AGENDA

PLANNING AND ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

WEDNESDAY, JUNE 1, 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 June 1, 2016 at 7:00 p.m. The Commission will consider the following:

Pledge of Allegiance

Approval of the minutes of the May 4, 2016 meeting.

NEW BUSINESS:

P-24-15 Extension of approval of Preliminary Subdivision Plat, submitted by Tim Baker of Cole and Associates, for property at 12551 West Watson Road (aka Cozy Cove Subdivision).

P-16-16 Petition for a Lot Consolidation, submitted by Mike Whalen of Whalen Custom Homes, to combine twelve (12) lots (lots 8-13 and 32-37 of Meacham Park) for the construction of a new residence at 424 Handy Street, 415 & 424 Spears Street.

P-17-16 Petition for a Final Development Plan, submitted by Don Jacobsmeyer, to redevelop the site at 10300 Watson Road (aka Color Art Building).

P-18-16 Petition for an Amended Development Plan, submitted by Sunbelt Rentals, for the installation of above ground fuel tanks at 13084 Gravois Road.

ANY OTHER MATTERS DEEMED APPROPRIATE:

P-20-14 Final review - City of Sunset Hills 2016 Comprehensive Plan
Resolution Number 384

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

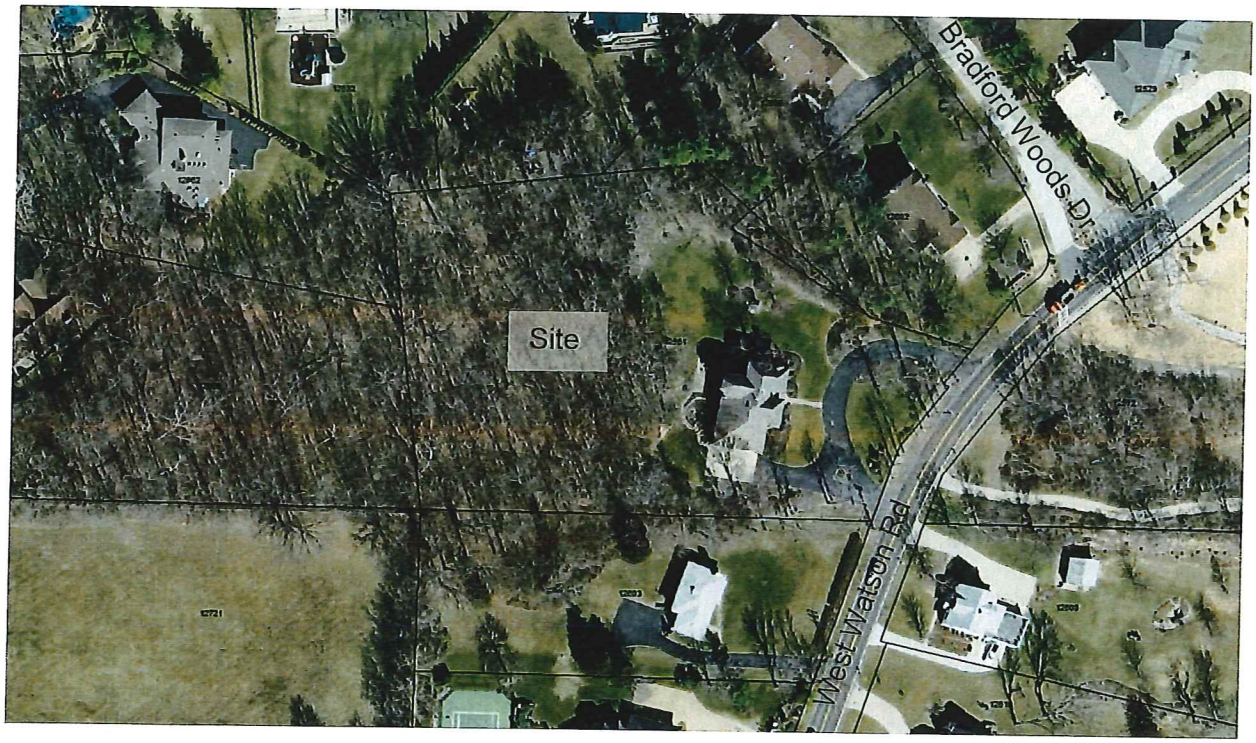
P-24-15

Title: ***Extension*** of the expiration of a preliminary subdivision plat, submitted by Tim Baker, with Cole and Associates, to subdivide the property at 12551 West Watson Road.

