

SPECIAL USE EXCEPTION PETITION REVIEW REPORT

Petition Number: SUE 20-11

Petitioner: Kristine Goehl
300 Ries Bend Rd
Ballwin, MO 63021

Project Name: Champion Car Care Automotive Repair

Requested Action: Special Use Exception for:
Automotive Use

Public Hearing Date: January 4, 2020

Code Section: Art. XIV, Sec. 1 (3)

Location: 15230 Manchester Rd

Existing Land Use/Zoning: Commercial/ C-1

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

Plan Designation: Commercial/Service/Automotive

Project Description:

Ms. Goehl is requesting that Ballwin approve a special use exception providing the allowance of automotive use for the incoming tenant of 15230 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 automotive 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'. **No changes are proposed to the current structure.**
- 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. **No changes are proposed to the current structure.**
- 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.
- 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". It should be noted that the entirety of the rear yard of this parcel falls within Fishpot Creek, and as such, landscaping may not be possible, and the naturally existing foliage may provide adequate screening.
- 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 petitioner is not making any changes to either the currently existing building or its parking lot. The previous tenant for the location was Midas Auto Shop, so there is precedence for this location to operate adequately with the parking it currently has. In reference to my predecessor's evaluation for the previous tenant, the 3 spaces within the service bay in addition to the 14 spaces in the lot provide the minimum of 17 parking spaces.

- 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. This is not relevant to this proposal given its lack of redevelopment.
- 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.

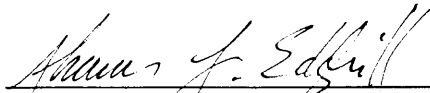
**Zoning Ordinance Requirements/SUE Regulations
Appendix A, Article XIV**

- Article XIV, Section 1 (3) refers to allowance of an automobile and motor vehicle service and/or repair facility including body work and painting facilities in the C-1 commercial District contingent upon if the location initially receives approval by special use exception and subject to the following regulations:
 - a. All motor vehicles shall be parked on a paved parking lot that has been paint striped to show designated parking areas;
 - b. No motor vehicle may be parked outdoors unless it has a current license issued by a state government;
 - c. No motor vehicle may be parked outdoors for more than 45 consecutive days or more than 50 days during any 12-month period;
 - d. The aggregate number of motor vehicles parked outdoors for more than 24 hours shall not exceed the greater of six motor vehicles per enclosed service bay or 12 motor vehicles per acre of the premises of the shop; and
 - e. Such other restrictions and regulations as the board of aldermen may require due to unique physical or cultural characteristics, proximity to uses and facilities that may be negatively impacted by this use, access limitations, traffic impact or other special issues which make the site atypical of the city or neighborhood.
- Article XIV, Sec. 2 (1) refers to minimum yard requirements. All yard requirements are abided.

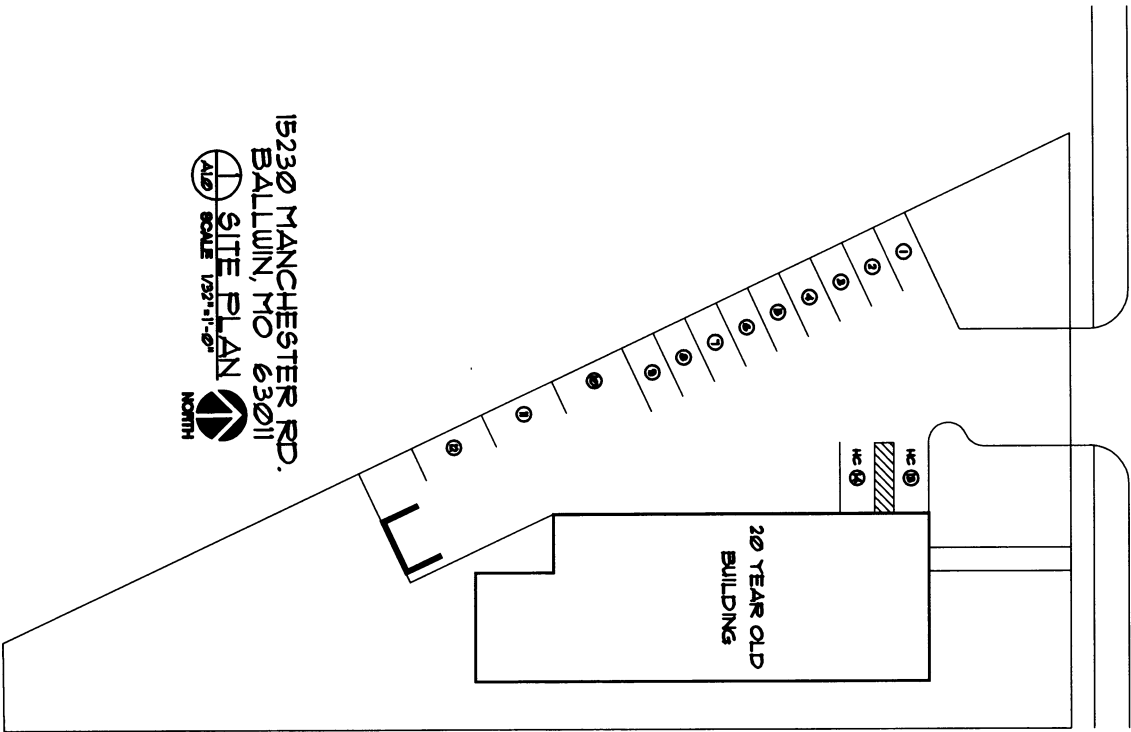
- Art. XIV, Sec. 2 (2) refers to site illumination. No change is proposed.
- Art. XIV, Sec. 2 (3) refers to greenery and planting. No change to the current landscape plan is proposed.
- Art. XIV, Sec. 2 (4) refers to fencing. No change is proposed.
- Art. XIV, Sec. 2 (5) refers to parking. See Art. IX, Sec. 5 (1) for details. The proposed use meets the base requirements for parking.
- Art. XIV, Sec. 2 (6) refers to pavement and parking compliance. No change is proposed.
- 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) states that in off-street parking for public use or for employees, no sales, dead storage, repair work nor dismantling of automobiles shall be permitted.
- 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 a nearly 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

MANCHESTER RD.



15230 MANCHESTER RD.
BALLWIN, MO 63011

ADAMS SITE PLAN
SCALE 1/32"=1'-0"
NORTH

RECEIVED

DEC 22 2020

CITY OF BALLWIN

SEAL

THE PROFESSIONAL ENGINEER AND ARCHITECT
HEREBY CERTIFY THAT THE DESIGN AND PREPARATION
OF THIS PLAN AND SPECIFICATIONS IS THE SOLE
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IN ANY FORM OR BY ANY MEANS, ELECTRONIC
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PARKING LAYOUT FOR
COMMERCIAL BUILDING

15230 MANCHESTER RD.
BALLWIN, MO 63011

DATE	DESIGNED	DRAWN	CHECKED
12/22/20	MA	RB	

SHEET

A1.0

PROJECT NO. 20202212