



**PLANNING AND ZONING COMMISSION
MEETING
AT 7:00 P.M. ON FEBRUARY 8, 2021
VIA VIDEO CONFERENCING (ZOOM)
MEETING ID 869 4497 7743
PURSUANT TO RSMO 610.015
VALLEY PARK CITY HALL, 320 BENTON
STREET, VALLEY PARK, MISSOURI 63088**

****** AGENDA ******

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC HEARING**
- 4. NEW BUSINESS**
 - a. Text amendments to the City of Valley Park Land Use Regulations: revisions to Chapter 405 Zoning Regulations.
 - b. Text amendments to the City of Valley Park Traffic Code: revisions to Chapter 355 Stopping, Standing or Parking Prohibited in Specific Places, Section 355.110 Parking in Residential Areas.
 - c. Application for rezoning and development plan submitted by Simpson Materials Company, LLC and West Outer Road, LLC, for the properties located at 441 N Outer Road, 501 N Outer Road, and 699 W Outer Road, requesting rezoning from St. Louis County Zoning Districts: Non-Urban, Floodplain Non-Urban, and Floodplain M3 to Valley Park Zoning District: Planned Development – Industrial, along with review of the associated development plan.
- 5. ADJOURNMENT**

NOTICE OF PUBLIC HEARING Notice is hereby given that a public hearing will be held by the **Planning and Zoning Commission** of the City of Valley Park, Missouri at **7:00 p.m. Monday, February 8, 2021**, via ZOOM (link to be found at www.valleyparkmo.org) to consider each of the following items:

- I. Text amendments to the City of Valley Park Land Use Regulations: revisions to *Chapter 405 Zoning Regulations, Article X Special Procedures and Regulations* to add “Division 5 Open and Outdoor Storage,” and associated modifications to *Appendix A Listing of Permitted and Conditional Zoning District Uses*, associated modifications to *Article II Rules and Definitions, Section 405.050 Definitions*, and associated modifications to *Section 405.170 “I-1” Light Industrial District, Regulations and Performance Standards*.
- II. Text amendments to the City of Valley Park Traffic Code: revisions to *Chapter 355 Stopping, Standing or Parking Prohibited in Specific Places, Section 355.110 Parking in Residential Areas*.
- III. Application for rezoning and development plan submitted by Simpson Materials Company, LLC and West Outer Road, LLC, for the properties located at 441 N Outer Road, 501 N Outer Road, and 699 W Outer Road, requesting rezoning from St. Louis County Zoning Districts: Non-Urban, Floodplain Non-Urban, and Floodplain M3 to Valley Park Zoning District: Planned Development – Industrial, along with review of the associated development plan.

At said hearing interested parties and citizens shall have an opportunity to be heard. Any questions or inquiries should be directed to Dusty Hosna, City Administrator, at 636-861-1385 during regular office hours.

NOTICE OF PUBLIC HEARING Notice is hereby given that a public hearing will be held by the **Board of Aldermen** of the City of Valley Park, Missouri at 7:00 p.m. Monday, February 15, 2021, via ZOOM (link to be found at www.valleyparkmo.org) to consider each of the following items:

- I. Text amendments to the City of Valley Park Land Use Regulations: revisions to *Chapter 405 Zoning Regulations, Article X Special Procedures and Regulations* to add “Division 5 Open and Outdoor Storage,” and associated modifications to *Appendix A Listing of Permitted and Conditional Zoning District Uses*, associated modifications to *Article II Rules and Definitions, Section 405.050 Definitions*, and associated modifications to *Section 405.170 “I-1” Light Industrial District, Regulations and Performance Standards*.
- II. Text amendments to the City of Valley Park Traffic Code: revisions to *Chapter 355 Stopping, Standing or Parking Prohibited in Specific Places, Section 355.110 Parking in Residential Areas*.
- III. Application for rezoning and development plan submitted by Simpson Materials Company, LLC and West Outer Road, LLC, for the properties located at 441 N Outer Road, 501 N Outer Road, and 699 W Outer Road, requesting rezoning from St. Louis County Zoning Districts Non-Urban, Floodplain Non-Urban, and Floodplain M3 to Valley Park Zoning District Planned Development – Industrial, along with review of the associated development plan.

At said hearing interested parties and citizens shall have an opportunity to be heard. Any questions or inquiries should be directed to Dusty Hosna, City Administrator, at 636-861-1385 during regular office hours.

MEMORANDUM

Re: Outdoor Storage Regulations
Date: March 10, 2020

To: Dusty Hosna
From: Anna Krane, AICP
CC: John Brancaglione

Introduction

The City has seen an increase in questions about outdoor storage options in commercial and industrial zoning districts from existing businesses and from potential property developers. Based on some of the existing conditions of outdoor storage in the City and the operations proposed recently, PGAV has been approached by staff to draft a new set of regulations specifically geared toward outdoor or open storage.

Background

We started with an analysis of the existing regulations pertaining to storage. The existing regulations that cover open or outdoor storage include the Land Use Definitions and provisions from the Light Industrial District Performance Standards.

The City Code includes a definition of open storage as the “storage of materials or goods on the ground or platforms outside of a building.” Open storage is not listed as a Land Use Category in **Appendix A Listing of Permitted and Conditional Zoning District Uses**. “Storage and warehousing of non-hazardous products” and “Storage and warehousing of household goods” are both listed in Appendix A as permitted land uses in the I-1, PD-I, and PD-MX zoning districts. While specific definitions for the listed permitted uses are not listed in the Definitions Section of the City Code, **Appendix A** does provide a NAICS Code for both uses.

Land Use Category	NAICS Code	NAICS Definition
Storage and warehousing of non-hazardous products	493190	This industry comprises establishments primarily engaged in operating warehousing and storage facilities (except general merchandise, refrigerated, and farm product warehousing and storage).
Storage and warehousing of household goods	493110	This industry comprises establishments primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products.

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Section 405.170.D.10 “I-1” Light Industrial District – Performance Standards states the following regarding businesses in the I-1 District:

- a. All industrial operations shall be conducted within a fully enclosed building.
- b. All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, wooden fences, or brick or decorative masonry walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at the grade of the nearest adjacent street, or at the nearest property lines.

The existing regulations are not very clear when addressing open storage as a primary use versus as an accessory use. In both cases, open storage facilities can have negative impacts on adjacent property and surrounding communities based on the items being stored and the associated operations. Since the adoption of the existing code, there have also been changes in the storage industry. Self-storage operations in different forms have become a more popular business practice, which has been a source of the increased inquiries fielded by the City. The self-storage operations, like open storage facilities, are also not clearly addressed in the existing code.

Overview of Recommendations

Based on our evaluation of the City’s existing regulations and the type of storage operations that have inquired about locations in the City, we have made several recommendations for text amendments to the City’s Land Use Code. Below is an overview of the main recommendations.

1. *Modify Appendix A Listing of Permitted and Conditional Zoning District Uses.*

Both storage related uses currently listed in Appendix A relate to warehouse type facilities, which are most frequently housed completely inside of a structure, and which do not include the self-storage variation as specified in NAICS. We recommend adding “lessors of mini-warehouses and self-storage units” as a land use category listed in Appendix A. This category covers more of the storage operations that the City is currently fielding questions about. We also recommend differentiating the open storage from indoor storage on the table.

2. *Require a Conditional Use Permit for storage uses.*

We recommend modifying Appendix A to show the storage uses (“storage and warehousing of non-hazardous products,” “storage and warehousing of household goods,” and “lessors of mini-warehouses and self-storage units”) as allowed with a Conditional Use Permit when the business operation includes open or outdoor storage. Given the many ways that sites can be arranged and used for indoor and outdoor storage, it is important for the City to have control and a firm understanding of each specific case proposed. The Conditional Use Permit process allows the City to analyze a proposed business more in-depth and understand potential impacts given the

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context, scope and plan for the specific business. This process also allows the City an opportunity to place conditions on the operation and maintenance of the specific business.

Breaking apart indoor and open storage and warehousing uses allows the standard indoor warehousing facilities to continue to operate inside of building without the additional process of a Conditional Use Permit. This recommended modification also eliminates some of the past confusion on indoor versus outdoor facilities.

3. *Modify the definition of open storage.*

Edit the definition to say “outdoor/open storage.” This definition will come into play when understanding the new designations in the land use category of Appendix A. In the land use table, specifying “indoor” and “outdoor” is more intuitive than “indoor” and “open.” Adding “outdoor” will then link the existing definition of “open storage” to the modification made to Appendix A.

4. *Add Regulations to Chapter 405, Article X Special Procedures and Regulations.*

Article X contains special regulations pertaining to uses that “require particular consideration in each case because of the nature of the use and its effect on its surroundings...” In the case of open storage uses, adding special regulations will allow the City to set a minimum standard for operation guidelines. Through these special regulations, the City can pre-emptively mitigate potential impacts and call attention to areas of concern for the business to address prior to obtaining a Conditional Use Permit. We propose referencing the new regulations placed in Article X in the zoning district code sections to ensure that readers see the additional regulations.

The proposed regulations cover site design and layout, the types of storage operations allowed, and operations standards. Currently, the regulations only allow for exterior storage as an accessory use. The City Code definition of accessory use is “a use incidental and subordinate to the principal use of the premises.” The proposed regulations go further to state that the principal use must be primarily operated from inside of a structure. The intention of these regulations is to limit the amount of exterior storage and therefore, mitigate some of the potential negative impacts including, but not limited to, environmental, visual, noise, and odor.

Next Steps

We recommend that the City reviews the proposed regulations and specifically evaluates the difference between open storage only as an accessory use versus allowing open storage as a primary use. The use of the Lakehill/Speedway site as previously proposed would represent a primary use of open storage. Given the number of inquiries related to businesses with a primary use of open storage, the City should decide if they would like to create specific condition, under which they would accept

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and permit a primary use of open storage or if they would prefer to prevent the primary use of open storage.

Adopting the proposed regulations and modifications will require a Text Amendment and follow the procedures as required by **Chapter 405, Article XII Amendments**. City staff may also choose to present the proposed regulations to the Legislative Committee. This may be done prior to the Planning and Zoning Commission meeting or between the Planning and Zoning Commission meeting and the Board of Aldermen meeting. The Legislative Committee is an advising body and does not have decision making authority. Per the code referenced above, public hearings will be required before both the Planning and Zoning Commission and the Board of Aldermen for the text amendment process.

Chapter 405 Zoning Regulations

Appendix A Listing of Permitted and Conditional Zoning District Uses

Land Use Category	NAICS Code	I-1	PD-C	PD-I	PD-MX
Storage: Lessors of mini-warehouses and self-storage units – indoor	531130	C	C	C	C
Storage: Lessors of mini-warehouses and self-storage units - outdoor	531130	C		C	C
Storage and warehousing of non-hazardous products - indoor	493190	P		P	P
Storage and warehousing of non-hazardous products - outdoor	493190	C		C	C
Storage and warehousing of household goods - indoor	493110	P		P	P
Storage and warehousing of household goods – outdoor	493110	C		C	C

Article II Rules and Definitions

Section 405.050 Definitions

OPEN/OUTDOOR STORAGE

Storage of materials or goods on the ground or platforms outside of a building.

Section 405.170 “I-1” Light Industrial District.

D. Regulations and Performance Standards. The following regulations shall apply in all “I-1” Light Industrial Districts:

10. Performance Standards.

- a. All industrial operations shall be conducted within a fully enclosed building.
- b. All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, wooden fences, or brick or decorative masonry walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at the grade of the nearest adjacent street, or at the nearest property lines shall conform to the regulations set forth in **Chapter 405, Article X, Division 5 Open and Outdoor Storage.**

Article X Special Procedures and Regulations

Division 5 Open and Outdoor Storage

A. Intent.

1. The intent of this Division is to establish regulations for storage operations that will be maintained outside of a building or structure, that have the potential to result in additional impacts to adjacent properties and the surrounding community.
2. These regulations shall apply to open and outdoor storage facilities in addition any regulations of the zoning district in which the facility is located.

B. Definitions.

STORAGE AND WAREHOUSING OF NON-HAZARDOUS PRODUCTS

This industry comprises establishments primarily engaged in operating warehousing and storage facilities (except general merchandise, refrigerated, and farm product warehousing and storage).

STORAGE AND WAREHOUSING OF HOUSEHOLD GOODS

This industry comprises establishments primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products.

LESSORS OF MINIWAREHOUSES AND SELF-STORAGE UNITS

This industry comprises establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e. rooms, compartments, lockers, containers, or outdoor spaces) where clients can store and retrieve their goods.