Owners: Jeff & Julie Simpher
12551 West Watson Road
St Louis, Missouri 63127

Petitioner: Tim Baker, Cole & Associates
1520 South Fifth Street
St Charles, Missouri 63303

Date: June 2016



Summary:

This preliminary subdivision plat for property at 12551 West Watson Road was approved on June 3, 2015. The property is located on the west side of West Watson Road, approximately 200 feet southwest of Bradford Woods Drive. The property consists of 2.21 acres and is zoned R-1, Single Family Residential, and 1-acre minimum lot size. All surrounding properties are also zoned R-1.

Appendix A, Subdivision Regulations, Section 3.2 Preliminary Plat (c) states:

(4) The approval by the commission of the preliminary plat shall be valid for a period of one (1) year from the date of approval or such longer period as the commission may determine to be advisable if after review by the commission such longer period is necessary to facilitate adequate and coordinated provisions for transportation, water, sewerage, schools, parks, playgrounds or other public requirements. If no record plat of a subdivision or any part of the tract for which a preliminary plat has been approved is recorded within said one (1) year period, or such longer period as the commission shall permit, a resubmission and review thereof by the commission shall be required.

The applicant has requested that an extension be granted for this Preliminary Plat, while the property owners attempt to resolve issues related to the project. This Preliminary Plat will expire on June 3, 2016, unless the Commission determines that an extension can be granted.

Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-16-16
DATE 5-10-16
FEE 100-

LOT CONSOLIDATION

1. Applicant's Name Whalen Custom Homes Inc.
2. Mailing Address 338. S. Kirkwood Rd Phone 314-575-7645
3. Agent's Name and Address Kirkwood MO 63122
(If different than Applicant)
4. Property Owner's Name Whalen Custom Homes, Inc. (Owner Under Contract)
5. Address of Property 421 Spears, 424 Spears, 424 Handy
6. Area of Property 25,000 square Feet
7. Existing Zoning R-6 Proposed Zoning R-6
(If Applicable)
8. Name of Subdivision Meacham Park
9. Number of Parcels Proposed 1
10. Remarks and Reasons Consolidate Parcels to Create one lot for single family construction
11. Legal Description (to be attached)
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: President
Whalen Custom Homes, Inc.

May 08

P-16-16

Title: Lot Consolidation to combine 12 lots at 421 Spears Street.

Petitioner: Mike Whalen, Whalen Custom Homes
338 South Kirkwood Road
Kirkwood, Missouri 63122

Owner: Geraldine & Kenneth Thompson
333 Tuxedo Street
St Louis, Missouri 63119

Date: June 2016

Lot consolidation limits shown in green

City limits shown in red

Summary:

This petition is for a lot consolidation of properties at 415 and 421 Spears Street and 424 Handy Street. These 12 lots were originally part of Meacham Park Subdivision. The properties are located between Spears Street and Handy Street, approximately 350 feet west of Tolstoi. These properties, along with all of the surrounding properties, are zoned R-6, Single Family Residential, 5,000 square foot minimum lot size.

Staff analysis:

The total area of these consolidated lots is 30,000 square feet. The petitioner has the properties under contract and proposes to consolidate the lots and construct one (1) single family residence. At this time, there is not a proposal to change the zoning. The R-6 zoning district has the following setback requirements: 20 feet from the front property line, 3 feet from the side property lines and 15 feet from the rear property line. The proposed residence would be required to meet those setbacks.

A lot consolidation follows the same procedures as a record plat. This petition has met all of the requirements of Appendix A, Subdivision Regulations, Section 3.6 Record Plat. No new improvements or common ground are proposed. If approved by the Board of Aldermen, the lot consolidation must be filed with St. Louis County Recorder of Deeds Office within 60 days.

Sunset Hills

RECEIVED
MAY 11 2016
CITY OF SUNSET HILLS

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-17-16
DATE 5-11-16
FEE

FINAL DEVELOPMENT PLAN

1. Applicant's Name David J. Marlo
2. Mailing Address 9300 Watson Phone 314-249-7900
3. Agent's Name and Address Donald Jacobs Mayer
(If different than Applicant)
4. Property Owner's Name David J. Marlo
5. Address of Property 10300 Watson Rd St. Louis, MO 63126
6. Area of Property Sunset Hills
7. Existing Zoning PD-LC (B) Proposed Zoning
8. Proposed Use Self storage facility
9. Remarks and Reasons
10. Legal Description (to be attached)
11. Scale Drawings of Property and Proposed Development Plans (to be attached)
12. Fee: $250 for 10 acres or less. More than 10 acres $250 plus $25 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: David J. Marlo

