

# 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

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

<u>ADA NOTICE:</u> 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.

Section 2, Item a.

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

# AMENDED SPECIAL USE EXCEPTION PETITION REVIEW REPORT

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 Commercial/C-1 **Existing Land Use/Zoning: 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 Commercial/Financial Institution/Bank **Plan Designation:** 

## **Project Description:**

**Petition Number:** 

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

# PROPOSED ITM AND DRIVE-THRU

# PROJECT INFORMATION

SITE ADDRESS: #15491 CLAYTON RD.

OWNER: Claymont Company Llc 9986 Manchester Rd ST. LOUIS, MO. 63122

CURRENT ZONING: C-1 COMMERCIAL

SITE AREA: 8.62 TOTAL AREA

PARCEL ID.: 21S111635

TOTAL DISTURBED AREA: 0.04 ACRES (±)

CURRENT USE: RETAIL SPACE

PROPOSED USE: BANK.

SCHOOL DISTRICT: ROCKWOOD

FIRE DISTRICT: METRO WEST

FLOOD MAP PANEL: 29189C0277K

TOPOGRAPHIC SURVEY PREPARED BY FRAZIER LAND SURVEYING SERVICES.

NO SLOPE SHALL BE GREATER THAN 3:1 (3' HORZ., 1' VERT.) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY.

SILTATION CONTROL DEVICES SUCH AS SWALES, SILTATION FENCE OR STRAW BALES AND INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED BY THE CONTRACTOR.

SILTATION CONTROL DEVICES SHALL BE MAINTAINED AND KEPT IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ADEQUATE GROUND COVER PROVIDED. FILTER FABRIC FOR SILTATION CONTROL SHALL BE MIRAFI 100X.

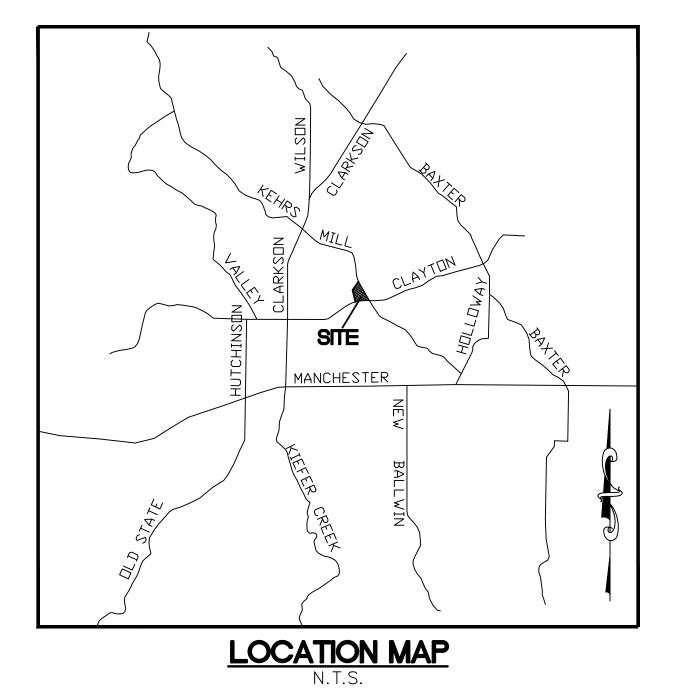
ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAT ONE ACRE OF LAND IS AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMIT(S) MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

AN ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNT SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNT FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

# PREPARED FOR:

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



# SHEET INDEX

- C1. COVER
- C2. TOPOGRAPHIC SURVEY
- C3. DEMOLITION AND SITE PLAN
- C4. TRAFFIC CIRCULATION PLAN

# GENERAL NOTES

UTILITIES ARE PLOTTED FROM FIELD MEASUREMENTS AND AVAILABLE RECORD INFORMATION AND LOCATIONS SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THESE PLANS AND TO FIELD VERIFY THE LOCATION, ELEVATION AND SIZE PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE TO FIELD LOCATE ALL UTILITIES PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

CONTRACTOR TO INCUR ALL COSTS ASSOCIATED WITH UTILITIES CONNECTIONS, OR ABANDONMENT, INCLUDING BUT NOT LIMITED TO: PERMITS, CONNECTION FEES, REMOVAL, ETC..