OPEN/OUTDOOR STORAGE

See **Section 405.050 Definitions.**

TEMPORARY USE

See **Section 405.260 Temporary Uses.**

ACCESSORY USE

See **Section 405.050 Definitions.**

C. General Provisions.

1. Open or outdoor storage operations shall only be permitted on sites as an accessory use associated with an allowed use operated primarily inside of a structure.
2. *Conditional Use Permit.*
 - a. Open or outdoor storage facilities shall be permitted with a Conditional Use Permit as outlined in Appendix A Listing of Permitted and Conditional Zoning District Uses.
 - b. Through the Conditional Use Permit process, the Planning Commission and/or the Board of Aldermen may add conditions or regulations to govern a specific business based on the intent to mitigate potential negative impacts due to the operations or location of the proposed business.
3. *Business License.*

- a. These regulations shall only modify and not replace City requirements or regulations for business licenses.
 - b. Any business leasing a storage area shall obtain and maintain a business license with the City.
4. *Application Requirements.*
- a. The following information shall be provided to the City for review:
 - 1) A detailed site plan showing property lines and the location of any structures, parking areas, storage areas, light fixtures, landscaped areas, fences or screening, and additional information as requested by the City;
 - 2) A plan for facility amenities such as trash and recycling services or restroom facilities;
 - 3) Hours of operation;
 - 4) An access plan for first responders, emergency responders, and law enforcement;
 - 5) All application and submission requirements as required by **Article X Special Procedures and Regulations, Division 1 Generally.**
- D. **Site Design Standards.**
- 1. *Layout.*
 - a. No open or outdoor storage shall be located within a front yard setback.
 - b. In order to avoid traffic congestion and damage to adjacent curbing, pavement, or property, entry or exit drives to such facilities shall be of proper width and length with appropriate curb or pavement radii to accommodate the types of vehicles with trailers or trucks that are expected to use the facility.
 - c. All vehicles, trucks, trailers, recreation vehicles, motorcycles, or other gasoline or diesel-powered equipment stored on the site shall be parked on pavement as defined in **Section 405.050 Definitions.**
 - d. All sites shall be designed in accordance with regulations of **Chapter 405**, including but not limited to, **Article VII Off-Street Parking and Loading Requirements.**
 - 2. *Screening.*
 - a. All open storage areas shall be screened from adjacent property by berms, dense vegetative plantings, solid fences, or brick or decorative masonry walls, or a combination of these materials measuring at least eight (8) feet in height.
 - 1) Open storage areas adjacent to residential zoning districts shall provide screening of at least ten (10) feet in height.
 - b. All open storage areas shall not be visible from adjacent property or public right-of-way at grade level.
 - c. All screening methods as described in 2.a above shall be maintained in good condition and shall include replacement of damaged areas or dead plant material within ninety (90) days of any such condition or upon notice by the Building Commissioner.
 - 3. *Height.*
 - a. Shipping containers and storage pods may not be stacked more than two (2) high.
 - b. Items stored on the site may not be stacked more than twenty (20) feet above grade.
 - 4. *Lighting.*
 - a. There must be general area lighting sufficient along access roadways but without spillover to adjacent residential properties.

- b. The lighting plan shall conform to regulations contained in **Section 405.305 Site Lighting Standards**.

E. Facility Operations Standards.

1. The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited.
2. All vehicles, trucks, trailers, recreation vehicles, or motorcycles stored on the site shall have current registration and license plates and be in operable or usable condition.
3. Storage areas and vehicles stored, i.e. trailers, boats, recreation vehicles or similar, shall not be used for habitation for any duration of time when located on the property.
4. No items shall be stored in the open that create a nuisance due to odor, vibration, noise, electrical interference or fluctuation in line voltage beyond the property line.
5. The property and facility shall be maintained and operated so as not to cause any offenses pursuant to **Chapter 210** or any nuisances pursuant to **Chapter 215**.

F. Self-Storage or Storage Space Rental Facilities.

1. In addition to the regulations contained in the rest of this Division, facilities that provide storage space or pods for rent and access by lessees, shall comply to the additional regulations contained herein.
 - a. Storage areas and vehicles stored shall not be used for the operation of a business on the site (i.e. office space, purchasing of goods or services by patrons, construction or manipulation of materials, manufacturing of goods, or similar).
 - b. All open storage areas designated for vehicle, boat, or similar parking shall be designed similarly to a parking lot with striped spaces assigned to a designated lessee.
 - c. All open storage areas available for storage of multiple vehicles and/or storage containers by one lessee shall be enclosed with fencing to clearly establish the boundaries of the leased area.
 - d. All storage spaces shall be labeled or numbered to correspond with a lease agreement.
 - e. Visitor parking shall be provided in either a central parking lot or through parallel parking spaces along the driveway access to the storage areas.
 - f. The property owner or manager shall maintain lease agreements for each storage area on site including current and accurate contact information for each storage area lease holder.

MEMORANDUM

Re: Residential Parking Regulations
Date: March 10, 2020

To: Dusty Hosna
From: Anna Krane, AICP
CC: John Brancaglione

Background

The City intends to revise the residential parking regulations in order to prevent some of the undesirable and non-compatible practices of parking in residential districts. We met with Dusty Hosna, City Clerk, and Tom Proemsey, Code Enforcement Officer, to discuss the goals for this code revision. This memo provides background and introduces the revised code based on our conversations with the City.

The City has seen an increase in the number and type of vehicles parked on residential lots. The City has seen an increase in the percent of vehicles that are not road-ready or vehicles that are only intended for recreational use. Chapter 355, Section 355.110 Parking in Residential Areas currently contains regulations for parking in residential zoning districts. The existing regulations are brief and do not provide a lot of guidance to protect the residential neighborhood character. To address the City's concerns, we proposed revisions to the existing provisions of Section 355.110.

Overview of Recommendations

The proposed revisions to the existing code include an expansion of the definitions section and reorganization of the regulations into two sections. The "Definitions" and the "General Parking Standards and Prohibitions" sections apply to all parking in residential zoning districts and set the basic requirements. The "Additional Regulations by Vehicle Type" section includes additional regulations for vehicles that may be found in residential districts, but are not typical and therefore require additional regulations. Below is an overview of the main recommendations.

1. *Expand Definitions.*

The existing definitions were very limited. Additional definitions needed for consistent enforcement of the regulations are also located in Chapter 300 and Chapter 405, but are not referenced in this section. The first changes were to reference the other definitions already existing elsewhere in the City's Code. Referenced definitions include commercial vehicles, pavement, off-highway vehicles, recreational vehicle, utility trailer, and yards. We included references as opposed to repeating the definitions to create consistency, so if changes are made in the future, they are made everywhere. The goal is to have the City use the same definitions of terms throughout enforcement and not have different definitions depending on the Chapter.

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Then we added new definitions that are important to the organization and enforcement of the following sections. The regulations are categorized by vehicle type groups. Those groups need to be defined specifically for this Chapter, because the group types do not apply to the larger City Code as a whole. The vehicle type groups include advertising vehicles, agricultural vehicles, construction related vehicles, recreational vehicles, and special purpose vehicles.

2. *Create General Parking Standards and Prohibitions.*

We recommend locating regulations that apply to any vehicle in a residential area in the beginning. These regulations set the minimum standards and outline general regulations. A designated parking area is an important part of the regulations. This is not a defined term, rather a standard and therefore, is located in the second section, not the definitions section. General regulations for location of vehicles and condition of vehicles are also included here.

3. *Create Additional Regulations by Vehicle Type.*

These regulations apply in addition to the general provisions in the previous section. Vehicle types that have similar potential impacts on residential districts are grouped together with additional regulations intended to mitigate the impacts. Regulations include limiting the number of vehicles, the location of vehicles, and size of vehicles. This section was heavily influenced by the situations City staff, officials, and residents have noticed that are not desirable and should be prevented.

Next Steps

We recommend that the City staff reviews the proposed regulations and forwards the regulations to the Planning and Zoning Commission when ready. Adopting the proposed regulations will require a Text Amendment and follow the procedures as required by **Chapter 405, Article XII Amendments**.

City staff may also choose to present the proposed regulations to the Legislative Committee. This may be done prior to the Planning and Zoning Commission meeting or between the Planning and Zoning Commission meeting and the Board of Aldermen meeting. The Legislative Committee is an advising body and does not have decision making authority. Per the code referenced above, public hearings will be required before both the Planning and Zoning Commission and the Board of Aldermen for the text amendment process.

Chapter 355 Stopping, Standing or Parking Prohibited in Specified Places

Section 355.110 Parking in Residential Areas.

A. Definitions.

For the purposes of this Section, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

ADVERTISING VEHICLES

Vehicles designed or modified with the intention of promoting or for advertising a business identification or business interest.

AGRICULTURAL VEHICLES

Agricultural, lawn or landscaping vehicles, equipment and attachments, plus tree trimming and/or stump removal vehicles, equipment and attachments, farm implements, mowing equipment, brush hogs, trimmers, spreader and chippers, and attachments used exclusively to farm established agricultural property on which they are kept or to maintain property on which they are kept.

BOAT

Any device in, upon or by which any person or property may be transported upon water.

CONSTRUCTION RELATED VEHICLES

Construction vehicles and equipment including, but not limited to, tractors, backhoes, blades, buckets, bulldozers, compactors, crane scrapers, excavators, front-end loaders, skid loaders, forklifts, and or attachments of the same.

COMMERCIAL VEHICLE

See **Section 300.010 Definitions**

MOTORIZED HOME

A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

PAVE (PAVEMENT)

See **Chapter 405, Article II, Section 405.050 Definitions**

PERMEABLE PAVING MATERIAL

See **Chapter 405, Article II, Section 405.050 Definitions**

PICKUP COACH

A structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational and vacation type uses.

RECREATIONAL VEHICLES

A term encompassing any type of vehicle used for recreational pleasure. Examples include, but are not limited to, travel trailers, motor homes, jet skis, four-wheelers, golf carts, recreational off-highway vehicles per Section 300.010, etc., and also including trailers for transporting said vehicles. Also see "recreational vehicle" as defined in Section 405.050.

RESIDENTIAL PROPERTY

Residential properties as referred to in this Section shall include all property zoned non-urban or residential as well as any property primarily used for residential purposes regardless of the zoning designation.

SPECIAL PURPOSE VEHICLES

Vehicles licensed as trucks and designated or modified to serve a special purpose including, but not limited to, tow trucks, dump trucks, stake-bed trucks, flat-bed trucks, box trucks, step vans refuse or garbage trucks, buses, fire engines, ambulances, and ice cream trucks, etc.

TRAVEL TRAILER

A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses.

UTILITY TRAILER

See "TRAILER" **Section 300.010 Definitions**

YARD

See **Chapter 405, Article II, Section 405.050 Definitions**

YARD, FRONT

See **Chapter 405, Article II, Section 405.050 Definitions**

YARD, SIDE

See **Chapter 405, Article II, Section 405.050 Definitions**

B. **General Parking Standards and Prohibitions.**

1. In additions to provisions contained herein, all parking shall conform to requirements and regulations contained in **Chapter 405, Article VII Off-Street Parking and Loading Requirements** as well as other provisions of **Chapter 355**.
2. *Designated Parking Areas.*
 - a. All residential property shall have a designated parking area where vehicles in compliance with other provisions of this Section shall be parked. Designated parking areas shall:
 - 1) Be located in a side or rear yard and only located in a front yard if approved under Site Plan Approval (see **Chapter 405, Article IX**).
 - 2) Be paved and maintained adequately for all-weather use and so drained as to avoid creating a nuisance on public ways or adjacent properties.
 - 3) Designated parking areas constructed with permeable pavement shall meet the following criteria:
 - a) Open-cell unit paver systems with gravel or grass may only be used to pave parking stalls;
 - b) Pavers shall have a minimum thickness of eighty (80) milli-meters or 3.24 inches;
 - c) Products shall be installed per manufacturer's specifications. Subgrade soils shall be compacted as required per the product specifications;
 - d) A permeable pavement installation and continuing maintenance plan following manufacturers' recommended specifications must be complied with (including any

required periodic vacuuming of porous asphalt or concrete surface with commercial cleaning units, mowing of grass in paver or grid systems, etc.).

