

AGENDA

PLANNING AND ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

WEDNESDAY, JANUARY 4, 2017

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 January 4, 2017 at 7:00 p.m. The Commission will consider the following:

Pledge of Allegiance

Approval of the minutes of the December 14, 2016 meeting.

NEW BUSINESS:

- P-01-17 Petition for an Amended Development Plan, submitted by Miner Holdings LLC, to allow changes to the approved Final Development Plan for the property located at 12954 Gravois Road.

- P-02-17 Petition for an Amended Development Plan, submitted by Stock & Associates, for the construction of a self-storage facility at 10801 Sunset Office Drive.

- P-03-17 Petition for Improvement Plans, submitted by Mike Vorwerk of CEDC, to construct nine (9) additional cottages on Knighton Trail, as part of the expansion of Friendship Village at 12503 Village Circle Drive.

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 January 4, 2017.



3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-01-17
DATE 12-13-16
FEE \$250 rd

AMENDED DEVELOPMENT PLAN

1. Applicant's Name MINER HOLDINGS LLC
2. Mailing Address 1633 S. OLD HWY 141, FENTON Phone 636-349-1975
3. Agent's Name and Address MO 63026
(If different than Applicant)

4. Property Owner's Name MINER HOLDINGS LLC

5. Address of Property 12954-12960 GRAVOIS RD., ST LOUIS MO 63127

6. Area of Property 2.61 ACRES

7. Current Zoning COMMERCIAL Proposed Zoning COMMERCIAL

8. Remarks and Reasons 12958 BUILDING ORIGINALLY TO REMAIN ON
PROPERTY AND REFURBISHED TO AESTHETICALLY COMPLEMENT
THE NEW BUILDING UNDER CONSTRUCTION.

