



PLANNING & ZONING COMMISSION

Thursday, August 4, 2022 - 7:00 pm
For more information, contact Brenda Cueller at 636-625-7936 or bcueller@lakesaintlouis.com.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

	Present	Absent
Pearson Buell, Chairman	_____	_____
Tom O'Connor, Vice Chairman	_____	_____
Rhonda Ferrett	_____	_____
Glen Heiman	_____	_____
Brian McKinney	_____	_____
Ken Spoden	_____	_____
Judith Westermann	_____	_____
Mayor Jason Law	_____	_____
Alderman Chris Hinkle	_____	_____

Also present: Louis Clayton, AICP, Director of Community Development
Brenda Cueller, Recording Secretary

III. APPROVAL OF AGENDA

IV. APPROVAL OF MEETING MINUTES

Regular meeting of July 7, 2022

V. PUBLIC COMMENT

VI. PUBLIC HEARING – OLD BUSINESS

1. Fountain Grass Drive – Food Truck Garden

Major Site Plan and Special Use Permit

Consideration of a request by Yvonne Merlotti, Seneca CRE, applicant, on behalf of Ravid Lake St. Louis II LLC, property owner, for the construction and operation of a 1.113-acre outdoor recreation facility (food truck garden) and a 1.665-acre public park.

2. 6800 Lake Saint Louis Boulevard – Storage Facility

Major Site Plan, Special Use Permit, and Minor Adjustment

Consideration of a request by Will Scheidt - Pickett, Ray & Silver, applicant, on behalf of 8595 Orf Road LLC, property owner, to construct a storage facility containing 237 self-storage units, 95 outdoor storage spaces, and related site improvements.

VII. PUBLIC HEARING – NEW BUSINESS

1. Text Amendment

Text amendments to Municipal Code Title IV: Land Use related to multi-unit residential buildings.

VIII. OTHER BUSINESS

IX. COMMISSION AND STAFF COMMENTS

X. ADJOURNMENT

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 7, 2022**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, July 7, 2022, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Commissioners Rhonda Ferrett, Glen Heiman, Brian McKinney, Tom O'Connor, Ken Spoden, Mayor Jason Law, and Alderman Chris Hinkle. Absent: Commissioner Judith Westermann. Also present: Louis Clayton, Director of Community Development, and Brenda Cueller, recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Vice Chairman O'Connor made a motion to approve the July 7, 2022, regular meeting agenda. The motion was seconded by Commissioner Heiman and the motion passes.

MOTION TO APPROVE THE JULY 7, 2022, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: June 2, 2022

MOTION TO APPROVE MINUTES:

Vice Chairman O'Connor made a motion to approve the minutes from the June 2, 2022, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Ferrett and the motion passes.

THE MINUTES FROM THE JUNE 2, 2022, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – OLD BUSINESS:

1. Fountain Grass Drive – Food Truck Garden

Major Site Plan and Special Use Permit

Consideration of a request by Yvonne Merlotti, Seneca CRE, applicant, on behalf of Ravid Lake St. Louis II LLC, property owner, for the construction and operation of a 1.113-acre outdoor recreation facility (food truck garden) and a 1.665-acre public park.

Tabled until the August 4th meeting.

2. 6800 Lake Saint Louis Boulevard – Storage Facility

Major Site Plan, Special Use Permit, and Minor Adjustment

Consideration of a request by Will Scheidt - Pickett, Ray & Silver, applicant, on behalf of 8595 Orf Road LLC, property owner, to construct a storage facility containing 237 self-storage units, 95 outdoor storage spaces, and related site improvements.

Tabled until the August 4th meeting.

PUBLIC HEARING – NEW BUSINESS:

1. 100 Technology Drive Loop – Little Sunshine’s Playhouse & Preschool

Major Site Plan, Special Use Permit, Minor Adjustment

Consideration of a request by Brandon Harp, Civil Engineering Design Consultants, applicant, on behalf of Boschert R Sieglinde Hartmann Irrevocable Trust, property owner, for the construction of an 11,354-square-foot preschool and day-care facility and related site improvements to be known as Little Sunshine’s Playhouse & Preschool.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