3. *Locations.*
 - a. No person shall park or permit a vehicle to remain in a front yard of a residential property unless such vehicle is parked on a paved driveway or designated parking area in compliance with all other applicable provision of this Section.
 - b. Parking of vehicles shall not be permitted on grassy or unpaved areas on any portion of a residential lot.
 - c. No recreational vehicles or trailers shall be stored or parked in front of the building line or front line of the main structure.
 - d. Parking of any vehicles or boats on vacant lots shall be prohibited.
 - e. Any automobile, commercial vehicle, boat, travel trailer, pickup coach or motorized home may be parked at any time in an enclosed garage.
 - f. Any automobile, pickup coach or commercial vehicle not exceeding a twelve thousand (12,000) pound license may be parked at any time behind the front, side or rear yard setback lines as established under **Chapter 405 Zoning Regulations** of this Code.
2. *Condition and Use.*
 - a. Vehicles and boats may be covered by appropriate materials for the purpose of preservation or protection.
 - 1) Covered vehicles and boats shall be maintained in good working condition with current registration and license plates.
 - b. Compliant open or covered utility trailers parked on residential property shall not be used for storage of any materials including, but not limited to, scrap metal, firewood, tree limbs, brush, junk, trash, etc.
- C. **Additional Regulations by Vehicle Type.**
 1. Construction related vehicles, special purpose vehicles, advertising vehicles or agricultural vehicles as defined in this Section shall be parked or stored in an enclosed structure or garage and shall not be parked in the open, even if located in an approved parking area.
 - a. Exceptions: these vehicles may only be parked in an approved parking area for the follow reasons:
 - 1) Vehicles parked temporarily while engaged in providing products or services to the owner or resident of the property;
 - 2) Vehicles parked temporarily during construction work at a site or building permitted for construction activity;
 - 3) Emergency vehicles on a call including utility company vehicles during the course of repairs;
 - 4) Stock vehicles under one (1) ton rating shall be permitted to have a business name, logo, or advertisement painted or otherwise affixed when owned and operated by an occupant of the dwelling and listed on an issued residential occupancy permit where the vehicle is parked;
 - 5) Stock vehicles under a one (1) ton rating with bicycle racks, roof racks or similar mounting accessories, shall not be considered "modified for a special purpose."
 2. Recreational vehicles, motor homes, travel trailers or campers shall only be stored on residential property in compliance with the following requirements:

- a. These vehicles may be parked in an enclosed structure or garage at any time;
 - b. A maximum of one (1) of these vehicles may be parked or stored outside of an enclosed garage or structure only when located in an approved parking area;
 - c. These vehicles shall not be located within three (3) feet of any side or rear lot lines;
 - d. These vehicles shall not be located within ten (10) feet of a street line or within a front yard setback, whichever is greater;
 - e. These vehicles shall not exceed thirty-five (35) feet in length or eight (8) feet in width;
 - f. Trailers shall only be single axel, no double axel utility trailers are permitted;
 - g. These vehicles shall not be occupied, used as a residence, or used for storage of any non-related recreational materials;
 - h. These vehicles shall not be supplied with utility connections other than that required for vehicle maintenance;
 - i. These vehicles shall be registered and licensed to an occupant of the residence and listed on an issued residential occupancy permit.
3. Smaller recreational vehicles such as a boat, four-wheeler, jet ski, golf cart, etc. may be stored on residential property in accordance with the following requirements:
- a. A maximum of one (1) of these vehicles may be located on the property outside of an enclosed structure or garage at any one time and only when located in an approved parking area;
 - b. A qualifying boat shall be no more than twenty-five (25) feet long including the motor and trailer, with a beam measurement no more than five (5) feet, and a maximum overall height from grade to the highest point including a mast of six (6) feet;
 - c. The vehicle shall be registered and license to an occupant of the residence and listed on an issued residential occupancy permit.

PLANNED DEVELOPMENT CHECKLIST
Petitioncr'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 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: Simpson Materials Company, LLC and West Outer Road, LLC

MAILING ADDRESS: 1053 Headquarters Park, Fenton, MO 63026

TELEPHONE NO.: 636-343-4944

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

NAME OF OWNER: West Outer Road, LLC and The Bank of New York Mellon, as Trustee

MAILING ADDRESS: 1053 Headquarters Park, Fenton, MO 63026 and 525 William Penn Pl.,
Pittsburgh, PA 15219

TELEPHONE NO.: 636-343-4944

DESCRIPTION OF PROPERTY:

Street Address or Location: 441 N. Outer Road, 501 N. Outer Road, and 699 W. Outer Road, Valle
Park, MO 63088

Zoning District Classification:

Existing: Non-Urban, FPNU, FPM3 **Proposed:** Planned Development Industrial

Land Use/Development:

Existing: Asphalt plant, recycling plant, Sand and gravel mine **Proposed:** See list of requested uses and statement of
reasons for zoning amendment.

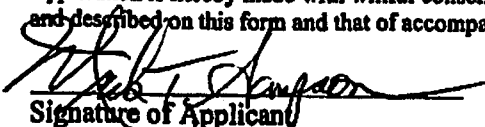
ACKNOWLEDGMENTS: (Each _____ to be initialed by Applicant if attached)

MS **Legal Description, Locator Number and Scaled Map of Property**
(with location clearly delineated)

MS **Statement of Reason for Proposed Zoning Map Amendment**
(“Burden of Proof” Evidence)

MS **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

12/15/20
Date


Signature of Owner

12/15/20
Date

**PLANNED DEVELOPMENT ZONING CHECKLIST
INITIAL AND RETURN**

(Each set to be initialed by applicant.)

- MS 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.
- MS 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).
- MS 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).
- MS 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.
- MS 5. Existing topography and finished grade line elevations at two-foot (2') contour intervals; also finished floor elevation for all buildings/structures.
- MS 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.
- MS 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)
- MS 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.
- MS 9. Proposed landscape plan (Landscaping and Screening Details for Parking Plan Requirements in Section 405.350)
- MS 10. Architectural elevations of all proposed buildings/structures and, including construction material schedule and floor plans for each.

- MS 11. Location, height and intensity of all existing and proposed exterior lighting, including a graphic and catalog reference describing the proposed light standards.
- MS 12. Location, type and nature of screening proposed for all trash collection areas.
- MS 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.
- MS 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: _____
REZONING REQUESTED: _____
PROPERTY ADDRESS: _____
APPLICANT: _____

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

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

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)?

PROPERTY ADDRESS OR LEGAL DESCRIPTION:

See attached.

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.

Mark Simpson

APPLICANT

Mark Simpson

NAME PRINTED

STATE OF MISSOURI)
COUNTY OF _____)ss.

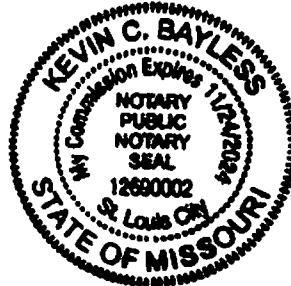
On this 15 day of October, 2020, before me personally appeared MARK T. SIMPSON, to me known and who being duly sworn did state that he/she is the authorized agent for the above property, and acknowledged that he/she executed the foregoing by his/her free act and deed.

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

MY COMMISSION EXPIRES: 11/24/24

NOTARY PUBLIC: *[Signature]*

NAME PRINTED: Kevin C. Bayless



Reviewed for Form:

Community Development _____
City Attorney _____

Date _____
Date _____



Statement of Reason for Proposed Zoning Amendment

The property ("Property") that is the subject to this request for rezoning is as follows:

- 699 West Outer Road ("Parcel A"). This property is owned by The Bank of New York Mellon, as trustee under a trust agreement. Simpson Materials Company, LLC leases the property and has the authority to obtain permits and land use approvals respecting the property.
- 441 North Outer Road ("Parcel B"). This property is owned by The Bank of New York Mellon, as trustee under a trust agreement. Simpson Materials Company, LLC leases the property and has the authority to obtain permits and land use approvals respecting the property.
- 501 North Outer Road ("Parcel C"). This property is owned by West Outer Road LLC, an affiliate of Simpson Materials Company.

Simpson Materials Company or an affiliate has operated on Parcel A and Parcel B since 1988. Parcel C is a heavily wooded, undeveloped parcel that West Outer Road has owned since 2008.

Local government jurisdiction of the Property will be transferred from St. Louis County to Valley Park on January 1, 2021. The Valley Park Zoning Code provides that a newly annexed area will retain the City zoning district equivalent of its County zoning until the City zoning process is complete. City policy is to rezone newly annexed properties within one year of the City assuming jurisdiction over the properties. Applicants have submitted their application in order to complete the City zoning process as soon as possible and within the one year period.

Applicants are requesting rezoning to Planned District-Industrial with the permitted uses enclosed with this application. Simpson Materials Company intends to continue mining Parcel A for materials, together with accessory and ancillary uses necessary to carry on that use, including materials storage, for the foreseeable future. Simpson Materials Company also intends to continue operating its asphalt and recycling plants on Parcel B, together with accessory and ancillary uses necessary to carry on those uses, including materials storage, for the foreseeable future. West Outer Road intends to develop Parcel C with a variety of industrial uses complimentary with the uses on Parcels A and B.

Applicants are requesting zoning under a common Planned District ordinance because the operations on the three parcels will be complimentary. The Site Plan submitted with Applicants' application reflects the existing conditions at the Property. Once Applicants have developed a plan for Parcel C, Applicants will proceed with amending its Site Plan with a plan that shows the location of the uses and development intensity on Parcel C. This amended Site Plan will be subject to the review and approval of the City. Applicant is requesting a Planned District-Industrial zoning classification because it provides for flexibility from the City's straight industrial zoning district, while also permitting the City to set conditions respecting Applicants' uses in the zoning ordinance governing the Property.

Permitted Uses

1. Asphalt and materials mixing plants
2. Retail building materials
3. Wholesale building materials and lumber
4. Building and construction general contracting services
5. Cement mixing
6. Compost dumping
7. Concrete mixing and manufacturing
8. Ready-mix plants
9. Concrete construction and paving services
10. Construction, mining, and materials handling machinery and equipment
11. Stone products cutting and manufacturing
12. Landfill and trash transfer stations
13. Lime product mining and manufacturing
14. Wholesale of petroleum
15. Materials recovery and recycling facilities
16. Parks
17. Petroleum bulk stations and terminals
18. Radio transmitting stations and towers
19. Railroad freight terminals
20. Refuse incineration
21. Road maintenance yards
22. Skeet and trap shooting ranges
23. Waste and trash transfer stations
24. Steel pipe and tube manufacturing
25. Steel wire, nail, and spike manufacturing
26. Telephone relay towers
27. Television transmitting stations and relay towers
28. Wholesale construction and lumber materials
29. Electrical generator plants
30. Manufacturing of fabricated structural metal products
31. Manufacturing of fabricated wire products
32. Manufacturing of farm machinery and equipment
33. Gas utility maintenance yards
34. Petroleum refining
35. Storage and warehousing of non-hazardous products
36. Tire cord and fabric manufacturing
37. Tire and inner tube manufacturing
38. Wire products manufacturing

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN U.S. SURVEY 985, U.S. SURVEY 879, AND FRACTIONAL SECTIONS 24 AND 25, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND MARKING THE COMMON CORNER TO FRACTIONAL SECTIONS 23, 24, 25, AND 26 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00 DEGREES 51 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1059.27 FEET TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE SOUTH 83 DEGREES 35 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID U.S. SURVEY 985, A DISTANCE OF 451.34 FEET;

THENCE NORTH 23 DEGREES 10 MINUTES 49 SECONDS EAST, LEAVING THE SAID SOUTH LINE, A DISTANCE OF 1886.11 FEET TO THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED BY A GENERAL WARRANTY DEED RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, BEING THE EAST LINE OF SAID TRACT;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID TRACT, NORTH 23 DEGREES MINUTES 42 SECONDS EAST, A DISTANCE OF 208.01 FEET;

THENCE CONTINUING ALONG THE SAID EAST LINE OF TRACT RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 126.73 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CROSSING SAID RAILROAD RIGHT OF WAY, CONTINUING ALONG SAID EAST LINE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 130.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CONTINUING ALONG SAID EAST LINE OF THE STATE OF MISSOURI LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 16 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 1682.96 FEET;

NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, A DISTANCE OF 1337.03 FEET TO THE MERAMEC RIVER;

THENCE ALONG A MEANDER LINE OF THE MERAMEC RIVER, THE FOLLOWING COURSES AND DISTANCES: SOUTH 77 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 943.04 FEET; SOUTH 80 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1185.96 FEET; SOUTH 78 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 1104.79 FEET; SOUTH 81 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 949.97 FEET; AND SOUTH 83 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 651.17 FEET TO THE WEST LINE OF LAND NOW OR FORMERLY OF TERRAFIL, INC. AS RECORDED BY DEED IN BOOK 16313, PAGE 823 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 2263.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD

THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF PEARLESS PARK GROUP SUBDIVISION, AS RECORDED IN PLAT BOOK 346, PAGE 567 OF SAID RECORDER'S OFFICE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 193.01 FEET;

THENCE CONTINUING ALONG SAID WEST LINE OF PEERLESS PARK GROUP SUBDIVISION, SOUTH 23 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 786.27 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 44;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES 23 MINUTES 50 SECONDS WEST, A DISTANCE OF 620.53 FEET; AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3004.98 FEET, WITH A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 51 SECONDS (WHICH CHORD BEARS SOUTH 77 DEGREES 40 MINUTES 24 SECONDS WEST, A CHORD DISTANCE OF 75.92 FEET) THROUGH AN ARC DISTANCE OF 75.92 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY OF WEST OUTER ROAD, L.L.C. AS RECORDED BY DEED IN BOOK 17922, PAGE 3134 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID CURVE, BEING THE SAID RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 19 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 796.88 FEET, A DISTANCE OF 799.23 FEET TO THE POINT OF TANGENCY AT STATION 710+41.37/140' LT; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF INTERSTATE 44 NORTH OUTER ROAD, THE FOLLOWING COURSES: 1) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; 2) SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; 3) SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; 4) SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; 5) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A FOUND IRON BOLT MARKING THE WEST LINE OF SAID SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A POINT, MARKING THE WEST LINE OF SAID FRACTIONAL SECTION 25; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01 DEGREE 04 MINUTES 38 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 302.52 FEET TO THE POINT OF BEGINNING.

