

SPECIAL USE EXCEPTION REVIEW REPORT

Petition Number: SUE 20-05

Petitioner: Mr. Mark Hadfield for
ELCO Chevrolet Inc.
15110 Manchester Rd.
Ballwin, MO 63011
636-227-5333

Agent/Engineer: Tim Elli, Architect
1401 S. Brentwood Blvd.
St. Louis, MO 63144
314-809-4022

Project Name: ELCO Cadillac
Special Use Exception Site Development Plan Amendment
Amending Site Development Plan for New Showroom Footprint

Code Section (s): Article IX
Article XIIC
Article XIV
Ordinance 07-23
Ordinance 11-28

Location: 15110 Manchester Rd.

Existing Land Use/Zoning: Commercial/C-1

Surrounding Land Use/Zoning: North - Commercial/C-1
South - Residential/R-1 and R-4
West - Commercial/C-1
East - Residential/R-2 and Commercial/C-1

Plan Designation: Office/Retail Commercial

Project Description:

ELCO Chevrolet Inc. is proposing to amend its site development plan approved per ordinance 00-17 in 2000 to alter the showroom's footprint of the Cadillac building at the northwest corner of the property. The new showroom will be 9,400 square feet and come up to the edge of the property, removing the current plaza at the corner of the property in favor of a more forward-facing building.

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

The entire ELCO Chevrolet site is in the C-1 Zoning District and subject to its regulations. ELCO Chevrolet has been preexisting at this site for several decades, and are compliant with requirements as set forth by C-1 Commercial and amended by the Manchester Road Revitalization Overlay.

- Article IX, Section 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
- Article IX, Section 2 establishes uses allowed by right in the C-1 district. The use contemplated in this petition is not permitted, but is superseded by Article XIV, Sec. 1, Subsections (2) and (3), beneath which state that as granted under an approved SUE, parcels in C-1 are permitted automobile sales and automobile service and/or repair facilities, respectively.
- Article IX, Section 3 establishes a height limitation of 45'; the proposed building complies with this requirement.
- Article IX, Section 4 (1) requires a minimum of 60' for the front yard from Manchester Rd. The Manchester Road Revitalization Overlay (MRD) supersedes this by requiring a much smaller setback of less than 10 ft. to encourage building facades closer to the road frontage.
- Article IX, Section 4 (2) requires a minimum of 25' for the side yard. The Manchester Road Revitalization Overlay (MRD) supersedes this by requiring a much smaller setback of less than 10 ft. to encourage building facades closer to the road frontage.
- Article IX, Section 4 (3) requires a minimum of 25' for the rear yard. The proposed building appears to meet that requirement.
- Article IX, Section 4 (4) regards improvement of the space with a single-family dwelling and is not pertinent to this review.
- Art. IX, Sec. 5 (1) refers to off street parking and loading spaces, requiring that it comply with Article XV. The Manchester Road Revitalization Overlay (MRD) supersedes this under Art. XIIC, Sec. 5, wherein it states that no minimum parking or loading requirements are imposed.
- 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 is not applicable to this petition because no change to the Manchester Road curb cut is proposed by the petitioner.
- Art. IX, Sec. 7 (1) requires that the minimum spacing of curb cuts is to be 500' between centerlines. This plaza is compliant with this requirement.
- Art. IX, Sec 7 (2) requires the construction of a 6' wide sidewalk along Manchester Road. This sidewalk was constructed when the site was initially built.
- 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. As the site occupies an entire city block, there is no property to interconnect, and this requirement does not apply.

Zoning Ordinance Requirements

Appendix A, Article XIIC (Manchester Road Revitalization Overlay (MRD)):

- Art. XIIC, Sec. 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
- Art. XIIC, Sec. 2 refers to permitted uses at the site. As this is an overlay, the uses permitted are designated by the underlying zone, commercial in this case, and relevant special use exceptions.
- Art. XIIC, Sec. 3 refers to intensity of use. Herein the MRD references any alternate regulations enforced under a governing ordinance, in this case, Ord. 11-28. However, the governing ordinance does not specify any substitutions to the underlying regulations, and as such it reverts back to the underlying zone's intensity of use.
- Art. XIIC, Sec. 4 refers to height regulations. It requires that buildings pursuant to MRD zoning that front Manchester Rd shall have a minimum height of two stories, or approximately 20 feet, and the proposed building complies with this requirement, being approximately 26 feet in height.
- Art. XIIC, Sec. 5 refers to parking and loading regulations. As aforementioned in Art. IX, Sec. 5 (1), this section supersedes Commercial zoning regulations, and removes minimum parking and/or loading requirements. However, it should be noted that it is the petitioner's responsibility to demonstrate the parking needs of the proposed development. The petitioner has provided information showing the new square footage of the building to be 19,180 sq. ft., which is 3,580 sq. ft. larger than the original building. No change is occurring to the amount of parking spaces at the location, with 42 parking spaces proposed. This results in 1 space per 460 sq ft. Art. XIIC, Sec. 5 (1-12) are not being altered from the originally approved site development plan.
- Art. XIIC, Sec. 6 refers to building setbacks. All new buildings shall maintain no more than 10 feet setback from the right of way. The proposed building complies with this requirement.

- Art. XIIC, Sec. 7 refers to pedestrian access. This subsection requires that pedestrian access be an integral part of the overall design of the site. Safe and convenient pedestrian access is to be provided throughout, to and from parking areas and shall connect when possible with abutting properties, developments and rights-of-way. Art. XIIC, Sec. 7(1) requires an identifiable entrance and a path of entry from the street. This requirement appears to have been met.
- Art. XIIC, Sec. 7(2) requires sidewalk width of six feet along all sides of a lot that abuts public or private right-of-way. This proposal does not deviate from the previously approved site development plan. This location's principal customer entrance occurs next to a parking area.
- Art. XIIC, Sec. 7 (3) subsection requires that sidewalks be provided along any building façade abutting a parking area or a roadway and such sidewalks shall be at least 12' wide. This subsection goes on to say that these extra wide sidewalks are required to provide room for sidewalk sales, eating, etc. The amended site development plan fails to provide a width for the sidewalk, only stating that the width "varies." I have brought this to Mr. Elli's attention. An amended plan has not been brought forward for evaluation as of the 7/22 final deadline.
- Art. XIIC, Sec. 7 (4): This subsection requires benches, fountains, artwork, shade structures, pavement enhancements, tables and chairs, illumination and similar amenities and place making features to enhance the pedestrian ways. The petitioner has decorative landscaping in front the Chevrolet building and has proposed shrubbery plantings around the new building. However, the patio space in the current design is being removed to accommodate this more forward-facing facade. The removal of such spaces may result in the space having an oppressive feeling should they choose to walk along the sidewalk between Manchester Rd and the building frontage.
- Art. XIIC, Sec. 8 (1) prohibits the permanent outdoor storage, sale or display of merchandise, but allows temporary display and the permanent storage, display and sale if allowed by the permitted uses. Such display, storage and sales are specifically allowed in section 2 for this permitted use.
- Art. XIIC, Sec. 8 (2): This subsection allows uses permitted by SUE in the underlying district pursuant to the POD/MRD process. The uses intended to be allowed in this development were discussed in Section 2 of this report.
- Art. XIIC, Sec. 8 (3) (a-d): This subsection contains regulations governing drive through windows and similar drive through facilities. There are no such facilities proposed for this development.
- Art. XIIC, Sec. 8 (4) (a - e): This subsection contains regulations governing vehicle wash facilities. There are no vehicle wash facilities in this development.
- Art. XIIC, Sec. 9 requires that all buildings that are newly erected or alter more than 50 percent of an existing building must address the following development guidelines, thereafter listing 11 requirements from exterior wall composition to the encouragement of community gateway features. It should be noted that this expansion will compose a square footage of 9,400, which compared to the 19,180 square feet of the building as a whole, only amounts to 49 percent and technically does not meet the threshold.

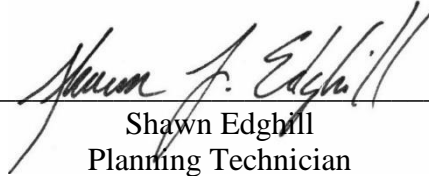
- Art. XIIC, Sec. 10 sets forward design guidelines for consideration when reviewing a proposed MRD district. The subject of this evaluation has been under MRD Overlay since the passing of Ord. 11-28 in 2011. Through the amended site development plan connected to that ordinance, a plaza was proposed and currently buffers the showroom from the landscaping and sidewalk providing a sense of placemaking and originality along Manchester. In this proposal, the plaza is removed to make way for a uniform façade that comes up to the sidewalk, buffered by landscaping.