May 08

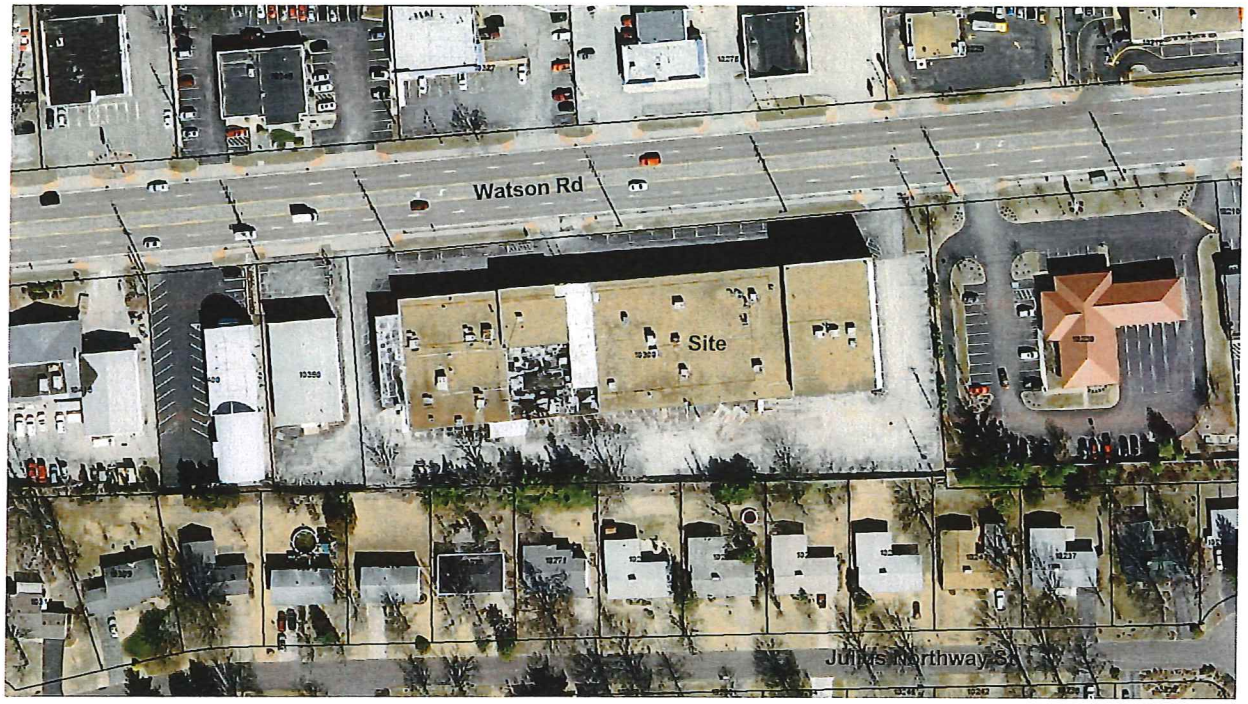
P-17-16

Title: Final Development Plan for redevelopment of the site at 10300 Watson Road. This is a resubmittal of P-08-16, which was denied by the Board of Aldermen.

Petitioner: Don Jacobsmeyer
11420 Gravois Road
St Louis, Missouri 63126

Owner: 10300 Watson Rd LLC
11420 Gravois Road, Suite 200
Saint Louis, Missouri 63126

Date: June 2016



Summary:

This application is for a Final Development Plan to redevelop property located at 10300 Watson Road. The property is located on the south side of Watson Road, approximately 0.27 mile east of South Lindbergh Boulevard and is also known as the Color Art building. The property is currently zoned PD-LC(B) Planned Development - Limited Commercial, 1-3 acre lot size. The properties to the north (across Watson Road) east and west are zoned C-1. The properties to the south are zoned R-4, Single Family Residential 10,000 square foot minimum lot size.

Recent applications:

P-08-16 was a petition for a final development plan. The Planning & Zoning Commission recommended approval of the petition on March 2, 2016. The Board of Aldermen denied the petition on April 28, 2016. This is a resubmittal of that Final Development Plan, to redevelop the property at 10300 Watson Road.

P-21-15 was a petition to rezone the property from C-1 Commercial District to PD-LC(B) Planned Development - Limited Commercial, 1-3 acre lot size. It was approved in September 2015.

P-22-15 was a petition for Text Amendment to add "Indoor storage facilities" as a conditional use in the C-1 Commercial District. It was approved in September 2015.

P-23-15 was a petition for Preliminary Development Plan for the property. It was also approved in September 2015 with the following conditions:

1. Petitioner shall post a resident caretaker/watchman on the premises 24 hours per day, 7 days per week.
2. Petitioner shall demonstrate approval from MoDOT for landscaping buffer in the right of way of Watson Road.
3. There shall be no retail sales from the storage stalls.

A-11-15 was a petition to vary the side setback requirement, buffer width and site coverage allowed. The Board of Adjustment approved that petition in July 2015.

Staff analysis:

The petitioner is proposing to redevelop this property, using the existing structure and parking lot. The structure will be used for indoor storage, office space and caretaker's residence.