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: *Theresa Miner*

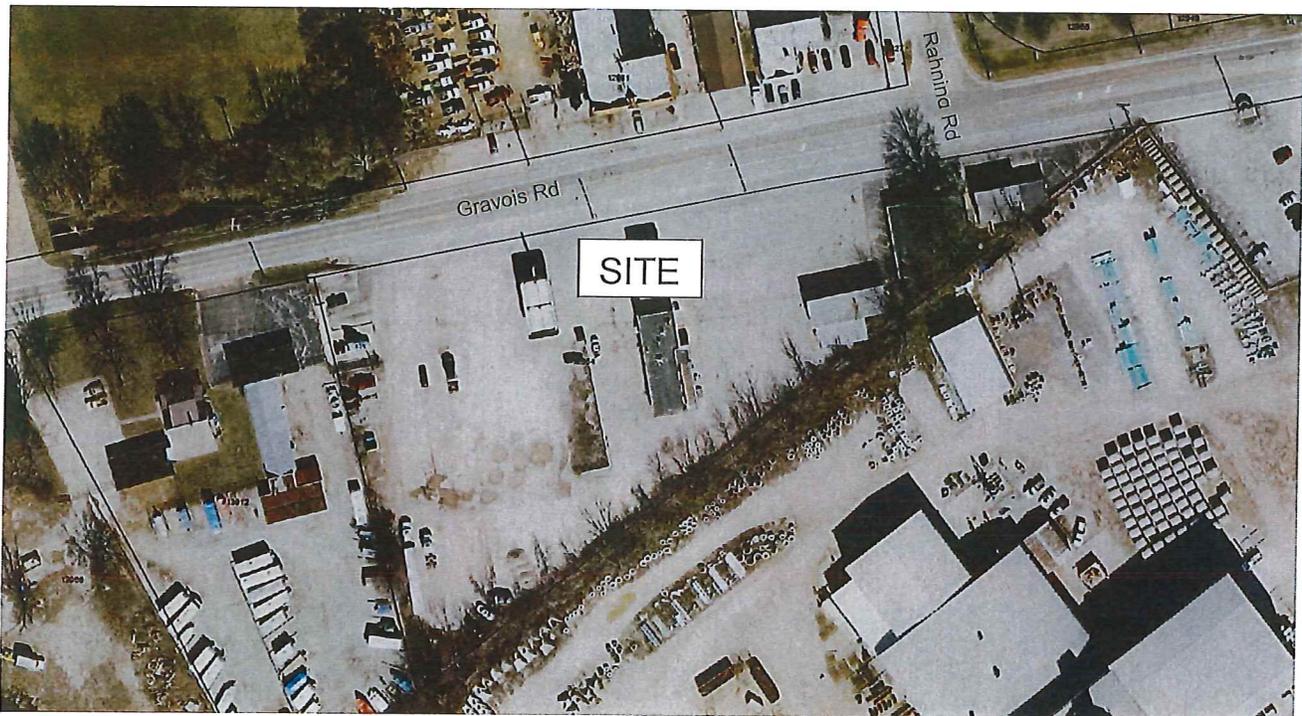
P-01-17

Title: Petition for an Amended Final Development Plan, submitted by Miner's Towing, for proposed changes to the approved Final Development Plan for the property at 12954 Gravois Road.

Owner: Miner's Towing Company
1633 South Old Highway 141
Fenton, Missouri 63026

Agent: Paula Hart, Hart Engineering, LLC
5717 Mango Drive
St Louis, Missouri 63129

Date: January 2017



*Map is for informational use only. Not a representation of the project.

Summary:

This petition is for an Amended Development Plan to make changes to the approved Final Development Plan at 12954 Gravois Road. The property is located on the south side of Gravois Road, at the southern terminus of Rahning Road. The property is currently zoned PD-LI, Planned Development-Light Industrial. The properties to the north are zoned PD-LI and C-1, Commercial. The properties to the east, south and west are zoned PD-LI. The property is affected by 100 year flood plain; therefore, all new, substantially damaged, and/or improved structures must meet all floodplain requirements.

Recent petitions:

P-07-15 Text Amendment to add "Rental of light or medium duty trucks and trailers." and "Towing and Temporary storage, not to include junkyards or impound lots" as Conditional Uses allowed in the C-1, Commercial District. The Commission recommended approval of the petition in February of 2015 and the Board of Aldermen approved the petition on April 28, 2015.

P-15-15 Preliminary Development Plan for the property including a towing company and rental of light and medium duty trucks and trailers. The Commission recommended approval of the petition in April of 2015 and the Board of Aldermen approved the petition on May 12, 2015.

P-36-15 Final Development Plan. The Commission recommended approval of the petition in November of 2015 and the Board of Aldermen approved the petition on December 8, 2015.

Staff analysis:

Ordinance 1997 was signed December 5, 2015, approving the Final Development Plan for the property at 12954 Gravois Road. That plan consists of the construction of a garage, transfer lot and office for the petitioners' towing company, along with storage and rental of light and medium duty trucks and trailers.

As the petitioners began the development process, it was decided that they would like to keep one of the original buildings, which was proposed to be demolished. All current requirements would be met by the structure if it remains on site.

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;

There would be no change in the use or architectural character of the development.

2. An increase in building or site coverage;

There *would* be a slight increase in building and site coverage.

3. An increase in the intensity of use (e.g., number of dwelling units);

There would not be an increase in the intensity of use.

4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;

There would be no changes in vehicular traffic.

5. A reduction in approved open space or required buffer areas; or

No open space or buffer was required in the original Final Development Plan.

6. A change in the record plat.

There *would* be a change in the record plat.

Given that two (2) of the six (6) criteria would be affected; an Amended Final Development Plan is required. Amended Final Development Plans require action by the Board of Aldermen and the Mayor. If approved, the plan must be recorded with St Louis County.



December 27, 2016

1633 S. OLD HWY. 141 - FENTON, MO 63026
PHONE: 636-349-1975

City of Sunset Hills
3939 S. Lindbergh
Sunset Hills, MO 63127

RE: Amended Development Plan
Application #P-01-17
12954-12960 Gravois Rd.

Gentlemen:

We have submitted the above-referenced application for an Amended Development Plan. Since the time that we received approval for our Final Development Plan we have reevaluated the potential of one of the original buildings on the property. The original plan included demolition of four buildings on the property. At this time three buildings have been demolished.

The demolition process required terminating utilities at all four buildings. When our plumber was in conversation with Missouri American Water regarding disconnection to the buildings it was pointed out that the main was located under Rahning Rd., and if we keep one of the buildings the water would not have to be shut off at the main, avoiding disruption of this very busy intersection.

The building which has used the address 12958 Gravois is in good condition and can be utilized by our business, and we would like it to remain on the property. It is our intent to refurbish the building both inside and out, with a final product that will complement the new building in both function and aesthetics. According to our engineer the building sits 8.74' from the property line.

