



**PLANNING AND ZONING COMMISSION
MEETING
1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, JUNE 06, 2022 at 7:00 PM**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
 - a.** Minutes of the May 2, 2022 Meeting
- 3. Agenda Items**
 - a. SUE 22-02 - Financial Institution (Bank)**

Royal Banks of Missouri, 15491 Clayton Rd, Ballwin MO 63011
Petitioner: Mitch Baden, 13171 Olive Blvd, St. Louis, MO 63141
 - b. SUE 22-03 - Financial Institution (ATM)**

Royal Banks of Missouri, 15491 Clayton Rd, Ballwin MO 63011
Petitioner: Mitch Baden, 13171 Olive Blvd, St. Louis, MO 63141

The petitioner is requesting approval to operate a bank and ATM located at 15491 Clayton Rd, a business not inherently permitted in C-1 Commercial.
- 4. Adjourn**

***NOTE:** Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.*

***ADA NOTICE:** Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.*



MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
1 GOVERNMENT CTR ♦ BALLWIN MO 63011
MAY 2, 2022

Chairman Weaver called the meeting to order at 7:00 p.m. Members in attendance were:

PRESENT

- Chairman Mark Weaver
- Secretary Olivia Pieknik
- Commissioner Grant Alexander
- Commissioner Derek Beiter
- Commissioner Gary Carr
- Commissioner Mike Swain
- Commissioner Victoria Winfrey
- Mayor Tim Pogue

- Planning Technician Shawn Edghill
- City Administrator Eric Sterman
- City Attorney Robert E. Jones

ABSENT

- Commissioner Chad Silker
- Alderman Michael Finley

Approval of Minutes

A motion was made by Secretary Pieknik to accept the minutes of the January 3, 2022 meeting as submitted. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

SUE 22-01 – Entertainment Use

Kids Empire, 14880-B Manchester Rd, Ballwin MO 63011
Petitioner: Mr. Alton M. Klein, 620 Arrow Hwy, LaVerne CA 91750

Mr. Brandon Peterson, addressed the Commission, requesting approval for the special use exception for an indoor entertainment use. Mr. Peterson said that this will be an indoor playground for children 12 and under. Parents must stay with their children. Mr. Peterson said that food is not prepared on the premises; everything is prepackaged. They do provide a catered birthday party service as well.

Mayor Pogue asked whether the business will sell alcohol. Mr. Peterson said no alcohol will be sold or allowed to be brought in.

Commissioner Alexander asked about the proposed hours of operation. Mr. Peterson said the hours will be Monday through Thursday 10:00 am – 8:00 pm; Friday through Sunday 10:00 am – 10:00 pm.

Chairman Weaver asked about the playground. Mr. Peterson said that it will be an indoor jungle gym encompassing three levels. The second level will have a soccer field, and the bottom level will feature go-karts on an epoxy track. There will be a separate area for toddlers, as well as a dance room and slides. The cost will be \$15 per child (parents are free) and is valid the entire day. Mr. Peterson said their patrons are able to leave and return multiple times during the day, which in turn helps the neighboring businesses. The facility will be open year-round, including holidays.

Secretary Pieknik asked about the ratio of parents to children. Mr. Peterson said that they allow more than two children per adult. Secretary Pieknik asked if the staff will be trained in first aid and emergency situations. Mr. Peterson said they will be trained. Entry gates at the front of the facility will be monitored at all times.

Chairman Weaver opened the public hearing and asked if anyone wished to speak in favor of the Petition SUE 22-01. No one came forward, and Chairman Weaver asked if anyone wished to speak in opposition to the petition. No one came forward, and Chairman Weaver closed the public hearing.

Secretary Pieknik made a motion to recommend approval of Petition SUE 22-01 to the Board of Aldermen, with the provision that no alcohol will be sold or allowed to be brought in. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present.

Adjournment

Secretary Pieknik made a motion to adjourn the meeting. Commissioner Beiter seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:13 p.m.

J. Mark Weaver, Chairman
Planning & Zoning Commission

DRAFT

**AMENDED SPECIAL USE EXCEPTION
PETITION REVIEW REPORT**

Petition Number: SUE 22-02

Petitioner: Mitch Baden
13171 Olive Blvd
St. Louis, MO 63141

Project Name: Royal Banks of Missouri

Requested Action: Allowance to Operate a Financial Institution (Bank)

Public Hearing Date: June 6, 2022

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

Location: 15491 Clayton Rd

Existing Land Use/Zoning: Commercial/C-1

Surrounding Land Use/Zoning: North – Commercial/ C-1
South – Residential/ R-2 & MXD/ Mixed- Use
West – Multi-Family Residential/ R-4
East – Commercial/ C-1

Plan Designation: Commercial/ Financial Institution/ Bank

Project Description:

Mr. Baden is requesting approval to set up a bank located at 15491 Clayton Rd, to permit the operation of a business not inherently permitted in C-1 Commercial.