Property Owners Within 300 Feet

Property Address	1000 S Elam Ave, 63088
Owner	Terrafil Inc
Owner Address	75 Shady Ln, Valley Park MO, 63088

Property Address	335 W Outer Rd, 63088
Owner	335 West Outer Road Llc
Owner Address	29 Cassens Ct, Fenton MO, 63026

Property Address	427 N Outer Rd, 63088
Owner	Redexim North America Inc
Owner Address	427 W Outer Rd, Valley Park MO, 63088

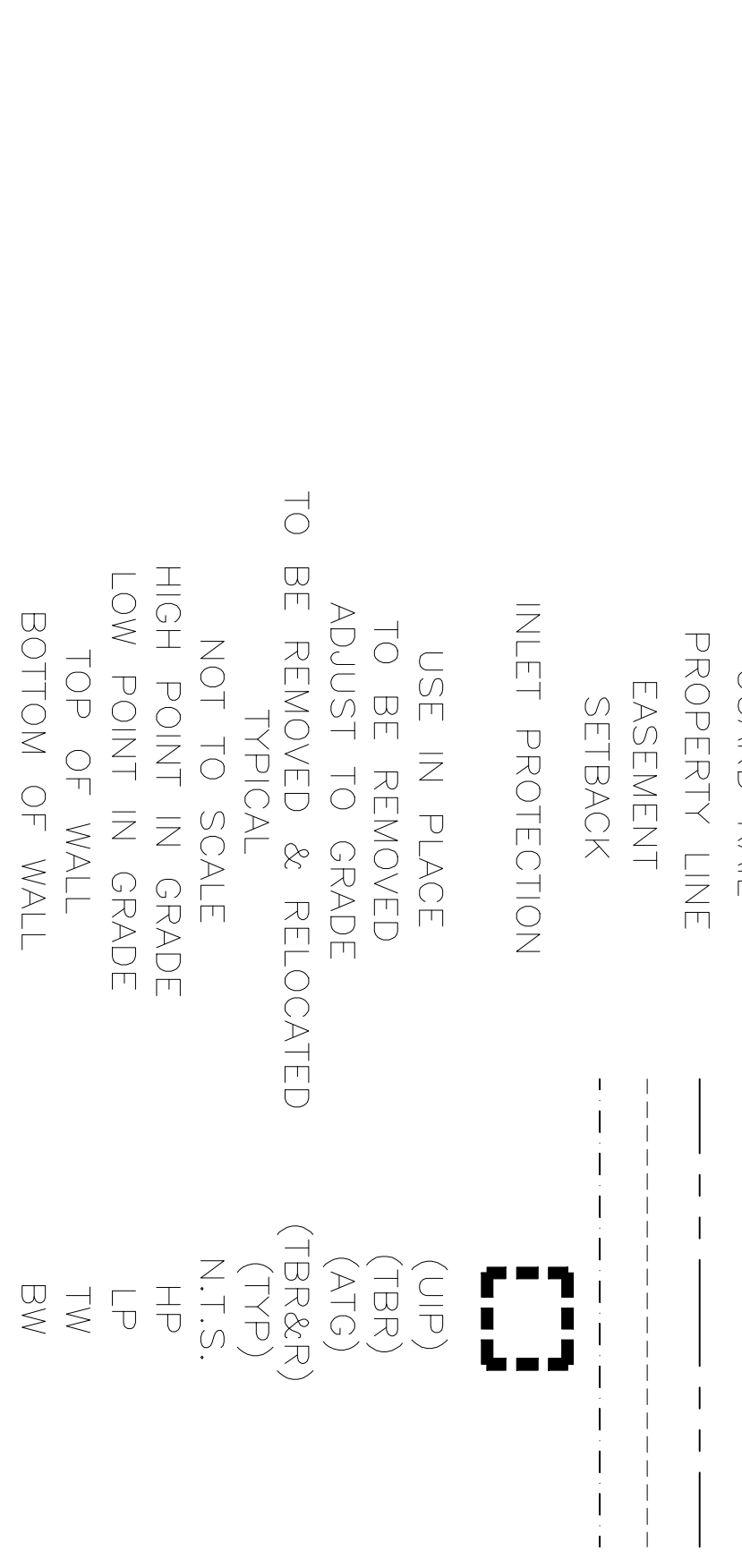
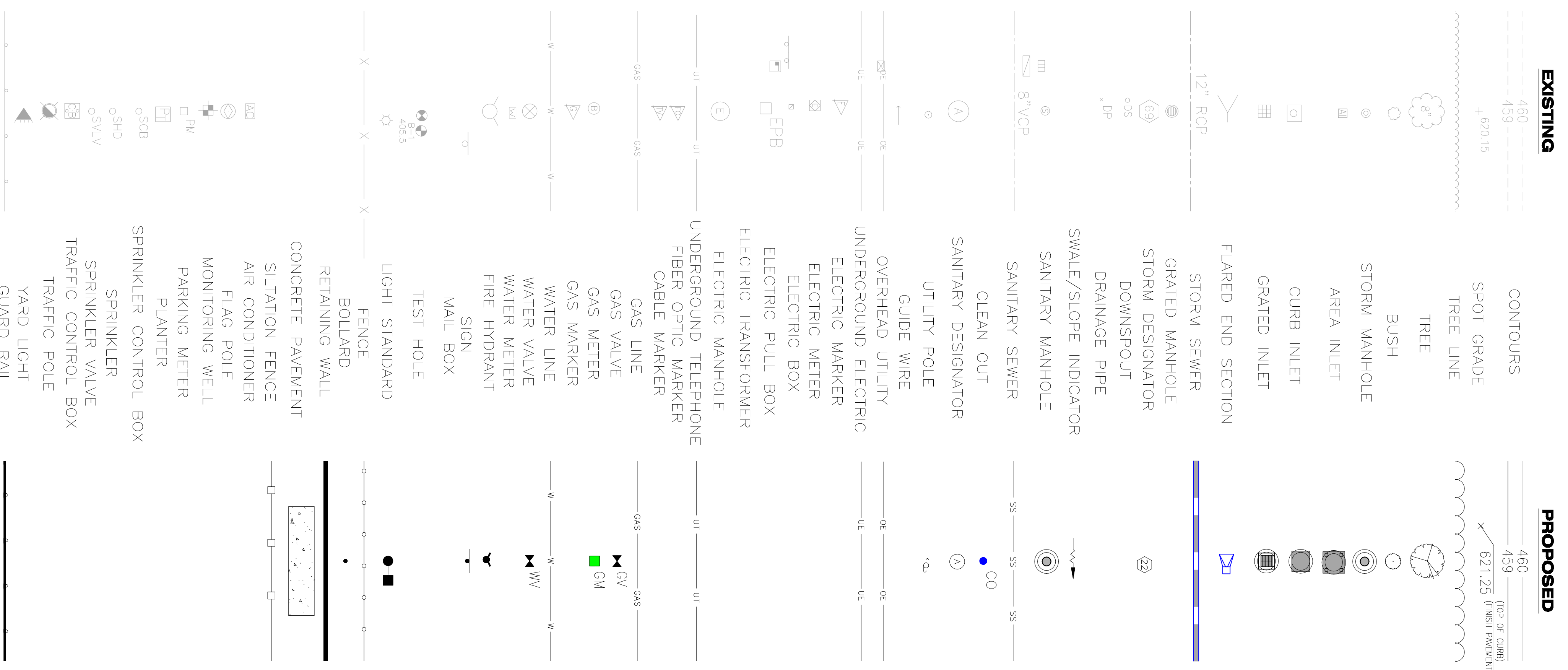
Property Address	1 Lone Elk Park, 63088
Owner	St Louis County
Owner Address	41 S Central Ave, Saint Louis MO, 63105

Property Address	125 Bald Eagle Ridge Rd, 63088
Owner	State Of Missouri
Owner Address	125 Bald Eagle Ridge Rd, Valley Park MO, 63088

Property Address	465 W Outer Rd, 63088
Owner	State Of Missouri
Owner Address	465 W Outer Rd, Valley Park MO, 63088

Property Address	1530 Hanna Rd, 63088
Owner	Valley Park City Of
Owner Address	320 Benton St, Valley Park MO, 63088

LEGEND



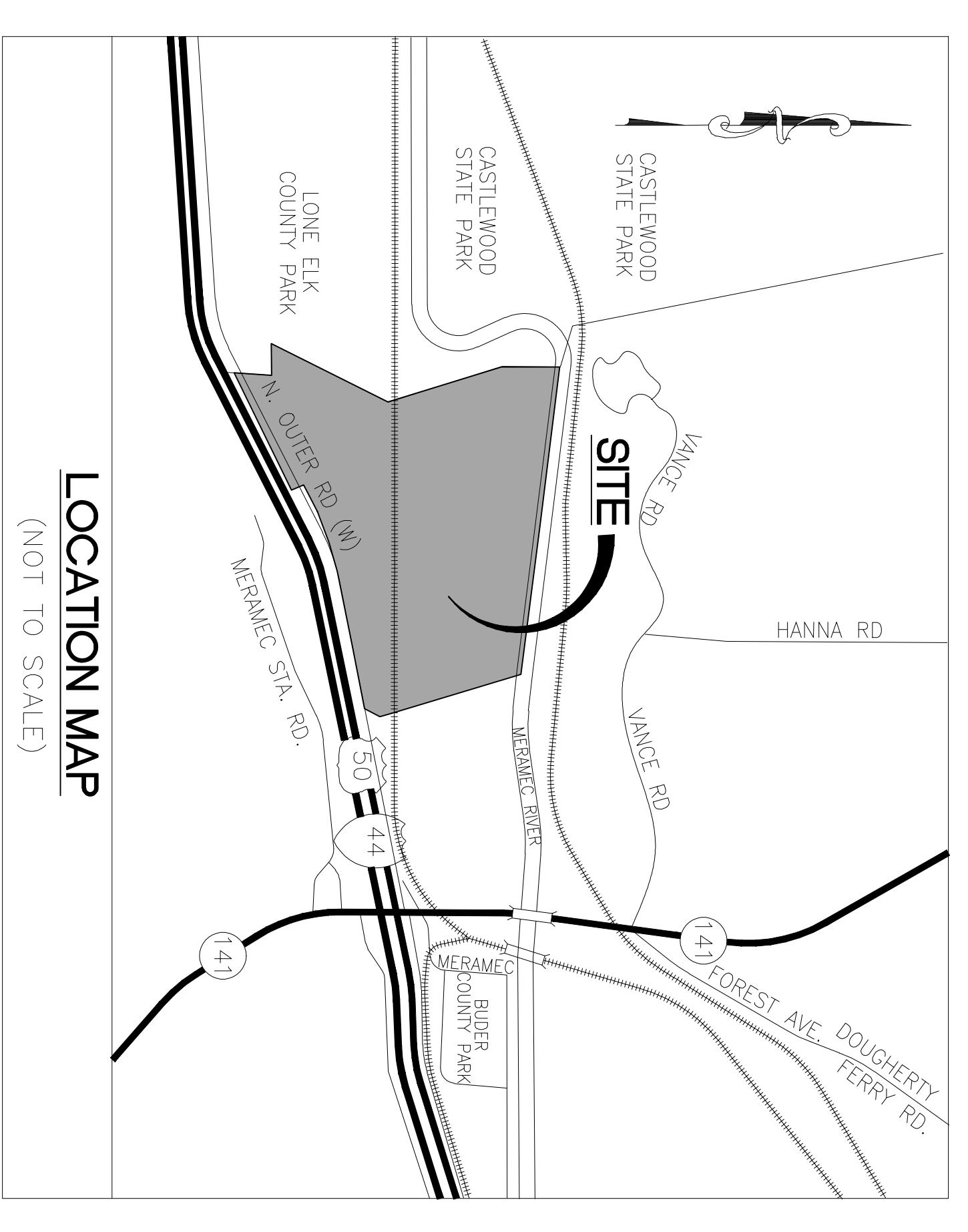
DEVELOPMENT NOTES:

- SITE ADDRESS:** 699 W. OUTER RD.
501 N. OUTER RD.
441N. OUTER RD.
VALLEY PARK, MO 63088
- 1. PROPOSED ZONING:** PD-1 & NU
- 2. PROPOSED USES:** PD-1-SAND & GRAVEL EXTRACTION
PD-1-PORTABLE CONCRETE PLANT
PD-1-ASPHALT PLANT
PD-1-PORTABLE ASPHALT PLANT
PD-1-MATERIAL RECYCLING (CONCRETE & ASPHALT)
NU: CONSERVATION EASEMENT AREA
- 3. GROSS AREA OF PD-1:** 447.97 ACRES
LESS RIGHT-OF-WAY: 40.002 ACRES
PD-1 NET AREA: 447.97 ACRES
NU AREA: 72.2 ACRES
- 4. PARKING REQUIREMENTS:** 2 SPACES FOR EVERY 3 EMPLOYEES;
7 EMPLOYEES, MAX. SHIFT
REQ. PARKING: 2/3 x 7 = 5 SPACES
PROVIDED: 13 SPACES

SIMPSON MATERIAL

A TRACT OF LAND IN U.S. SURVEY'S 879, 880, AND 985
TOWNSHIP 44 NORTH, RANGE 4 AND 5 EAST OF THE 5TH P.M.,
ST. LOUIS COUNTY, MISSOURI.

