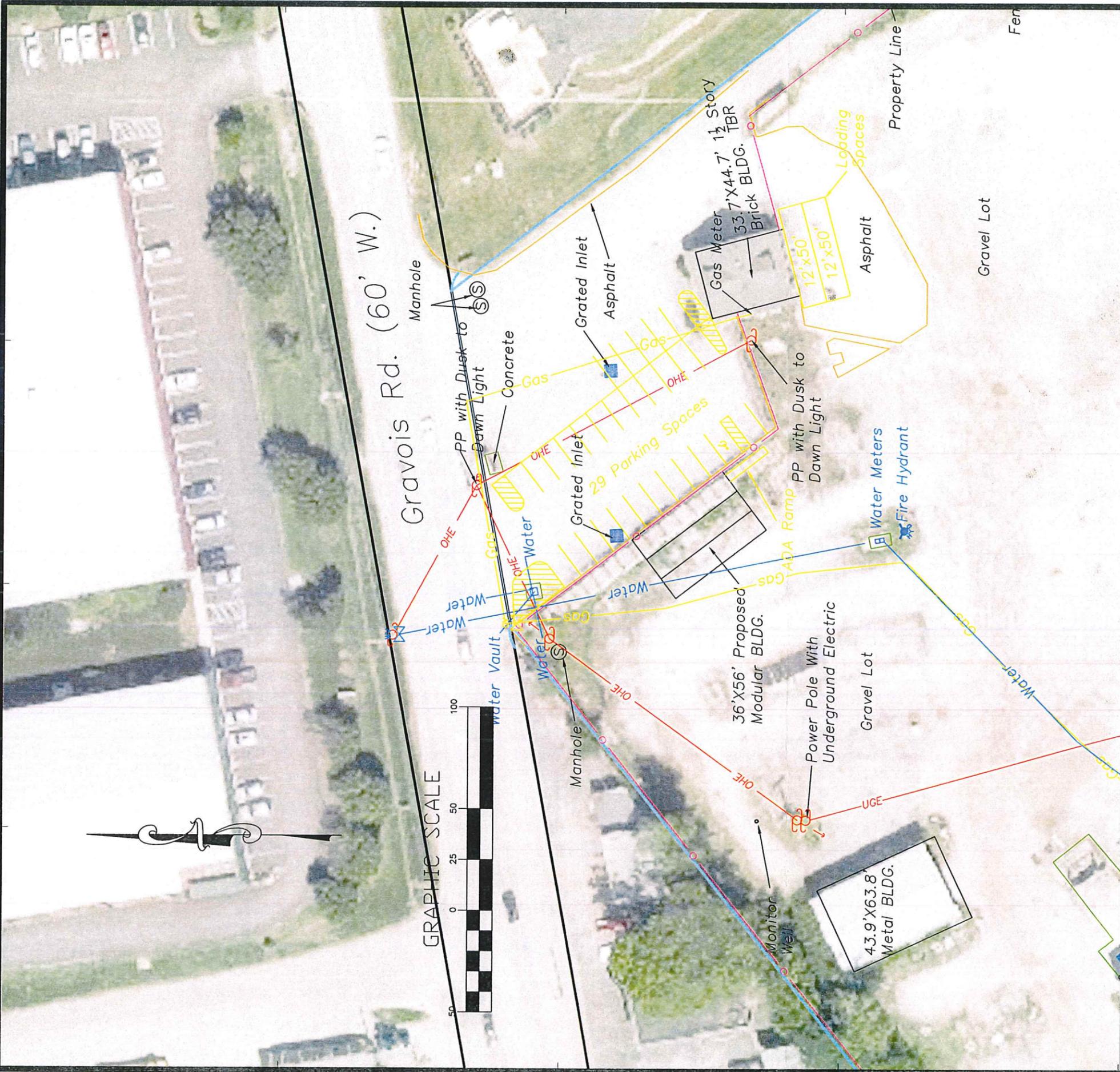
CLIENT: GE CAPITAL
 CONTRACT: MIKE
 NORMAL 3600 OFFICE W/ ONE R.R.
 SCALE: 3/16" = 1'-0"

