

SPECIAL USE EXCEPTION REVIEW REPORT

Petition Number: Z 18-04

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: May 7, 2017

Requested Action: Special Use Exception Amendment

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 no buildings proposed.

Proposal Description:

ELCO Cadillac has bought the parcel of land at 112 Old Ballwin Road (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. Since the original SUE was granted in 2017 ELCO has changed its plan with regards to the intended use of the parcel of land. Now they only want to build a parking lot. In order to accomplish this, ELCO must amend their SUE.

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

This site is zoned C-1 Commercial. The proposed use (non-adjointing parking lot) is not allowed under C-1 regulations.

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

The proposed use requires an SUE (the outdoor storage of inventory and serviced vehicles provided that such vehicles are parked on a paved surface shall be considered a customary accessory use for a dealership) along with an amendment to reflect their proposed change.

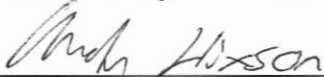
Special Use Exceptions Conditions (Article XIV Section 2):

- 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*
- 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:
 - *Does not apply for this project*
- 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