



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 17, 2017

Beyond Self Storage	
REQUEST	Site Plan Approval
APPLICANT	NorthPoint Development 230 S. Bemiston Ave., Suite 500 Clayton, MO 63105
AGENT	Jon Jenkins
LOCATION	South off of Avon Industrial Drive, west of Crooks
FILE NO.	16-036
PARCEL NOS.	15-29-276-011 and -013
ZONING	REC-1 Regional Employment Center - Interchange
STAFF	Sara Roediger, AICP, Interim Director of Planning

In this Report:

Summary.....	1
Site Plan Review Considerations	2
Site Plan Approval Motion.....	2

Summary

The applicants are proposing to construct a three-story, 110,625 square-foot self-storage building with associated site improvements on 2.79 acres on Avon Industrial Dr. west of Crooks (part of the Star Batt Condominium). The facility will offer drive-through loading, indoor climate controlled units and security monitoring. A colored rendering of the building is included, which consists primarily of metal panels and trim with a brick finished dryvit entrance. The proposed use should not generate much traffic or light emission, and although the facility will be open seven days a week until 10:00 p.m., business will be conducted indoors. Loading and unloading will occur primarily inside the facility in the drive-through area. In addition, limited parking will be required, reducing the need for extra paving.

As you might recall, the site was approved for several multi-tenant retail buildings by the Planning Commission in March 2016, which were not constructed. It is the intent of NorthPoint to purchase the site and develop it with one larger self-storage facility. The site will be accessed from Avon Industrial Dr., and an internal walkway is proposed for pedestrian use, which will connect to the Taco Bell sidewalk out to Crooks. A storm water detention basin will be installed to the north of the site (dry but with a retaining wall due to the elevation drop). The site is zoned REC-I Regional Employment Center Interchange, and self-storage facilities are permitted uses in this district.

Adjacent Land Uses and Zoning

The site is currently vacant. It is surrounded by REC-I zoning except to the north, which is zoned Industrial and B-3 Shopping Center Business. There is a car wash, gas station and Taco Bell restaurant to the east, the Crooks Corners retail center and several industrial buildings to the north, a bowling alley to the west and the M-59 Interchange to the south.

Site Plan Review Considerations

1. **Site Layout.** The site is in compliance with all setback, area and building requirements of the REC-I district. Please refer to the Planning memo dated February 9, 2017 for details.
2. **Parking.** The minimum parking requirement for mini warehouses is three spaces plus one space per employee (4 spaces for this project), which have been provided, including one required handicap space. Parking setbacks have been met and exceeded on all sides. As mentioned, loading will be provided inside the building.
3. **Landscaping/Tree Removal.** The site meets or exceeds the landscape requirements of the Ordinance. The Tree Conservation Ordinance does not apply to the site since the land was platted prior to the Ordinance. Please refer to the Planning memo dated February 9, 2017 for the landscaping requirements and what is proposed. The applicant will be required to post a landscape bond in the amount of \$63,870 plus irrigation costs. An irrigation plan will be required prior to final approval by staff.
4. **Building Design/Lighting.** The proposed building will consist mainly of metal panels and trim with finished dryvit for the entrance. The building has been designed to meet the City's Architectural Standards. Please refer to the attached colored elevation. A photometric plan has been provided, which shows compliance with location and intensity for exterior lighting, as outlined in the Planning memo of February 9, 2017.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the new self-storage facility will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 16-036 (Beyond Self Storage).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 16-036 (Beyond Self Storage) the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on January 26, 2017, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The site was previously approved in 2016 for several multi-tenant retail buildings that were never constructed.
3. The proposed project will be accessed from Avon Industrial Drive, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
4. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Provide a landscape bond for landscaping/trees in the amount of \$63,870, plus inspection fees and irrigation cost estimate, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. Provide an irrigation plan prior to final approval by staff.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department January 26, 2017; (*Cover Sheet; Topographic Survey, Sheet C-1.0; Preliminary Dimension and Paving Plan, Sheet C-2.1; Preliminary Fire Protection Plan, Sheet C-2.2; Preliminary Utility and Grading Plan, Sheet C-3.1; Preliminary Landscape Plan, Sheet L-1., prepared by PEA, Inc; Preliminary Photometric Plan, prepared by Gasser Bush Associates.*

Attachments: Building Department memo dated 1/27/17; Fire Department memo dated 2/6/17; Parks and Forestry memo dated 2/9/17; DPS/Engineering memos dated 2/7/17 and 1/6/17; Planning Memo dated 2/9/17; EIS dated received 12/21/16, Planning Commission Minutes dated 3/15/16.

i:\pla\development reviews\2016\16-036 beyond self storage\staff report 2-21-17.docx