ALL WARNING AND TRAFFIC SIGNS, LIGHTS, AND BARRICADES SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO MAINTAIN A SAFE WORK SITE AND A SAFE SURROUNDING AREA FOR THE GENERAL PUBLIC. CONTRACTOR SHALL COORDINATE ALL TRAFFIC CONTROL AND SAFETY WORK WITH THE OWNER'S REPRESENTATIVE.

CONTRACTOR TO COORDINATE CONNECTION OF POTABLE WATER AND RELOCATION OR ABANDONMENT OF EXISTING WATER LINES WITH WATER CO.

COORDINATE ALL UTILITY DISCONNECTS WITH APPROPRIATE UTILITY COMPANIES.

CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

ALL EXISTING IMPROVEMENTS LOCATED WITHIN THE CONTRACT LIMITS SHALL BE REMOVED — PAVING, TREES, LANDSCAPING, CURBING, ETC.. CONTRACTOR TO FIELD INSPECT AND INCLUDE ALL ITEMS IN THE BID.

ALL ELECTRIC, TELEPHONE AND GAS SERVICE LINES TO BE DESTROYED ACCORDING TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY WORK TO BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

## ENGINEERS NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL UTILITIES AND PIPING IN CONTRACT LIMITS.

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

# SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT BE BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL UTILITIES AND PIPING IN CONTRACT LIMITS.

ALL EXISTING UTILITIES, PAVEMENT SEWERS, VISIBLE FOUNDATIONS, TREES AND SHRUBS LOCATED WITHIN THE GRADING LIMITS SHALL BE REMOVED (UNLESS NOTED OTHERWISE). COORDINATE ALL WORK WITH LOCAL UTILITY COMPANIES AND THE OWNER FOR REMOVALS AND ADJUSTMENTS.

# UTILITY NOTE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND SERVICE LINES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LDC ENGINEERING LLC. (LDC) CONSULTING ENGINEERS, AND UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. LDC, HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

# NOTICE TO CONTRACTOR:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND VERIFY ALL RELATED WORK AND ASSOCIATED DISIPLINES DRAWINGS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, ARCHITECTURAL, UTILITIES, GRADING, STRUCTURAL, PAVING, ETC. PRIOR TO CONSTRUCTION. THIS WILL INCLUDE ALL SECTIONS OF WORK FOR THIS PROJECT. IF THE CONTRACTOR INSTALLS ANY SITE RELATED WORK PRIOR TO VERIFICATION, IT WILL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

