

SPECIAL USE EXCEPTION REVIEW REPORT

Petition Number: Z 18-05

Petitioner: Mark Hadfield
ELCO Chevrolet Cadillac Inc
15110 Manchester Rd.
Ballwin MO 63011

Agent: Tim Elli
Cresa
1401 South Brentwood Blvd.
Brentwood, MO 63144

Project Name: ELCO Expansion of Car Dealership

Location: 112 Old Ballwin Rd.

Public Hearing Date: July 2, 2018

Requested Action: Special Use Exception

Code Section Zoning Ordinance
Article XIV Sec 1 (2) g.

Existing Land Use/Zoning: C-1

Surrounding Land Use/Zoning: West – R-1
South –R-4 and S-1
East – R-4

North –C-1

Plan Designation: Expansion of ELCO’s parking lot with a
10,100 sq. ft. building proposed

Proposal Description:

ELCO Cadillac has bought the parcel of land at 112 Old Ballwin Rd. (formerly Ballwin Nursery), with the intent of demolishing the nursery. The original proposal had slated to build a 20,800 sq. ft. service and repair facility. The original SUE was granted in June of 2017, and has had no action taken in over a year and no extension of time was requested, therefore their SUE has expired. ELCO must now request and be granted a new SUE. This project would fall under "Dealerships may include facilities for the indoor servicing of vehicles including a body and paint shop and outdoor storage of vehicles."

Zoning Ordinance Requirements / C-1 Commercial (Article IX Section 2):

This site is zoned C-1 Commercial. The proposed use (non-adjointing parking lot and a facility for the servicing of vehicles) is not allowed under C-1 regulations without an SUE.

Zoning Ordinance Requirements/SUE Regulations (Article XIV Section 1 (2) g):

The proposed use requires an SUE (non-adjointing parking lot and a facility for the servicing of vehicles)


Special Use Exceptions Conditions (Article XIV Section 2):

- Article XIV Section 2 (1) Yard Requirements:
 - *This project is in compliance with all set backs*
- Article XIV Section 2 (2) Site Illumination:
 - *The site illumination appears to be in compliance*
- Article XIV Section 2 (3) Landscaping:
 - *This project is in compliance, a landscaping plan has been provided*
- Article XIV Section 2 (4) Fencing:
 - *This project is in compliance*
- Article XIV Section 2 (5) Parking:
 - *This project is in compliance.*
- Article XIV Section 2 (6) Paving:
 - *This project is in compliance; all motor vehicles shall be parked on a paved parking lot that has been paint striped to show designated parking areas.*

- Article XIV Section 2 (7) Sewers:
 - *The SWPPP Plan is in compliance and will be monitored by code enforcement. The stormwater plan is aligned with MSD's Landscape Guide for Stormwater Best Management Practices, but still must be approved by MSD*
- Article XIV Section 2 (8) Loading Facilities:
 - *This project is in compliance*
- Article XIV Section 2 (9) Ingress/Egress:
 - *The proposed project realigns the ingress/ egress to match up with Parker Rd.*
- Article XIV Section 2 (10): Required area for the intended use:
 - *This project is in compliance with the adequate area needed*
- Article XIV Section 2 (11) Dead storage of automobiles:
 - *Will be monitored by code enforcement*
- Article XIV Section 2 (12) Trash containers:
 - *This project is in compliance*
- Article XIV Section 2 (13) Entertainment:
 - *Does not apply for this project*

Staff Recommendation:

Staff has no objections to this proposal.



Andy Hixson

Director of Development/ Assistant City Administrator