In addition, the approved Final Development Plan includes a number of parking spaces dedicated for U-Haul equipment. Since the time that we received approval for our Final Development Plan we have discontinued our U-Haul business, however, we may reintroduce truck rentals in the future. For that purpose we have reduced the number of parking spaces dedicated to truck rental equipment.

Respectfully submitted,

Theresa Miner

NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON WEDNESDAY, JANUARY 4, 2017, THE PLANNING AND ZONING COMMISSION WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL AT 3939 SOUTH LINDBERGH BOULEVARD, SUNSET HILLS, MISSOURI. THE COMMISSION WILL CONSIDER AND DISCUSS A PETITION FOR AN AMENDED DEVELOPMENT PLAN, SUBMITTED BY MINER HOLDINGS LLC, TO ALLOW CHANGES TO THE APPROVED FINAL DEVELOPMENT PLAN FOR PPROPERTY LOCATED AT 12954 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 SOUTH LINDBERGH BOULEVARD IN THE PUBLIC WORKS DEPARTMENT OR BY CALLING 314-849-3400.

PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI

P-01-17



3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-02-17
DATE 12-14-16
FEE \$250 pd

AMENDED DEVELOPMENT PLAN

- 1. Applicant's Name Stock & Associates Consulting Engineers, Inc.
- 2. Mailing Address 2557 Chesterfield Business Pkwy., St. Louis, MO 63005 Phone (636) 530-9100
- 3. Agent's Name and Address George M. Stock
(If different than Applicant)
- 4. Property Owner's Name Edward C. Kreutz, Trustee etal (owner under contract)
Northpoint Development
- 5. Address of Property 10801 Sunset Office Drive 230 S. Bemiston Ave, Suite 500
Sunset Hills, MO 63127 Clayton, MO 63105
- 6. Area of Property 69, 807 square feet (+/- 1.603 acres)
- 7. Current Zoning Planned Development-Business Commercial (PD-BC) Proposed Zoning Planned Development-Business Commercial (PD-BC)
- 8. Remarks and Reasons Proposed three (3) story Beyond Self-Storage facility.

This site is in compliance for the Floor Area Ratio (F.A.R.) of 1.5% maximum, Site Coverage of 70% and proposed parking of 0.14 spaces/1,000 gross floor area.

- 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-02-17

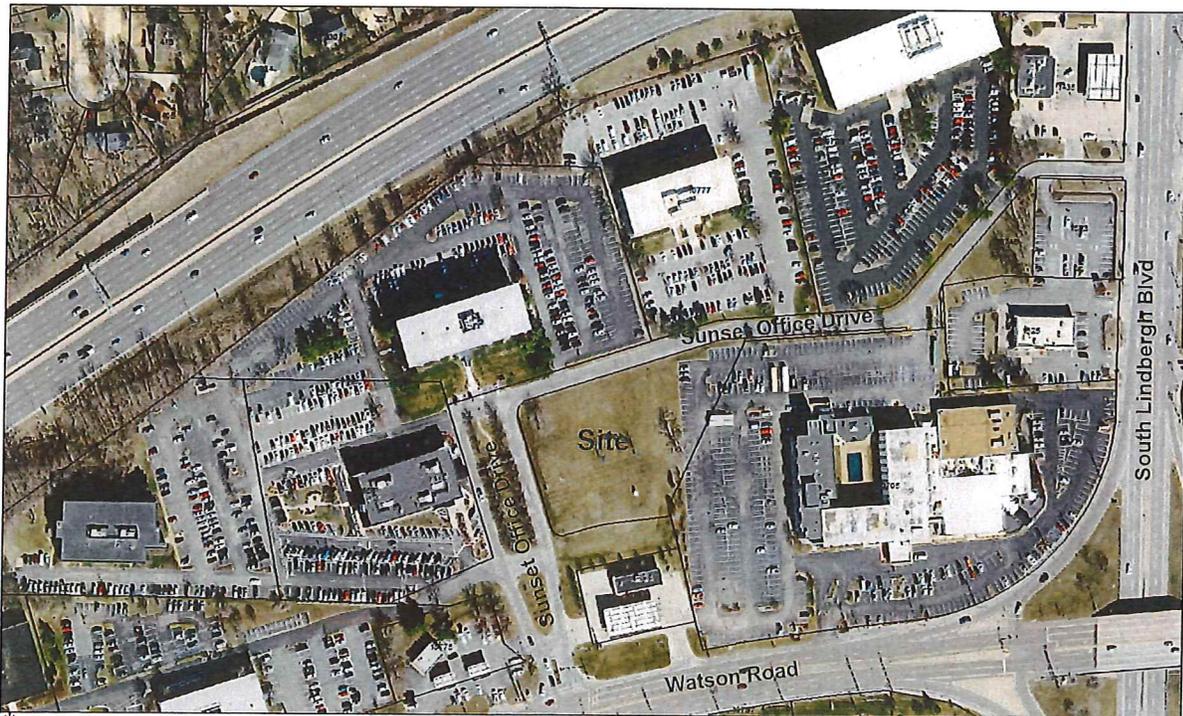
Title: Petition for an Amended Final Development Plan, submitted by Stock & Associates, for the construction of a self-storage facility.