There has been one change made to the plan subsequent to the approval of the Preliminary Development Plan. All vehicular access to the structure will now be on the front of the building.

The petitioner is proposing to use MoDOT right of way to meet the buffer requirement along Watson Road. The applicant has provided written agreement from MoDOT, allowing the petitioner to use the right of way for landscaping purposes.

This Final Development Plan is the last step in the process for redevelopment of this property. The Final Development Plan process requires action by the Board of Aldermen and the Mayor. If approved, the Final Development Plan must be recorded with St Louis County.

NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON WEDNESDAY, JUNE 1, 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 A FINAL DEVELOPMENT PLAN, SUBMITTED BY DON JACOBSMEYER, TO REDEVELOP THE SITE AT 10300 WATSON ROAD (AKA COLOR ART BUILDING). 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

P-17-16

Sunset Hills

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-18-16
DATE 5-11-16
FEE 250-

AMENDED DEVELOPMENT PLAN

1. Applicant's Name SUNBELT RENTALS, INC.
2. Mailing Address 2341 DEERFIELD DR., FT MILL SC 29715 Phone (803) 578-5922
3. Agent's Name and Address _____
(If different than Applicant)
4. Property Owner's Name WINTER BROTHERS MATERAL COMPANY
5. Address of Property 13084 GRAVOIS ROAD, ST LOUIS MO 63127
6. Area of Property 2.29 ACRES
7. Current Zoning PD-LI Proposed Zoning _____
8. Remarks and Reasons SUNBELT RENTALS IS PROPOSING A ABOVE GROUND FUEL STORAGE/DESPENSING FACILITY IN THE REAR STORAGE YARD OF THE FACILITY.

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. 6.25 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: [signature]

May 08

P-18-16

Title: Amended Development Plan for the installation of two (2) above ground fuel tanks at 13084 Gravois Road.

Petitioner: Sunbelt Rentals Inc
2341 Deerfield Road
Ft Mills, South Carolina 29715

Owner: Winter Brothers Material Company
13098 Gravois Road
Sunset Hills, Missouri 63127

Agent: Kent Nurnberger, Grimes Consulting

Date: June 2016

Summary:

This application is for an Amended Development Plan for property at 13084 Gravois Road. The property is located on the southwest corner of Gravois Road and Winter Industrial Drive. The property is currently zoned PD-LI, Planned Development-Light Industrial. The property to the north (across Gravois Road) is zoned R-1, Single Family Residential, 1 acre minimum lot size. The property to the east (across Winter Industrial Drive) is zoned PD-LI. The properties to the south and west are zoned NU, Non-Urban, 3 acres minimum lot size.

Staff analysis:

The last petition for this property was in 2014, when the petitioner received approval of an Amended Development Plan to construct a 1200 square foot addition to the existing building.

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.

The applicant is currently occupying the structure. The proposed addition, per Appendix B Zoning Regulations, Section 4.10-25 Changes and amendments to final development plan necessitate the need for this application and the application of all current code requirements.

The petitioner is proposing to install two (2) above ground fuel tanks to the property, behind the existing building. The tanks would be installed on an existing concrete pad. The location of the dumpster enclosure has also changed slightly, from the original proposed location.

This property is affected by 100 year flood plain. However, the building and this concrete pad are above the base flood elevation. All current code requirements would be met by this proposal.

NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON WEDNESDAY, JUNE 1, 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 AMENDED DEVELOPMENT PLAN, SUBMITTED BY SUNBELT RENTALS FOR THE INSTALLATION OF 2 ABOVE GROUND FUEL TANKS AT 13084 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

P-18-16

RESOLUTION NO. 384

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION ADOPTING THE CITY OF SUNSET HILLS 2016 COMPREHENSIVE PLAN.

WHEREAS, in 2014, the City of Sunset Hills appointed the Comprehensive Plan Committee made up of members representing different age, geographic, gender, ethnic, political and related elements of Sunset Hills and its population; and

WHEREAS, the Planning and Zoning Commission ("Commission") and Houseal Lavigine Associates, an independent planning consultant conducted numerous public engagement sessions to obtain public input; and

WHEREAS, the Commission conducted a public hearing pursuant to RSMo. Sec. 89.360 on March 16, 2016; and

WHEREAS, the Commission held a meeting to consider adoption of the Comprehensive Plan pursuant to RSMo. Sec. 89.340 on May 4, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1. The Commission does hereby authorize and approve the 2016 Comprehensive Plan.

Section 2. This Resolution shall be in full force and effect upon and after adoption.

ADOPTED by the Planning and Zoning Commission this 4 day of May, 2016.

_____
Patricia Otto, Chairman

ATTEST:

_____
Secretary