



**PLANNING AND ZONING COMMISSION
MEETING
AT 7:00 P.M. ON AUGUST 9, 2021
VALLEY PARK CITY HALL, 320 BENTON
STREET, VALLEY PARK, MISSOURI 63088**

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

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES – JULY 7, 2021**
- 5. PRESENTATION – 944, 956, 960, 970 Meramec Station Road**
- 6. PUBLIC HEARING**
 - a. Review of a Rezoning Application, Planned Development Application and Site Plan Application submitted by Mia Rose Holdings LLC for the property located at 944, 956, 960, 970 Meramec Station Road requesting rezoning from Planned Development - Commercial to Mixed Use Development.
- 7. NEW BUSINESS**
 - a. Consideration of Rezoning request - 944, 956, 960, 970 Meramec Station Road
 - b. Consideration of Planned Development request - 944, 956, 960, 970 Meramec Station Road
- 8. ADJOURNMENT**



CITY OF VALLEY PARK
 320 Benton Street
 Valley Park, Missouri 63088
 Phone: 636-225-5171 • Fax: 636-225-0643 • www.valleyparkmo.org

Rezoning Application

Parties of Interest

Name of Applicant: Matt Fogarty - Premier Design Group

Address: 100 Midland Park Drive Wentzville, MO 63385

Phone Number: 314-925-7444 Email: mfogarty@premiercivil.com

Name of Interested Party: Mia Rose Holdings LLC - Owner under Contract

Address: 7 Baxter Lane Chesterfield, MO 63017

Phone Number: 314-280-5872 Email: tomkaiman@gmail.com

Interest in Property (property owner/tenant/agent/resident/etc.): Owner under Contract

Rezoning Request

Address of Property: 944,956,960,970 Meramec Station Road

Locator ID of Property: 27Q630413, 27Q630422, 27Q540350, 27Q540383, 27Q540372

Current Zoning District: PDC Requested Zoning District: MXD

Submission Requirements Checklist

- Filing fee.
- A legal description of the property.
- A scaled map of the property, correlated with the legal description, and clearly showing the property's location.
- A complete list of names and addresses of all property owners within 200 hundred lineal feet of any point of the property, including those property owners across street rights-of-way and railroad rights-of-way.
- A letter addressing the reason for the proposed rezoning and Section 405.930 Findings of Fact Required.
- Additional pertinent material to the request may be attached.

Notice and Process Summary

Requests are reviewed during a public hearing held before the Planning and Zoning Commission. Public hearings are advertised in a newspaper of general circulation 15 days prior to the public hearing date. The Planning and Zoning Commission may continue the request to a subsequent hearing or make a recommendation to the Board of Aldermen to approve, conditionally approve, or deny the request. The Board of Aldermen shall host a public hearing to review the request and recommendation of the Planning and Zoning Commission. Such public hearing shall be advertised as required. The Board of Aldermen may confirm the Planning and Zoning Commission recommendation, overrule the Planning and Zoning Commission recommendation or refer the request back to the Planning and Zoning Commission for additional review. See the City Code section below for detailed requirements and process. *Chapter 405 Zoning Regulations, Article XII Amendments*

Signature(s)

Name(s): Matt Fogarty

Signature(s):  Date: 6-29-2021

KUHN ST 105 MER/FENTON, MO 63026
GUIOT B/ 101 MER/FENTON, MO 63026
WINKLEF 100 MER/FENTON, MO 63026
MERAME 2458 OLD MARYLAND HEIGHTS, MO 63043
MERAME 11970 NA BRIDGETON, MO 63044
AMERICA PO BOX 7 ATLANTA, GA 31139
DRURY E 13075 MA SAINT LOUIS, MO 63131
DRURY T 15 SQUIR SAINT LOUIS, MO 63131
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DRURY E 13075 MA SAINT LOUIS, MO 63131
DRURY T 15 SQUIR SAINT LOUIS, MO 63131



June 29, 2021

Anna Krane AICP
City of Valley Park
320 Benton St # A,
Valley Park, MO 63088

RE: P.U.D. and Rezoning Request
44 West Luxury Living Apartments
PDG Project Number 2104620

Mrs. Krane-

Per the City's application requirements for Planned Use Development Zoning, the applicant is required to provide a findings of fact as part of the rezoning request. Please refer to the information listed below for the findings of fact. The questions posted are from the city's zoning ordinance.