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

- Article XIV, Section 2 (1) refers to minimum yard requirements, which appear to have been met by this proposal.
- Art. XIV, Sec. 2 (2) refers to site illumination. The submitted site development plan shows no changes.
- Art. XIV, Sec. 2 (3) refers to greenery and planting. No change to the existing approved landscaping is proposed.
- 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. The ELCO site has parking well in excess of the minimum required for the improvements.
- Art. XIV, Sec. 2 (6) refers to pavement. No changes to any pavement is proposed as a part of this petition.
- Art. XIV, Sec. 2 (7) refers to storm water runoff control. No changes to the impervious nature of the site or the existing storm water collection and detention systems is proposed as a part of this petition.
- Art. XIV, Sec. 2 (8) refers to loading docks and facilities. No additional loading facilities are required as a result of this petition.
- Art. XIV, Sec. 2 (9) refers to ingress and egress at the site. No. proposed changes to the site's existing curb cuts are proposed by the petitioner.
- Art. XIV, Sec. 2 (10) refers to adequate area for the use. The amended site development plan provides evidence that it has sufficient parking to meet the needs propagated by the use proposed for the site.
- Art. XIV, Sec. 2 (11) refers to dead storage, dismantling, and the repair of automobiles. No outdoor repair work or the storage of derelict vehicles is allowed. This matter is addressed by other City regulations that would be utilized if there was a violation of this regulation.
- Art. XIV, Sec. 2 (12) refers to rubbish and trash disposal and screening. No changes to the locations of dumpsters are indicated on the plan.

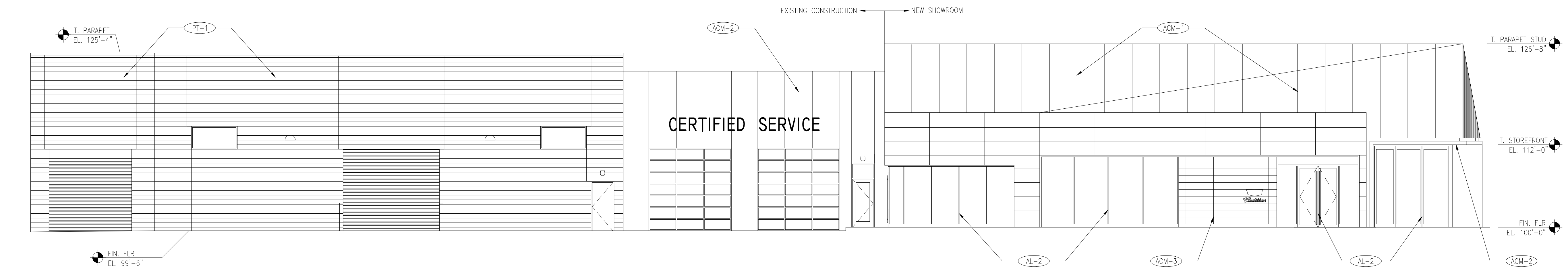
Staff Recommendation:

I spoke with the location's architect, Tim Elli, on 7/13/2020, voicing concern regarding the fact that the proposal removes the front plaza and infringes on the extra-wide sidewalk on the current building's eastern side, he stated that he would look into these items of concern and attempt to bring forward an updated site development plan before the August P&Z Meeting deadline. While it is the Commission's evaluation of the design aspects for this site that will ultimately provide approval, I do have concern toward the removal of the previously approved plaza space in front of the current showroom in favor of an overly uniform forward-facing façade that may be detrimental to any future attempt for walkability along the Manchester Corridor.



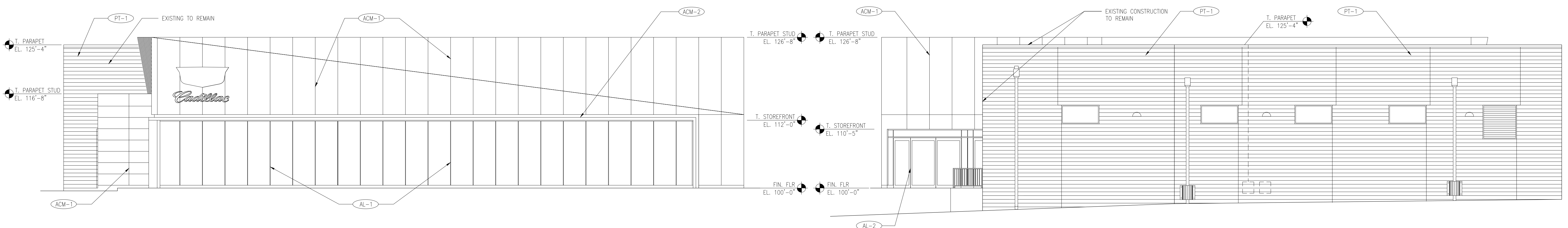
Shawn Edgill
Planning Technician

EXTERIOR MATERIALS		
CODE	MATERIAL	TYPE / COLOR
ACM-1	ALUMINUM	"ALPOLIC/PE" COLOR: CPW WHITE
ACM-2	ALUMINUM	"ALPOLIC/PE" COLOR: MICA ANODIC CLEAR MNC
ACM-3	ALUMINUM	"ALPOLIC/PE" COLOR: CNC CHARCOAL
AL-1	STOREFRONT	"KAWNEER 2-SIDED 1620 SSG" OR EQUAL, COLOR: CLEAR ANODIZED VERTICAL BUTTJOINT WITH MULLION BACK-UP
AL-2	STOREFRONT	STOREFRONT: "KAWNEER TRIFAB 601" OR EQUAL, COLOR: CLEAR ANODIZED, DOORS: "ELLISON BRONZE" EXTRUDED ALUM. DOORS, COLOR: CLEAR ANODIZED
PT-1	PAINT	TO MATCH BENJAMIN MOORE MARINA GRAY 1559



EAST ELEVATION

SCALE: 1/8"=1'-0"

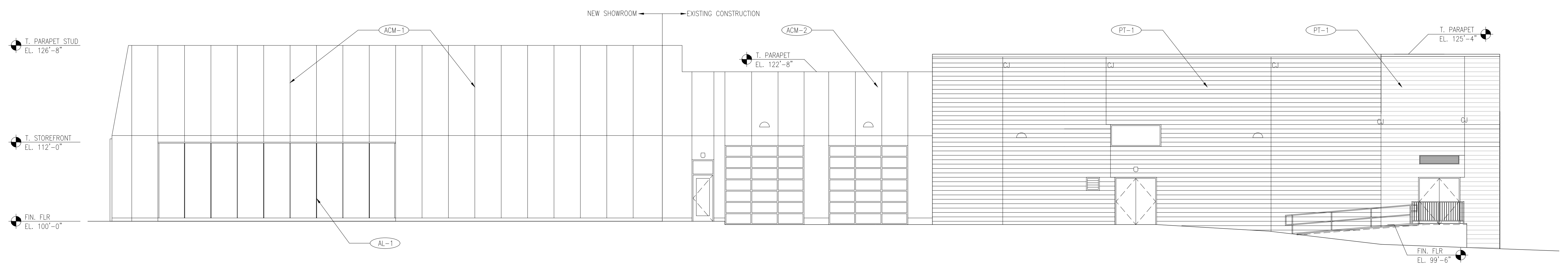


NORTH ELEVATION

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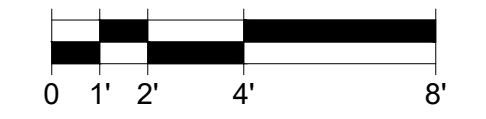
SOUTH ELEVATION