# Call BEFORE you DIG TOLL FREE 1-800-344-7483 MISSOURI ONE-CALL SYSTEM, INC.

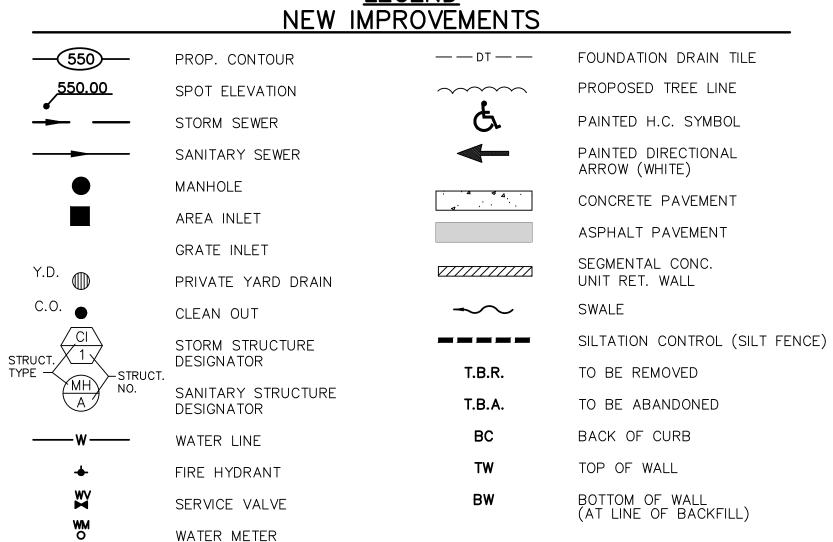
# PREPARED BY: L D C

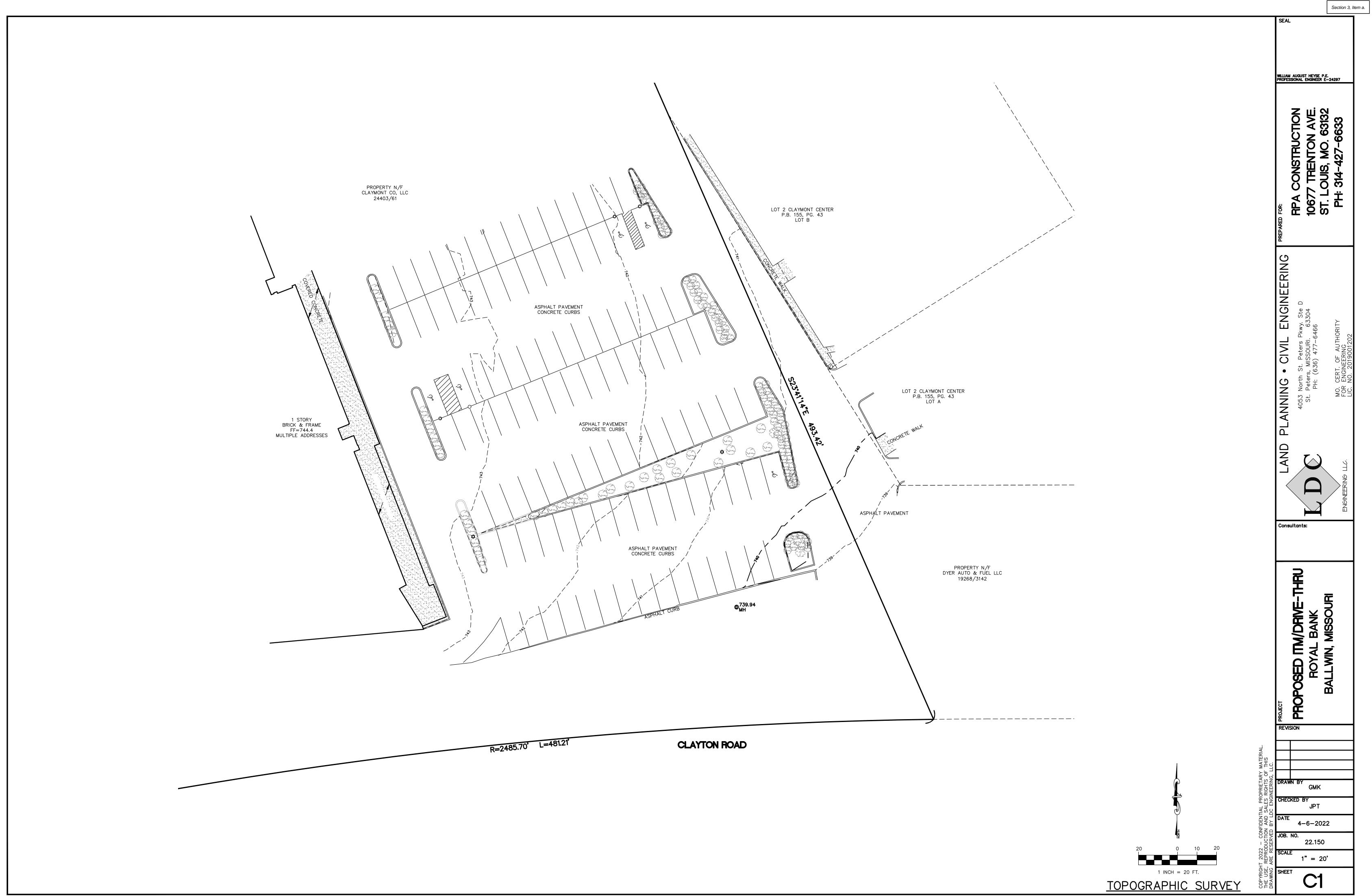
# LDC ENGINEERING LLC.