1. How would the proposed amendment conform to the Comprehensive Plan?
 - a. The subject property is currently zoned Planned Use Commercial. The proposed rezoning to Planned Development Mixed Use would be a similar category. This development would provide commercial and multi-family development instead of straight commercial development. Most municipalities in the Saint Louis area have been requesting some type of mixed use development instead of straight zoning.
2. Why the existing zone district classification of the property in question is inappropriate or improper?
 - a. We are not stating that the zoning is not inappropriate. However, the property has remained vacant and has been used for outdoor storage for a utility company in the area. This development would provide commercial opportunities while also providing an enhanced residential use with a higher density.
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. Regarding changes to economic, physical, and social changes the development would allow this area to grow. There would be new commercial and multifamily residential which is tailored to the younger 18-35 demographic and/or the 50 or older demographic. The developer has reviewed their previous developments and no negative impacts were made to schools or infrastructure. The percentage of children in these types of multi-family development projects are less than 5% of tenants.
 - b. The comprehensive plan has not been updated since 2010. Development characteristics and types of development have changed especially in the past five years. Multi-family development is acceptable as municipalities have realized the high quality of the projects and the types of tenants being targeted are not of a typical residential apartment complex.
 - c. The character of the development would be greatly increased considering the current conditions of the subject property. While the development cannot remove the billboards, we have accommodated the buildings to mitigate this impact on the subject property.
 - d. Regarding the subject property's zoning, the development would allow a buffer between commercial and residential zoning along the south side 44 and the dividing line that is created with Meramec Station.

Sincerely,

Matt Fogarty
Premier Design Group



Parcel Description

PREMIER #2104610 DATE: 06/28/2021

PARCEL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE FUTURE DEVELOPMENT OF DRURY ACRES AS RECORDED IN PLAT BOOK 351, PAGES 286-288, AND BEING PART OF U.S. SURVEYS 880 AND 1983, TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN MOST CORNER OF LOT 8 OF DRURY ACRES, SAID POINT BEING IN THE SOUTH RIGHT OF WAY OF MISSOURI STATE HIGHWAY I-44; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE WEST LINE OF SAID LOT 8, SOUTH 11 DEGREES 19 MINUTES 44 SECONDS EAST A DISTANCE OF 457.21 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF MERAMEC STATION ROAD (40' WIDE); THENCE ALONG THE RIGHT OF WAY OF MERAMEC STATION ROAD THE FOLLOWING COURSES AND DISTANCES ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 295.00 FEET, AN ARC LENGTH OF 137.25 FEET; A CHORD WHICH BEARS NORTH 84 DEGREES 18 MINUTES 42 SECONDS WEST, A CHORD DISTANCE OF 136.02 FEET; THENCE SOUTH 82 DEGREES 21 MINUTES 35 SECONDS WEST A DISTANCE OF 77.76 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2885.00 FEET, AN ARC LENGTH OF 169.11 FEET, A CHORD WHICH BEARS SOUTH 80 DEGREES 40 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 169.09 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 04 SECONDS WEST A DISTANCE OF 200.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 980.00 FEET, AN ARC LENGTH OF 63.74 FEET, A CHORD WHICH BEARS SOUTH 80 DEGREES 51 MINUTES 52 SECONDS WEST, A CHORD DISTANCE OF 63.73 FEET; THENCE SOUTH 82 DEGREES 43 MINUTES 40 SECONDS WEST A DISTANCE OF 282.14 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 60.37 FEET, A CHORD WHICH BEARS SOUTH 85 DEGREES 05 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 60.35 FEET; THENCE SOUTH 87 DEGREES 27 MINUTES 57 SECONDS WEST A DISTANCE OF 245.81 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 31 SECONDS WEST A DISTANCE OF 74.65 FEET; THENCE LEAVING THE NORTH LINE OF MERAMEC STATION ROAD NORTH 11 DEGREES 21 MINUTES 59 SECONDS WEST A DISTANCE OF 131.26 FEET TO A POINT; THENCE NORTH 11 DEGREES 55 MINUTES 50 SECONDS WEST A DISTANCE OF 127.42 FEET TO A POINT BEING IN THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE I-44; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES; NORTH 78 DEGREES 12 MINUTES 34 SECONDS EAST A DISTANCE OF 863.33 FEET; THENCE NORTH 63 DEGREES 21 MINUTES 45 SECONDS EAST A DISTANCE OF 225.68 FEET; THENCE NORTH 78 DEGREES 27 MINUTES 37 SECONDS EAST A

EFFICIENT - QUALITY - RESPONSIVE
Architecture ■ Civil Engineering ■ Surveying

100 Midland Park Drive

Wentzville, MO 63385

314-925-7444

PLANNED DEVELOPMENT CHECKLIST
Petitioner's Guide

ITEMS TO BE SUBMITTED TO THE COMMUNITY DEVELOPMENT OFFICE:

A. 60 DAYS PRIOR to Public Hearing Date:

1. 3 sets of development plans submitted for review;
 - a. As described in Zoning Ordinance 405.180.C.2
 - b. Article 7 – Off street parking and loading requirements
2. Completed, signed application and application fee.