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Brandon Harp with Civil Engineering Design Consultants stated he was present on behalf of Little Sunshine's Playhouse & Preschool project. He said Jeff Kaiser with Tri Architects, and Loomis Associates Landscape Architects were present. Mr. Harp stated three items were submitted for tonight's request of Special Use Permit, Major Site Plan and Minor Adjustment. Mr. Harp gave a brief history of Little Sunshine's Playhouse & Preschool noting it provides early educational care to children ages 6 weeks to 6 years. He noted there were 29 locations in the United States, with three in Missouri – O'Fallon, Chesterfield, and University City. The construction is for an 11,354-square-foot facility with the hours of operation from 6:00 a.m. to 6:00 p.m., Monday through Friday. Mr. Harp gave a project timeline starting with a pre-application meeting and ending with tonight's meeting. He noted a neighborhood meeting was held March 29th and had one attendee, Matt Bross, who requested that the plan show two drive entrances as conceptual on the new access drive to serve his property so the City is aware he will be connecting to it in the future. Mr. Harp discussed the project regarding parking, sidewalks, lighting, stormwater, utilities, shared access easement, and sunshades for the children. He noted the zoning of the parcel and adjacent parcels stating this was a good transitional project.

Jeff Kaiser, with Tri Architect, stated Little Sunshine's Playhouse & Preschool design Tudor-style structures discussing the materials, play structure, canopy shade structure and trash enclosure elements. He noted equipment on top of the building is screened by the roofline.

Mr. Harp said the minor adjustments requested were three:

1. Allow the western property line front setback of 45.62 feet instead of the 50 feet required for a C1 District.
2. Allow a fence in the western front yard instead of the fence location standards as specified in Table 425.110.B of the Municipal Code.
3. Allow an alternative design for the western building elevation to satisfy the requirements in Section 425.370.B.2 of the Municipal Code.

Louis Clayton, Director of Community Development, stated staff recommends approval of the applications for special use permit, major site plan and minor adjustment with the following condition:

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1. In accordance with Section 425.220.A.1.b.5 of the Municipal Code, at each point where a sidewalk must cross a parking lot, internal street or driveway to make a required connection, it shall be clearly marked by using a change in paving materials or a change in paving color.

Public Hearing closed.

Mayor Law stated this was a fantastic project.

Commissioner Heiman said he was happy to have them in Lake Saint Louis.

MOTION TO RECOMMEND APPROVAL:

Commissioner McKinney made a motion to recommend approval of the applications for special use permit, major site plan, and minor adjustment to the Board of Aldermen with the condition listed in the Community Development Director's staff report. The motion was seconded by Commissioner Heiman and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR SPECIAL USE PERMIT, MAJOR SITE PLAN, AND MINOR ADJUSTMENT TO THE BOARD OF ALDERMEN WITH THE CONDITION LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

There being no other business, the meeting continued.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

There being no discussions or comments, the meeting continued.

ADJOURNMENT:

There was no further business to come before the Planning and Zoning Commission, the meeting was, on motion duly made, seconded, and unanimously voted on, adjourned at 7:27 p.m.

Brenda Cueller
Recording Secretary of the meeting

DRAFT



PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE	August 4, 2022
APPLICANT	City of Lake Saint Louis
APPLICATION TYPE	Text Amendment
SUMMARY	Text amendments to Municipal Code Title IV: Land Use related to multi-unit residential buildings.
STAFF	Louis Clayton, AICP, Director of Community Development

BACKGROUND & SUMMARY

On June 20, 2022, the Board of Aldermen approved a 90-day moratorium to temporarily halt the acceptance and processing of new applications associated with the development or construction of new multi-unit buildings (Resolution 06-20-22 (2)). The purpose of the moratorium is to allow the City an opportunity to study, research, analyze and/or assess the likely impacts and nature of any future multi-unit housing development.

The Board of Aldermen has directed staff to draft text amendments to achieve the following objectives:

1. Require special use permits for more multi-unit building developments. Currently, special use permits are only required for the development of one or more multi-unit buildings, age-restricted multi-unit buildings, or mixed-use buildings totaling 150-or more dwelling units in aggregate.
2. Prohibit multi-unit buildings in the C2 District. Currently, age-restricted (55+) multi-unit buildings are allowed with a special use permit.
3. Limit the number of dwelling units in multi-unit buildings in mixed-residential developments. Currently, development sites larger than 10 acres in the R6 District must incorporate a minimum of two housing types (detached houses, duplexes, townhouses, or multi-unit buildings); however, there is no limit to the number of dwelling units for each housing type.

