



**CITY OF VALLEY PARK
BOARD OF ALDERMEN REGULAR SESSION
MEETING
AT 7:00 P.M. ON AUGUST 2, 2021
VALLEY PARK CITY HALL, 320 BENTON
VALLEY PARK, MISSOURI 63088**

****** TENTATIVE AGENDA******

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. INTRODUCTION OF NEW OFFICERS – LT NOONAN**
- 5. PUBLIC COMMENT**
- 6. PUBLIC HEARING – Rezoning Request/Subdivision Plat 946 & 923 Meramec Station**
- 7. APPROVAL OF MINUTES**
 - a. Board of Aldermen Regular Session – June 21, 2021
- 8. NEW BUSINESS**
 - a. Bill 2268 – Rezoning Request – McBride Berra LLC
 - b. 826 Vest Avenue – Withdrawal of Applications
 - c. Appointment of Municipal Judge
 - d. Liquor License Approvals
- 9. REPORTS**
 - a. Mayor Report – Chandra Webster
 - b. City Attorney Report – Tim Engelmeyer
 - c. City Administrator Report – Dusty Hosna
 - d. Public Works Report – Gerald Martin
 - e. Community Development Report – Gil DeNormandie
 - f. Police Report – Lt. Thomas Noonan
- 10. EXECUTIVE SESSION**
- 11. ADJOURNMENT**

The tentative agenda of this meeting also includes a vote to close part of this meeting pursuant to Section 610.021(1)(2)AND(3) of the Revised Statutes of the State of Missouri.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Stephen Pope** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **July 16, 2021** edition and ending with the **July 16, 2021** edition, for a total of 1 publications:

07/16/2021

NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the Board of Aldermen on August 2, 2021, at 7 PM at Valley Park City Hall, 320 Benton Street, Valley Park Missouri on the following propositions:

Review of a Rezoning Application submitted by McBride Berra Land Company LLC for the property located at 945 & 923 Meramec Station Road requesting rezoning from Planned Development - Commercial to Planned Development - Residential. Review of a Subdivision Plat Application located at 945 & 923 Meramec Station Road.

The entire application is on file with the City of Valley Park Missouri. All persons may attend and will be heard. Your comments will be made part of the record. City of Valley Park 320 Benton St., Valley Park, MO 63088. Any questions or inquiries should be directed to Dusty Hosna, City Administrator, at 636-861-1385 during regular office hours.

12019194 County Jul 16, 2021

Stephen Pope

Stephen Pope

Subscribed & sworn before me this 16th day of July, 2021
(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

**VALLEY PARK BOARD OF ALDERMEN
REGULAR MEETING MINUTES
JUNE 21, 2021**

The regular meeting of the Board of Aldermen of the City of Valley Park, Missouri, was called to order at 7:00 PM on June 21, 2021, by Mayor Chandra Webster, at the Valley Park City Hall at 320 Benton Street, Valley Park, MO 63088. On a roll call, the following members were present:

Ward 1:	Alderwoman Reynolds	Alderman Rose
Ward 2:		Alderman Bowen
Ward 3:	Alderman Young	Alderman Walker
Ward 4:	Alderman Rauls	Alderman White

Absent: Alderwoman Halker

Also present was:	Dusty Hosna, City Administrator	Gil DeNormandie, Parks Director
	Gerald Martin, Public Works Director	Tim Engelmeyer, City Attorney
	Lt. Noonan, St. Louis County Police	

The Pledge of Allegiance was recited.

BUSINESS PORTION

A motion was made by Alderman Walker, seconded by Alderman Young, to excuse Alderwoman Halker. **Motion passed** with 7 ayes.

APPROVAL OF AGENDA

Alderwoman Reynolds made a motion, seconded by Alderman Walker, to approve the agenda for the June 21, 2021 Board of Aldermen meeting. **Motion passed** with 7 ayes.

PUBLIC COMMENT SECTION

William Reynolds – 336 Benton Avenue Apt. A – Mr. Reynolds spoke about ways to improve the city in order to maintain a quality way of life. He spoke about work other cities have done with parks and trails and felt that Valley Park could do something similar.

Scott Rue – 76 Inez Avenue – Mr. Rue spoke about the sidewalks on the 500 block of St. Louis Avenue and asked the board to consider moving the light fixtures to allow for smaller sidewalks as part of the STP Road project.

APPROVAL OF MINUTES

04-06-2021 Finance, Ways and Means Committee Meeting Minutes

A motion was made by Alderman White, seconded by Alderman Young, to approve the 04-06-2021 Finance, Ways and Means Committee Meeting Minutes. **Motion passed** with 7 ayes.

05-03-2021 Finance, Ways and Means Committee Meeting Minutes

A motion was made by Alderman White, seconded by Alderman Young, to approve the 05-03-21 Finance, Ways and Means Committee Meeting Minutes. **Motion passed** with 7 ayes.

05-17-21 Board of Aldermen Regular Session Meeting Minutes

A motion was made by Alderwoman Reynolds, seconded by Alderman Walker, to approve the 05-17-21 Board of Aldermen Meeting Minutes. **Motion passed** with 7 ayes.

NEW BUSINESS

Public Hearing – Conditional Use Permit/Rezoning Request LDSO LLC – OJ Laughlin – Conditional Use Permit
Jacob Peterson – 232 Vance Rd STE A

Scott Rue – 76 Inez – Mr. Rue Stated that he was in favor of the expansion of OJ Laughlin Plumbing.

Bill 2265 – Conditional Use Permit/Rezoning Request LDSO LLC – OJ Laughlin Plumbing

Mayor Webster read Bill 2265 by title only

Alderwoman Reynolds recused herself for potential conflict.

Alderman Walker made a motion to approve Bill 2265 on its first reading by title only. Alderman White seconded the motion.

Discussion was held on the occupancy status of the houses affected by the applicant's expansion and how this process would affect phase 2 of the St. Louis Avenue project.

A roll call vote was taken:

Rauls	Y	Bowen	Y
Rose	Y	Halker	Absent
White	Y	Reynolds	Recuse
Young	Y	Walker	Y

Motion carried with 6 ayes.

Alderman Walker made a motion to put Bill 2265 on its second and final reading by title only. Alderman White seconded the motion.