SITE PLAN



PERTINENT DATA

OPERATOR OWNERS = SIMPSON MATERIAL
CENTERRE TRUSTCO
OF ST. LOUIS & WEST OUTER RD. LLC

SITE ADDRESS = 699 W. OUTER RD. (LOC. 26R330014)
501 N. OUTER RD. (LOC. 27R640020)
441 N. OUTER RD. (LOC. 27R640031)
VALLEY PARK, MO. 63088

SITE ACREAGE = 289.7 AC. ± (699 W. OUTER RD.)
73.27 AC. ± (441 N. OUTER RD.)
157.2 AC. ± (501 N. OUTER RD.)
PD-1 (447.97 AC.), NU (72.2 AC.)
= 26R330014, 27R640020, & 27R640031

PROP. ZONING = PD-1 (447.97 AC.), NU (72.2 AC.)

LOCATOR NUMBERS = 26R330014, 27R640020, & 27R640031

WILNNENBERG'S WATERSHED = PG. 45 GRID BB--28, AA--28

MERAMEC RIVER = 29189C0267H,
DATE: AUGUST 2, 1995

UTILITIES

SEWER SERVICE = METROPOLITAN ST. LOUIS SEWER DISTRICT
2500 PARKWAY, MO 63103
PH. (314) 7666272

FIRE DISTRICT = VALLEY PARK FIRE DISTRICT
55 CRESCENT AVE
VALLEY PARK, MO. 63088
PH. 636-225-4288

WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
(WEST) DISTRICT
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
CONTACT: ROGER TIMMEWEIER
PH. (314) 996-2464

GAS SERVICE = SPIRE GAS COMPANY
2000 W. BROADWAY
ST. LOUIS, MO. 63101
PH. (314) 342-0890

ELECTRIC SERVICE = AMEREN-JE ELECTRIC COMPANY
DORSETT DISTRICT
12121 DORSETT RD.
MARYLAND HEIGHTS, MO 63043
PH. (314) 344-9575

PHONE SERVICE = AT & T
12930 OLIVE ST.
ST. LOUIS, MO 63141
PH. (314) 275-0025

CABLE SERVICE = SPECTRUM
815 CHARLIE COMMONS
TOWN & COUNTRY, MO 63107
PH. (314) 275-0025

SHEET INDEX

C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	SECTIONAL PLAN
C4.0	SECTIONAL PLAN
C5.0	SECTIONAL PLAN
C6.0	SECTIONAL PLAN

SITE BENCHMARK INFORMATION

18-186 422.82 - "STANDARD ALUMINUM DISK" STAMPED SL-79 1992 DISK IS SET IN THE NORTHWEST CORNER OF THE HWY. 1-44 NORTH OUTER ROAD AND A GRAVEL ROAD LEADING TO A ROCK QUARRY; 31' WEST OF THE CENTERLINE OF THE GRAVEL ROAD AND 25' NORTH OF THE CENTERLINE OF THE NORTH OUTER ROAD. APPROXIMATELY 1 MILE WEST OF THE INTERSECTION OF HIGHWAY 141 AND THE NORTH OUTER ROAD.

UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS. UTILITIES COMPANY MAPS AND PHYSICAL INSPECTION OF THE UTILITIES ARE THE BASIS FOR THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONSTRUCTION OF ALL UTILITIES PRIOR TO EXCAVATION OR



CALL 1-800-344-7188 (MISSOURI ONE CALL) TO HAVE LOCATIONS OF ALL UTILITIES SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONSTRUCTION OF ALL UTILITIES PRIOR TO EXCAVATION OR

<p>TERRA DESIGN 3121 North Lamar Blvd. St. Louis, MO 63108 314-412-8764 mkt@terra-design.com</p>	<p>12-15-2020</p>		<p>OWNER/DEVELOPER:</p> <p>SIMPSON MATERIALS 1053 HEADQUARTERS PARK ST. LOUIS, MO 63026</p>	<p>PROJECT TITLE AND LOCATION:</p> <p>SIMPSON MATERIAL - RANKEN VALLEY PARK, MO</p>
<p>Job Number: 20-041</p>	<p>Date: 10/22/2020</p>	<p>Drawn By: TBM</p>	<p>Checked By: MEV</p>	<p>Sheet Title: SIMPSON RANKEN</p>
<p>SHEET NUMBER: C1</p>				

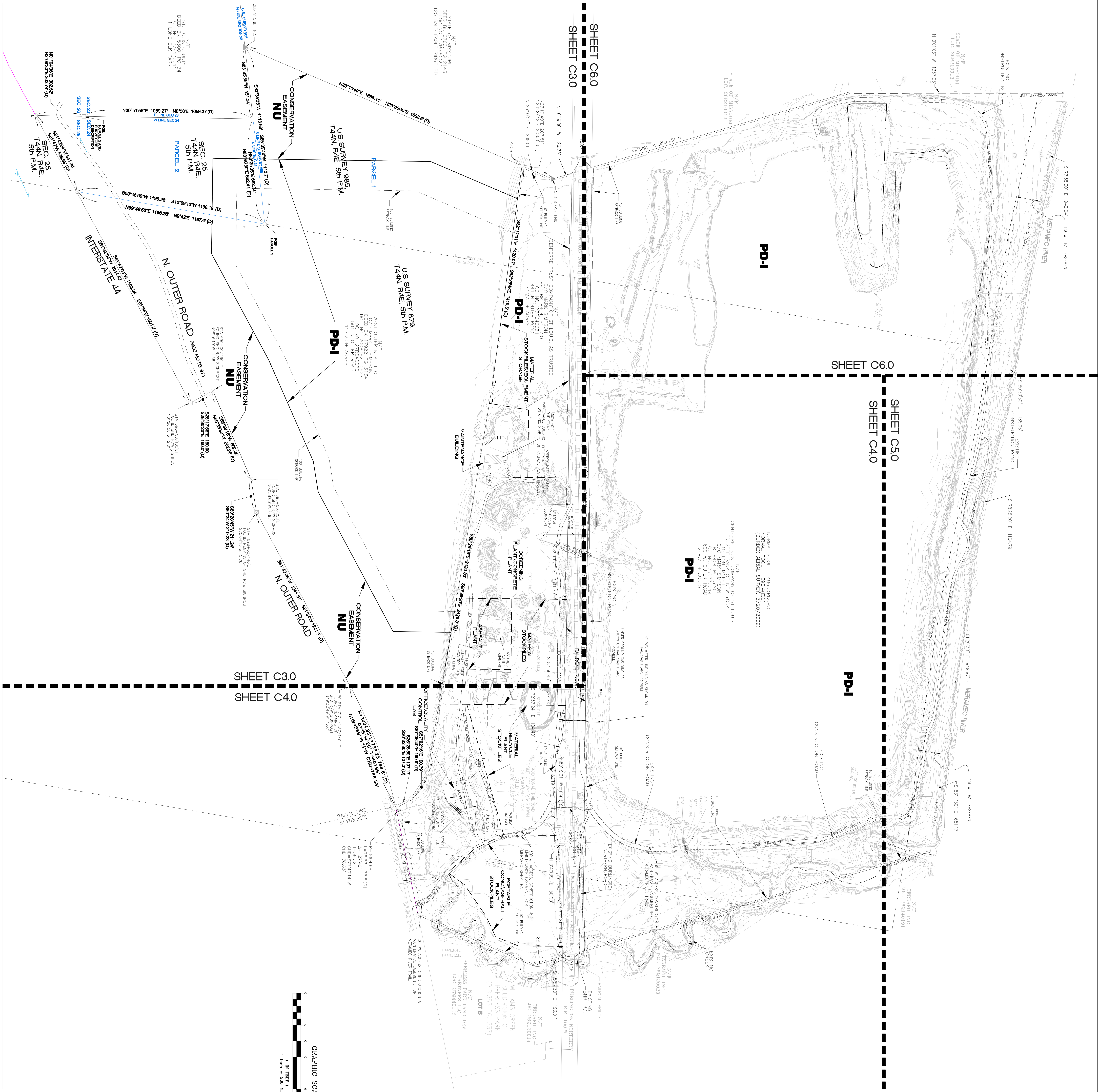


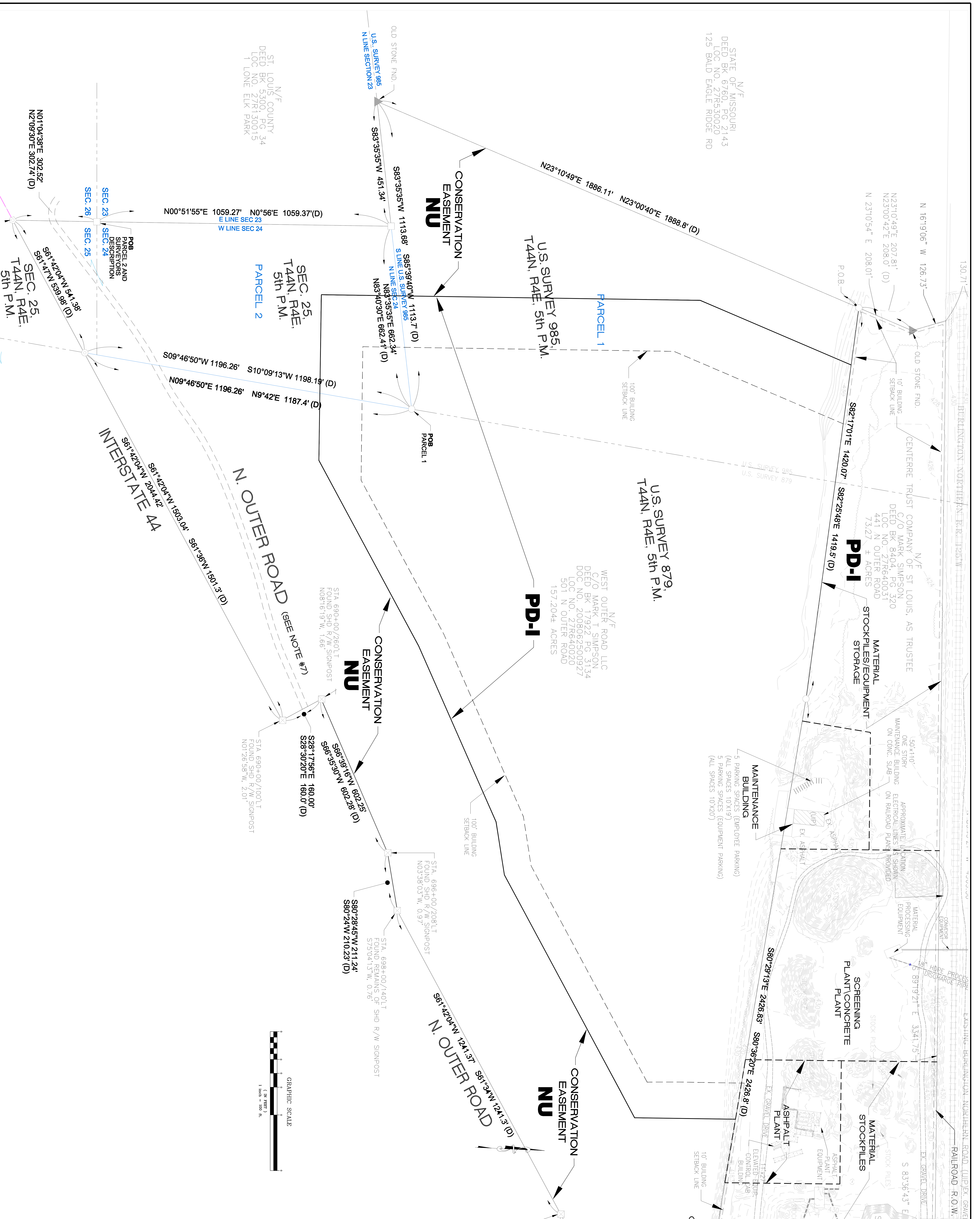
12-15-2020

OWNER/DEVELOPER:
 SIMPSON MATERIALS
 1053 HEADQUARTERS PARK
 ST. LOUIS, MO 63026

PROJECT TITLE AND LOCATION:
 SIMPSON MATERIAL - RANKEN
 VALLEY PARK, MO

JOB NUMBER: 20-041
DATE: 10/22/2020
DRAWN BY: TBM
CHECKED BY: MEV
SHEET TITLE: SITE PLAN
SHEET NUMBER: 02





Job Number:	20-041
Date:	10/22/2020
Drawn By:	TBM
Checked By:	MEV
Sheet Title:	SITE PLAN
Sheet Number:	03