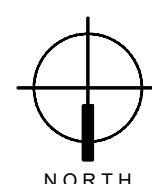
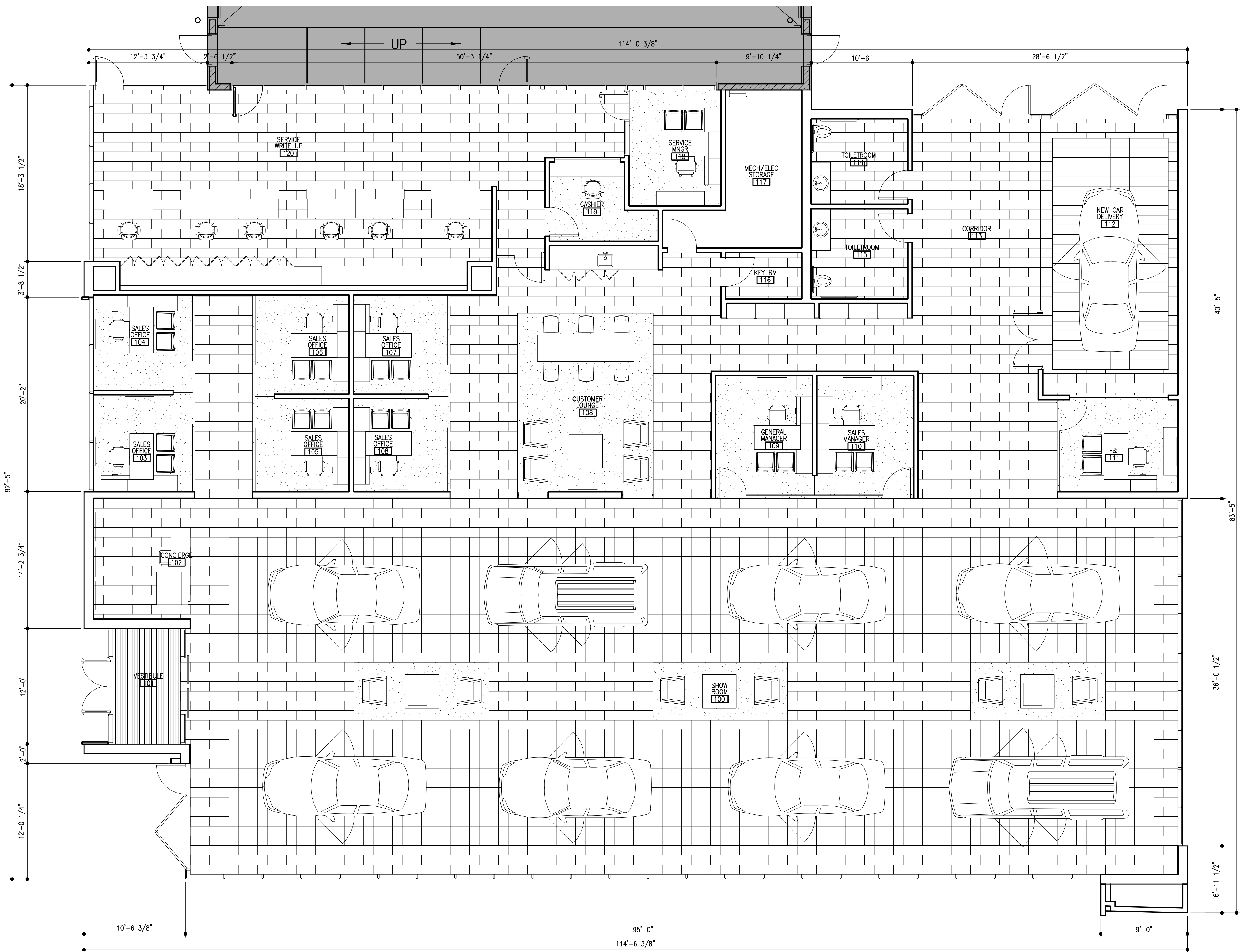
SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

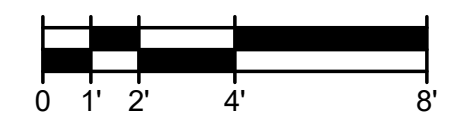


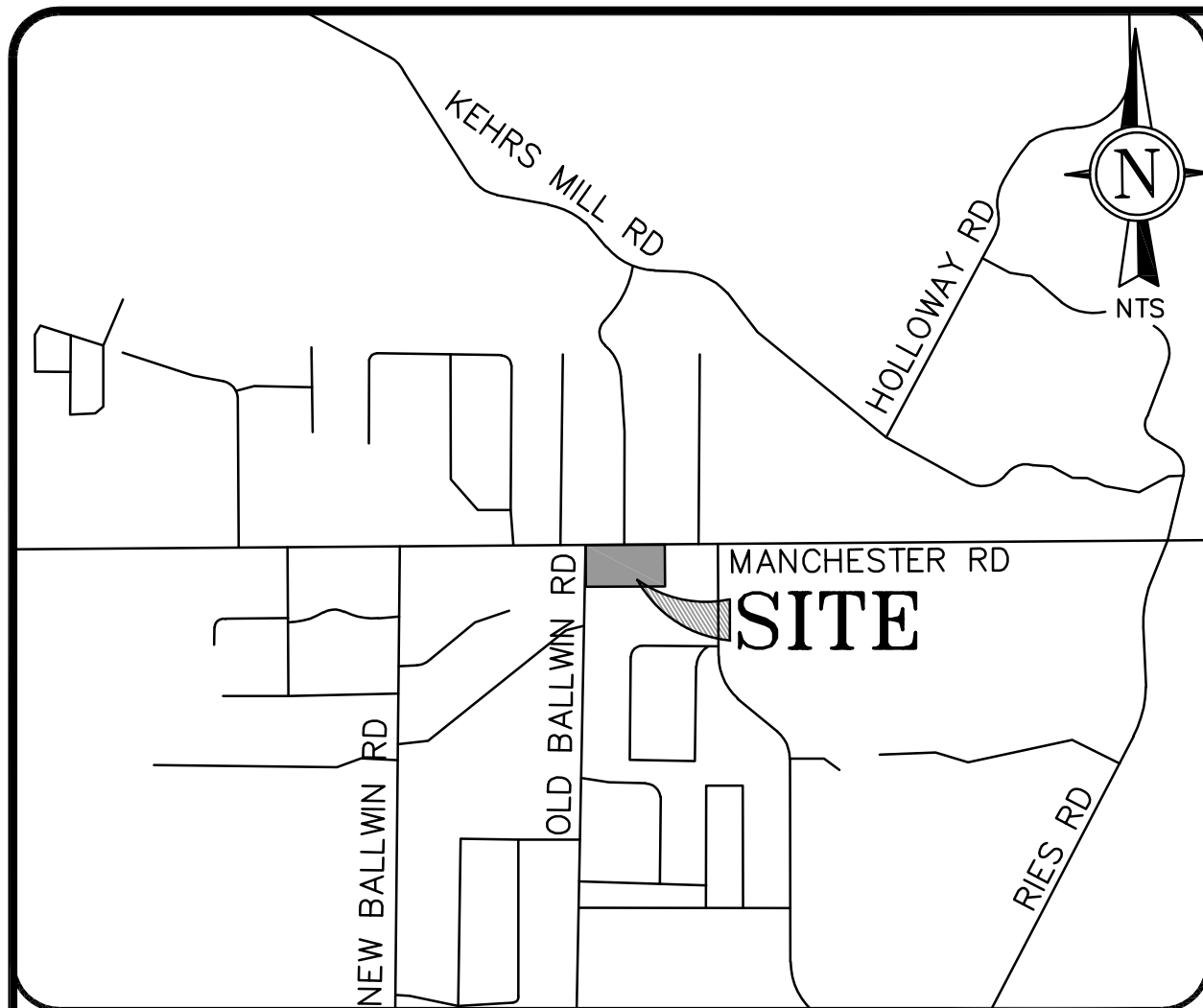


FLOOR PLAN

SCALE: 3/16"=1'-0"

ELCO CADILLAC





AMENDED SITE DEVELOPMENT PLAN ELCO CADILLAC

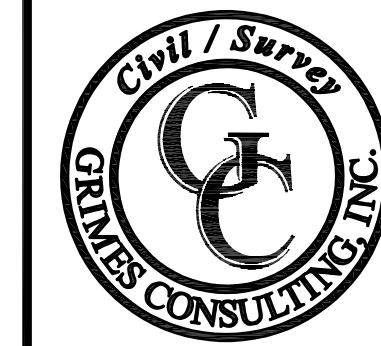
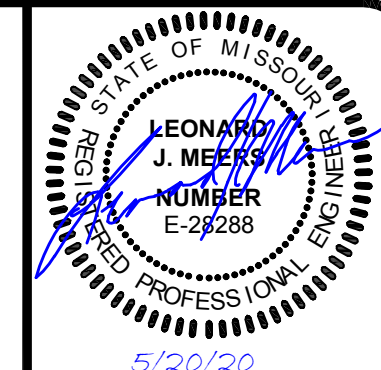
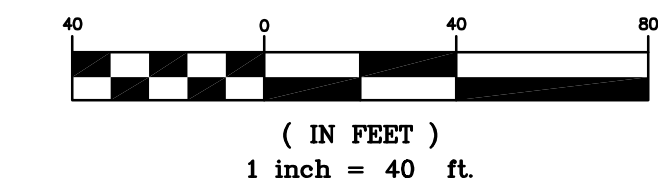
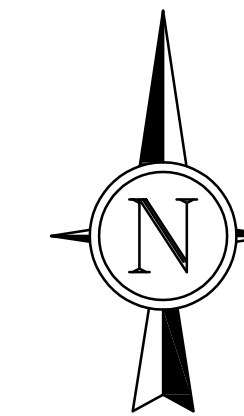
A TRACT OF LAND BEING ALL OF LOTS 146 THRU 152 AND PART OF LOTS 139 THRU 145
OF BALLWIN HEIGHTS SUBDIVISION AS RECORDED P.B. 19, PG. 47
SECTION 34, TOWNSHIP 45 N, RANGE 4 E
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI

LOT COVERAGE

EXISTING LOT = 10.00 ACRES
 PROPOSED LOT TOTAL = 435,404 SF (10 ACRES)
 TOTAL BUILDING/PARKING = 351,247 SF
 TOTAL GRASS = 84,157 SF
 PERCENT BUILDING/PARKING = 80.7%
 BUILDING AREA = 72,475 SF
 RATIO OF FLOOR AREA TO SITE AREA (FAR) = 16.6%
 OPENSOURCE LOST = 495 SF

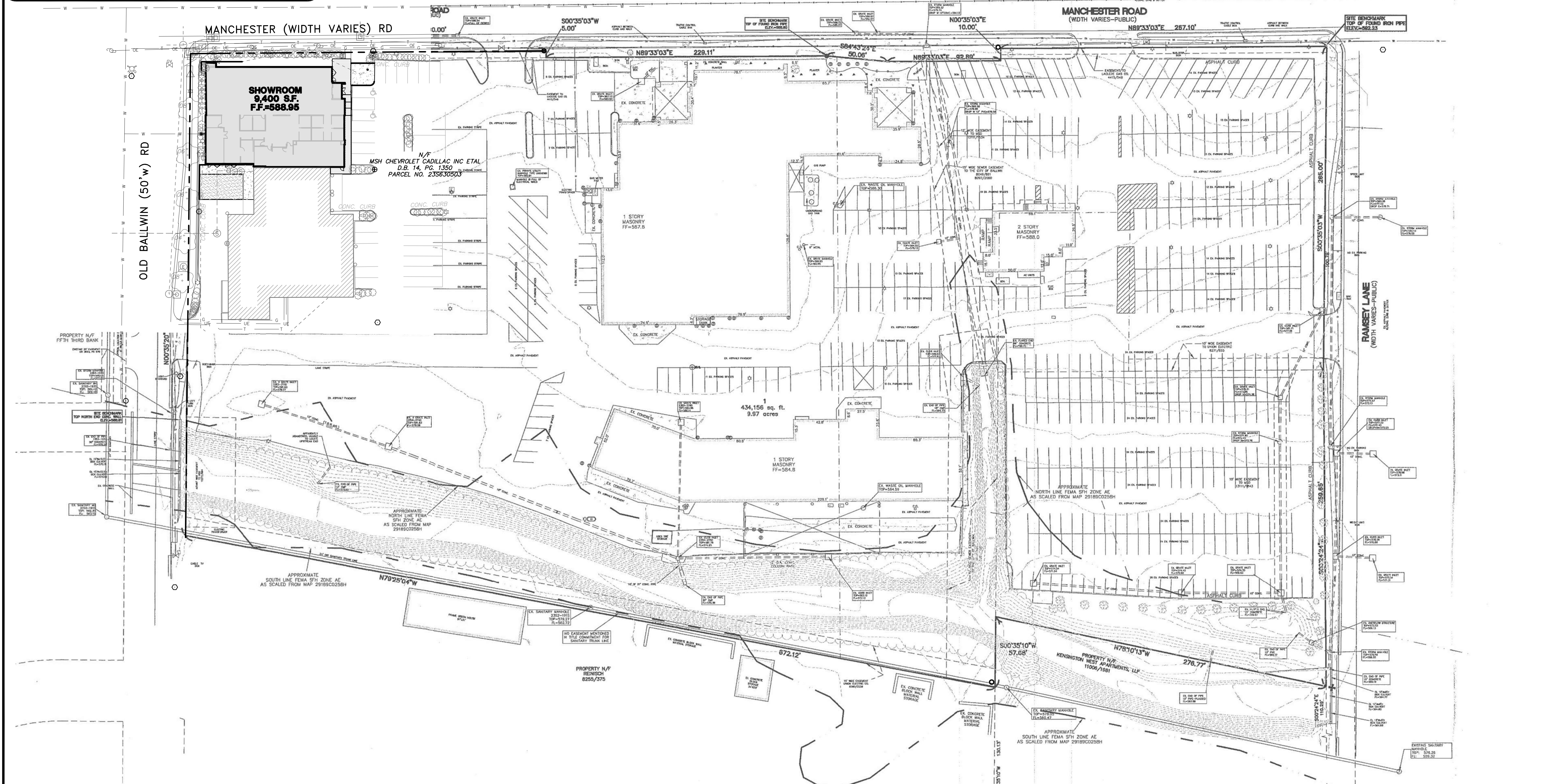
PERTINENT DATA

PROPERTY OWNER: MSH CHEVROLET CADILLAC INC ETAL
 15110 MANCHESTER RD
 BALLWIN, MO 63011
 SITE ADDRESS: 15110 MANCHESTER RD
 BALLWIN, MO 63011
 CURRENT ZONING: C-1 COMMERCIAL
 PROPOSED ZONING: C-1 COMMERCIAL
 LOC. NO.: 23S630503
 SITE AREA: 10.00±AC (435,404 SQ. FT.)
 PROP. USE: CAR DEALERSHIP
 WATER SHED: FISHPOT CREEK
 WATER DISTRICT: MISSOURI AMERICAN
 FIRE DISTRICT: METRO WEST FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: ROCKWOOD
 SEWER DISTRICT: MSD
 FEMA MAP NUMBER: 29189C0283K
 DATE: FEB 4, 2015



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 PE COAF E-1470-D
 PLS COAF LS-343-D

DATE	REVISIONS	REMARKS



PREPARED FOR:
TRI ARCHITECTS
 CONTACT: JEFF KAISER
 9812 MANCHESTER ROAD
 ST. LOUIS, MO 63119
 EMAIL: JEFF.KAISER@TRIARCHITECTS.COM

M.S.D. BASE MAP 23S
 LOC. NO. 23S630503
 ZIP CODE 63011

SITE DEVELOPMENT PLAN
ELCO CADILLAC
 15110 MANCHESTER RD, BALLWIN, MO 63011

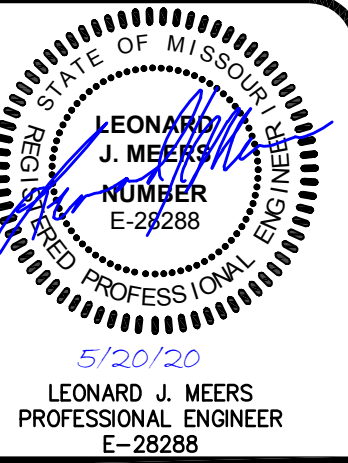
OVERALL SITE
 SHEET TITLE

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 DATE: 5/13/20
 CHECKED BY: JLW
 DATE: 5/13/20
 SHEET:

C1.0

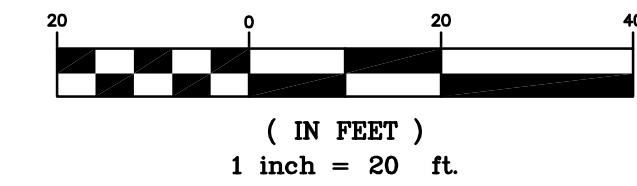
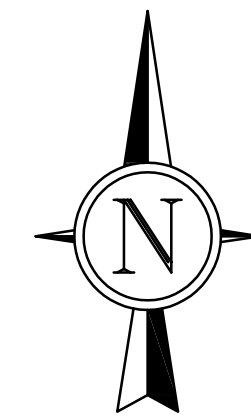
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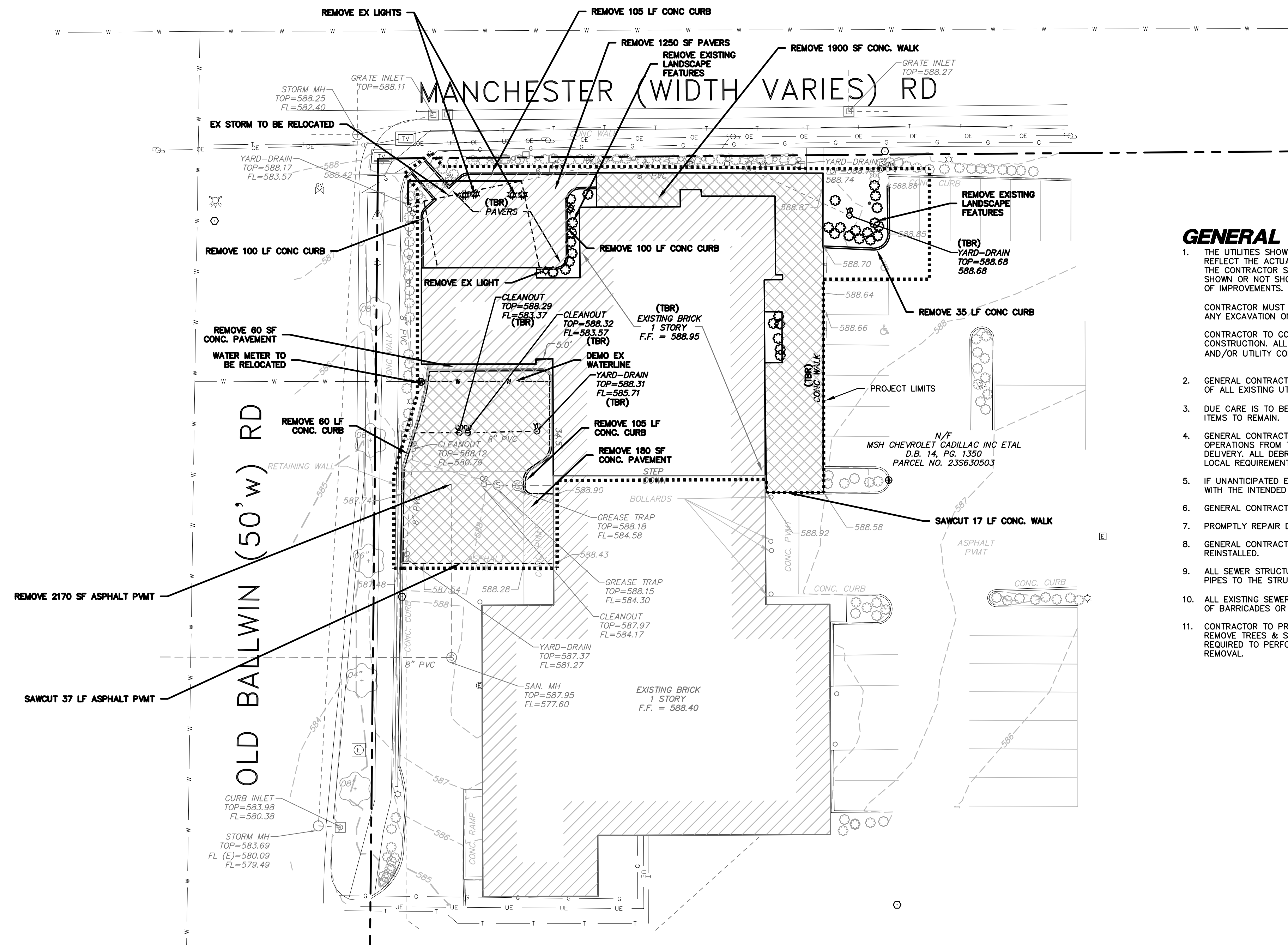


LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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PE COA# E-1470-D
PLS COA# LS-343-D



LEGEND	
DEMO EXISTING PAVERS	[Hatched pattern]
DEMO EXISTING ASPHALT	[Cross-hatched pattern]
DEMO EXISTING CONCRETE	[Diagonal hatched pattern]
FEATURES TO BE REMOVED	[Dashed line]
EXISTING FEATURES	[Solid line]
PAVEMENT SAWCUT	[Dotted line]



GENERAL DEMOLITION NOTES:

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.
CONTRACTOR TO CONTACT ALL SEWER, GAS, TELEPHONE, WATERLINE AND ANY OTHER UTILITIES PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS.
2. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE DEMOLITION, RELOCATING, DISCONNECTING, AND CAPPING OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION WITH APPROPRIATE UTILITY COMPANY.
3. DUE CARE IS TO BE TAKEN TO AVOID UNDUE DAMAGE TO ADJACENT STRUCTURES/FINISHES AND SCHEDULED ITEMS TO REMAIN.
4. GENERAL CONTRACTOR TO REMOVE ALL DEBRIS, RUBBISH, AND OTHER MATERIAL RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE. COORDINATE LOCATION OF DUMPSTER WITH OWNER PRIOR TO ITS DELIVERY. ALL DEBRIS REMOVED FROM SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS IN A LICENSED DEMOLITION LANDFILL.
5. IF UNANTICIPATED ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS ARE ENCOUNTERED WHICH CONFLICT WITH THE INTENDED FUNCTION OR DESIGN, NOTIFY ENGINEER IMMEDIATELY.
6. GENERAL CONTRACTOR TO COORDINATE ALL PHASING OF DEMOLITION AND NEW CONSTRUCTION WITH OWNER.
7. PROMPTLY REPAIR DAMAGES TO ADJACENT AREAS SCHEDULED TO REMAIN CAUSED BY DEMOLITION WORK.
8. GENERAL CONTRACTOR SHALL CATALOG AND PROPERLY STORE ALL EXISTING ITEMS SCHEDULED TO BE REINSTALLED.
9. ALL SEWER STRUCTURES TO BE ABANDONED SHALL HAVE THE STRUCTURE COMPLETELY REMOVED. ALL PIPES TO THE STRUCTURE SHALL BE CAPPED.
10. ALL EXISTING SEWER STRUCTURES TO BE USED IN PLACE (U.I.P.) SHALL BE PROTECTED BY THE PLACEMENT OF BARRICADES OR A SIMILAR DEVICE AROUND THE STRUCTURE.
11. CONTRACTOR TO PROTECT ALL TREES & SHRUBS ADJACENT TO DISTURBED AREA. CONTRACTOR TO ONLY REMOVE TREES & SHRUBS DESIGNATED FOR REMOVAL ON PLANS. IF ADDITIONAL TREE OR SHRUB REMOVAL IS REQUIRED TO PERFORM THE PROJECT SCOPE, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO REMOVAL.

REV. NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

SITE DEVELOPMENT PLAN
ELCO CADILLAC
 15110 MANCHESTER RD, BALLWIN, MO 63011

SHEET TITLE
EXISTING CONDITIONS AND DEMO

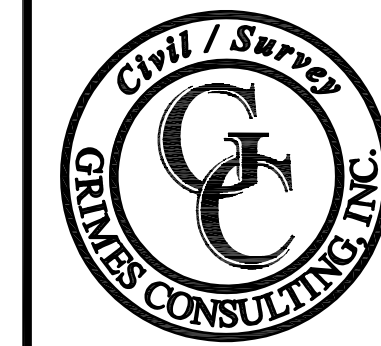
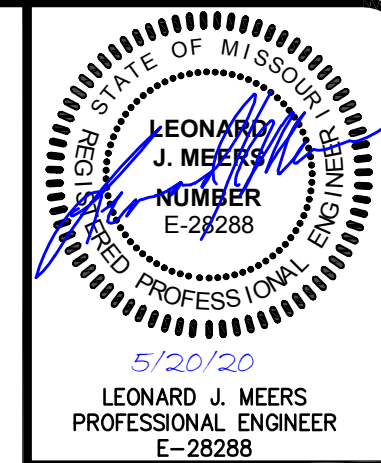
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DATE:	5/13/20
SHEET:	

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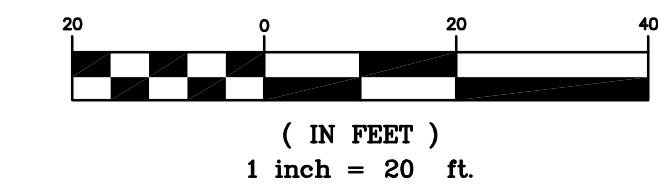
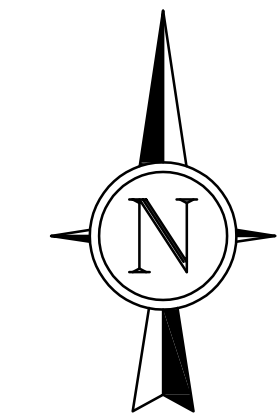
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PREPARED FOR:
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 EMAIL: JEFF.KAISER@TRIARCHITECTS.COM