A roll call vote was taken:

Rauls	Y	Bowen	Y
Rose	Y	Halker	Absent
White	Y	Reynolds	Recuse
Young	Y	Walker	Y

Motion carried with 6 ayes.

Alderman Walker made a motion to approve Bill 2265, seconded by Alderman Young.

Rauls	Y	Bowen	Y
Rose	Y	Halker	Absent
White	Y	Reynolds	Recuse
Young	Y	Walker	Y

Motion carried with 6 ayes. **Bill 2265 then became Ordinance No. 2080.**

Bill 2266 – Conditional Use Permit Jacob Peterson – 232 Vance Rd STE A

Mayor Webster read Bill 2266 by title only

Alderwoman Reynolds made a motion to approve Bill 2266 on its first reading by title only. Alderman White seconded the motion. **Motion carried** with 7 ayes.

Alderwoman Reynolds made a motion to put Bill 2266 on its second and final reading by title only. Alderman White seconded the motion. **Motion carried** with 7 ayes.

Alderman Walker made a motion to approve Bill 2265, seconded by Alderman White. **Motion carried** with 7 ayes. **Bill 2266 then became Ordinance No. 2081.**

Bill 2267 – Alley Vacation

Mayor Webster read Bill 2267 by title only

Alderman White made a motion to approve Bill 2267 on its first reading by title only. Alderman White seconded the motion. **Motion carried** with 7 ayes.

Alderwoman Reynolds made a motion to put Bill 2266 on its second and final reading by title only. Alderman White seconded the motion. **Motion carried** with 7 ayes.

Alderman Walker made a motion to approve Bill 2265, seconded by Alderman White. **Motion carried** with 7 ayes. **Bill 2266 then became Ordinance No. 2082.**

2021 Liquor License Renewals

City Administrator Hosna explained that several neighboring cities waived 2021 city issued liquor licenses due to several businesses inability to serve liquor in 2020.

Discussion was held.

Alderman Walker made a motion to waive all liquor license fees due for the 2021 liquor license applications. Alderwoman Reynolds seconded the motion.

A roll call vote was taken:

Rauls	Y	Bowen	Y
Rose	Y	Halker	Absent
White	Y	Reynolds	Y
Young	N	Walker	Y

The **motion carried** with 6 ayes, 1 nay and 1 absent.

COMMITTEE RECOMMENDATIONS

On May 20, 2021, the Enhancement Committee voted 3 to 1 in favor of forwarding the decision to make changes to the St. Louis Avenue sidewalks and lighting fixtures in the 500 block.

Discussion was held.

Alderman Bowen made a motion to curve the sidewalks around the light fixtures as long while keeping ADA compliance.

A roll call vote was taken:

Rauls	N	Bowen	Y
Rose	Y	Halker	Absent
White	N	Reynolds	N
Young	N	Walker	Y

The **motion failed** with 3 ayes, 4 nays and 1 absent.

On June 3, 2021 the Finance, Ways and Means Committee voted unanimously in favor of recommending that Board of Aldermen approve UHC Option 2-CE 85 for employee healthcare coverage. The committee also voted unanimously in favor of recommending that the Board of Aldermen approve the Contract with St. Louis County for police services from July 1, 2021 to June 30, 2022 in the amount of \$1,685,573.40.

Alderman White made a motion, seconded by Alderman Rose, to accept the recommendations from the Finance, Ways and Means Committee. **Motion passed** with 7 ayes.

MAY BILLS

A motion was made by Alderman Walker, seconded by Alderwoman Reynolds, to pay the May bills, as presented. **Motion passed** with 7 ayes.

MAY FINANCIAL STATEMENTS

City Administrator Hosna presented to the May financial statements to the Board of Aldermen.

A motion was made by Alderman Walker to allow for an executive session at tonight’s meeting. Alderman Young seconded the motion. **Motion passed** with 7 ayes.

SOCCER NETS

A motion was made by Alderwoman Reynolds, seconded by Alderman White, to donate the old netting from the soccer fields to the Valley Park Athletic Association.

Alderman Walker and Alderman Rauls recused themselves for potential conflict.

A roll call vote was taken:

Rauls	Rec.	Bowen	Y
Rose	Y	Halker	Absent
White	Y	Reynolds	Y
Young	Y	Walker	Rec.

Motion carried with 5 ayes, 0 nays.

REPORTS

Mayor Webster gave a brief report.

City Attorney Tim Engelmeyer gave a brief report.

City Administrator Dusty Hosna gave a brief report and updated the board on ARPA funding.

Public Works Director Gerald Martin gave a brief report and mentioned the need for a new sewer lateral vehicle.

A motion was made by Alderwoman Reynolds, seconded by Alderman White, to allow the Public Works Department to purchase a new sewer lateral vehicle. **Motion carried** with 7 ayes.

Community Development Director Gil DeNormandie gave a brief report. He discussed the progress at the Meramec Rec Plex.

Lt. Noonan presented the May Police Report.

EXECUTIVE SESSION

A motion was made at 8:43pm by Alderman Walker, seconded by Alderman White, to enter Executive Session pursuant to state statutes. **Motion passed** with 7 ayes.

A motion was made at 9:35 by Alderman Walker, seconded by Alderwoman Reynolds, to enter into regular session. **Motion passed** with 7 ayes.

ADJOURNMENT

Alderman Walker made a motion to adjourn regular session at 9:35pm, seconded by Alderman Rose. **Motion passed** with 7 ayes.