DESIGNED BY: RUDY

DATE: 01/05/06
 APPROVED: N/A
 SERIAL: /

DRAWING: EPLEXSSOR

SHEET
 2 of 7

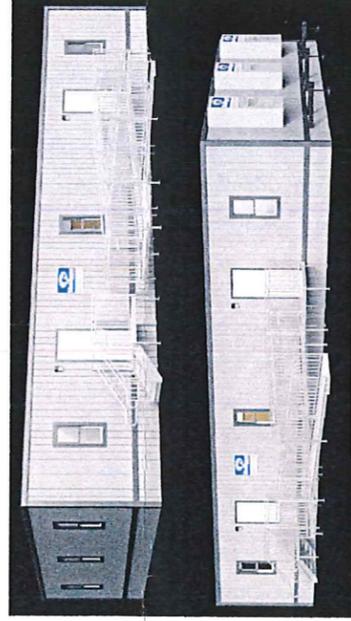


GRAPHIC SCALE



Legend

- TBR To Be Removed
- TEL Phone Pod
- Utility Pole
- Guy Wire
- Overhead Electric
- Underground Electric
- Water Valve
- Gas Valve



Proposed 36'X56' Modular BLDG.

NOTE

No New Trash Area Proposed for this project.
Full Compliance upon Permanent office.

Two Wall lights on Modular Building for Parking Lot Lights

Parking Calculations
Office: $2016 / 200 = 10$ Spaces
Employees: $35 / 2 = 18$ Spaces
Total Required = 28 Spaces
Total ADA = 1 ADA
(Included)

Total Provided = 29 Spaces



R.C.P. Gravois Rd.