PROJECT TITLE AND LOCATION:
 SIMPSON MATERIAL - RANKEN VALLEY PARK, MO

OWNER/DEVELOPER:
 SIMPSON MATERIALS
 1053 HEADQUARTERS PARK
 ST. LOUIS, MO 63026

TERRA DESIGN
 3172 York Ave. Suite 300
 St. Louis, MO 63114
 314-412-8164
 info@terra-design.com
 www.terra-design.com

12-15-2020



12-15-2020

OWNER/DEVELOPER:
SIMPSON MATERIALS
1053 HEADQUARTERS PARK
ST. LOUIS, MO 63026

PROJECT TITLE AND LOCATION:
SIMPSON MATERIAL - RANKEN
VALLEY PARK, MO

JOB NUMBER: 20-041

DATE: 10/22/2020

DRAWN BY: TBM

CHECKED BY: MEV

SHEET TITLE: SITE PLAN

SHEET NUMBER:

C4

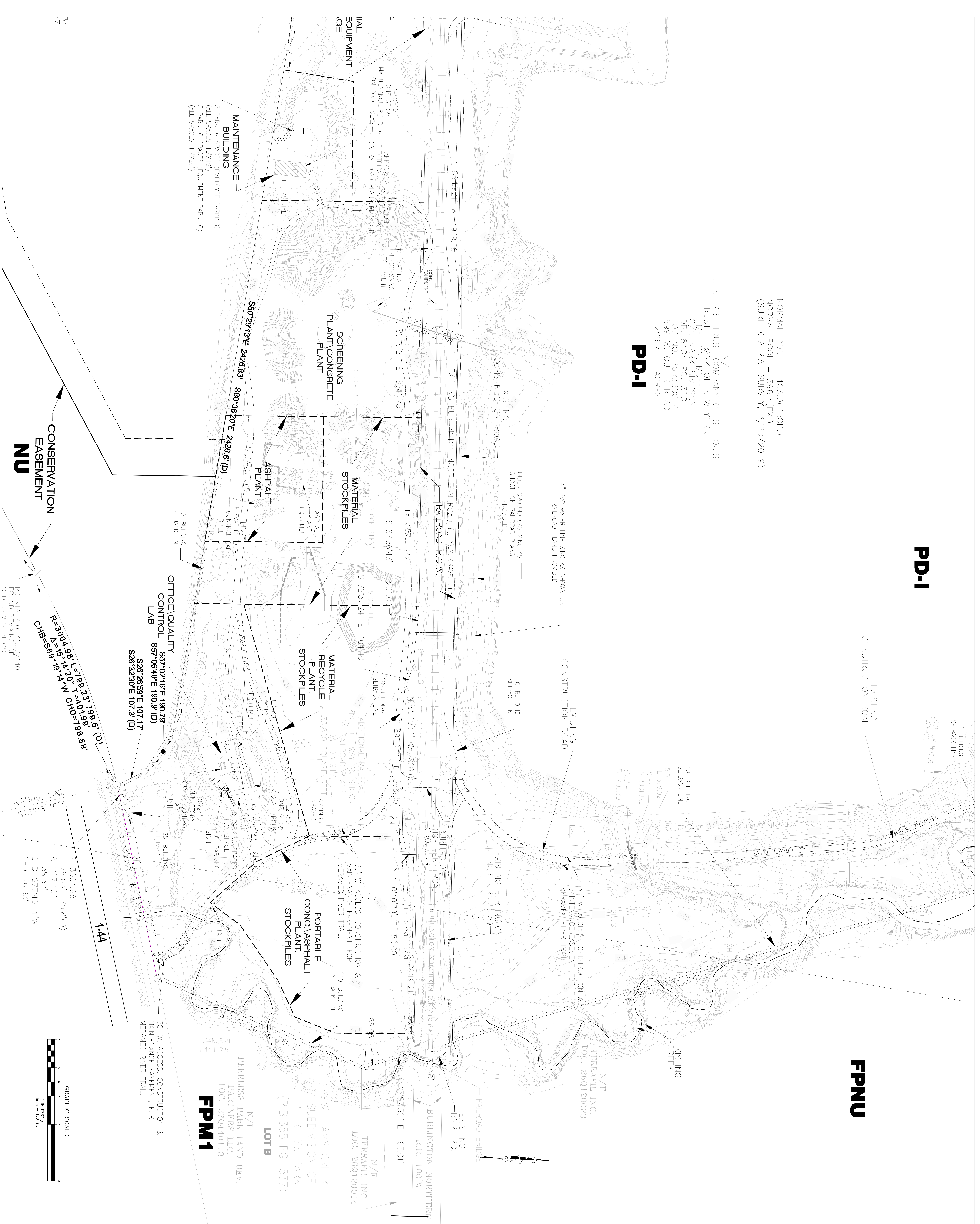
PD-1

FPNU

PD-1

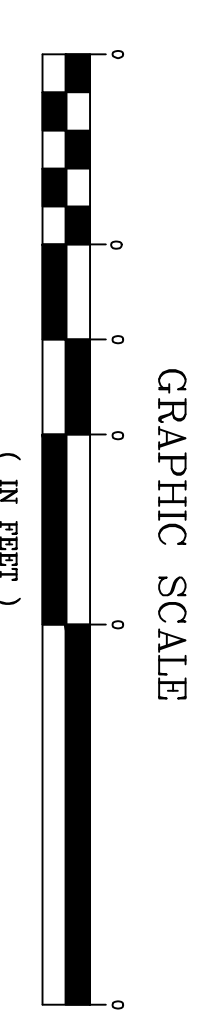
NORMAL POOL = 406.0 (PROP.)
NORMAL POOL = 396.4 (EX.)
(SURDEX AERIAL SURVEY, 3/20/2009)

N/F
CENTIERRE TRUST COMPANY OF ST LOUIS
TRUSTEE BANK OF NEW YORK
MELLON, MOFFITT
C/O MARK SIMPSON
DB: 8404 PG. 320
LOC NO. 26R330014
699 W. OUTER ROAD
289.7 ± ACRES



**CONSERVATION
EASEMENT
NU**

34
17



$R=3004.98'$
 $L=76.63'$ 75.8'(D)
 $\Delta=127.40'$
 $T=38.32'$
 $CHB=S77'40'1.4''W$
 $CHD=76.63'$

1.44

FPM1

N/F
PEERLESS PARK LAND DEV.
PARTNERS LLC.
LOC. 270440113

LOT B

N/F
WILLIAMS CREEK
SUBDIVISION OF
PEERLESS PARK
(P.B. 355 PG. 537)

N/F
TERRARIL INC.
LOC. 26Q120014

N/F
TERRARIL INC.
LOC. 26Q120023

30' W. ACCESS, CONSTRUCTION &
MAINTENANCE EASEMENT, FOR
MERAMEC RIVER TRAIL.

30' W. ACCESS, CONSTRUCTION &
MAINTENANCE EASEMENT, FOR
MERAMEC RIVER TRAIL.

30' W. ACCESS, CONSTRUCTION &
MAINTENANCE EASEMENT, FOR
MERAMEC RIVER TRAIL.

OFFICE/QUALITY
CONTROL LAB
S57'02'16"E 190.79'
S57'06'40"E 190.9'(D)
S26'26'59"E 107.17'
S26'32'30"E 107.3'(D)

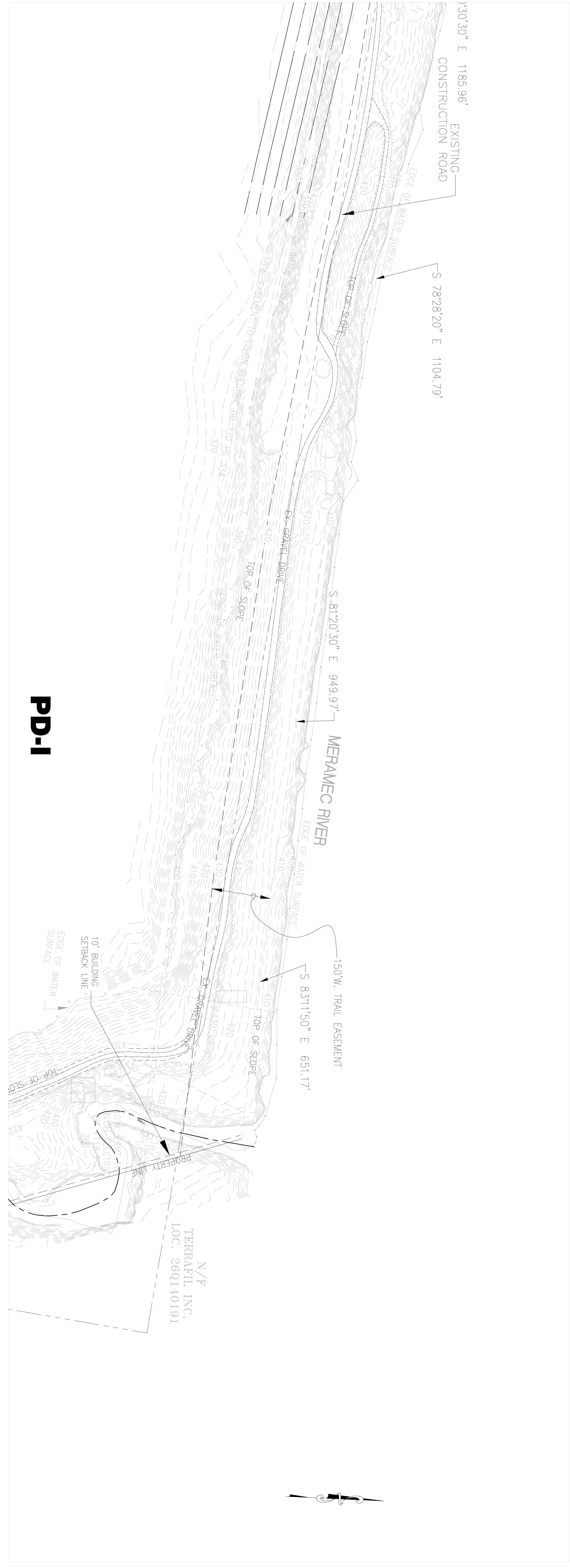
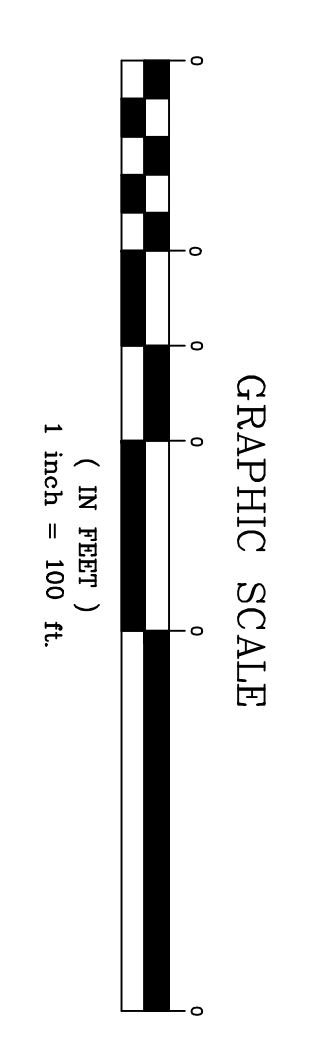
$R=3004.98'$
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 $\Delta=127.40'$
 $T=38.32'$
 $CHB=S77'40'1.4''W$
 $CHD=76.63'$