Dusty Hosna, City Administrator/Clerk

AN ORDINANCE AUTHORIZING A CHANGE OF ZONING CLASSIFICATION FROM PLANNED DEVELOPMENT-COMMERCIAL TO PLANNED DEVELOPMENT-RESIDENTIAL FOR THE PROPERTIES LOCATED AT 945 AND 923 MERAMEC STATION ROAD

WHEREAS, McBride Berra Land Company, LLC applied for a Rezoning Request on June 1, 2021 for the purpose of establishing a single family residential subdivision at 945 & 923 Meramec Station Road within the City of Valley Park, Missouri, requesting a change from “Planned Development – Commercial” to “Planned Development-Residential”; and

WHEREAS, McBride Berra Land Company, LLC applied for Subdivision Plat Approval for a property located at 945 & 923 Meramec Station Road within the City of Valley Park, Missouri; and

WHEREAS, in accordance with Article XII, Section 405.720 Hearings Before Public Bodies, public notice has been given for the Rezoning request through: 1) the publication of a Public Hearing advertisement in a paper of general circulation, 2) the notification of adjacent property owners, and 3) the posting of a sign on the subject property; and

WHEREAS, a Public Hearing was held on July 7, 2021, by the Planning and Zoning Commission regarding the Rezoning and Subdivision Plat Approval request by McBride Berra Land Company; and

WHEREAS, following the Public Hearing by the Planning and Zoning Commission and after consideration of the request and testimony presented therein, the Planning and Zoning Commission finds it is in the public interest to approve the Zoning change and the Subdivision Plat requested by McBride Berra Land Company, LLC, subject to the conditions set forth herein; and

WHEREAS, the Planning and Zoning Commission submitted a report of their decision to approve the Subdivision Plat and Rezoning request to the Board of Aldermen; and

WHEREAS, The Board of Aldermen of the City of Valley Park hereby adopts the Planning and Zoning Recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEY PARK, MISSOURI AS FOLLOWS:

Section One

Pursuant to the provisions of Article XII Amendments, of the Valley Park City Code, the Board of Aldermen hereby approves a rezoning request to allow for a change from “Planned Development – Commercial” to “Planned Development-Residential” subject to the provisions of the city code and the following conditions :

1. The property shall be maintained and operated in accordance with:
 - a. The approved Development Plan;
 - b. Table 1: Site Regulations;
 - c. Table 2: Supplementary Standards;
 - d. Table 3: Area-Wide Standards; and
 - e. Table 4: Procedures.

2. All City of Valley Park regulations and requirements for licenses, permits, and certificates shall apply to the property unless specifically modified under this governing ordinance.

3. The allowance of window wells, basement egress paths, and HVAC units in a side yard.

Section Two

Pursuant to the provisions of Chapter 410 of the Valley Park City Code, the Board of Aldermen hereby approves a Subdivision Plat, attached hereto as Exhibit A, and subject to the provisions of the city code.

Section Three

In acting upon this application, the Board of Aldermen has accepted into the record the Ordinances of the City of Valley Park, Missouri, the Comprehensive Plan for the City of Valley Park, Missouri, and the Conditional Use Permit Application, Rezoning Request Application, and other records submitted by the applicant or gathered by the City relative to said application.

Section Four

This Ordinance shall become effective from and after its passage and approval by the Mayor.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS 2nd DAY OF AUGUST, 2021.

Mayor Chandra Webster

To approve Bill #2270

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>		<u>Aye</u>	<u>Nay</u>
Reynolds	___	___	Rauls	___	___
Halker	___	___	Rose	___	___
Walker	___	___	Young	___	___
White	___	___	Bowen	___	___

Absent: _____

ATTEST:

Dusty Hosna
City Administrator/Clerk

REVISIONS	DATE	BY
1	6-1-2021	INITIAL SUBMITTAL
2	6-1-2021	CLIENT REVISIONS

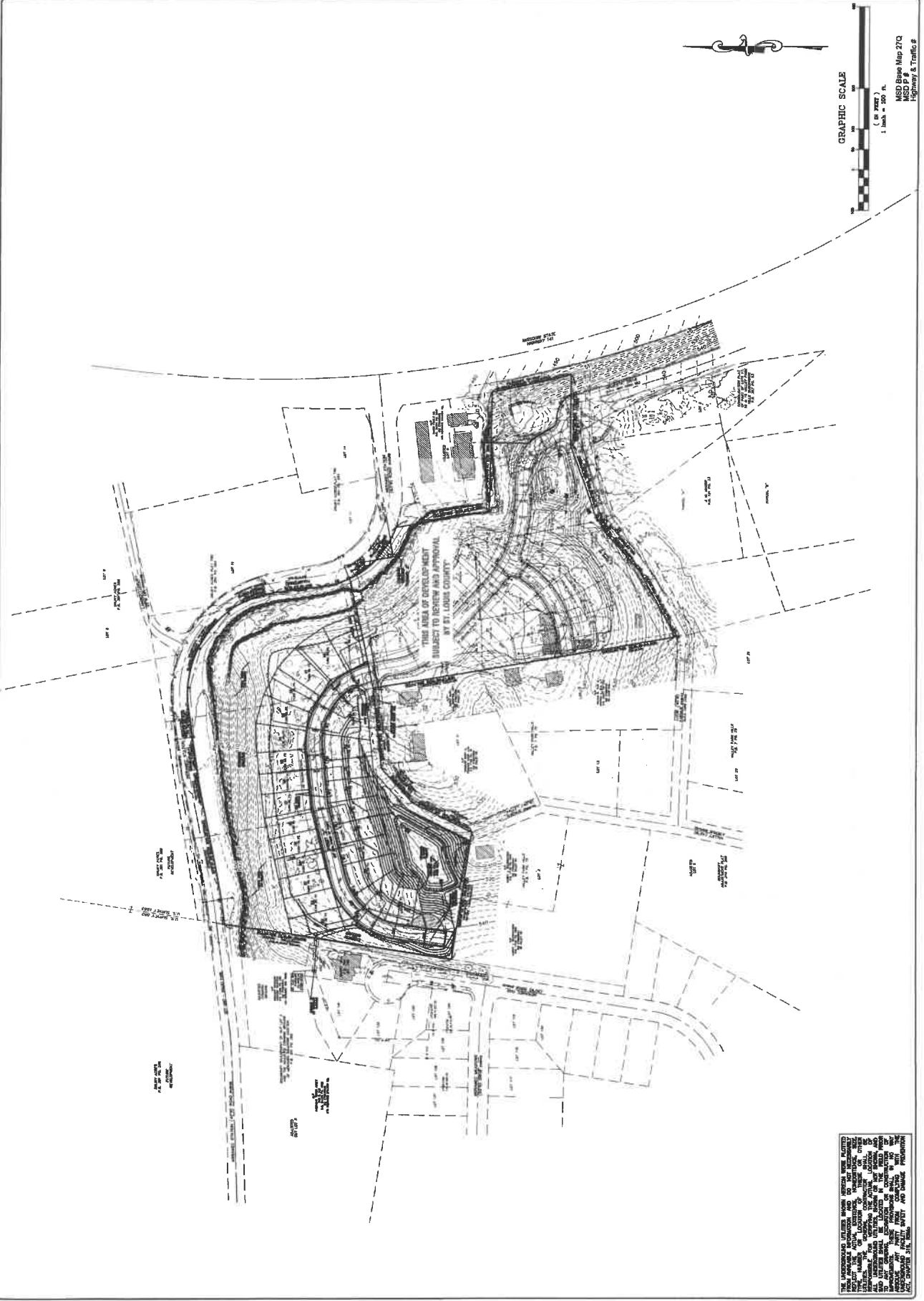
McBride Berra Land Company, LLC
 5991 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5005 New Bargersville Road
 St. Louis, Missouri 63129
 PH 314-870-0440 FAX 314-870-0444
 www.sterlingeng.com
 Equal Opportunity Employer M/F/V

