



REQUEST FOR SITE DEVELOPMENT PLAN APPROVAL STAFF REPORT

PETITION NAME: P&Z Case #20-06 – Site Development Plan Approval for Property at 1002 Hanley Industrial Court (Hoffmann Brothers)

REQUESTED ACTION: Review and Recommendation for Site Development Plan Approval for an Addition to an Office/Warehouse Building and Parking Area Modifications

MEETING DATE: November 18, 2020

PETITIONER: Chris Hoffmann, President of Hoffmann Brothers

LOCATION OF SITE: 1002 Hanley Industrial Court

LOCATOR NUMBER(S): 20K330729

SIZE OF TRACT: 2.238 acres (97,504 sq. ft.)

ZONING DISTRICT(S): "LID" Light Industrial District

PROPERTY OWNER: Hoffmann Real Estate III, LLC, 1025 Hanley Industrial Court, Brentwood, MO 63144

PROPERTY INFORMATION

The subject property is located on the east side of Hanley Industrial Court between Strassner Drive and Brentwood Promenade Court. The subject property is 2.238 acres, and the property is zoned LID, Light Industrial District. There is a 55,926 square foot office/warehouse building on the site. Existing tenants within this building include Classic Car Studio, Naked Spirits Distillery and Hoffmann Brothers (a mechanical contractor). The parcel has 221' of commercial frontage along Hanley Industrial Court. There are four (4) existing loading spaces and twelve (12) existing parking spaces located along the front elevation of the building. The petitioner, Hoffmann Brothers, currently occupy approximately 20,000 +/- square feet of the building and utilizes the loading and parking areas located in the front of the building.

PROJECT DESCRIPTION

The petitioner desires to reconstruct the building addition located on the front of the building to two-stories, install an additional loading area, and eliminate six (6) parking stalls in front of the building and six (6) spaces along the north of side of the building. Other improvements include adding landscaping in front of the building and a landscape buffer along the south side of the building. The new building addition will be a two-story office building measuring 25' x 81' and a total of 4,050 square feet of office space. The existing vehicular parking and loading docks will be revised to accommodate the new office and warehouse renovations.

PUBLIC NOTICE

Letters were mailed notifying property owners within 300 feet of the subject property of the request and the dates of the Planning and Zoning Commission review.

SITE DESIGN ISSUES

A. *Ingress / Egress and Internal Circulation*

As noted, the site plan depicts the addition of one loading area adjacent to the four (4) existing loading areas. The number of parking stalls will be decreasing from 12 to 6 stalls. Overall, the number of loading areas and parking stalls backing onto Hanley Industrial Court will be decreasing from sixteen (16) to eleven (11). Under the current code, Section 400.1540, Ingress and Egress, does not allow parking or loading spaces be provided in a manner requiring the backing out of vehicles into public right-of-way but this is viewed as an improvement of existing conditions.

The petitioner describes the daily activities of its operations. Hoffmann Brothers begins their installation projects each day at 7 AM, and in order to begin each project at this time, the equipment must be picked up and depart their facility between 6 AM and 7 AM. The proposed site plan has been designed to accommodate concurrent equipment loading for 8-12 projects between the hours of 6 and 7 AM. The petitioner notes the delivery activity for the remainder of the day is low. Specifically, Hoffmann Brothers receive 1-4 box trucks delivering equipment for projects that will begin the following day.

B. *Parking*

There are 27 existing parking stalls which may be utilized by Hoffmann Brothers and the space they occupy within the building. The site plan depicts 15 parking stalls which will remain for the use of Hoffmann Brothers. The 4,050 square feet of office space requires 14 spaces, and the parking requirements of the 14,000 square feet of warehouse space is based on two (2) parking spaces for every three (3) employees. The petitioner owns 1001 and 1025 Hanley Industrial Court which is located across from 1002 Hanley Industrial Court. The employees of Hoffmann Brothers may be working from the various buildings throughout the day. There are additional parking spaces available at the other buildings, and there is adequate parking between the various properties and the parking requirement met. Although the number of parking stalls have decreased in front of the building at 1002 Hanley Industrial Court, the remaining parking stalls and the accessible spaces will be compliant with the design standards of the current City code.

C. *Landscaping & Screening*

There is no existing landscape plan or landscape buffering on site. The site plan depicts landscaping improvements in front of the building and a landscape buffer installed along the south property line. The landscape buffer on the south side will replace the gravel and remains of an old railroad stub between the building and the property line. The petitioner submitted a landscape plan with his application.

D. *Signage*

Signage was displayed on the building elevations, but no signage plan was submitted with the application. The development will comply with the City's general signage requirements or a comprehensive sign plan will be submitted at a later date for the Commission's review and consideration.

E. *Lighting*

There will be no changes to the location of the existing parking lot lighting as part of this project.

F. *Architectural Standards*

The future building addition meets the setback requirements of the LID District, and renderings have been provided. The building material type will be submitted to the Commission for their review and consideration.

G. *Site Coverage*

The site coverage will remain the same at 92.3% which is over the maximum of 80% for the LID District.

RECOMMENDATION

Staff recommends approval of the site plan improvements to the existing office/warehouse building at 1002 Hanley Industrial Court.

Respectfully submitted,



Lisa Koerkenmeier, AICP