Owner: Edward Kreutz, Trustee
2227 Derby Way
St Louis, Missouri 63131

Petitioner: JJ Jenkins, Northpoint Development
230 South Bemiston Avenue, Suite 500
St Louis, Missouri 63105

Agent: George Stock, Stock & Associates
2557 Chesterfield Business Parkway
St Louis, Missouri 63005

Date: January 2017



*Map is for informational use only. Not a representation of the project.

Summary:

This petition is for an Amended Development Plan to develop the property at 10801 Sunset Office Drive. The property is located on the east side of Sunset Office Drive, approximately 365 feet north of Watson Road. The property is currently zoned PD-BC, Planned Development-Business Commercial. The properties to the north, east and west are also zoned PD-BC. The property to the south is zoned C-1, Commercial.

History and Staff analysis:

This property was part of a rezoning and development plan that was approved for Sunset Office Park in 1970. Until now, it has remained undeveloped.

The petitioner is proposing to develop the property, with a self-storage facility. A portion of the hotel's parking lot occupies the northeast corner of this undeveloped property. Those spaces will remain and were not used in calculations for the proposed self-storage facility. Twenty (20) parking spaces would be required for the proposed development. Nine (9) of those spaces would be inside the facility, for customers to use while utilizing their self-storage units. The remaining spaces, including 1 ADA accessible space, would be outside of the proposed facility. All current parking requirements would be met by the proposed development.

There are three (3) utility easements on the property that would be affected by the development. The petitioner is currently working with the utility companies to vacate or relocate those easements.

The petitioner is requesting to pay the City of Sunset Hills an amount equal to the present cost of sidewalk construction, in lieu of installing sidewalks on the property, as required in Chapter 24, Article VI, Section 24.108.

The PD-BC Planned Development-Business Commercial District only has required setbacks in instances where the development is adjacent to residentially zoned

property. In all other situations, the setbacks are determined for each development plan. The petitioner is proposing setbacks of ten feet (10') from all property lines.

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;

The property is currently undeveloped. The proposed petition would be a change in use. The architectural character would be similar to other buildings in the office park.

2. An increase in building or site coverage;

There would be an increase in building and site coverage.

3. An increase in the intensity of use (e.g., number of dwelling units);

There would be an increase in the intensity of use.

4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;

There would be a slight increase in traffic generation. The property is currently undeveloped and new development would generate traffic.

5. A reduction in approved open space or required buffer areas; or

No open space or buffers were required on this lot in the original development plan.

6. A change in the record plat.

This development would be a change to 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.

Given that the property is currently undeveloped and several of the above criteria would be affected; an Amended Final Development Plan is required. Amended Final Development Plans require action by the Board of Aldermen and the Mayor. If approved, the plan must be recorded with St Louis County.

Conditions that should be considered for the motion on the petition are:

- 1) The utility easements affected by the proposed development must be vacated or relocated prior to issuance of any building permit.
- 2) If the Planning & Zoning Commission agrees that sidewalks are appropriate, an amount equal to the present cost of sidewalk construction (\$40 per square yard) must be paid to the City prior to issuance of any building permit.
- 3) Setback requirements of ten feet (10') are acceptable and must be met by all future construction on the property.

December 13, 2016

To: City of Sunset Hills

Re: Proposed Beyond Self Storage Development by NorthPoint Development, Business Description

NorthPoint Development is excited for the opportunity to be a long-term member of the Sunset Hills community with our proposed development of the property located at 10801 Sunset Office Drive, for our newest brand initiative, Beyond Self Storage.