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. **The provision for a bank or other financial institution in the City of Ballwin is required to undergo the SUE permitting process, detailing the necessity of 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. **No changes are proposed to the current structure.**
- Art. IX, Sec. 4 (3) establishes a rear yard depth of not less than 25'. **No changes are proposed to the current structure.**
- 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, neither is this petitioner is making changes to the currently existing building nor to its parking lot. **No changes are proposed.**
- Art. IX, Sec. 5 (2) refers to parking for shopping centers, plazas and office complexes with two or more tenants having more than 100,000 square feet of gross floor area. No changes are proposed.
- Art. IX, Sec. 6 refers to review by MoDOT for any intensive redevelopment along Manchester Rd. This is irrelevant to this proposal.
- 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 changes are proposed to the current sidewalk.
- 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. Cross access does currently exist between this site and its adjoining neighbors.

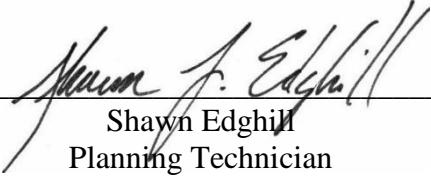
Zoning Ordinance Requirements/SUE Regulations
Appendix A, Article XIV

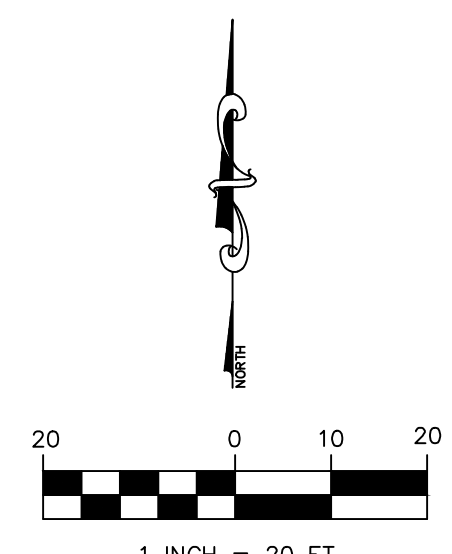
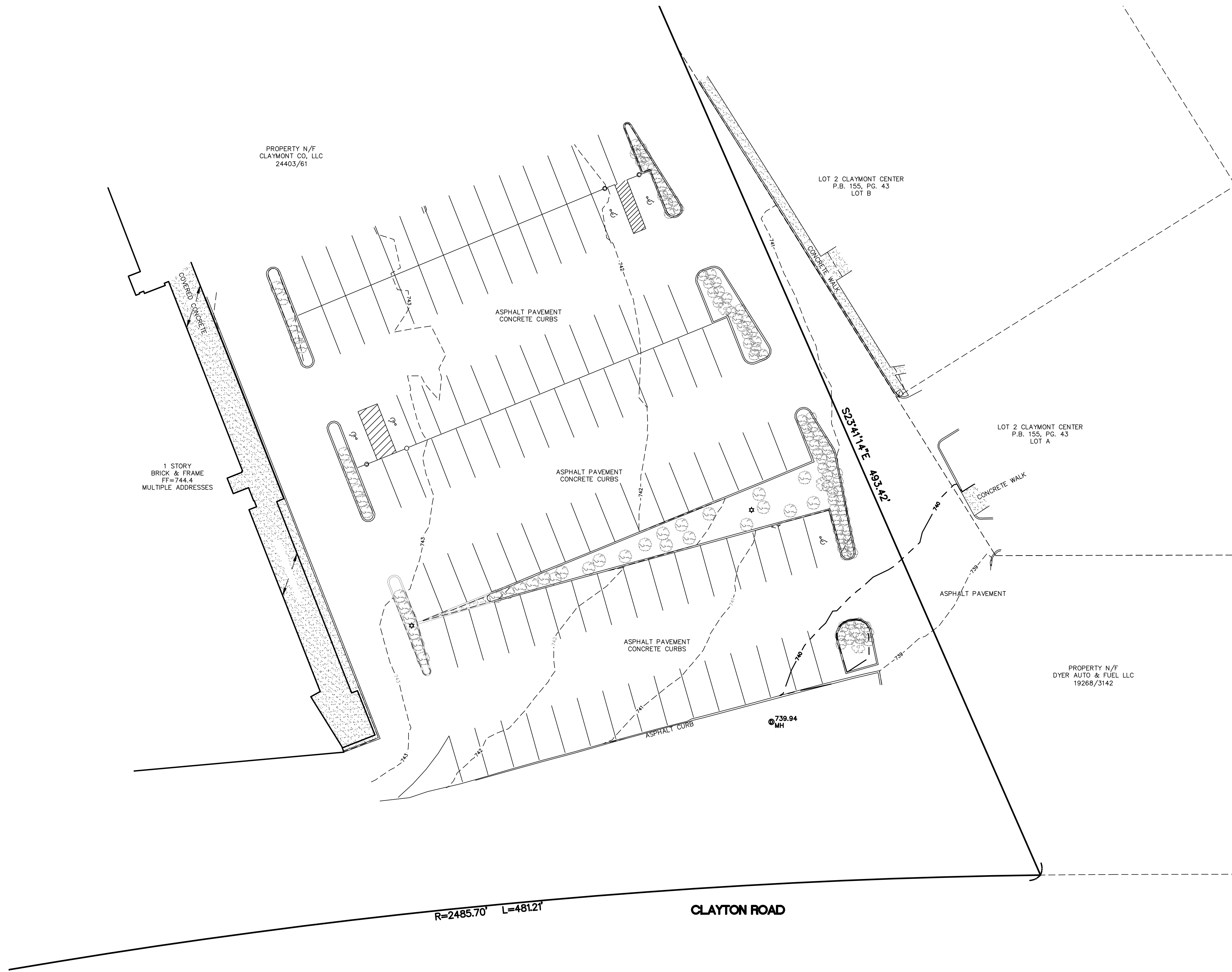
- Article XIV, Section 1 (5) refers to any Banks, savings and loan associations, short term loan establishments and other financial businesses that are regulated by the Missouri Division of Finance in the C-1 commercial district. The petitioner will be required to meet the following requirements, which will be assessed during the Building Department's review should this petition be approved by the Commission:
 - a. Such facilities shall provide and utilize digital video and audio surveillance equipment that observes all interior portions of the unit that are accessible or visible to the general public, all private offices and all exterior perimeters of the building or site including parking lots, alleys, service areas, all exterior windows and doors and similar spaces. Such equipment shall operate 24 hours a day seven days a week and shall be connected to a recording device(s) that permanently retain the recorded data for at least 30 days before the data is erased or recorded over. Such recording devices must be able to have the data downloaded to another device for long term permanent storage as needed.
