

## **SUBDIVISION PETITION REVIEW REPORT**

**Petition Number:** SUB 15-01

**Petitioner:** Steve Nolan  
Nolan Real Estate Interests LLC  
4541 Belair Dr. south  
Suite 100  
Fort worth, TX 76109  
817-735-9996

**Agent:** None

**Project Name:** EZ Storage / Dunkin Donuts

**Requested Action:** Subdivision Plat Approval

**Submittal Date:** 12/19/14

**Review Date:** 3/9/15

**Code Section:** Chapter 25, Article II & III

**Location:** 14918 Manchester Rd.

**Existing Land Use/Zoning:** C-1, Commercial Retail

**Surrounding Land Use/Zoning:** North - Commercial / C-1  
South - Commercial / C-1  
East - Commercial / C-1  
West - Commercial / C-1

**Plan Designation:** Retail Commercial

### **Project Description:**

*This subdivision petition is being submitted in conjunction with accompanying petitions for a zoning text change to permit a new use and a MRD overlay zoning with associated site development plans approval. Because of the overlap in review issues such as storm water, parking, egress/ingress I will not redundantly review these issues again in this petition. They have been reviewed in the zoning petition review reports. Since a subdivision petition deals primarily with the creation of new lots, I will address issues that are new and exclusively related to this*

*petition.*

Nolan Real Estate Interests LLC is requesting the approval of a commercial subdivision plat for this approximately 1.49 acre site located at the southwest quadrant of the Manchester Rd. and Ballpark Dr. intersection. This site is composed of a single parcel that will be divided according to the proposed final development plan of a self-storage business and a restaurant business.

This 1.49 acre site is completely surrounded by C-1 Commercial zoning which is primarily developed in commercial uses. The Preiss Cleaners building and the rear portion of the CAP Carpet commercial property adjoin the site to the west. Adjoining the site to the east is Olde Towne Plaza across Ballpark Drive. The properties across Manchester Rd. to the north are all commercial. The site also adjoins the Ballwin Athletic Association property along the south side.

This is a corner location at the southwest quadrant of the Manchester Rd. / Ballpark Dr. intersection. This site has approximately 358 feet of frontage on Ballpark Dr., 210 feet of frontage along the Ballwin Athletic Association property and 222 feet of frontage with the CAP Carpet Plaza property. The site is "L" shaped around the Preiss Cleaner property with 104' of adjacency along the rear of the cleaner's site and abuts for 176 feet along the east side of the cleaner's property. The petitioned site also has approximately 93' of frontage on the south side of the Manchester Rd. frontage.

The site drains southwardly toward the BAA site. The highest point is along the Manchester Rd. right-of-way at the intersection with an elevation of about 626 feet. The lowest point of the site with an elevation of 600 feet is at the southwest corner of the property. This yields a total elevation change of 26 feet across the site.

The existing buildings have a combined footprint of approximately 25,000 square feet. They will be removed and will not be utilized for any part of the envisioned development, nor will any portion of the existing parking lot.

Stormwater discharge from the site flows toward the BAA site and enters the BAA private stormwater system and the Ballpark Dr. stormwater system. Both systems ultimately discharge into Fishpot Creek to the south, and Fishpot Creek ultimately flows into the Meramec River near Valley Park.

### **Zoning Ordinance Provisions / C-1 and MRD Districts:**

All issue associated with the limitations of the C-1 district and the proposed MRD overlay district have been thoroughly discussed in the accompanying Z 15-02 and Z 15-03 petitions. I will not repeat those discussions in this report.

### **Subdivision Ordinance Requirements**

1. Streetlights: no public roadways except Manchester Rd. and Ballpark Dr. are involved in this development. Both roadways are served by street lights or they are not permitted. MoDOT will not allow the installation of streetlights along Manchester Rd. unless it is done via a

comprehensive plan for the entire roadway. No Streetlights are appropriate for this subdivision.

2. Sidewalks: sidewalks are in place along the Manchester Rd. and the Ballpark Dr. frontages in accordance with the requirements of the subdivision ordinance. These improvements are shown on the site development plan.

3. The locations of adjacent sanitary and storm sewer lines, water mains, culverts and other underground structures appear to be shown on the submitted plans.

4. Storm water control: This issue is discussed in greater detail in the accompanying MRD petition review report.

5. This site is less than 1 acre so a Missouri Department of Natural Resources land disturbance permit will be required. This is not a serious issue for Board and Commission review at this time, but it will be required prior to the issuance of any grading or construction permits.

6. Section 25-126 of the subdivision ordinance stipulates that natural features such as trees, hilltops, brooks, views, artificial and natural lakes and ponds and wooded areas are to be preserved. This is a fully developed site. There are no such features to preserve.

7. All other requirements of the subdivision ordinance appear to have been met by this development plan.

#### **Planning and Engineering Concerns:**

1. A grading permit is required prior to any grading, mining, filling or clearing work. In order to obtain a grading permit a detailed grading plan must be provided. The plan must show all siltation control measures and all quantities of material removed, relocated or brought onto the site. The origin/destination of any material transported to or from the site must be identified. The means of transportation, routes followed and size of the anticipated loads must also be provided. Documentation of permission from other jurisdictions may be required if size and/or quantity of materials being transported are judged to present a damage potential to roadways or a nuisance or hazard to the traveling public.

3. Private and public roadways must be maintained in a clean, safe and passable condition at all times during construction and development. Failure of the developer to do so may lead to the establishment of a stop work situation until the problem is completely and permanently corrected. Escrow funds may be used to effectuate any needed cleanup and/or a lien may be placed upon the property to secure repayment of cleanup costs incurred by Ballwin. Additionally, if such problems are recurrent, a manned wash-down location may be required. Any stop work orders will remain in effect until developer demonstrates that the wash down is in place and operational on a permanent basis.

---

Thomas H. Aiken, AICP  
Assistant City Administrator/City Planner