Majestic Pointe
 VALLEY PARK, MISSOURI
 PRELIMINARY PLAT
 OVERALL SITE/GRADING PLAN



Job Number: 17-05-130
 Date: 6/1/2021
 City: June 7, 2021
 Design: JMB
 Drawn: JMB
 Checked: JMB
 Scale: 2.1
 Project: PRE



THIS PLAN AND ALL INFORMATION HEREON ARE THE PROPERTY OF THE ENGINEER AND SURVEYOR AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND SURVEYOR. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS OF THE APPROPRIATE AGENCIES. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS OF THE APPROPRIATE AGENCIES.

REMARKS:	1	
	2	1-1-2021 CLIENT REVISIONS
	3	1-1-2021 CLIENT REVISIONS

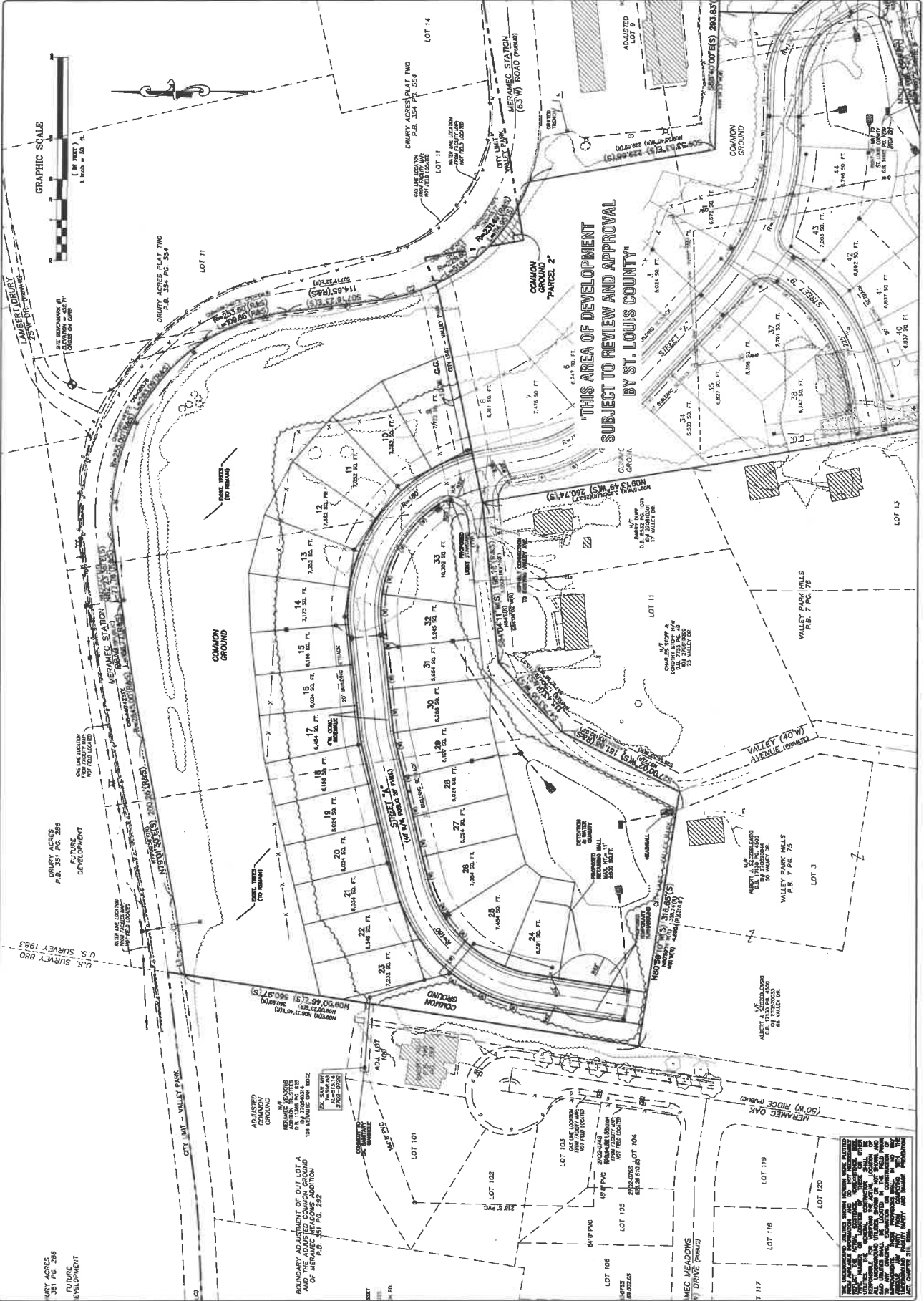
McBride Beta Land Company, LLC
 8091 NEW BURGARNER ROAD
 ST. LOUIS, MISSOURI 63129

THE STERLING CO.
 ENGINEERS & SURVEYORS
 6065 NEW BURGARNER ROAD
 ST. LOUIS, MISSOURI 63129
 P: 314.487.0440 F: 314.487.4944
 Corporate Offices at Factory 8001346

Majestic Pointe
 PRELIMINARY PLAN
 VALLEY PARK, MISSOURI
 SITE PLAN



17408-130
 June 7, 2021
 4.1
 PRE



THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ENGINEER AND SURVEYOR AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND SURVEYOR. THE ENGINEER AND SURVEYOR ASSUME NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.