 - b. Such facilities shall be designed to have their public lobby areas fully visible from the adjoining parking lots. No interior or exterior improvements, window tinting and treatment, draperies, blinds, signage, landscaping or other devices shall be utilized to block such visibility.
 - c. Such facilities shall provide a vault or safe to protect cash or other liquid assets. Such vault or safe shall have a UL rating of TRTL-15 or better. Such safe or vault shall be installed in such a manner that the area near the safe/vault shall be visible from the parking lot and the surveillance system.
 - d. Such facilities shall be equipped with an interior illumination system that fully illuminates the area around the vault or safe during all times of darkness.
 - e. Such facilities shall be equipped with an alarm system that monitors all exterior doors and windows, cash drawers and the vault/safe. The system shall include "hold up" alarm/panic buttons at all teller and manager positions that promptly notify the police department when activated. Such an alarm system must be installed and operated in accordance with the established standards and requirements of the City of Ballwin for such equipment. Such systems shall be tested monthly and a record of such tests maintained on the premises for review.
- Article XIV, Sec. 2 (1) refers to minimum yard requirements. All yard requirements are abided by.
- 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 is proposed.
- Art. XIV, Sec. 2 (4) refers to fencing. No change is proposed.
- Art. XIV, Sec. 2 (5) refers to parking. The petitioner is neither making changes to the currently existing building nor to its parking lot.

- 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. No changes are being proposed for the building, and the area is considered adequate for the use proposed.
- 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. No change is proposed outside of the current trash disposal situation.

Staff Recommendation:

Staff has no concerns with this proposal.