PG STA 710+41.37/140LT
FOUND REMAINS OF
SPD, R/W SIGNPOST





12-15-2020

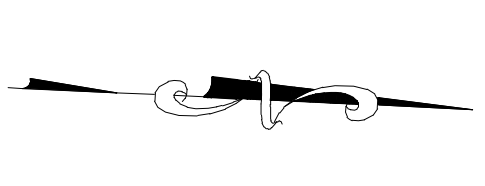
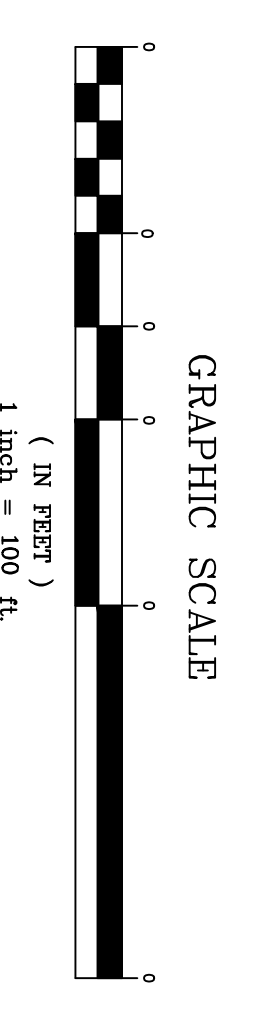
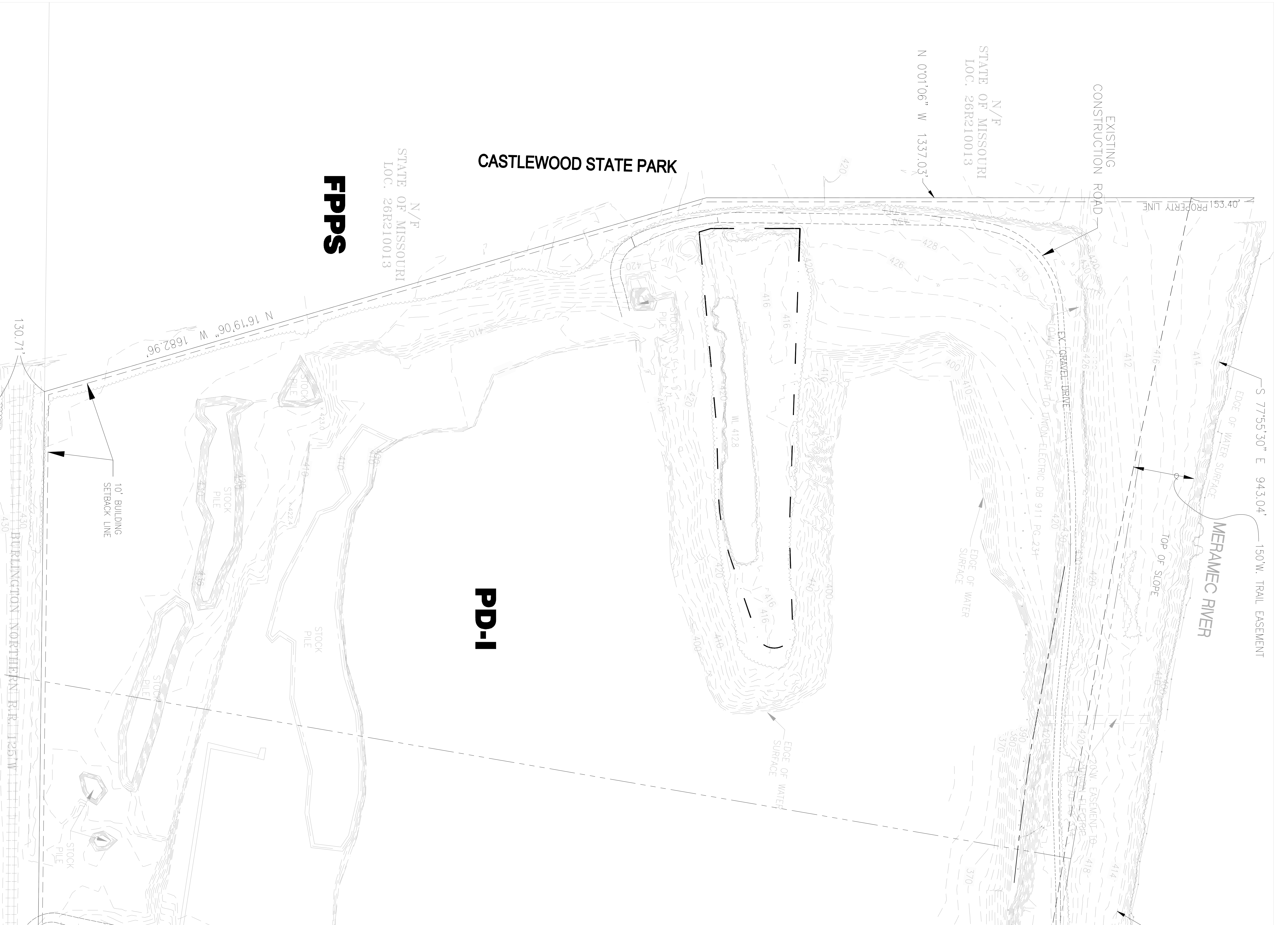


PD-1

OWNER/DEVELOPER:
 SIMPSON MATERIALS
 1053 HEADQUARTERS PARK
 ST. LOUIS, MO 63026

PROJECT TITLE AND LOCATION:
 SIMPSON MATERIAL – RANKEN
 VALLEY PARK, MO

JOB NUMBER: 20-041
DATE: 10/22/2020
DRAWN BY: TBM
CHECKED BY: MEV
SHEET TITLE: SITE PLAN
SHEET NUMBER:
 05



TERRA DESIGN
 3274 Park Meadows Ct.
 St. Louis, MO 63139
 phone: terra.design@outlook.com



OWNER/DEVELOPER:
 SIMPSON MATERIALS
 1053 HEADQUARTERS PARK
 ST. LOUIS, MO 63026

PROJECT TITLE AND LOCATION:
 SIMPSON MATERIAL – RANKEN
 VALLEY PARK, MO

JOB NUMBER: 20-041
DATE: 10/22/2020
DRAWN BY: TBM
CHECKED BY: MEV
SHEET TITLE: SITE PLAN
SHEET NUMBER: 06

MEMORANDUM

Re: Review of a Rezoning Request to a Planned Development – Industrial for property addressed 441 N Outer Rd, 501 N Outer Rd, and 599 W Outer Rd.

To: Dusty Hosna
Planning and Zoning Commission

Date: 02/08/2021

From: Anna Krane, AICP

Background

As of January 1, 2021, the subject properties (hereafter referred to as “the property”) were transferred from Unincorporated St. Louis County to Valley Park. Section 405.980 Zoning Designations of Newly Annexed Territory states, “A newly annexed area will retain the City zoning district equivalent of its County zoning until the City zoning process is complete.” The property is currently zoned a mixture of St. Louis County’s Non-Urban, Floodplain Non-Urban, and Floodplain M-3 Districts. The applicant, Simpson Materials Company, has been operating in one form or another on the property since 1988. Upon review of the existing operations on the property and discussion of different potential future developments, we recommended that Planned Development – Industrial would be the most appropriate zoning district for the property. The PD-I regulations would allow for specific review and design of the regulations as opposed to requiring variances from other zoning districts such as I-1 Light Industrial.

The City’s zoning process includes both a Rezoning Request and approval of a Planned Development – Industrial District. The applicant does not have immediate plans for new construction or alterations to the site. They have submitted the required information for a Rezoning and approval of a PD-I Preliminary Plan and Final Plan.

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. In most situations a rezoning request applies to a property that is already zoned one of the City’s zoning districts. For this request, the property is zoned under St. Louis County Zoning Districts Non-Urban, Floodplain Non-Urban, and Floodplain M-3. 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 City’s Comprehensive Plan includes Chapter 4: Proposed Annexation Areas. The subject property is included in *Annexation Area No. 5*, which states “that portion north of I-44 would be suitable for commercial and/or industrial use.” The property is

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also adjacent to property included in the *I-44/Route 141 Planning Area* of the Comprehensive Plan. The Comp. Plan considers this area important for “advancing the economic base of the City through commercial, industrial, and perhaps even office development.” The proposed zoning of PD-I would support continued industrial and commercial use and development of the property.

2. *Why the existing zone district classification of the property in question is inappropriate or improper.*
 - » The property is not currently zoned under the City’s regulations and it is not recommended or appropriate for the City to govern property that is not zoned using its own regulations.
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.*
 - » As previously stated, the major change prompting this request is the annexation of the property into the City. The request would not result in a significant change to the existing operation or design of the property.

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Planned Development - Industrial Review

Article IV, Section 405.180 of the City 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-I will provide for multiple objectives listed above, mainly “b.” The property is currently used for multiple coordinated industrial uses related to material harvesting, recycling, and sale. The existing uses and potential addition of associated uses results in a unique orientation and operation of the large site compared to other industrial uses and sites found in the City. The PD-I zoning allows the property regulations to be drafted and applied in a manner that more specifically addresses the needs of the uses and potential impacts to adjacent property.
- II. **Section 405.180.C Procedures for Planned Development Approval,** lists specific plan and submission requirements for review of PD-I. 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-I, the regulations of the I-1 Light Industrial District (**Section 405.170**) establish

MEMORANDUM

the baseline from which modifications are made. The proposed PD-I includes modifications to the permitted uses, conditional uses, yard requirements, height requirements, landscaping and screening regulations, off-street parking regulations, and performance standards. In some instances, the requested modifications reduce the requirements and in other instances the requirements would be stricter. This balance is ideal for PD districts, because they result in regulations specific to the development proposed and not just a blanket request for reduction of regulations.

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. Permitted and Conditional Uses.

The applicant submitted a list of 38 permitted uses for the PD-I. The requested uses cover existing uses on the property, temporary uses that have been located on the property previously, as well as compatible uses that are likely to occur in the future.

Table 1: Proposed Uses Review			
Use	NAICS Code	Current Regulations (Appendix A)	
		Permitted	Conditional
Asphalt and materials mixing plants	324121	X	
Building and construction general contracting services	236	X	
Cement mixing	327310	X	
Compost dumping	562219/325314	X	
Concrete construction and paving services	237321/238990	X	
Concrete mixing and manufacturing	327331/327390	X	
Construction, mining, and materials handling machinery and equipment	3331	X	
Electrical generator plants	335311	X	
Gas utility maintenance yards	211112	X	
Landfill and trash transfer stations	562212	X	
Lime product mining and manufacturing	327410	X	
Manufacturing of fabricated structural metal products	332312	X	
Manufacturing of fabricated wire products	331222	X	
Manufacturing of farm machinery and equipment	333111	X	
Materials recovery and recycling facilities	56292	X	
Parks	712190	X	
Petroleum bulk stations and terminals	424710	X	
Petroleum refining	333298	X	
Radio transmitting stations and towers	237130	X	
Railroad freight terminals	488210	X	
Ready-mix plants	327320	X	
Refuse incineration	562213	X	
Retail building materials	444190	X	
Road maintenance yards	333120	X	
Skeet and trap shooting ranges	713990		X
Steel pipe and tube manufacturing	331111	X	
Steel wire, nail, and spike manufacturing	331222	X	
Stone products, cutting, and manufacturing	327991	X	
Storage and warehousing of non-hazardous products	493190	X	
Telephone relay towers	237130	X	
Television transmitting stations and relay towers	237130	X	
Tire cord and fabric manufacturing	314992	X	
Tire and inner tube manufacturing	326211	X	
Waste and trash transfer stations	see Landfill and trash transfer stations		
Wholesale building materials and lumber	423310	X	
Wholesale construction and lumber materials	4233	X	
Wholesale of petroleum	see Petroleum bulk stations and terminals		
Wire products manufacturing	332618	X	

MEMORANDUM

- » The list of permitted uses is very similar to the permitted and conditional uses allowed in the I-1 District and PD-I Districts per **Chapter 405 Zoning Regulations, Appendix A Listing of Permitted and Conditional Zoning District Uses**. The uses requested are also compatible with the existing conditions and surrounding area. Attached to the end of this memo is a table comparing the proposed permitted uses to the existing regulations. Of the 38 uses listed, only one use is not listed as permitted in PD-I under **Appendix A**. “Skeet and trap shooting ranges” are listed as a Conditional Use. Based on the nature of this use and potential safety concerns, we recommend that this use remains as only permitted with a Conditional Use Permit.
- » Some of the uses permitted in PD-I are only permitted as a Conditional Use in the I-1 District. The process of review and approval of a PD includes review of specific property standards that often cover the same elements of a Conditional Use Permit review, and therefore, it is very common to not duplicate that procedure for each business. With design and standards of the subject PD-I, many of the potential impacts to adjacent property will be mitigated. However, with the nature of the property operation, there is a likelihood of temporary businesses locating on the site. For the purposes of safety and understanding, it will be important that the City knows what operations are occurring on the property, even when they are temporary in nature and existing under the umbrella of the larger business. For example, an out of town construction company paying a fee to store an operate equipment on the property for a month to month period. We recommend that any business operation on or from a portion of the site through either a lease, sublease, or fee agreement for a period of six-months or longer should obtain a Business License from the City, while any operation for a time period of less than six-month will not be required to obtain a business license, but must submit written notice to the City prior to operation commencing.

