



STAFF REPORT

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

REQUESTED ACTION: Approval of Site Development Plan for Construction of a Professional Office Building at 241 Hanley Industrial Court

MEETING DATE: July 14, 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

At its meeting on June 30, 2021, the Site Plan Review committee received a presentation from Andy Franke regarding the PDS review of the site plan for the subject project. Various corrections had been made resulting from his review letters and comments of both 06/08 and 06/28. These documents are available to the Commission on the BoardDocs site. PGAV noted certain other items to be addressed such as corrected naming of the property owner on the plan documents and property dating of the drawing documents to ensure that the current versions could be easily noted. As a result of that meeting, the Committee suggested that if all the comments were addressed in a subsequent plan revision, the site plan could be sent back to the Planning and Zoning Commission for approval.

On July 10, PDS submitted another letter that addresses several items noted at the June 30 meeting. These most recent comments are noted below.

General Site Plan Items:

1. The 4" pipe that is connecting to a grated inlet located on the adjacent property to the north of the project site will be grouted solid and will not discharge onto the site.

Other Related Items:

1. While not a condition of approval for this project, screening of the relocated dumpsters should be brought into compliance with current City ordinances and codes. This issue has been addressed by the petitioner and is reflected in the updated plans.

2. The resubmitted lighting plan has eliminated.
3. The location of ground mounted Air Conditioning/HVAC units is shown to the rear of the property. Plans indicate it will be screened to match the building and requirement of the City's zoning code.
4. Per the petitioner's plans, the water line equipment will be flush with the ground and nothing will be visible above the ground.
5. The plans now indicate stormwater will discharge to an existing ditch at the southwest corner of the property. MSD will provide final approval of stormwater system.

Supplemental Items based on June 30, 2021, Site Plan Subcommittee Meeting:

1. Site Lighting: The petitioner has provided an updated light fixture and lighting diagram which has eliminated all but a very negligible amount of minor light spill onto the adjacent property to the south to an acceptable amount as state above. Proposed poles are 20 feet tall. The City requires any poles over 16 feet in height be approved by the Planning and Zoning Commission.
2. PDS requested that the light fixtures be provided in the 3000 to 3500 K temperature range for a warmer appearance. While not indicated on the revised plans, petitioner has stated this change is acceptable and can be accommodated during the construction document phase of the project. This could be added as a condition of approval.
3. No additional action was required at this time regarding the small portion of the southwest corner of the building that will be within the 500 year flood plain. A flood plain development permit from the City of Brentwood will be required as noted previously.

As this latest PDS review letter indicates, the items previously noted and discussed at the Committee meeting have been addressed in the latest plan. The supplemental items should be addressed at the Commission meeting with added conditions that they be incorporated into the approval.

RECOMMENDATION

Acting as interim staff, PGAV recommends a conditioned approval of this project by the Planning and Zoning Commission subject to addressing the supplemental items noted by PDS as a condition approval during the development of construction plans and the permitting process.

Respectfully submitted,



John W. Brancaglione
Senior Director, PGAV PLANNERS LLC