TO: Valley Park Board of Aldermen

FROM: Planning and Zoning Commission

DATE: August 2, 2021

RE: 945 & 923 Meramec Station Road

**REPORT OF PLANNING & ZONING
ACTION**

Please allow this to serve as a report of action and recommendation for a rezoning request, along with other recommendations, for the properties located at 945 & 923 Meramec Station Road in Valley Park, Missouri.

On July 7, 2021, after proper posting and notice, a public hearing was held before the Commission regarding a rezoning request and subdivision plat application at 945 & 923 Meramec Station Road. During the public hearing, the Commission heard from the applicant as well as members of the public.

Section 405.940 of the City's Code states that in assessing the relevance or acceptability of a rezoning application, the burden of proof in justifying the request under the criteria outlined in Section 405.930 shall rest with the applicant, both before the Planning and Zoning Commission as well as the Board of Aldermen.

Therefore, by a vote of 5-0 (with one member absent), the Commission is recommending approval of the rezoning request to allow for the properties located at 945 & 923 Meramec Station Road to be rezoned from Planned Development – Commercial to Planned Development-Residential and the associated preliminary development plan with the conditions from the staff memo and the revision to Table 2 from the staff recommendation to allow window wells, basement egress paths, and HVAC units in a side yard.

By a vote of 5-0 (with one members absent), the Commission is recommending approval of the preliminary plat for 945 & 923 Meramec Station Road.

RESPECTFULLY SUBMITTED,

Michael Wind, Acting Chairman of the Valley Park Planning and Zoning Commission

MEMORANDUM

Re: Review of a Rezoning Request to a
Planned Development – Residential for
property addressed 945 Meramec
Station Road and 923 Meramec Station
Road

To: Dusty Hosna
Planning and Zoning Commission

Date: July 7, 2021

From: Anna Krane, AICP

Background

The applicant is currently under contract to purchase the subject property and adjacent property located in Unincorporated St. Louis County with the intention of constructing a single-family subdivision. The portion of the subdivision located in St. Louis County will require review and approval under their regulations. This review covers the property area located within the City of Valley Park, currently addressed 945 Meramec Station Road and 923 Meramec Station Road, herein referred to as “the subject property.” The property addressed 923 Meramec Station Road is a small triangle of property along Meramec Station Road, that abuts the portion of the proposed subdivision located in Unincorporated St. Louis County.

The subject property is currently zoned Planned Development – Commercial (“PD-C”). This area was originally rezoned to PD-C as part of the larger development district for the Drury development. The full development was not completed, and the subject property has remained vacant. The applicant is requesting review for a rezoning, preliminary development plan, and a preliminary subdivision plat.

Rezoning Review

Article XII of the City Land Use Code outlines regulations for submission, review and approval of a Zoning Amendment. Specific findings of fact required are listed in **Section 405.930** to guide the analysis of a requested rezoning. The Zoning Amendment criteria is listed below (1-3) with our analysis of each criterion.

1. *How the proposed amendment would conform to the Comprehensive Plan.*
 - » The subject property is located in the “I-44 / Route 141 Planning Area” of the City’s Comprehensive Plan. The plan for this area centers on commercial, industrial, and office development, with residential development discouraged. The overall Future Land Use Map in the Comprehensive Plan calls for commercial development on the subject property, however, the small area map contemplates single-family residential as being appropriate. Recently, the City has been working on an Economic Development Plan, which reviewed the “I-44 / Route 141 Planning Area.” The recent review has resulted in a

MEMORANDUM

stronger preference for single-family residential development on the subject property for reasons explained under the next criterion.

- » The requested Planned Development - Residential District (“PD-R”) would allow for a development compatible with the surrounding character and would result in development of land that has been vacant for an extended period.

2. *Why the existing zone district classification of the property in question is inappropriate or improper.*

- » The subject property is currently zoned for commercial development and has remained vacant for various reasons. Access to the area is severely limited and goes through a residential area. The subject property is located on top of a bluff, overlooking Meramec Station Road and I-44. The address being on Meramec Station is misleading because the property cannot be accessed from Meramec Station Road due to the significant grade change. Access is provided from the south, off of Valley Drive. Commercial traffic would have to go through single-family residential subdivisions and street to reach the property. This is the main reason that commercial development is not appropriate for the property.

3. *What major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate:*

- a. *List such changes.*
- b. *Describe how said changes were not anticipated by the Comprehensive Plan.*
- c. *Describe how said changes altered the basic character of the area.*
- d. *Describe how said changes make the proposed amendment to the Zoning District Map appropriate.*
 - » Potential sale of the property has allowed the appropriate use and zoning to be re-evaluated. The current zoning is tied to a larger project that was not completed. The current proposal for single-family residential is in keeping with the adjacent properties and the access patterns.

MEMORANDUM

Planned Development - Residential Review

Article IV, Section 405.180 of the City's Land Use Code outlines regulations for submission, review, and adoption of a Planned Development District. Criteria for review is listed below with analysis. Language taken directly from the City's regulations is in italics while narrative and analysis are in plain text.

- I. **Section 405.180.A.3 Intent and Purpose.** *The City may, upon proper application, approve a planned development to facilitate the use of flexible techniques of land development and site design by providing relief from zone requirements designed for conventional developments in order to obtain one or more of the following objectives:*
 - a. *Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.*
 - b. *Diversification in the uses permitted and variation in the relationship of uses, structures, open space, and height of structures in developments intended as cohesive, unified projects.*
 - c. *Functional and beneficial uses of open space areas.*
 - d. *Preservation of natural features of a development site.*
 - e. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - f. *Rational and economic development in relation to public services.*
 - g. *Efficient and effective traffic circulation, both within and adjacent to the development site.*

- » The proposed PD-R will provide for multiple objectives listed above. The limited access and restrictions due to the bluff result in a difficult property. A PD-R would allow for more functional arrangements of lots, open space, and drainage. The flexibility resulting from a PD-R will result in an efficient use of land and effective circulation that is also compatible with the adjacent single-family developments.

