

## SITE DEVELOPMENT PLAN PETITION REVIEW REPORT

**Petition Number:** SUE 20-09

**Petitioner:** John Brannin  
3753 Suffolk Dr.  
Tallahassee, FL 32309

**Agent:** David Abbey  
4209 Gallatin Pike  
Nashville, TN 37216

**Project Name:** Chase ATM – Ballwin Auto Plaza  
Site Plan Review

**Requested Action:** Special Use Exception for:  
New Construction  
Financial Business Use

**Public Hearing Date:** November 2, 2020

**Code Section:** Art. XIV, Sec. 1 (5)

**Location:** 14660 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/ATM

## Project Description:

Mr. John Brannin is requesting approval for a new site development plan for the construction of an automatic teller machine within the parking lot of 14660 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 financial business 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'. The proposed use is around 9' in height and well within the permitted height constraint.
- Art. IX, Sec. 4 (1) establishes a front yard depth of not less than 40', 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. **While not explicitly stated on the plans, the ATM is using a previously approved area which exists within the permitted buildable area.**
- 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 ATM 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 of the parcel.
- 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, this is not pertinent to this particular use.
- 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. No change is proposed.
- 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. No change is currently proposed.

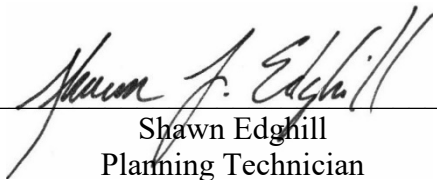
### **Zoning Ordinance Requirements/SUE Regulations Appendix A, Article XIV**

- Article XIV, Section 1 (5) refers to allowance of a bank, savings and loan association, short term loan establishment, and other financial business regulated by the Missouri Division of Finance contingent upon if the location initially receives approval by special use exception.
- Article XIV, Section 2 (1) refers to minimum yard requirements. All yard requirements are abided.
- Art. XIV, Sec. 2 (2) refers to site illumination.
- Art. XIV, Sec. 2 (3) refers to greenery and planting. No change to the current landscape plan is proposed.
- Art. XIV, Sec. 2 (4) refers to fencing. No change is proposed.
- Art. XIV, Sec. 2 (5) refers to parking. This particular use will act as a drive-thru automatic teller machine, and should not be beholden to parking considerations.
- Art. XIV, Sec. 2 (6) refers to pavement and parking compliance. See above.
- Art. XIV, Sec. 2 (7) refers to storm water runoff control. No change is proposed.
- 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. No change is proposed.
- 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 area sufficient.
- 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 will not generate any trash.

**Staff Recommendation:**

Staff has no objections. This location in particular had been approved in the past for an identical use, but given that it has stood vacant from that SUE for more than a year, it lost the allowance afforded to it, and is required to undergo another special use exception.

  
Shawn Edghill  
Planning Technician