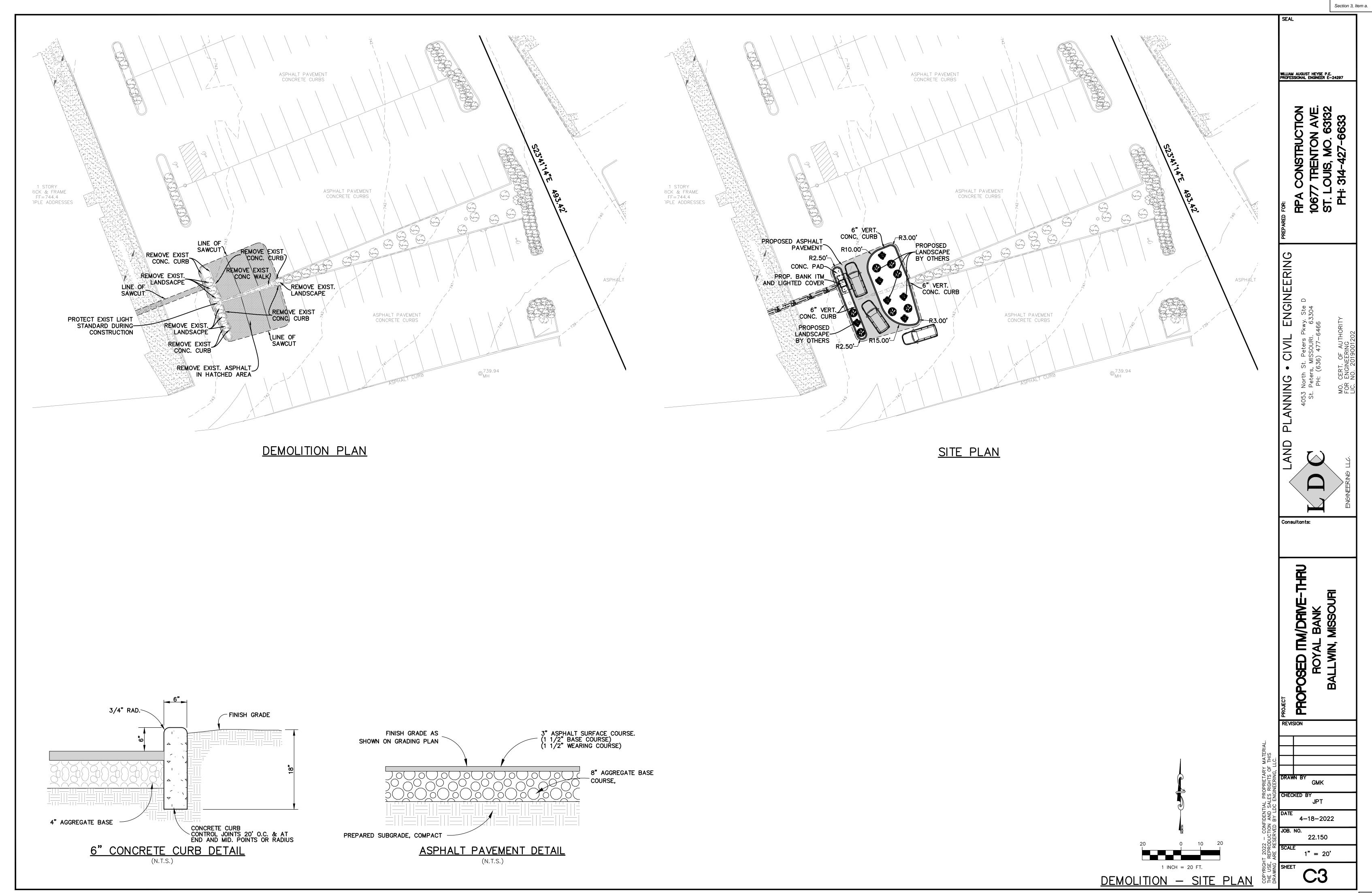
4053D NORTH ST. PETERS PKWY. ST. PETERS, MISSOURI. 63304 PH: (636) 477-6466 LIC. NO. 2019001202

LAND PLANNING - CIVIL ENGINEERING

# LEGEND M. IMPROVEMEN







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

PLANNING • CIVIL ENGINEERING

Consultants:

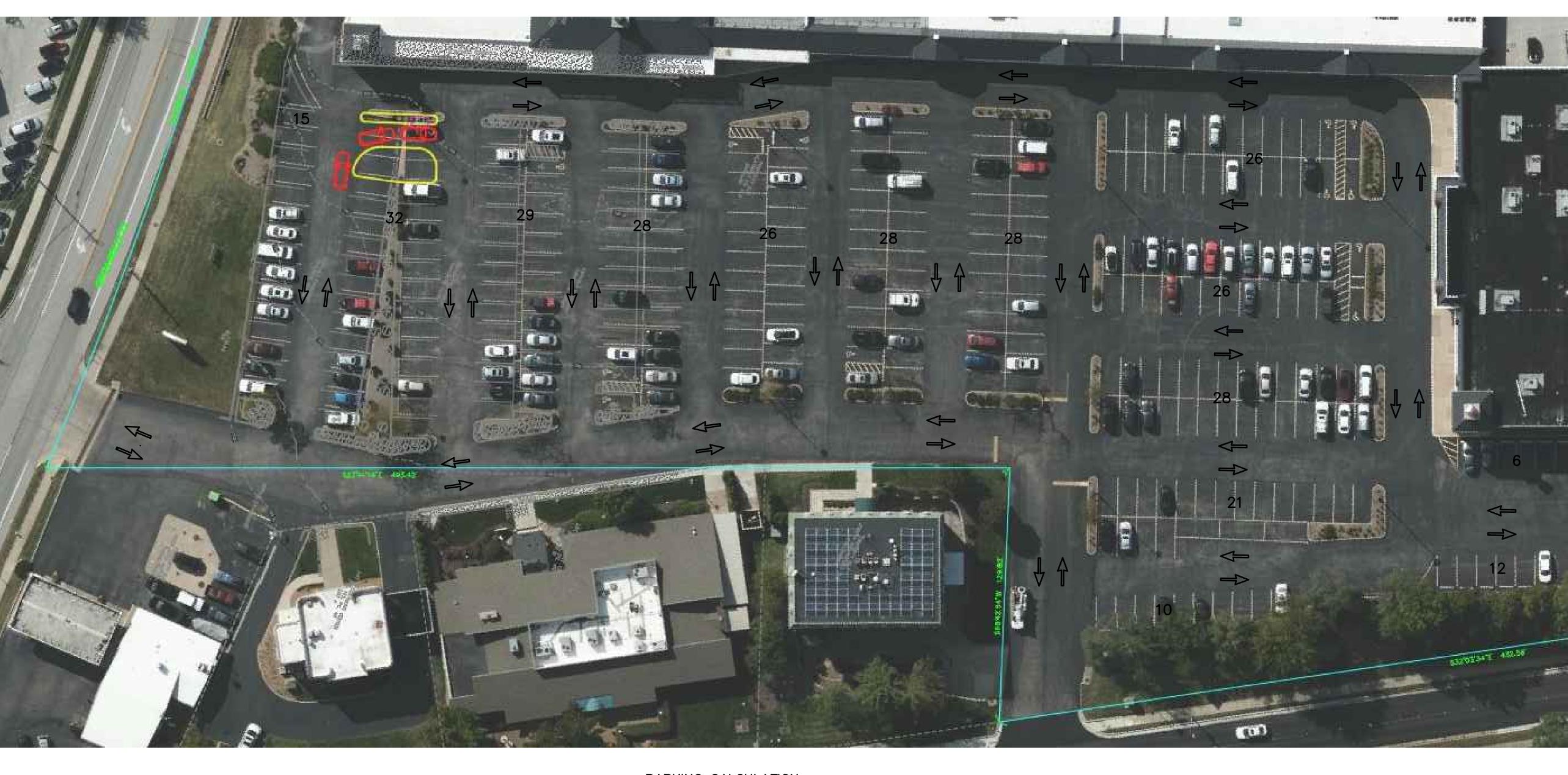
REVISION

4-18-2022

22.150 1" = 30'

1 INCH =30 FT.

TRAFFIC CIRCULATION PLAN



# 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

REQUIRED SPACES:

CURRENT USES:

RETAIL - 5,200± SF

RESTAURANT, CAFE - 13,700± SF

DENTAL CLINIC - 1,250± SF

STUDIO - 5,250± SF.

SCHOOL - 50 Seats ± VACANT - 23,525± sf  $TOTAL = \frac{118}{244}$ 

TOTAL EXISTING PARKING = 287 SPACES

# 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):

- Article IX, Section 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
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- 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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- 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