B. 20 DAYS PRIOR to the Public Hearing Date:

1. **Full** legal description of property;
 - a. Realty description and
 - b. Meets and bounds description
2. Pre-paid \$1000.00 deposit. Applicant will be given an itemized statement.
3. Applicant will be responsible for notifying by mail all property owners within 300 lineal feet of the property which has been requested to be rezoned, including those property-owners across street right-of-ways and railroad right-of-ways via U.S. Mail, certified, return receipt.
4. Submit list of said property owners to Community Development Office with proof of certified mailings and postal receipts.

C. 8 BUSINESS DAYS PRIOR to Public Hearing Date:

1. Submit 22 copies of all site plans and other required information for the Public Hearing to the Community Development Office by **12:00 noon.**
2. All copies shall be folded to 8 1/2" x 11 or similar size.

**** FAILURE TO MEET ANY OF THE ABOVE REQUIREMENTS WILL RESULT IN THE HEARING BEING DELAYED UNTIL THE NEXT REGULAR SCHEDULED MEETING OF THE PLANNING AND ZONING COMMISSION ****

D. PUBLIC HEARING DATE:

1. Attend public hearing on the specified date and present proposal;
2. Public hearings held by the Planning and Zoning Commission will have a question and answer period after the presentation and public comment period.

E. AFTER PUBLIC HEARING DATE:

1. If approved at the P&Z meeting, a Public Hearing will be scheduled at the next Board of Aldermen meeting. Date will be announced at the hearing.

***** P&Z APPROVAL DOES NOT GUARANTEE THE ISSUANCE OF BUILDING PERMITS, F.E.M.A. PERMITS, OR FINAL SITE PLAN APPROVAL. *****

**CITY OF VALLEY PARK, MISSOURI
ZONING ORDINANCE
PLANNED DEVELOPMENT APPLICATION**

NAME OF APPLICANT: Matt Fogarty - Premier Design Group

MAILING ADDRESS: 100 Midland Park Drive Wentzville, MO 63385

TELEPHONE NO.: 314-925-7444

PROPERTY INTEREST OF APPLICANT: () Owner () Renter/Lessee () Other

NAME OF OWNER: _____

MAILING ADDRESS: _____

TELEPHONE NO.: _____

DESCRIPTION OF PROPERTY:

Street Address or Location: 944,956,960,970 Meramec Station Road

Zoning District Classification:

Existing: PDC Proposed: PD-MXD

Land Use/Development:

Existing: STORAGE YARD Proposed: MIXED USE DEVELOPMENT

ACKNOWLEDGMENTS: (Each _____ to be initialed by Applicant if attached)

- Legal Description, Locator Number and Scaled Map of Property
(with location clearly delineated)
- Statement of Reason for Proposed Zoning Map Amendment
("Burden of Proof" Evidence)
- Name and Address List of Neighboring Property Owners (i.e. those within City limits whose
property lies within 300 lineal feet of property requested to be rezoned)

Application is hereby made with willful consent of Owner for Zoning Map Amendment on the property as shown and described on this form and that of accompanying Attachments all of which we certify to be true and accurate.



Signature of Applicant

Signature of Owner

6-29-2021

Date

Date

**PLANNED DEVELOPMENT ZONING CHECKLIST
INITIAL AND RETURN**

(Each set to be initialed by applicant.)

- X 1. Map scale selected within range of 1" = 50' (minimum) to 1" = 20' (maximum) with drawing (s) of such accuracy and clarity that P & Z Commission can readily interpret the site plan.

- X 2. Property identified by lot lines and location, including dimensions, angles and size correlated with legal description of property (legal description and outboundary plat of property to be attached).

- X 3. Name, address and seal (as applicable) of qualified land planner and/or registered professional architect, engineer or land surveyor who designated and prepared the site plan; also name and address of owner(s), developer(s), and designer(s).

- X 4. Map scale, north point, boundary dimensions, natural features (e.g. woodlots, rivers/streams, pond/lakes, drains) manmade features (e.g. buildings/structures, easements, high tension towers, pipelines, utilities including water and sewer lines, excavations, bridges/culverts, drains) and adjacent properties (i.e. all properties within one hundred (100) yards of site) and their existing land use.

- X 5. Existing topography and finished grade line elevations at two-foot (2') contour intervals; also finished floor elevation for all buildings/structures.