M.S.D. BASE MAP 23S
 LOC. NO. 23S630503
 ZIP CODE 63011



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PLS COA# LS-343-D



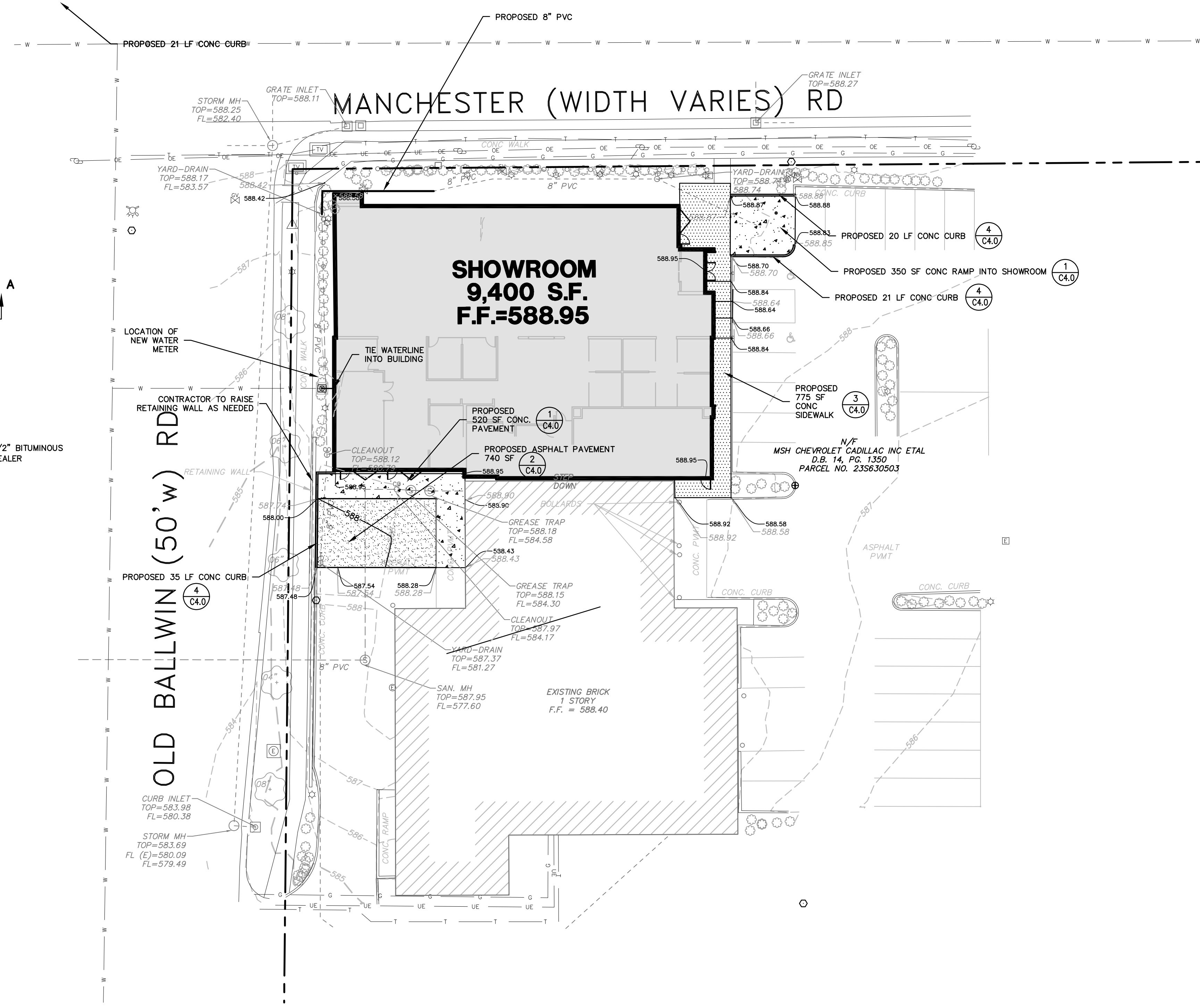
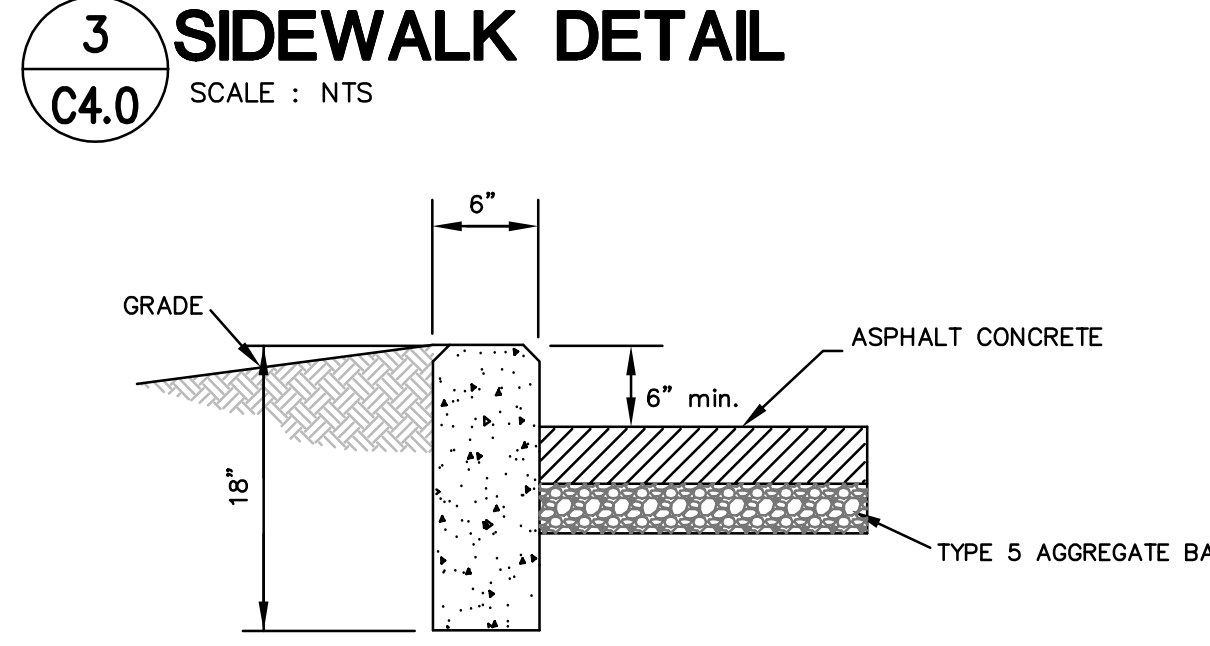
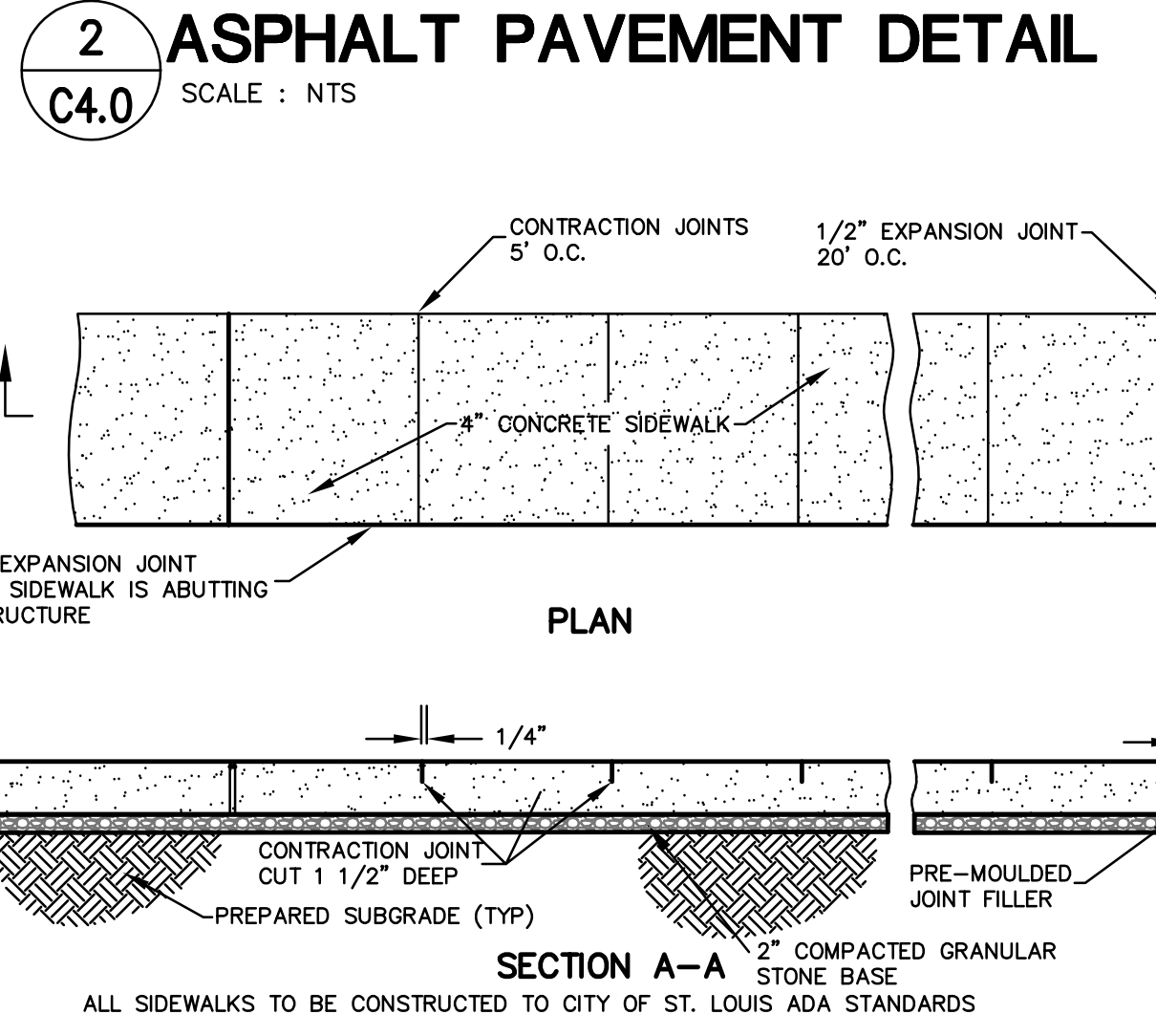
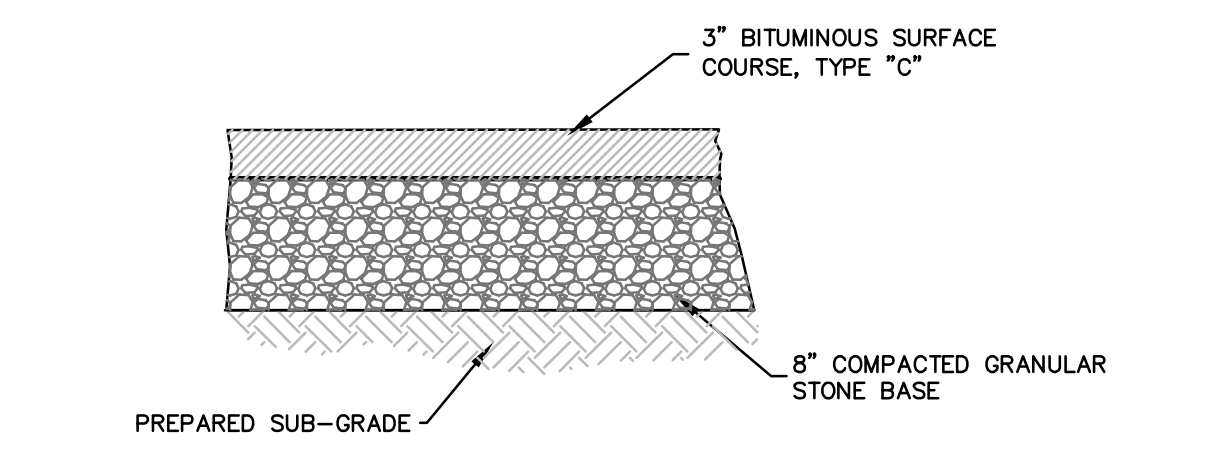
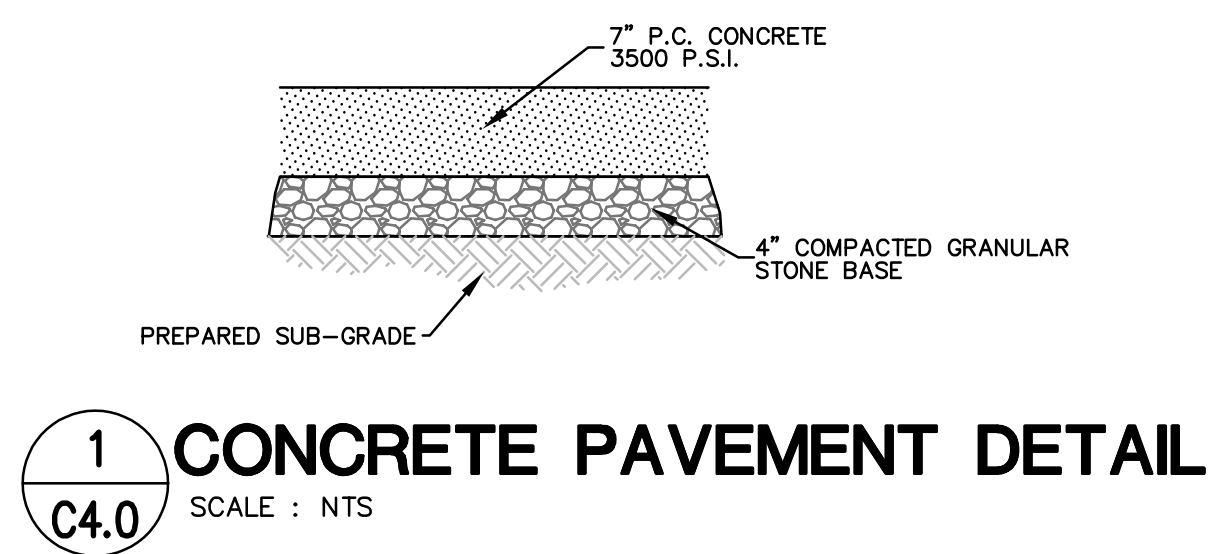
LEGEND	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
ASPHALT PAVEMENT	
PROPOSED FEATURES	
EXISTING FEATURES	

