

P-10-19

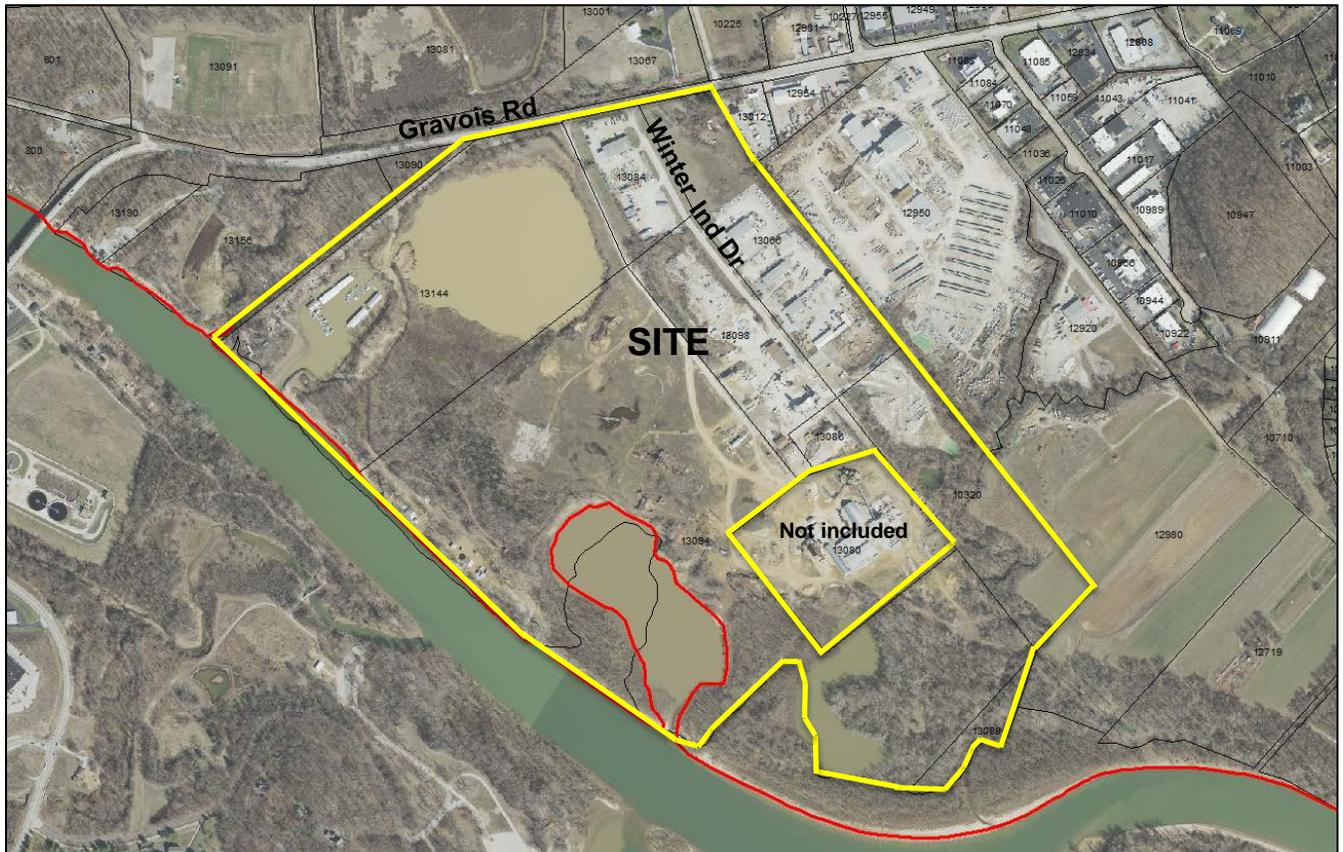
Title: Petition for a Concept Plan, submitted by Ryan Winter, to discuss development of the properties at 10320 Winter Industrial Drive, 13066, 13084, 13086, 13088, 13094, 13098 and 13144 Gravois Road.

Owner: Winter Brothers Material Company
13098 Gravois Road
St Louis, Missouri 63127