- II. **Section 405.180.C Procedures for Planned Development Approval,** lists specific plan and submission requirements for review of a PD-R. This section requests information covering uses and operations, performance standards and design, and phasing. This Section also covers the process for reviewing and approving the submission. Under PD regulations, the area regulations and performance standards are set by the associated traditional zoning district and then the applicant may request modifications based on the specific development proposed. For a PD-R, the regulations of the R-1 Single-Family Residential District, R-2 Single-Family Residential District, or the R-3 Multiple-Family Residential District (**Sections 405.130 – 405.150**) establish the baseline from which modifications are made. The proposed PD-R uses the R-2 Single-Family

MEMORANDUM

Residential District as the baseline. In some instances, no modifications are requested and in others, the requested modifications reduce the requirements.

Section 405.180.E.2 Modifications. *The approval of the preliminary development plan may provide for such exceptions from the above-referenced regulations as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this Section and have been specifically requested in the application for a planned development; and further, that no modification of the above-referenced regulations would be allowed when such proposed modifications would result in:*

- a. Inadequate or unsafe access to the planned development.*
- b. Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity.*
- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development.*
- d. A development which will be incompatible with the purposes of this Chapter.*
- e. Detrimental impact on the surrounding area including, but not limited to, visual pollution.*

The burden of proof that the criteria above are not being violated shall rest with the developer and not the staff or the Planning and Zoning Commission.

With the guidelines for approval of modifications listed above in mind, the main modifications requested under the proposed PD-I are analyzed below.

MEMORANDUM

1. Site Regulations.

The proposed PD-R establishes a new single-family subdivision, named Majestic Pointe. The site regulations established will then be used as new houses are proposed and constructed on each lot. The proposed development includes the creation of 25 lots.

Table 1: Proposed Site Regulations Review

Type	Existing R-2 Regulations (Section 405.140.D. 1-6)	Proposed PD-R	Staff Recommendation
Lot Area	Minimum of 7,500 square feet	Minimum of 5,954 square feet	Minimum of 5,954 square feet.
Lot width	Minimum of 60 feet	Minimum of 50 feet	Minimum of fifty (50) feet at front building line.
Lot coverage	The maximum lot coverage by buildings or structures shall not exceed thirty percent (30%) of the lot area.	Maximum of 45%	The maximum lot coverage by buildings or structures shall not exceed forty-five percent (45%) of the lot area.
Front yard	Minimum of 30 feet	Minimum of 20 feet	Minimum of twenty (20) feet. (see Table 2 for permitted projections)
Side yard	Minimum of six feet	Minimum of five feet	Minimum of five (5) feet. (see Table 2 for permitted projections)
Rear yard	Minimum of 25 feet or 20% of the lot depth, whichever is larger, but shall not be required to exceed 35 feet.	Minimum of 15 feet	Minimum of fifteen (15) feet. (see Table 2 for permitted projections)
Height	No building or structure shall exceed a height of 2.5 stories or 35 feet. No detached accessory building shall be higher than 25 feet, nor higher than the main building.	No modification requested	No building or structure shall exceed a height of 2.5 stories or 35 feet. No detached accessory building shall be higher than 25 feet, nor higher than the main building.
Off-street parking	Two off-street parking spaces for each single-family dwelling, one of which shall be located behind the front building line.	Two off-street parking spaces for each single-family dwelling.	Two off-street parking spaces for each single-family dwelling.

- » Minimum lot area regulations are one way to limit the density of a residential neighborhood. When a PD-R includes reduced lot sizes, the overall density of a subdivision could be maintained in closer to that of the traditional zoning district by creating common areas or open spaces. The subject property is 9.76 acres. Based on the minimum lot area in the R-2 District and subtracting area for roads, the property could be divided to create approximately 40 lots. A significant portion of the property abuts the bluff, which creates an area not suitable for development. The proposed PD-R reduces the minimum lot size and includes large areas of common ground and a central stormwater detention area. The result is a subdivision with 25 lots, which is consistent with the residential density of the R-2 District. The common ground areas also create a buffer zone between the subject property and adjacent single-family homes.

MEMORANDUM

- » The proposed PD-R decreases the minimum lot width and building setback requirements. Modifications to the front yard setback are consistent with many neighborhoods in the City. The proposed PD-R proposes a maximum lot coverage of 45%, which allows for greater lot coverage than the R-2 District. The lot coverage regulation only pertains to structures, not driveways or patios. Staff has recommended some modifications to the allowed structural projections, include limiting the distance porches and patios are allowed to project into a rear yard. The combination of coverage and projection regulations will result in a subdivision that is compatible with existing development patterns and will prevent the entire lot from being covered by impervious surfaces.
- » The proposed home designs for the subdivision feature front-entry garages. This design results in located in-front of the house, on the drive-way, or inside of the garage. Removing the requirement for parking behind the front building line does not modify the other regulations for parking in residential areas, such as pavement standards for parking areas.

2. Supplementary Standards.

As with the Site Regulations, the proposed modifications to Supplementary Standards are direct results of the nature of the proposed development of the property. **Table 2: Proposed Supplementary Standards Review**, on the following page, outlines the proposed modifications.

- » The majority of the standards listed below are not being modified in the proposed PD-R, but are listed out because they do impact residential development. Some of the portions of the code are referenced by number because they are not likely to impact the development of this property and are not being modified.
- » Staff has recommended limiting the distance for canopy, porch, and patio projections into a rear yard. With the proposed lot sizes, maximum coverage, and setbacks, the ratio of building and coverage to lot would be greater than other districts. The large preserved open space will limit the impacts of stormwater runoff onto other neighborhoods. The restrictions of structural projections will limit the potential impacts of one individual lot on another.

