



## PLANNING AND ZONING COMMISSION

Wednesday, April 13, 2022

### CALL TO ORDER

Mr. Nelson, Chair, called the meeting to order at 7:00pm.

### ROLL CALL

John Ritter	Present
Jeff Moore	Present
Paul Moran	Present
Hart Nelson	Present
Mark Favazza	Present
Sheri Bilderback	Present via Zoom
Lisa Schuering	Present
John Nuerenberger	Absent
Leslie Nichols	Absent

### AGENDA APPROVAL

The agenda was approved by acclamation.

### APPROVAL OF THE MINUTES

Minutes from the March 9, 2022 meeting were approved by acclamation.

### CITIZEN COMMENTS

None

### OLD BUSINESS

None

A moment of silence was taken for John Nuerenberger's son.

### NEW BUSINESS

A. #22-007: Rezone the property at 200 Hanley Industrial Court from the PD-Planned Development Overlay District to the UD-Urban Development District and site development plan

and conditional use permit application for a new 273,659 square foot elevator apartment facility and 26,604 square foot Planet Fitness facility

Mr. Mike Dostrom, land use developer, said they had been before the commission before with a text amendment. He said the Board of Alderman had some concerns, so they were now petitioning for a rezoning and a CUP. He gave a brief overview of the mixed-use proposal. He said there would be 256 units and 6 stories. He said they are providing more parking than what is needed but less than what is needed to meet the code. He said they have worked with the fire department on fire access. He said this will be a positive impact to the community.

Mr. Nelson asked if they were planning to ask for a sign variance.

Mr. Dostrom said they did not know at this time.

Mr. Moran asked where they came up with the project value.

Mr. Jeff Mugg, principals, said it was total project cost. Hard and soft cost.

Mr. Josh Barkus, project engineer, spoke to the site drainage. He said there would be 3 access points.

Mr. Nelson asked about the backing up to the Metro Link.

Mr. Barkus said they didn't intend to cross the property line.

Mr. Moran asked about the utilities and usage in Hanley Industrial Ct.

Mr. Barkus said they were reviewing the requirements.

Mr. Jeff MaGee, St. Louis Design and Architects, said there would be 2 levels sub grade for parking. He said there would be a bike store and repair. He went through other amenities for the tenants. He went through the elevations. He said the base would be a dark gray brick with nichia to break up the brick. He said they were trying to keep the building from looking flat.

Mr. Moran asked about the roof and snow.

Mr. MaGee said it would go to the rear of the building.

Ms. Kelly spoke to the request. She gave a brief history of the request and the submittal for rezoning to the UD District. She said it is currently zoned PD. She said there are some distinct differences between the PD and UD district setbacks. She said how this project fits in with the Comprehensive Plan is up for their discussion. She said the code does recommend 1 entrance per frontage. She said it does meet the requirements of the UD district. She said the fire access lane is 3.5 feet and the code requires 5 feet. She spoke to the parking request. All the trees on

site are intended for removal. She said the lighting metrics would remain the same and be downcast. She said this building does largely meet design standards. She went through the design standards and gave her suggestions to improve the depth.

Mr. Andrew Franke, the city's Landscape Architect, said additional landscaping would be needed for the bonus parking. He said they had concerns about the signs. He asked that the Southwestern bell wall be removed. He said the ADA signs should be 60" tall. He said the HVAC units should be shielded on the roof.

Mr. Barkus said the fire lane would be 4 feet. He added the monument sign would be outside the site triangle. He spoke regarding the landscaping and screening.

Mr. Rusty Saunders said the paving would be a special pattern. He said they would look at adding additional landscaping as part of the comprehensive sign plan.

Mr. Moore asked if they could address the stone wall.

Mr. Barkus said there was a small wall on the east side. He said there are some easements that run behind the wall. He said the owner would like to clean it up.

Mr. Ed Brimer said he owns Engraphix in Hanley Industrial Ct. and gave his history with Hanley Industrial Ct and the Comprehensive Plan. He said the residential use was intended to be north of Strassner. He said the scale of the building doesn't fit in with the comprehensive plan. He said 6 stories is going to be really tall and would like it to be discussed. He said sewer runoff and silt runoff should be considered and complied with. He shared a study done by CDG 10 years ago and said the construction would be hard on the streets and suggested the city take the street maintenance back.

Ms. Kelly pointed out the public notice was sent out to all properties in the UD district and within 300 feet of the property.

Mr. Nelson said they do not have the traffic report and said they have the opportunity to move the review to the sub-committee or to the next meeting before taking a vote.

Mr. Moran suggested they review it at the next meeting.

It was determined to continue the item for review at the next meeting May 11th.

## **ALDERMANIC REPORT**

None

## **DIRECTOR OF PLANNING AND DEVELOPMENT REPORT**

Ms. Kelly said there were 2-3 items up for review at the next meeting. Ms. Kelly said April 26th was the redevelopment meeting for Greenstreet.

Ms. Bilderback gave an update on the visitation for Mr. Nuerenberger's son.

## **ADJOURNMENT**

Mr. Moore made a motion to adjourn. Meeting adjourned at 8:07 pm.