Shawn Edghill
Planning Technician



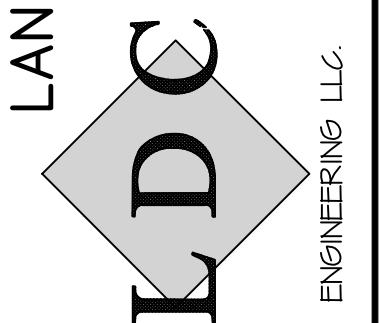
TOPOGRAPHIC SURVEY

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REVISION	DATE	BY

PROJECT
PROPOSED ITM/DRIVE-THRU
ROYAL BANK
BALLWIN, MISSOURI

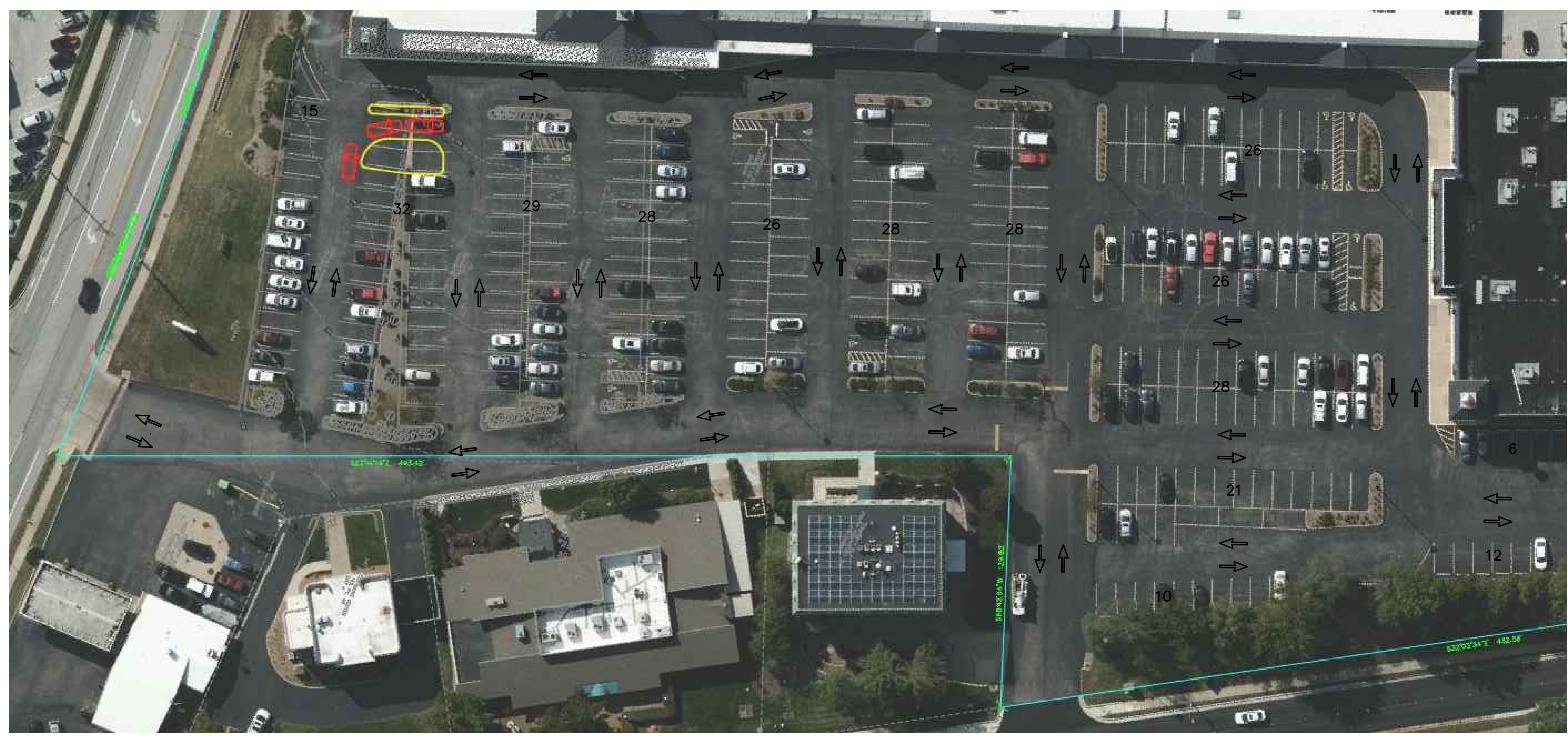
Consultants:



LAND PLANNING • CIVIL ENGINEERING
 4053 North St. Peters Pkwy, Ste D
 St. Peters, MISSOURI 63304
 PH: (636) 477-6486
 MO. CERT. OF AUTHORITY
 FOR ENGINEERING
 LIC. NO. 2019001202