MEMORANDUM

Table 2: Proposed Supplementary Standards Review

	Existing Supplementary Standard	Proposed PD-R Standard	Staff Recommendation
Section 405.200 Height Exceptions; Section 405.230 Access Regulations; Section 405.250 Home Occupations; Section 405.260 Temporary Use; Section 405.270 Land and Buildings	Section 405.200 Height Exceptions; Section 405.230 Access Regulations; Section 405.250 Home Occupations; Section 405.260 Temporary Use; Section 405.270 Land and Buildings	No modifications requested	See existing standards
A, B, D, E, F, H, I, J, K		No modifications requested	See existing standards
C. Structural Projections. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, bell courses, cornices, chimneys, buttresses, ornamental features, and awes, provided however, that none of the above projections shall extend into a minimum yard more than thirty (30) inches; and provided further, that canopies or open porches may only project a maximum of ten (10) feet into the required front or rear yard, and existing open porches extending into the required yard shall not be enclosed. Mechanical units are specifically excluded from this exception, whether attached or detached.		No modifications requested	Structural Projections. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, bell courses, cornices, chimneys, buttresses, ornamental features, and awes, provided however, that none of the above projections shall extend into a minimum yard more than thirty (30) inches; and provided further, that canopies or open porches may only project a maximum of ten (10) feet into a required front yard or rear yard and may not project into a side yard. Mechanical units are specifically excluded from this exception, whether attached or detached.
Section 405.210 Yard and Setback Exceptions	G. Fences. Not more than six (6) feet in height in side and rear yards permitted, and no fence shall be permitted to extend beyond the front building line, except a decorative fence three (3) feet or less and must be at least sixty percent (60%) open.	No modifications requested	See existing standard
	Note: fences are also regulated by Section 500.050.C.1: No fence shall exceed a height of forty-eight (48) inches in residential districts except those located within the side and rear areas of a lot at such minimum distance from the side and rear lines as is established for buildings within the district to located, provided that no fence shall exceed six (6) feet in height.	No modifications requested	fences a maximum of six (6) feet in height shall be permitted along rear lot lines and along side lot lines, up to the front line of the primary structure. All other provisions of Section 500.050 shall stand as written.
	L. Porches. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet.	No modifications requested	Porches. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any side yard except that the projection into a front yard or into a rear yard shall not exceed ten (10) feet.
Section 405.220 Area Regulations - Maximum Lot Coverage Calculations	In computing the amount of lot coverage, the amount of coverage shall include the total area of all principal and accessory buildings as measured along the outside wall or ground level or above as viewed from above and includes all projections other than open porches, fire escapes, canopies or the first three (3) feet of a roof overhang. Roads, driveways, parking lots and swimming pools shall not be included in maximum lot coverage requirements.	No modifications requested	See existing standard
	A. No accessory building or structure shall be used prior to the principal building or use, except as a construction facility for the principal building. An accessory building or structure attached to the principal building of a lot shall be made a structural part thereof and shall comply with the provisions of this Chapter. Accessory buildings or structures, except garages, must be located in the rear yard of a lot and must conform to all provisions of this Chapter. On a corner lot, all accessory buildings or structures (except garages) and recreational vehicle pads must be located in the rear yard of a lot on the interior side.	No modifications requested	See existing standard
	1. Attached accessory buildings. Any accessory building which is structurally attached to the principal building of a lot shall be considered part of the principal building and shall comply with all provisions of this Chapter pertaining thereto.	No modifications requested	See existing standard
	2. Detached accessory buildings and structures.	No modifications requested	No modifications requested
	a. Height. In any district, a detached accessory building or structure shall not exceed fifteen (15) feet in height and shall not be higher than the main building.	No modifications requested	See existing standard
Section 405.240 Accessory Buildings and Structures	b. Yard and area requirements. No detached accessory building or structure, except garages, shall be erected in any required front or side yard. Detached accessory buildings may be located in the rear yard but shall not occupy more than thirty percent (30%) of the rear yard area. No detached building or structure may be erected closer than five (5) feet to the rear lot line nor closer to the side lot line than the required minimum side yard setback of the district. In no case shall any accessory structure be located in a required transition strip. No detached accessory structure shall exceed sixty percent (60%) of the first (1st) floor space of the principal building.	No modifications requested	Yard and area requirements. No detached accessory building or structure shall be erected in any required front or side yard. Detached accessory buildings may be located in the rear yard but shall not occupy more than thirty percent (30%) of the rear yard area. No detached building or structure may be erected closer than five (5) feet to a rear or side lot line. No detached accessory structure shall exceed sixty percent (60%) of the first (1st) floor space of the principal building.
	c. Erection and use. No accessory building shall be constructed upon a lot until the construction of the main building has been commenced. No accessory building shall be used for dwelling purposes, but such accessory building may be temporarily used for storage purposes. The exterior architectural elevations of the new accessory structure must match the exterior architectural elevations of the principal structure provided that any such structure shall have concrete footings, concrete foundations and concrete flooring.	No modifications requested	See existing standard

MEMORANDUM

III. Area-Wide Regulations.

With a PD-R development, the individual lots and homes may be constructed over-time or at once. The PD-R governs the development of the area as a whole, as well as development of individual lots. The regulations covered under the Site Regulations apply to the whole district, but are typically enforced on each lot independently. There are elements of the larger area that are important to the approval and function of the subdivision. These elements are outlined on the cover page of both the Preliminary Plan and the Proposed Plat, with a summary below.

Table 3: Proposed Area-Wide Regulations Review

Type	Proposed PD-R
Common Ground / Open Space	approximately 3.8 acres
Drainage / Stormwater	approximately 1 acre
Right-of-Way	Minimum width 40 feet Minimum pavement width 26 feet
Permitted and Conditional Uses	See City of Valley Park Land Use Regulations Appendix A

IV. Future Development.

The documents submitted establish the regulations and standards for development of the property. Essentially, the governing ordinance and approved development plan act the same way as the regulations and performance standards of a traditional zoning district. In the future if a use or building is proposed on the property, the request will be reviewed for compliance with the governing ordinance. If changes are proposed for the property that do not comply with the governing ordinance, then either plans will need to be modified to come into compliance or amendments to the governing ordinance will be required. The process for amending the governing documents is included in the governing ordinance.

Preliminary Subdivision Plat Review

Chapter 410 of the City's Land Use Code contains the subdivision regulations. There are provisions for the application, review, and approval of plats. The applicant has submitted a preliminary plat for the proposed subdivision. The preliminary plat conforms to the proposed regulations of the PD-R and complies with **Chapter 410**.

MEMORANDUM

Conclusion

The proposed rezoning to a Planned Development – Residential District is appropriate for the property. The applicant’s submission meets requirements as outlined in the City’s Planned Development District regulations. The recommended conditions for approval are outlined below.

1. The property shall be maintained and operated in accordance with:
 - a. The approved Development Plan;
 - b. Table 1: Site Regulations;
 - c. Table 2: Supplementary Standards;
 - d. Table 3: Area-Wide Standards; and
 - e. Table 4: Procedures.
2. All City of Valley Park regulations and requirements for licenses, permits, and certificates shall apply to the property unless specifically modified under this governing ordinance.