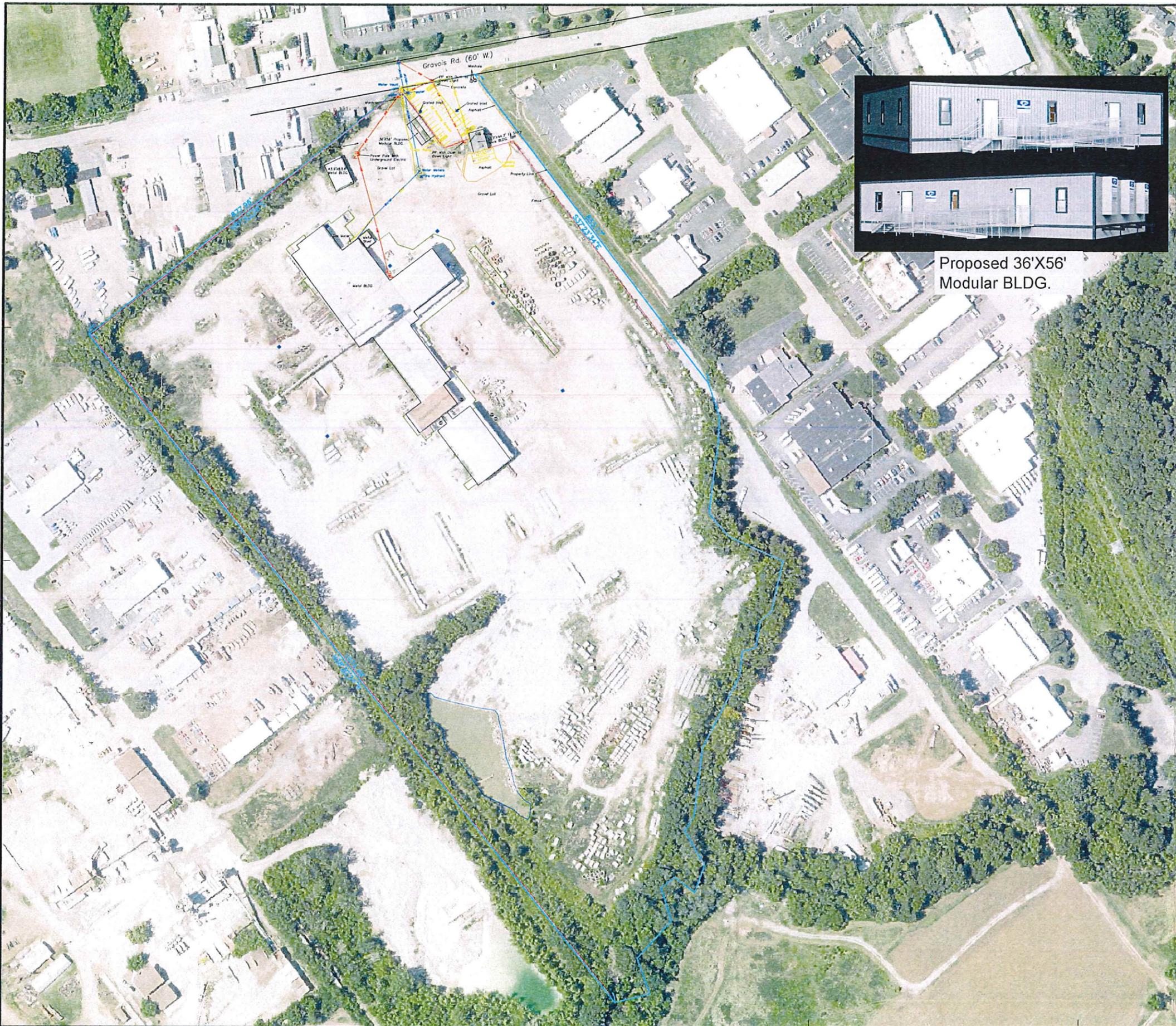
DATE: 06/28/16

DRAWN: KLK

CHECKED: DL

SHEET SEQUENCE: 1 of 1

Drawing name: G:\BECO Gravois\DWG\FWI Calc Drawing.dwg - Plotted on: Jun 28, 2016 - 9:49am - Plotted by: kkanpmn



Proposed 36'X56' Modular BLDG.

Legend

- TBR To Be Removed
- TEL Phone Pod
- Utility Pole
- Guy Wire
- OHE Overhead Electric
- UGE Underground Electric
- WV Water Valve
- GV Gas Valve

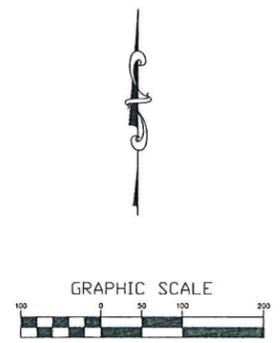
NOTE

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Full Compliance upon Permanent office.

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for Parking Lot Lights

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 (Included)
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REV	DATE	BY	APP	DESCRIPTION
DESC1				
DESC2				
DESC3				
DESC4				
DESC5				
DESC6				
DESC7				
DESC8				

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN.

R.C.P. Gravois Road



DATE:	06/28/16
DESIGNED:	KLK
CHECKED BY:	DL
SHEET SEQUENCE:	1 OF 1

REV.

NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON WEDNESDAY, JULY 6, 2016, THE PLANNING AND ZONING COMMISSION WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL AT 3939 S. LINDBERGH BLVD. SUNSET HILLS, MO. THE COMMISSION WILL CONSIDER AND DISCUSS A PETITION FOR AN AMENDED DEVELOPMENT PLAN, SUBMITTED BY MICHAEL AX OF FRED WEBER REINFORCED CONCRETE PRODUCTS, TO ALLOW THE DEMOLITION OF AN EXISTING STRUCTURE AND PLACEMENT OF TEMPORARY OFFICE SPACE AT 12950 GRAVOIS ROAD. ANYONE INTERESTED IN THE PROCEEDINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE AT CITY HALL, 3939 S. LINDBERGH BLVD. IN THE PUBLIC WORKS DEPARTMENT OR BY CALLING 314-849-3400.

PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI



RECEIVED
JUN 14 2016
CITY OF SUNSET HILLS

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-20-16
DATE 6-14-16
FEE 100-

BOUNDARY ADJUSTMENT

- 1. Applicant's Name Thomas J BATSCH
- 2. Mailing Address 8710 PARDEE LN. Phone 314.303-1926
- 3. Agent's Name and Address N/A
(If different than Applicant)
- 4. Property Owner's Name Thomas J BATSCH
- 5. Address of Property 12852 maverland Dr.
- 6. Total Area of Property 1.889 ac.
- 7. Existing Zoning PD-LI
- 8. Remarks and Reasons sell

- 9. Legal Description of properties before and after Boundary Adjustment (to be attached)
- 10. Scale Drawings of Property showing proposed Boundary Adjustment (to be attached)
- 11. Fee: \$100.00

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills which are related to the proposed amendment. I also certify that all statements made on this application are true and that I have a legal right to make this application.