LIMITS OF DISTURBANCE = 0.30 AC (±)
TOTAL SITE AREA = 10.00 ACRES (±)

DATE	REVISIONS

SITE DEVELOPMENT PLAN
ELCO CADILLAC
 15110 MANCHESTER RD, BALLWIN, MO 63011

SITE PLAN	
SHEET TITLE	SITE PLAN
JOB NUMBER:	3412
DRAWN BY:	BDN
DATE:	5/13/20
CHECKED BY:	JLW
DATE:	5/13/20
SHEET:	C3.0

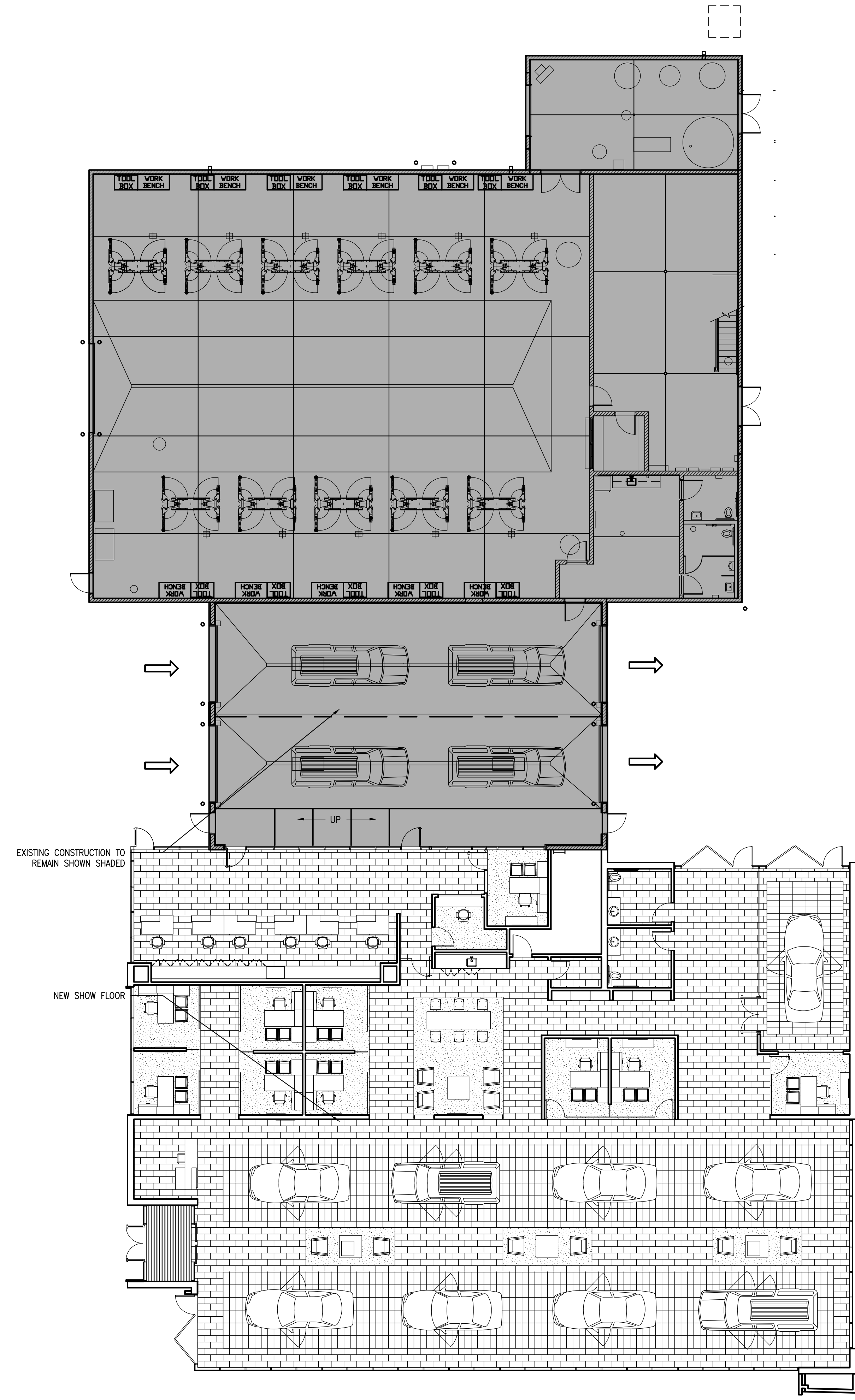


J:\34123412\Drawings\Engineering\Construction Plans\3412 CDs.dwg(5/20/20) 1:17 PM(Brance Neal)