- X 6. Dimension (LxWxH) of proposed principal and accessory buildings/structures and existing buildings/structures scheduled to remain; also interrelationships of these buildings/structures to each other and distance of each to nearest adjacent property line.

- X 7. Existing and proposed streets, driveways, sidewalks and other vehicular/pedestrian circulation features within and adjacent to the site; also location, size and number of parking spaces in off-street parking areas and identification of service islands, service parking and loading zones (Parking Plan Requirements in Section 405.330)

- X 8. Location and size of all existing and proposed public/private utilities serving or earmarked to serve the property, including statement that all-necessary utilities will be available, functioning and usable at time of occupancy, with multi-stage projects reflected as such.

- X 9. Proposed landscape plan (Landscaping and Screening Details for Parking Plan Requirements in Section 405.350)

- X 10. Architectural elevations of all proposed buildings/structures and, including construction material schedule and floor plans for each.

- X 11. Location, height and intensity of all existing and proposed exterior lighting, including a graphic and catalog reference describing the proposed light standards.
- X 12. Location, type and nature of screening proposed for all trash collection areas.
- X 13. Proposed stormwater drainage plan, including retention basins; attached documentation should reflect that this plan was transmitted to City Engineer and following him, the Metropolitan Sewer District (MSD) for review and approval. Submitting concurrently to MSD for conceptual review.
- X 14. Other information deemed necessary by the P & Z Commission.

NOTE: All plans, architectural drawings, renderings or other materials, visual aids, etc. Submitted to P & Z Commission in Application or presented at its meeting become City property as part of permanent record of decision made on site plan review.

PLANNING AND ZONING COMMISSION
FINDING OF FACT

PUBLIC HEARING DATE: 8-9-2021

REZONING REQUESTED: MXD

PROPERTY ADDRESS: 944,956,960,970 Meramec Station Road

APPLICANT: Matt Fogarty - Premier Design Group

How will proposed zoning map amendment conform to the Comprehensive Plan?

Refer to letter provided with submittal package.

Why is existing zone district classification of property inappropriate/improper?

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What major economic, physical, and/or social changes have occurred (identify) in vicinity of property which were not anticipated by the Comprehensive Plan (describe why) by substantially altered basic character of the area (describe how) making proposed zoning map amendment appropriate/proper (describe how)?

Refer to letter provided with submittal package.

PROPERTY ADDRESS OR LEGAL DESCRIPTION:

944,956,960,970 Meramec Station Road

The undersigned applicant, hereby states that the petitioner either owns or is the authorized agent for the owner of record of this property or that the petitioner has an equitable interest in the property by virtue of a written agreement with the owner.



APPLICANT

Matt Fogarty

NAME PRINTED

STATE OF MISSOURI)
COUNTY OF _____)ss.

On this _____ day of _____, 20____, before me personally appeared _____, to me known and who being duly sworn did state that he/she is the authorized agent for the above property, and acknowledged that he/she executed the foregoing by his/her free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NAME PRINTED: _____

Reviewed for Form:

Community Development _____
City Attorney _____

Date _____
Date _____

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NAME OF APPLICANT: Matt Fogarty - Premier Design Group

MAILING ADDRESS: 100 Midland Park Drive Wentzville, MO 63385

TELEPHONE NO.: 314-925-7444

PROPERTY INTEREST OF APPLICANT: () Owner () Renter/Lessee Other

NAME OF OWNER: Davy Development Corporation

MAILING ADDRESS: 13075 Manchester Road #200, St. Louis, MO 63141

TELEPHONE NO.: (314) 483-6698

DESCRIPTION OF PROPERTY:

Street Address or Location: 944,956,960,970 Meramec Station Road

Zoning District Classification:

Existing: PDC

Proposed: PD-MXD

Land Use/Development:


Existing: STORAGE YARD

Proposed: MIXED USE DEVELOPMENT

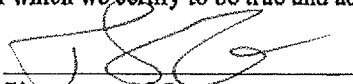
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7/6/21
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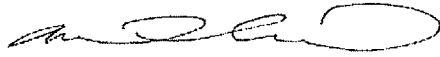
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APPLICANT

Matt Fogarty

NAME PRINTED

STATE OF MISSOURI)
COUNTY OF _____)ss.

On this _____ day of _____, 20____, before me personally appeared _____, to me known and who being duly sworn did state that he/she is the authorized agent for the above property, and acknowledged that he/she executed the foregoing by his/her free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NAME PRINTED: _____

Reviewed for Form:

Community Development _____
City Attorney _____

Date _____
Date _____