PREPARED FOR:
RPA CONSTRUCTION
10677 TRENTON AVE.
ST. LOUIS, MO. 63132
PH: 314-427-6633

SEAL
 WILLIAM AUGUST HEYER P.E.
 PROFESSIONAL ENGINEER E-24297



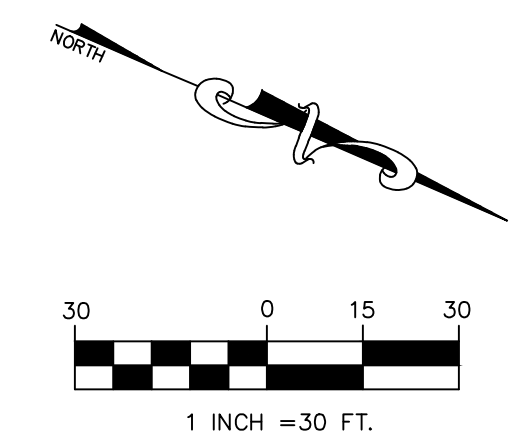
PARKING CALCULATION

EXISTING BUILDINGS: 70,900± SF
 REQUIRED PARKING PER ARTICLE XV, SECTION 1.2 #5 - MIXED USES
 PARKING SPACES REQUIRED SHALL EQUAL THE SUM OF THE REQUIREMENTS OF THE VARIOUS USES COMPUTED SEPARATELY.

RETAIL STORE - 1 PER 200 SF.	
RESTAURANT, CAFE - 1 PER 200 SF.	
DENTAL CLINIC - 1 PER 250 SF.	
STUDIO - 1 PER 250 SF.	
SCHOOL - 1 PER 10 SEATS	

CURRENT USES:	REQUIRED SPACES:
RETAIL - 5,200± SF	26
RESTAURANT, CAFE - 13,700± SF	69
DENTAL CLINIC - 1,250± SF	5
STUDIO - 5,250± SF.	21
SCHOOL - 50 Seats ±	5
VACANT - 23,525± sf	118
	TOTAL = 244

TOTAL EXISTING PARKING = 287 SPACES



TRAFFIC CIRCULATION PLAN

SEAL

WILLIAM AUGUST MEYER P.E.
 PROFESSIONAL ENGINEER E-24297

PREPARED FOR:
RPA CONSTRUCTION
 10677 TRENTON AVE.
 ST. LOUIS, MO. 63132
 PH: 314-427-6633

LAND PLANNING • CIVIL ENGINEERING

4053 North St. Peters Pkwy, Ste D
 St. Peters, MISSOURI 63304
 PH: (636) 477-6466

MO. CERT. OF AUTHORITY
 FOR ENGINEERING
 LIC. NO. 2019001202

LDC
 ENGINEERING LLC.

Consultants:

PROJECT
**PROPOSED ITM/DRIVE-THRU
 ROYAL BANK
 BALLWIN, MISSOURI**

REVISION	DATE

DRAWN BY: GMK
 CHECKED BY: JPT
 DATE: 4-18-2022
 JOB. NO.: 22.150
 SCALE: 1" = 30'
 SHEET: **C4**

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**AMENDED SPECIAL USE EXCEPTION
PETITION REVIEW REPORT**

Petition Number: SUE 22-03

Petitioner: Mitch Baden
13171 Olive Blvd
St. Louis, MO 63141

Project Name: Royal Banks of Missouri

Requested Action: Allowance to Operate a Financial Institution (ATM)

Public Hearing Date: June 6, 2022

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

Location: 15491 Clayton Rd

Existing Land Use/Zoning: Commercial/C-1

Surrounding Land Use/Zoning: North – Commercial/ C-1
South – Residential/ R-2 & MXD/ Mixed- Use
West – Multi-Family Residential/ R-4
East – Commercial/ C-1

Plan Designation: Commercial/ Financial Institution/ ATM

Project Description:
Mr. Baden is requesting approval for an ATM to be located in the parking lot directly in front of 15491 Clayton Rd, to permit the operation of a business not inherently permitted in C-1 Commercial.

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

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- 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. The proposal will result in the loss of six (6) parking spaces to make way for the ATM. This is not expected to detrimentally affect either the bank or the shopping center at large. Circulation plans and parking diagrams were supplied by the petitioner. It is unlikely that the ATM will be used to such an extent that it will hamper access by patrons to surrounding businesses.
- Art. IX, Sec. 5 (2) refers to parking for shopping centers, plazas and office complexes with two or more tenants having more than 100,000 square feet of gross floor area. No changes are proposed.
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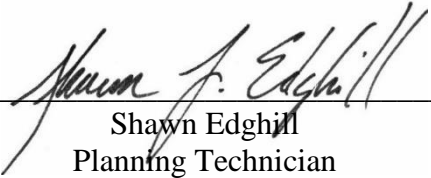
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Staff Recommendation:

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Shawn Edghill
Planning Technician