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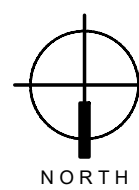
M.S.D. BASE MAP 23S
LOC. NO. 23S630503
ZIP CODE 63011

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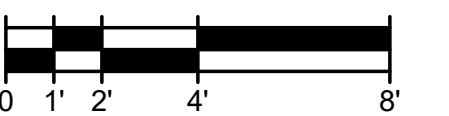


FLOOR PLAN - OVERALL

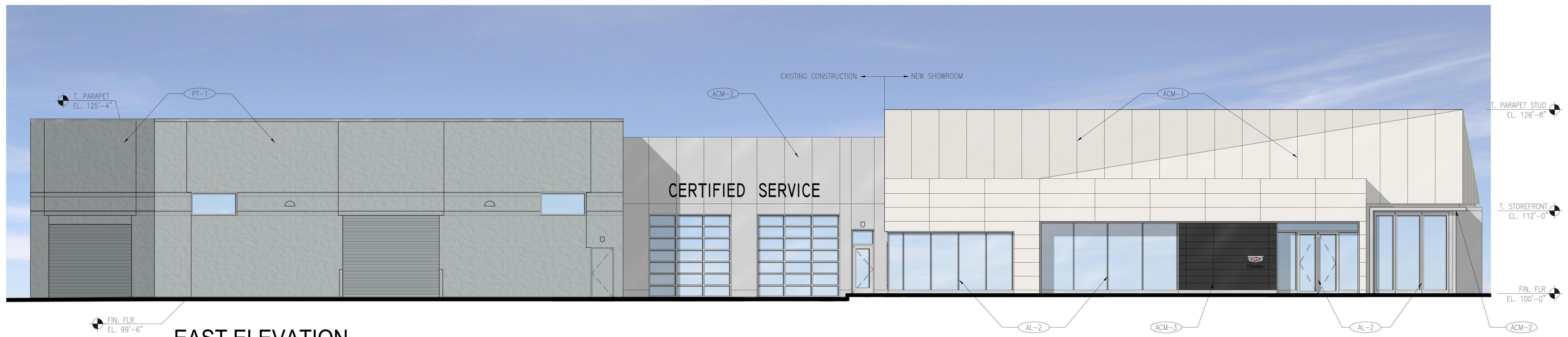
SCALE: 3/32"=1'-0"



ELCO CADILLAC



EXTERIOR MATERIALS		
CODE	MATERIAL	TYPE / COLOR
ACM-1	ALUMINUM	"ALPOLIC/PE" COLOR: CPW WHITE
ACM-2	ALUMINUM	"ALPOLIC/PE" COLOR: MICA ANODIC CLEAR MNC
ACM-3	ALUMINUM	"ALPOLIC/PE" COLOR: CNC CHARCOAL
AL-1	STOREFRONT	"KAWNEER TRIFAB 601" OR EQUAL COLOR: CLEAR ANODIZED, ANODIZED VERTICAL BUTTJOINT WITH MULLION BACK-UP
AL-2	STOREFRONT	STOREFRONT: "KAWNEER TRIFAB 601" OR EQUAL COLOR: CLEAR ANODIZED, DOORS: "ELLISON BRONZE" EXTRUDED ALUM. DOORS COLOR: CLEAR ANODIZED
PT-1	PAINT	TO MATCH BENJAMIN MOORE MARINA GRAY 1559



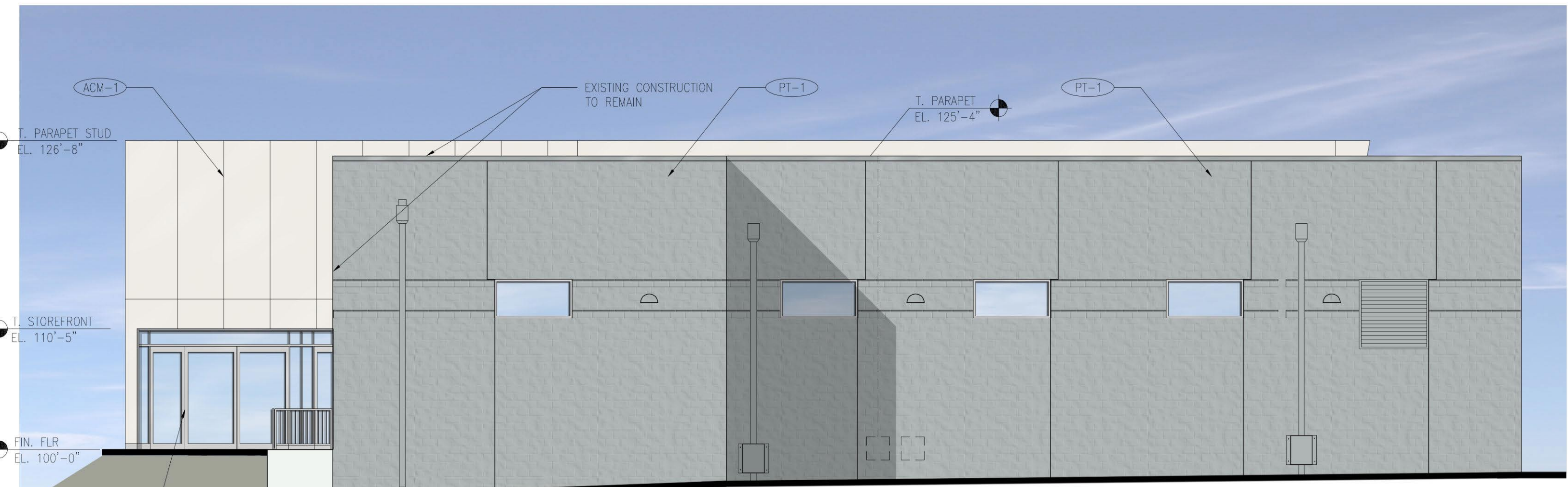
EAST ELEVATION

SCALE: 1/8"=1'-0"



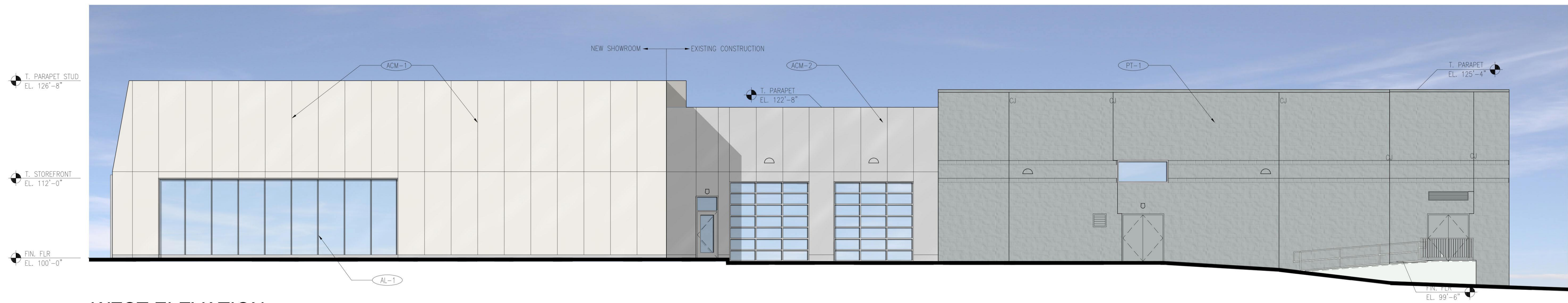
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