TEXT AMENDMENTS

New text is **bold**, eliminated text is ~~struck-through~~ and all changes are **highlighted**.

Title IV Land Use

Chapter 420 Use Regulations

Article II Table of Allowed Uses

Section 420.040 Table of Allowed Uses.

Table 420.040, Table of Allowed Uses

Key: P = Permitted, S = Special Use, A = Accessory Use, T = Temporary Use,
Blank = Prohibited Use

Use	Zoning District													Use Standard Code Section
	RR	R1	R2	R3	R4	R5	R6	MU	CO	C1	C2	LI	PA	
Residential Uses														
Household Living														
Detached house	P	P	P	P	P		P							
Duplex						P	P							
Townhouse						P	P							
Multi-unit building						P	P	P						Section 420.070(A)
Multi-unit building, age-restricted						P	P	P			S			Section 420.070(A), Section 420.070(B)
Mixed-use building								P						Section 420.070(C)

Section 420.070 Residential Uses.

A. Multi-Unit Building.

1. A special use permit is required for the development of one (1) or more multi-unit buildings, age-restricted multi-unit buildings, or mixed-use buildings totaling ~~one hundred fifty (150)~~ **seventy-five (75)** or more dwelling units in aggregate.

B. Multi-Unit Building, Age-Restricted.

1. A special use permit is required for the development of one (1) or more multi-unit buildings, age-restricted multi-unit buildings, or mixed-use buildings totaling ~~one hundred fifty (150)~~ **seventy-five (75)** or more dwelling units in aggregate.
2. All residents must be at least fifty-five (55) years of age. Building caretakers and medical support personnel are exempted from this age requirement.

3. The maximum net density is eighteen (18) dwelling units per acre.

C. Mixed-Use Building.

1. A special use permit is required for the development of one (1) or more multi-unit buildings, age-restricted multi-unit buildings, or mixed-use buildings totaling ~~one hundred fifty (150)~~ **seventy-five (75)** or more dwelling units in aggregate.
2. The maximum net density is specified in Table 420.070.C, Maximum Net Density for Mixed-Use Buildings.

Table 420.070.C	
Maximum Net Density for Mixed-Use Buildings	
Ground Floor Nonresidential Gross Floor Area	Maximum Net Density (dwelling units per acre)
Less than 25%	18
25% to 49%	22
50% to 74%	26
75% or more	30

Section 425.290 Building Elevations.

B. Housing Type Variety.

1. A mix of residential housing types, including detached houses, duplexes, townhouses, and multi-unit buildings, is encouraged in zoning districts where such housing types are permitted.
2. In the R6 Zoning District, development sites larger than ten (10) acres shall incorporate a minimum of two (2) housing types, including detached houses, duplexes, townhouses, or multi-unit buildings. **In no case shall the number of dwelling units in multi-unit buildings exceed forty percent (40%) of the total number of dwelling units in the development.**

CONCLUSION

The proposed text amendments will increase the number of multi-unit building developments that require approval of a special use permit by the Board of Aldermen. The special use permit procedure provides a mechanism for the City to evaluate and consider proposed developments on a case-by-case basis, and to require that potential adverse impacts be mitigated. Additionally, the text amendments will prohibit multi-unit buildings in the C2 District and reduce the number of multi-unit buildings that could be developed in the R6 District. Staff is of the opinion that the proposed text amendments are reasonable and satisfy the applicable review criteria (Exhibit A) for text amendment applications.

STAFF RECOMMENDATION & MOTION

Staff recommends ***approval*** of the application for a text amendment as submitted.

The following motion can be read verbatim or modified as desired:

“I move to recommend approval of the application for a text amendment to the Board of Aldermen as submitted.”

EXHIBIT A: REVIEW CRITERIA

Text Amendment

Section 405.090.C.5.c of the Municipal Code.

A text amendment application shall be reviewed according to the following criteria:

1. The text amendment is consistent with the Comprehensive Plan and other City policies;
2. The text amendment does not conflict with other provisions of this Code or other provisions in the Lake Saint Louis Municipal Code;
3. The text amendment is necessary to address a demonstrated community need;
4. The text amendment is necessary to respond to substantial changes in conditions and/or policy; and
5. The text amendment is consistent with the general purpose and intent of this Code.