NorthPoint Development has extensive experience in industrial, multifamily, senior living and self-storage product types. We have formal relationships across the U.S. with companies like GM and BNSF Railroad, and we've developed over 20,000,000 SF of industrial distribution and manufacturing space. We've built several thousand high-end, multifamily projects across the Kansas City region and our Stonecrest Senior Living communities span across several states in over a dozen locations.

The Beyond Self Storage brand was launched this year, and we are actively developing across multiple select markets. We began with a facility in Overland Park, Kansas, near NorthPoint's headquarters, and we now have two additional properties under construction in the St. Louis metro area. We have also broken ground on our first facility in the Minneapolis market in the past 30 days. We plan to develop at least 13 more Beyond Self Storage facilities over the next 18 months, and we are excited about the prospect of offering our self-storage services to the residents of Sunset Hills. Our 3-story, 100,000 - 120,000 square foot facilities feature drive-through loading, indoor climate controlled units, security monitoring, and market-leading customer service, and they are built at a quality second-to-none. We focus additional attention on the appearance of the building; creating a beautiful building is a top priority. For reference, included is a rendering of our prototype facility and examples of the features we offer.

Our proposed use generates minimal traffic, eliminating the burden on city streets and services that a development of this size would typically bring with it. The fact that our facilities have limited hours of operation, emit minimal light, and that loading/unloading occurs inside the facility in the drive through area, are additional factors that minimize any detrimental effect on adjoining properties and contribute to our effort to be good neighbors. Additionally, the limited parking demands of our use allow for site development without a need for extensive paved parking areas.

Our facilities are staffed by a manager during normal business hours of 9:00am to 6:00pm, Monday-Friday (9:00am to 5:00pm on Saturdays, and 11:00am to 4:00pm on Sundays). Our self-service kiosk is available in our front vestibule, for customer use until 10:00pm. Our facilities are highly monitored by security cameras throughout, and daily walking inspections of the facility by the manager ensure tenant adherence to lease terms.

NorthPoint's representatives, J.J. Jenkins (816-888-7053) and Ben Hagedorn (816-888-7050), are readily available to answer any questions you may have about the proposed development. Our firm has the technical construction knowledge and development experience to follow through on a Class A project that will be well received. We are enthusiastic about the opportunity to bring Beyond Self Storage to your community, and we look forward to working with you.



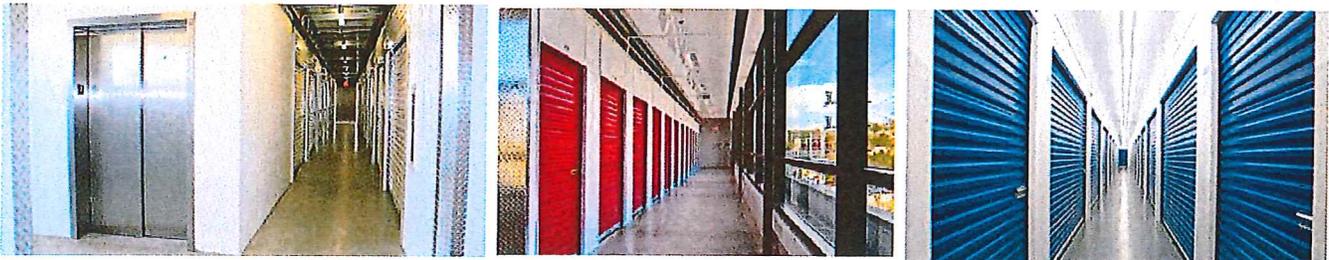
STATE OF THE ART FACILITIES

MISSION: To offer high-end self-storage facilities and services that go beyond the expectations of customers in the communities we serve.

