



SITE DEVELOPMENT PLAN REVIEW STAFF REPORT

PETITION NAME: CASE #21-06 - Site Plan review for Property at 241 Hanley Industrial Court

REQUESTED ACTION: Review and Recommendation Regarding Site Development Plan for Construction of a Professional Office Building at 241 Hanley Industrial Court

MEETING DATE: June 30, 2021

PETITIONER: Grimes Consulting

LOCATION OF SITE: 241 Hanley Industrial Court

LOCATOR NUMBER: 21K640809

SIZE OF TRACT: 1.02 Acres (44,431 SF)

ZONING DISTRICT: LID Light Industrial District

PROPERTY OWNER: LFS Holdings LLC
389 Dietrich Rd; Ballwin, MO 63021

PRIOR ACTIONS

The staff report of June 9, 2021 (copy attached) provided to the Commission at the meeting of June 9, 2021 outlines the areas in which the proposed development complies with the Zoning Code and the Comprehensive Plan. As noted in this report, this project generally complies with or exceeds the zoning requirements for the LID District in terms of permitted uses, site coverage, setbacks, yard areas, parking, circulation, etc. and is in keeping with the guiding principles for the area in the Comprehensive Plan. As noted in the prior staff report, there were several questions related to the landscaping plan, lighting plan, drainage plan, and trash service. The site plan was forwarded to Planning Design Studio (PDS) for review. Their review was completed and supported by their review letter (copy attached) which included certain recommended alterations to the site and landscaping plan.

It should also be noted that (according to the latest St. Louis County Assessor records) the property ownership as shown on the site plan submission drawing has changed since the original site plan submission documents. The original property owner was ACE Holdings, LP as shown on the site plan drawings of 03/01/2021. This information is still shown on the most recent site plan drawing that was submitted for Committee

review. However, the staff report of June 9, 2021 that sent this forward to the Site Plan Sub-Committee for this meeting shows the property owner name that is presently in County records (LFS Holdings LLC) as the property owner. We suggest that the final site plan document be revised to reflect the correct property owner information.

REVISED SUBMISSION

In response to the prior suggestions from staff and PDS, the petitioner has submitted revised site, landscaping, and building plans along with a written response to the PDS suggested changes and questions from their initial review. These materials have been provided to the Committee and staff. Andrew Franke of PDS has provided a written review of the revised site plan, which has been provided to the Committee.

While the revised plan addresses many of the issues resulting from the first PDS review, there are several matters that remain to be addressed. The second PDS review has been provided with this report. Several of the issues remaining were also noted by PGAV. Resolution of these items should be conditioned in forwarding this project back to the Commission for final review and approval. These include:

- The location of any dumpster and how trash is to be handled was not addressed. It is our understanding that the type of business located in the proposed building will not generate significant levels of trash requiring a dumpster and most likely will be handled by rolling carts. However, the location where trash is to be collected and how it is going to be picked up should be addressed.
- The handling of the drainage from the bioretention area is unclear and thus should be addressed. The concern is the ability for water to flow onto adjacent property.
- Unrelated to this project but noted in the field and on recent aerial photography is the location of unscreened dumpsters that appear to be located on the property. It is assumed that these will be relocated as a result of this project. They are currently not screened in accord with City code and thus should be brought into compliance.

RECOMMENDATION

Acting as interim staff, PGAV recommends a conditioned approval of this project for final action by the Planning and Zoning Commission subject to addressing the items noted by PGAV and PDS as part of a further revision of the site plan and/or resolution during the development of construction plans and the permitting process.

Respectfully submitted,



John W. Brancaglione
Senior Director, PGAV PLANNERS LLC