Table 1: Site Regulations	
Type	Regulation
Lot Area	Minimum of 5,954 square feet.
Lot width	Minimum of fifty (50) feet at front building line.
Lot coverage	The maximum lot coverage by buildings or structures shall not exceed forty-five percent (45%) of the lot area.
Front yard	Minimum of twenty (20) feet. (see Table 2 for permitted projections)
Side yard	Minimum of five (5) feet. (see Table 2 for permitted projections)
Rear yard	Minimum of fifteen (15) feet. (see Table 2 for permitted projections)
Height	No building or structure shall exceed a height of 2.5 stories or 35 feet.
	No detached accessory building shall be higher than 25 feet, nor higher than the main building.
Off-street parking	Two off-street parking spaces for each single-family dwelling.

MEMORANDUM

Type	Standard
Structural Projections	Structural Projections. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, cornices, chimneys, buttresses, ornamental features, and eaves, provided however, that none of the above projections shall extend into a minimum yard more than thirty (30) inches; and provided further, that canopies or open porches may only project a maximum of ten (10) feet into a required front yard or rear yard and may not project into a side yard. Mechanical units are specifically excluded from this exception, whether attached or detached.
Fences	Fences a maximum of six (6) feet in height shall be permitted along rear lot lines and along side lot lines, up to the front line of the primary structure. All other provisions of Section 500.050 shall stand as written.
Porches / Patios	Porches. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any side yard except that the projection into a front yard or into a rear yard shall not exceed ten (10) feet.
Detached Accessory Building or Structure	Yard and area requirements. No detached accessory building or structure shall be erected in any required front or side yard. Detached accessory buildings may be located in the rear yard but shall not occupy more than thirty percent (30%) of the rear yard area. No detached building or structure may be erected closer than five (5) feet to a rear or side lot line. No detached accessory structure shall exceed sixty percent (60%) of the first (1st) floor space of the principal building.

Type	Regulations
Common Ground / Open Space	approximately 3.8 acres
Drainage / Stormwater	approximately 1 acre
Right-of-Way	Minimum width 40 feet Minimum pavement width 26 feet
Permitted and Conditional Uses	See City of Valley Park Land Use Regulations Appendix A

MEMORANDUM

Table 4: Procedures

Type	Definition/Classification	Procedure
Administrative Amendment	Adjustments, modifications, and clarifications to the governing ordinance, regulations, or development plan that result from or are necessary due to technical or engineering considerations, enforcement statutes, or updated polices including: 1. Amendments that result in stricter regulations or standards; or 2. Adjustments to final grades or elevations that do not change drainage patterns resulting in increased runoff to adjacent property.	Applications may be submitted to, reviewed by, and approved by the Community Development Director. The Director may choose to refer review to outside consultants at cost to the applicant. The Director may also choose to refer review to the Planning and Zoning Commission.
Minor Amendment	Adjustments, modifications, and amendments shall be considered minor if the following applies: 1. Revisions to the plat or plan that conform to the Site Regulations and Supplemental Standards; 2. Revisions to the location of drainage areas/facilities or open space that do not reduce the size/amount of drainage areas or open space; or 3. Revisions to provide for more strict Site Regulations or Supplemental Standards that do not create existing non-conforming situations.	Requests of this type shall require review and approval by the Planning and Zoning Commission following procedures of Site Plan Review.
Major Amendment	Adjustments, modifications, and amendments shall be considered major if the following applies: 1. An increase in density or intensity regulations of a use; 2. Reduction in Site Regulations or Supplemental Standards; 3. Reduction in required parking regulations; 4. An amendment that results in a new or changes to an existing recorded easement or condition; or 5. Any modification that is not listed under Administrative Amendment or Minor Amendment.	Requests of this type shall require review and approval by the Planning and Zoning Commission and Board of Aldermen following procedures of a Planned Development District approval.
Subdivision Plat Review	See City of Valley Park Land Use Regulations, Chapter 410 Subdivision Regulations.	See City of Valley Park Land Use Regulations, Chapter 410 Subdivision Regulations.
Site Plan Review	See City of Valley Park Land Use Regulations, Chapter 405, Section 405.550 Buildings, Structures and Uses Requiring Site Plan.	See City of Valley Park Land Use Regulations, Chapter 405, Article IX Site Plan Approval.



Dusty Hosna
City Administrator
Tel: 636-225-5171
Fax: 636-225-0643

City Hall
Tel: 636-225-5171
Fax: 636-225-0643

Municipal Court
Tel: 636-225-5696
Fax: 636-225-0643

Dear Board of Aldermen and Planning and Zoning Commission:

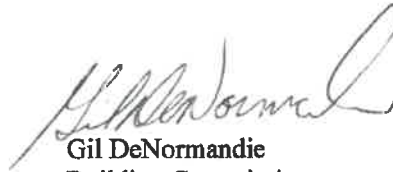
On July 7, 2021, Brandon Harp of Civil Engineering Design Consultants presented a rezoning request for the property located at 826 Vest Avenue in the City of Valley Park.

On July 12, 2021, Brandon Harp met with city staff to withdraw all applications that were submitted on his behalf for the property located at 826 Vest Avenue. This withdrawal is on file at in the City Clerk's office and available upon request.

Thank you,



Dusty Hosna
City Administrator/Clerk



Gil DeNormandie
Building Commissioner

320 Benton Street, Valley Park Missouri 63088

www.valleyparkmo.org

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

July 30, 2021

Mr. Dusty Hosna
City of Valley Park
320 Benton Avenue
Valley Park, Missouri 63088

RE: Stl Roll Off
826 Vest Avenue
Valley Park, Missouri

Dear Mr. Hosna:

On behalf of the Owner, please accept this letter as a formal request to withdraw all application on this matter. The project is not moving forward due to denial by the Planning & Zoning Commission.

Please call me should you have any questions or require additional information.

Regards,
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.
Principal

Memo

To: Board of Aldermen
From: Dusty Hosna
cc: Mayor Webster
Date: August 2, 2021
Re: Liquor License Renewals

The following business licenses have submitted an application for a 2021 Liquor License:

TJ Wings

Sugarfire 44

Amvets Post 1

Sacred Heart Church

Meramec Jacks