

SITE DEVELOPMENT PLAN PETITION REVIEW REPORT

Petition Number: SUE 20-08

Petitioner: Bill Dowling
5 Bridle Lane
Frontenac, MO 63131

Agent: Patrick T. Bennett, PE
3000 Little Hills Expy
St. Charles, MO 63301

Project Name: Tommy's Express Car Wash
Site Plan Review

Requested Action: Special Use Exception for:
New Construction
Front Yard Parking
Car Wash Use

Public Hearing Date: November 2, 2020

Code Section: Art. XIV, Sec. 1 (4);
Art. XIV, Sec. 1 (14).

Location: 14918 Manchester Rd

Existing Land Use/Zoning: Commercial/ C-1

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

Plan Designation: Commercial/Service/Car Wash

Project Description:

Mr. Bill Dowling of Dowling Enterprises LLC is requesting approval for a new site development plan for the construction of a carwash and front yard parking facility at 14918 Manchester Rd.

Zoning Ordinance Requirements Appendix A, Article IX (Commercial/ C-1 District):

- Article IX, Section 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
- Art. IX, Sec. 2 establishes uses allowed by right in the C-1 district. The use contemplated in this petition is not included in the base C-1 use regulations. **Any car wash in a Commercial District in the City of Ballwin is required to undergo the SUE permitting process, covered further in my assessment.**
- Art. IX, Sec. 3 establishes a height limitation of 45'. This proposal is compliant.
- Art. IX, Sec. 4 (1) establishes a front yard depth of not less than 40', and as such, the proposal is compliant along the Ballpark Dr front setback, except for: Art. XI, Sec. 4 (1) (i), which states that land lying along Manchester Rd shall have a front yard not less than 60 feet. This proposal is compliant.
- Art. IX, Sec. 4 (2) establishes no requirement for a side yard, so long as the location does not adjoin with a dwelling, dwelling district, or any public activity district. The location of the proposed car wash complies with this requirement, and thus, no side yard is required.
- Art. IX, Sec. 4 (3) establishes a rear yard depth of not less than 25', with the addendum under Article XI, Sec. 4 (3) (i) wherein it is stated "Rear yards abutting commercial or industrial zoning districts shall provide screening via a six-foot tall fence or landscaped area". No change is currently proposed to the rear quarter of the parcel, upon which a business still stands. There is some pre-existing fencing between this rear building and the Ballwin Athletic Association.
- Art. IX, Sec. 4 (4) refers to improvement of a C-1-zoned parcel with single-family dwellings, and is not pertinent to this evaluation.
- Art. IX, Sec. 5 (1) refers to off street parking and loading spaces, given the proposed use, there is unlikely to be need for parking, outside of the momentary opportunity for individuals to vacuum out their vehicle.
- Art. IX, Sec. 5 (2) refers to parking for shopping centers, plazas and office complexes with two or more tenants, and is not pertinent to this evaluation.

- Art. IX, Sec. 6 refers to review by MoDOT for any intensive redevelopment along Manchester Rd. The plans have been submitted to Mr. Ryan Percy of MoDOT for their review. **As of 10/22/2020, I am awaiting their verdict.**
- Art. IX, Sec. 7 (1) requires that the minimum spacing of curb cuts is to be 500' between centerlines. This parcel is compliant with this requirement due to the inclusion of a new curb cut set central to this parcel and its adjacent neighbor at 14924 Manchester Rd.
- Art. IX, Sec 7 (2) requires the construction of a 6' wide sidewalk along Manchester Road. No change to the previously existing sidewalk along Manchester is proposed.
- Art. IX, Sec. 7 (3) requires that commercial parking lots be interconnected or that a cross access, driveway/parking lot vehicular interconnection easement" be established to the benefit of Ballwin to allow a future parking lot interconnection with adjoining properties. **The current proposal provides the continuance of interconnection with the Ballwin Athletic Association to the south. Additionally, it has been requested of the applicant to consider interconnection with the neighboring parcel at 14932 Manchester along a pre-existing proposal for an access easement to be made to permit better connectivity between the parcels and Ballpark Dr.**