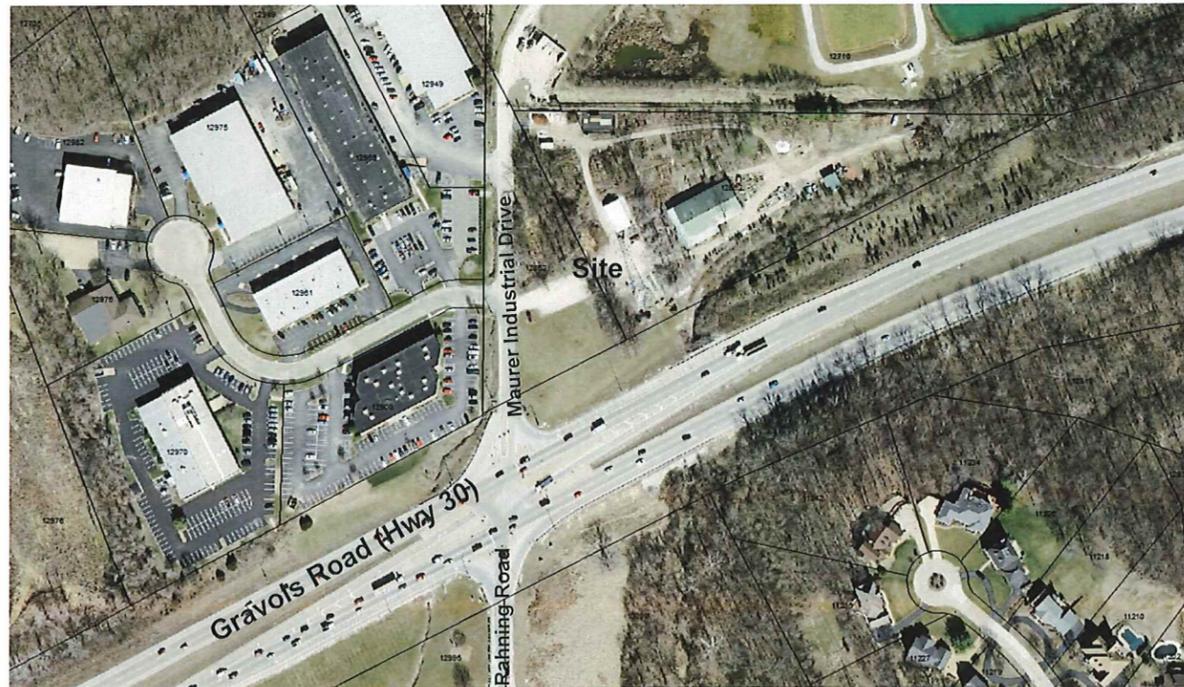
Signature: 

P-20-16

Title: Boundary Adjustment to reconfigure the existing lots at 12852 Maurer Industrial Drive.

Petitioner: Thomas & Toni Batsch
8710 Pardee Lane
St Louis, Missouri 63126

Date: July 2016



Summary:

This petition is for a Boundary Adjustment between two (2) lots at 12852 Maurer Industrial Drive. The property is located on the northeast corner of Gravois Road (Hwy 30) and Maurer Industrial Drive. The property is currently zoned PD-LI, Planned Development-Light Industrial. The property to the west is also zoned PD-LI and the properties to the north, east and south are zoned R-1, Single Family Residential, 1 acre minimum lot size.

Staff analysis:

The property at 12852 consists of two (2) lots, referred to as Tract A & B. Tract A currently consists of 1.867 acres and is vacant. Tract B currently consists of 4.490 acres and is occupied by Sunset Plantland.

The petitioner is proposing to adjust the boundaries between the two (2) lots. The adjusted Tract A would consist of 1.889 acres and adjusted Tract B would consist of 4.468 acres. A convenience store and gas station is proposed to be constructed on Tract A. See P-21-16 for that application which has been postponed due to lack of a complete traffic study and access management plan.

All requirements for boundary adjustment, listed in Appendix A, Section 7.2 would be met:

- (a) No additional lot shall be created by any boundary adjustment.
- (b) The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by the zoning ordinance.

A boundary adjustment plat requires a meeting and approval by the Planning and Zoning Commission.