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2. Site Regulations.

The proposed PD-I includes three parcels. There are not any immediate plans to consolidate the parcels, and therefore, some of the regulation modifications proposed address the function of each parcel individually and together.

Table 2: Proposed Site Regulations Review		
Type	Existing I-1 Regulation (Section 405.170.D. 1-9)	Proposed PD-I
Site Area	Five (5) acres minimum unless the proposed project abuts an existing industrial zone.	No modification requested
Lot width	The minimum lot width shall be seventy-five (75) feet.	No modification requested
Lot coverage	The maximum lot coverage by structures shall not exceed eighty percent (80%).	No modification requested
Front yard	Not less than thirty (30) feet from public right-of-way or edge of pavement of a private street.	Not less than thirty (30) feet from public right-of-way, unless otherwise noted on approved Site Regulations Plan diagram. Front yards shall not be required along railroad right-of-way.
Side yard	Least width of either yard shall not be less than five (5) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty (30) feet.	Not less than ten (10) feet, unless otherwise noted on approved Site Regulations Plan diagram.
Rear yard	No rear yard shall be required, except where the property abuts on a residential district or development, in which case there shall be a rear yard of not less than twenty-five (25) feet.	No modification requested
Height	Except as otherwise provided in Article IX, Site Plan Approval of this Chapter, no building or structure should exceed a height of forty-five (45) feet or three (3) stories.	No building, structure, or materials stockpile shall exceed a height of seventy (70) feet or 4.5 stories without Site Plan Review approval by the Planning and Zoning Commission.
Landscaping and screening	Where a side or rear lot line coincides with a side or rear lot line of any lot in an adjacent residential district or development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot. In addition, for any use which involves the construction of a new structure or the expansion of an existing structure, a sight-proof fence at least six (6) feet but not more than eight (8) feet in height shall be provided in such transitional yard within two (2) feet of the property line. See Article VII, Off-Street Parking and Loading Requirements.	Where a side or rear lot line coincides with a side or rear lot line of any lot zoned or used for residential uses/development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot.
Utilities	Any area zoned "I-1" Light Industrial District shall be served by approved public water and sewer facilities prior to development.	No modification requested
Off-street parking	As required in Article VII, Off-Street Parking and Loading Requirements.	All requirements shall apply with the following exception: Paving requirements shall not apply to roads, drives, and parking areas constructed for use by heavy industrial/construction vehicles and equipment.
Site Plan Review	Prior to issuance of a building permit as required in Article IX, Site Plan Approval.	No modification requested

- » The proposed modifications to site regulations, as outlined in **Table 2: Proposed Site Regulations Review**, will result in development compatible with the intentions of the existing regulations. The property does have areas within the Floodway and has experienced significant flooding events in the past. There are also large elevation changes throughout the property and on adjacent property. As a result, screening and buffering of uses and activity on site will likely be more effective using natural elements such as berms and dense landscape as

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opposed to screening fences and walls. To accommodate this, many of the setback requirements are modified to increase setbacks and establish larger buffer areas. In return, some of the Performance Standards (review following) are reduced. However, the result will be more efficient and effective buffering and screening than the existing I-1 regulations would provide.

- » The height requirements are also modified to allow greater height and to specify material storage heights. The PD-I will cover large area, which will allow for different scale development than would occur on smaller industrial parcels. Given the increased setbacks and screening of the property, impacts of the increased height allowed will be mitigated.
- » Currently, City regulations require that parking areas and drives are paved. The property is most commonly access by large, heavy industrial and commercial vehicles, which would quickly cause damage to paved surfaces given the frequency of visits. Given the activities to take place on the property and the function of the drives and parking areas, requiring pavement would likely result in costly and frequent construction. The proposed modification will allow the intent of the pavement regulations to apply to areas that will be used by vehicles not likely to cause consistent damage.

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3. Performance Standards.

As with the Site Regulations, the proposed modifications to Performance Standards are direct results of the nature of the proposed uses features of the property.

Table 3: Proposed Performance Standards Review	
Existing I-1 Standard (Section 405.170.D.10)	Proposed PD-I Standard
All industrial operations shall be conducted within a fully enclosed building.	All material storage shall be located within stockpile areas as shown on the approving PD Plan.
All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, wooden fences, or brick or decorative masonry walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at the grade of the nearest adjacent street, or at the nearest property lines.	No storage of materials or equipment shall be located within a required front, side, or rear yard area or within a required landscape buffer zone, unless approved under Site Plan Review by the Planning and Zoning Commission.
Other performance standards. See Article VI, Environmental Performance Standards.	Material storage and stockpile areas shall be screened from view of directly adjacent properties to the maximum extend feasible given the higher elevation of some adjacent property.
Structure construction materials in light industrial district or planned	No modifications requested
No building shall be constructed or erected having the exterior walls constructed of a material other than brick or stone masonry or other material approved by the International Building Code (IBC) enforced by the City. In the event metal construction is used, a minimum of forty-eight (48) inches of the exterior facade on all elevations shall be faced with brick or stone masonry.	No modifications requested
The provisions of this Section shall not apply in the erection or construction of the following:	
<p>Temporary one-story frame building for use by a builder, contractor, or developer; Standard fences; and Any one-story frame accessory structure or building, such as unattached garages or storage buildings, which do not exceed eight hundred (800) square feet in area.</p> <p>No reconstruction or addition to the original structure shall necessitate the use of masonry or faux masonry if not in keeping with original materials and character of the original or principal structure.</p>	

- » Proposed modifications are outlined in **Table 3: Proposed Performance Standards Review**. The only modifications proposed are to the screening and storage requirements. The intent of these standards is to mitigate sight and noise impacts of industrial operations and storage. The nature of many of the proposed uses involves outdoor operations. The modifications proposed modifications in combination with the Site Regulations will still result in impact mitigation as intend by the existing regulations, but in a way that is more feasible given this specific development.

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III. Future Development.

The documents submitted establish the regulations and standards 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.

Conclusion

The proposed rezoning to a Planned Development – Industrial 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: Permitted and Conditional Uses;
 - c. Table 2: Site Regulations;
 - d. Table 3: Performance Standards; and
 - e. Table 4: Procedures.
2. The storage of hazardous materials of any form or mass storage of controlled substances or chemicals shall be prohibited.
3. Any portable sanitation units either for general tenant use or for use within a leased area must be provided by a recognized third-party supplier of such units, maintained in good condition, and regularly serviced in accord with the appropriate standards.
4. 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.
5. The property shall be maintained and operated so as not to cause any offenses pursuant to Chapter 210 or any nuisances pursuant to Chapter 215.
6. All roadways and storage areas shall be covered with an appropriate mix of rock and gravel to provide appropriate and level surfaces suitable for this use and to minimize tracking of mud or other debris on to roadways outside the area; such areas shall be maintained in good condition; and it shall be the responsibility of the property owner and/or tenants to clean up any mud or debris that is deposited on the public roadways outside the property boundary.

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Table 1: Permitted and Conditional Uses		
Use	NAICS Code	How Allowed
Asphalt and materials mixing plants	324121	P
Building and construction general contracting services	236	P
Cement mixing	327310	P
Compost dumping	562219/325314	P
Concrete construction and paving services	237321/238990	P
Concrete mixing and manufacturing	327331/327390	P
Construction, mining, and materials handling machinery and equipment	3331	P
Electrical generator plants	335311	P
Gas utility maintenance yards	211112	P
Landfill and trash transfer stations	562212	P
Lime product mining and manufacturing	327410	P
Manufacturing of fabricated structural metal products	332312	P
Manufacturing of fabricated wire products	331222	P
Manufacturing of farm machinery and equipment	333111	P
Materials recovery and recycling facilities	56292	P
Parks	712190	P
Petroleum bulk stations and terminals	424710	P
Petroleum refining	333298	P
Radio transmitting stations and towers	237130	P
Railroad freight terminals	488210	P
Ready-mix plants	327320	P
Refuse incineration	562213	P
Retail building materials	444190	P
Road maintenance yards	333120	P
Skeet and trap shooting ranges	713990	C
Steel pipe and tube manufacturing	331111	P
Steel wire, nail, and spike manufacturing	331222	P
Stone products, cutting, and manufacturing	327991	P
Storage and warehousing of non-hazardous products	493190	P
Telephone relay towers	237130	P
Television transmitting stations and relay towers	237130	P
Tire cord and fabric manufacturing	314992	P
Tire and inner tube manufacturing	326211	P
Waste and trash transfer stations	562212	P
Wholesale building materials and lumber	423310	P
Wholesale construction and lumber materials	4233	P
Wholesale of petroleum	424710	P
Wire products manufacturing	332618	P
* P = permitted use; C = Conditional Use		

MEMORANDUM

Table 2: Site Regulations	
Type	Regulation
1. Site Area	Five (5) acres minimum unless the proposed project abuts an existing industrial zone.
2. Lot width	The minimum lot width shall be seventy-five (75) feet.
3. Lot coverage	The maximum lot coverage by structures shall not exceed eighty percent (80%).
4. Front yard	Not less than thirty (30) feet from public right-of-way, unless otherwise noted on approved Site Regulations Plan diagram. Front yards shall not be required along railroad right-of-way.
5. Side yard	Not less than ten (10) feet, unless otherwise noted on approved Site Regulations Plan diagram.
6. Rear yard	No rear yard shall be required, except where the property abuts on a residential district or development, in which case there shall be a rear yard of not less than twenty-five (25) feet.
7. Height	No building, structure, or materials stockpile shall exceed a height of seventy (70) feet or 4.5 stories without Site Plan Review approval by the Planning and Zoning Commission.
8. Landscaping and screening	Where a side or rear lot line coincides with a side or rear lot line of any lot zoned or used for residential uses/development, then a landscaped yard of at least twenty-five (25) feet in depth shall be provided along such a lot.
9. Utilities	Any area zoned "I-1" Light Industrial District shall be served by approved public water and sewer facilities prior to development.
10. Off-street parking	As required in the City of Valley Park Regulations Chapter 405, Article VII, Off-Street Parking and Loading Requirements with the following exception: Paving requirements shall not apply to roads, drives, and parking areas constructed for use by heavy industrial/construction vehicles and equipment.
11. Site Plan Review	Prior to issuance of a building permit as required in the City of Valley Park Regulations Chapter 405, Article IX, Site Plan Approval.

Table 3: Performance Standards	
1. All material storage shall be located within stockpile areas as shown on the approving PD Plan.	
2. No storage of materials or equipment shall be located within a required front, side, or rear yard area or within a required landscape buffer zone, unless approved under Site Plan Review by the Planning and Zoning Commission.	
3. Material storage and stockpile areas shall be screened from view of directly adjacent properties to the maximum extent feasible given the higher elevation of some adjacent property.	
4. Other performance standards. See Article VI, Environmental Performance Standards.	
5. No building shall be constructed or erected having the exterior walls constructed of a material other than brick or stone	
5.a.	Temporary one-story frame building for use by a builder, contractor, or developer; Standard fences; and Any one-story frame accessory structure or building, such as unattached garages or storage buildings, which do not exceed eight hundred (800) square feet in area.
5.b.	No reconstruction or addition to the original structure shall necessitate the use of masonry or faux masonry if not in keeping with original materials and character of the original or principal structure.

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, review, 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 choose to refer reievw to the Planning and Zoning Commision.
Minor Amendment	Adjustments, modifications, and amendments shall be considered minor if the following applies: 1. Changing a permitted use to a conditional use; 2. Addition of a permitted/conoditional use not currently listed that is listed in Appendix A as permitted in the I-1 District or listed in Appendix A as permitted or conditionally permitted in a PD-I District; or 3. Revisions to approved stockpile locations or sizes that do not encorach into required yards or buffers.	Requests of this type shall require reievw 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. Addition of a new use as permitted or conditional; 3. Reduction in buffer, screening, or setback requirements; 4. Reduction in required parking regulations; 5. An amendment that results in a new or changes to an existing recorded easement or condition; or 6. 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 follwing procedures of a Planned Development District approval.
Notice of Business Operation	Any business operating out of or on the property for a time of less than six months shall submit formal notice to the City of operations.	Written notice (email or paper) shall be submitted to the City Administrator and Community Development Director with the following information: 1. Business name and contact information; 2. Description of business operation and reason for temporary location on the site; and 3. Dates/timeframe within which the business will be temporarily located on the site.
Business License	Any business operating out of or on the property in a permanent or temporary nature of six months or longer shall obtain a Business	
Site Plan Reievw	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.