Petitioner: Ryan Winter
13098 Gravois Road
St Louis, Missouri 63127

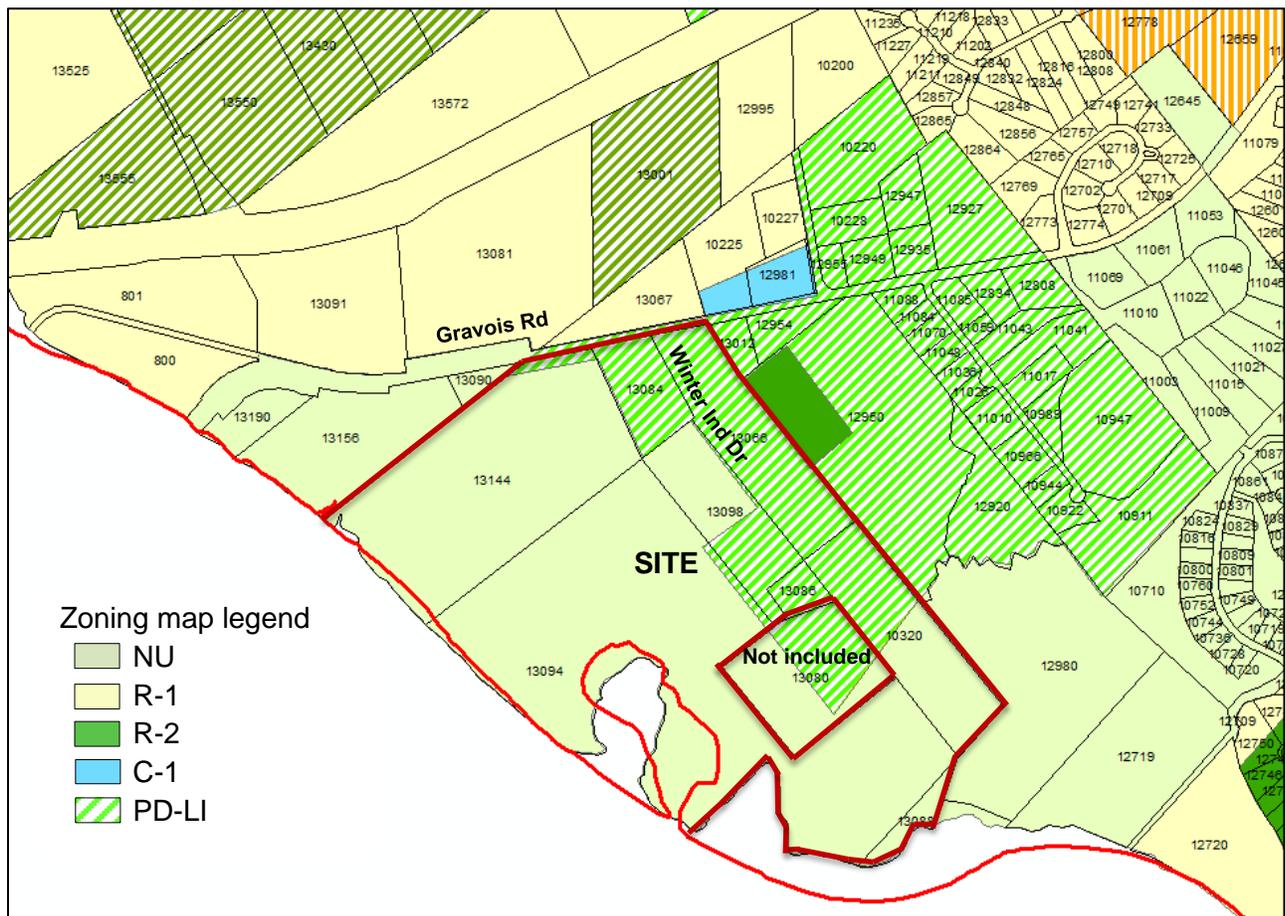
Agent: Marty Henson, Henson Consulting
2317 Ossenfort Road
Glencoe, Missouri 63038

Date: May 2019



Summary:

This Petition is for a Concept Plan, submitted by Ryan Winter, to discuss the potential development of an industrial park on several properties on Gravois Road. The property is located on the east and west side of Winter Industrial Drive, at the intersection with Gravois Road. The properties are currently zoned PD-LI Planned Development-Light Industrial and NU Non-Urban. The properties to the north (across Gravois Road) are zoned R-1 Single Family Residential-1 acre minimum lot size and C-1 Commercial. The properties to the east are zoned PD-LI and R-2 Single Family Residential-20,000 square foot minimum lot size. The properties to the south are zoned PD-LI and NU and the properties to the west are zoned NU.



The petitioner is proposing to develop an industrial park, consisting of 11 lots. There are several existing buildings and businesses on the properties, which as a result of the subdivision, would be on individual lots. The remaining lots would continue to be vacant at this time.

In order to proceed with the concept plan, the petitioner would file the following petitions:

1. A change of zoning for the areas that are currently zoned NU;
2. A preliminary development plan;
3. A final development plan.

Any new construction or changes to the final development plan would require an amended development plan. That plan would be heard by the Planning & Zoning Commission and be approved, denied or approved with conditions by the Board of Aldermen.

Concept Plans are discussed in Appendix B Zoning Regulations, Section 4.10-18. The procedure is designed for the prospective applicant to provide general information on a proposed development. It is an informal procedure intended to benefit the prospective applicant, by allowing for an exchange of ideas and information.

Within thirty (30) days of the meeting held to review the concept plan, the Planning & Zoning Commission shall determine if the concept plan does or does not meet the intent of the PD regulations. Any action by the Planning & Zoning Commission on the concept plan does not constitute approval or endorsement of a proposed development.

The petitioner is seeking feedback on this Concept Plan prior to proceeding with plans to petition for a change of zoning and development plans.