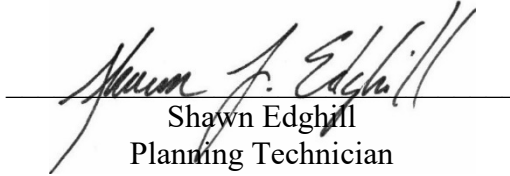
Zoning Ordinance Requirements/SUE Regulations Appendix A, Article XIV

- Article XIV, Section 1 (14) refers to allowance of parking within any front yard for all allowed uses in the C-1 Commercial district, contingent upon if the location initially receives approval by special use exception.
- Article XIV, Section 1 (20) refers to allowance of a restaurant, or "shop where food is served for consumption on the premises on which prepared or to be consumed at a place other than on the premises on which prepared, including the use of a drive-up window for pickup purposes," contingent upon if the location initially receives approval by special use exception.
- Article XIV, Section 2 (1) refers to minimum yard requirements, and, as stated in the above evaluation of the requisite C-1 compliance, the only yard requirement not fulfilled by this proposal is the rear yard, of which a recommendation is to be set for a waiver towards this specific requirement in this unique situation due to the parcel location and the site history.
- Art. XIV, Sec. 2 (2) refers to site illumination. An illumination plan has been submitted, showing minimal impact outside of the parcel.

- Art. XIV, Sec. 2 (3) refers to greenery and planting. The only major inclusion of landscaping is immediately adjacent to the proposed building, and it is fairly minimal. The site largely appears to be paved over, and has very little landscaping.
- Art. XIV, Sec. 2 (4) refers to fencing. No change to the fencing on the site is proposed.
- Art. XIV, Sec. 2 (5) refers to parking. Parking was discussed earlier in this report under Art. IX, Sec. 5 (1).
- Art. XIV, Sec. 2 (6) refers to pavement and parking compliance. See Art. IX, Sec 5 (1) for more details.
- Art. XIV, Sec. 2 (7) refers to storm water runoff control. As stated in Sec. 2 (3), there is very little greenspace proposed, with most of the two parcels being shown as paved, which lends concern to an increase of storm water runoff.
- Art. XIV, Sec. 2 (8) refers to loading docks and facilities. No dedicated loading spaces are proposed for this use.
- Art. XIV, Sec. 2 (9) refers to ingress and egress at the site. A new central common lane curb cut is being proposed at the north portion of the parcel. **As stated earlier, it has been requested of the applicant to consider interconnection with the neighboring parcel at 14932 Manchester along a pre-existing proposal for an access easement to be made to permit better connectivity between the parcels and Ballpark Dr.**
- Art. XIV, Sec. 2 (10) refers to adequate area for the use. The amended site development plan provides evidence that it has more than the minimum parking sufficient to meet the needs propagated by the use proposed for the site. The area, while adequate for the use by way of parking space, does seem to appear contorted through interior roadways, with two points within the proposal where traffic may loop back into their initial pathways. **Recommendation for mitigating signage to aid in the lessening of chance for vehicular accidents.**
- Art. XIV, Sec. 2 (11) refers to dead storage, dismantling, and the repair of automobiles. This is not an issue, given the proposed use, and Ballwin has regulations in place to address this problem should it occur.
- Art. XIV, Sec. 2 (12) refers to rubbish and trash disposal and screening. The proposed use could potentially generate substantial trash. The site development plan shows a dumpster location to the rear of the parcel, and will be sufficient for this evaluation.

Staff Recommendation:

In regards to compliance with Ballwin's SUE requirements, this location does comply. However, I would like to set forward a recommendation. Through our 2019 Comprehensive Plan, Staff has mentioned the need for parallel pathways to Manchester, usually through the application of streets, but I believe that something that should be considered is the connection of the cross access easement to the neighboring parcel to the west, 14932 Manchester Rd. While not a street, this could promote better traffic flow for a set of parcels that could incur internal congestion. It would also provide for access to an additional egress on Manchester, and conversely, could provide access to Ballpark for consumers from the businesses within 14932 Manchester.


Shawn Edghill
Planning Technician