MODERN Buildings



CLIMATE CONTROLLED Units



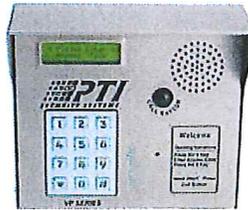
HIGH TECH Security Systems



Intercom Stations



Cameras w/DVR



Access Control



Motion Detected Lighting

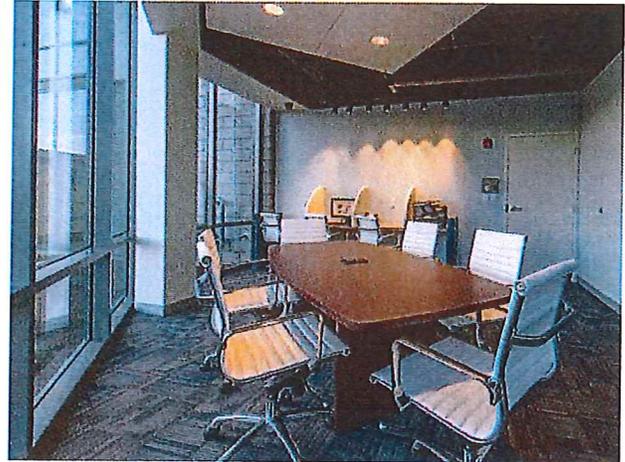


SELF-STORAGE EXPERTISE

Convenient **AMENITIES**



Covered Loading Areas



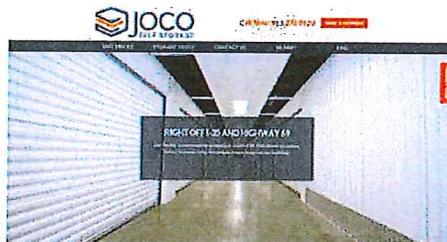
Business Center With Free Wi-Fi

MOVING Supplies and Services

AUTOMATION



Packing Supplies



Online Rentals, Reservations & Account Management



Self-Service Kiosk



Class A Facility

NOTICE

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PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI

P-02-17



RECEIVED
DEC 13 2016
CITY OF SUNSET HILLS

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-03-17
DATE 12-14-16
FEE: \$200 pd

SUBDIVISION IMPROVEMENT PLANS

- 1. Applicant's Name FRIENDSHIP VILLAGE OF SOUTH COUNTY
- 2. Mailing Address 12503 VILLAGE CIRCLE DRIVE Phone 314-842-6840
- 3. Agent's Name and Address Civil Engineering Design Consultants, Inc.
(If different than Applicant)
- 4. Property Owner's Name FRIENDSHIP VILLAGE OF SOUTH COUNTY
- 5. Address of Property 12503 VILLAGE CIRCLE DRIVE, ST LOUIS, MO 63127
- 6. Area of Property 52.41 ACRES
- 7. Existing Zoning PD-MDX Proposed Zoning N/A
(If Applicable)
- 8. Name of Subdivision FRIENDSHIP VILLAGE OF SOUTH COUNTY
- 9. Number of Parcels Proposed n/a
- 10. Remarks and Reasons 9 new cottages
- 11. Legal Description (to be attached) see drawings
- 12. Scale Drawings of Property and proposed Subdivision Plat (to be attached)
- 13. Fee: \$100 for tract less than three acres. \$200 for tract of three or more acres

I hereby state that I have read all applicable sections of the Zoning and Subdivision 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: 

Summary:

This petition is for improvement plans for property located in Friendship Village. The property is located on the north and south sides of Knighton Trail, approximately 460 feet south and west of Pointe Drive. The property is zoned PD-MXD, Planned Development-Mixed Use. The properties to the north and northwest are also part of Friendship Village and zoned PD-MXD. The properties to the south, east and southwest are zoned NU, Non urban, 3 acres minimum lot size and R-1, Single family residential, 1 acre minimum lot size.

History & staff analysis:

Friendship Village of South County first came before the Planning and Zoning Commission in September 2011 for approval of the Concept Plan for the five (5) phase master plan for the entire 52 acre site, which is expected to take up to fifteen (15) years to complete.

Plans for the second phase of the development, also known as Phase 1B, included the construction of seventeen (17) attached cottages to be constructed along a loop road (Knighton Trail), removal of twelve (12) existing villas and the construction of the complex that will house Independent Living Building "A", Independent Living Building "B" and the Clubhouse "C". Multiple existing covered and surface parking areas will also be constructed.

This petition is for the construction of the final nine (9) of seventeen (17) cottages on Knighton Trail. The roadway was approved as part of the Final Development Plan in August of 2012 (P-20-12) and was constructed when improvement plans were submitted and approved in November of 2013 (P-28-13).

Improvement Plans require approval by the Planning and Zoning Commission. They are not presented to the Board of Aldermen, unless a variance is required, which is not the case in this situation.