



DATE: September 28, 2022

TO: Steve Ehlmann, County Executive  
Joann Leykam, Director of Administration

CC: Rory O'Sullivan, Acting County Counselor  
Donna Vogt, County Council

FROM: Robert Myers, Acting Director of Community Development

RE: Item for October 11, 2022 County Council Meeting

The Community Development Department is submitting the following item for the October 11, 2022 County Council Agenda.

**BILL FOR INTRODUCTION:**

Planning and Zoning Commission recommends **Approval:**

**CONDITIONAL USE PERMIT REQUEST - 2896 HIGHWAY K**

Application No:	CUP22-10
Property Owner:	Martha A. Keeven Revocable Living Trust
Developer:	Louis Berra for Bestbox Storage
Property Zoning:	C2, General Commercial District
Conditional Use Request:	Self-storage / mini warehouses
Parcel Size:	3.94 acres
Location:	On the east side of Highway K, approximately 500 feet south of Royall Springs Parkway, adjacent to the City of O'Fallon
County Council District:	3
Account No.:	410610D001

**EXHIBIT B**  
CONDITIONAL USE PERMIT REQUEST

# Application CUP22-10

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- Synopsis
- Staff Recommendation
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- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- CUP Narrative
- Preliminary Concept Plan
- Building Elevations
- Letters received
  - ◆ Opposition - John and Donna Moore
- Planning and Zoning Commission minutes from the September 21, 2022 meeting

September 28, 2022

This communication summarizes the following application and bill to be introduced at the October 11, 2022 County Council meeting:

**CONDITIONAL USE PERMIT REQUEST - 2896 HIGHWAY K**

Application No: CUP22-10  
Property Owner: Martha A. Keeven Revocable Living Trust  
Developer: Louis Berra for Bestbox Storage  
Property Zoning: C2, General Commercial District  
Conditional Use Request: Self-storage / mini warehouses  
Parcel Size: 3.94 acres  
Location: On the east side of Highway K, approximately  
500 feet south of Royallsprings Parkway,  
adjacent to the City of O'Fallon  
County Council District: 3  
Account No.: 410610D001

Approval of this bill would authorize a Conditional Use Permit for self-storage / mini warehouses on this property.

A 3-story self-storage facility with 104,000 square feet of storage space is proposed along with an office to serve customers. The proposed facility would adjoin the rear yards of the Villas at Fallon Park Subdivision. The applicant estimates customer traffic to be no more than 20 visits per day. To address noise and aesthetic impacts for neighbors, conditions are proposed to prohibit garage doors on the rear (eastern) side of the facility, closest to the residences, and the installation along the rear property line of a Type 3 landscape buffer with both a sight-proof fence and trees.

Due to the width and depth of the subject parcel, the area on the rear, where the storage facility is proposed, has extremely limited traffic visibility from Hwy K which limits its viability for retail sales. At its September 21, 2022 meeting, the Planning and Zoning Commission approved a preliminary plat (PRE22-10) to divide the subject property into two parcels with the proposed storage facility on Lot 2 (2.9 acres) toward the back. Lot 1, which fronts on Hwy K, should have adequate visibility from Hwy K to develop for retail trade and services.

The Planning and Zoning Commission held a public hearing at its September 21, 2022 meeting with the following input:

Speakers: 2 Support 3 Opposed 0 Concerns  
Letters on file: 0 Support 1 Opposed 0 Concerns

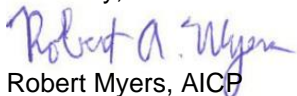
Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

8 Approval 1 Denial 0 Abstentions

**Recommendation:**

The Planning & Zoning Commission recommends approval subject to specific conditions as suggested in the attached bill. The Planning & Zoning Division concurs with this recommendation as conforming to the County's CUP criteria in Section 405.510.B of the County Code.

Sincerely,



Robert Myers, AICP  
Director of Planning & Zoning

cc: Steve Ehlmann, County Executive  
Joann Leykam, Director of Administration  
Rory O'Sullivan, Acting County Counselor

## STAFF RECOMMENDATION

**To:** County Planning & Zoning Commission

**Prepared by:** Jared Young

**Application No.:** CUP22-10

**Date:** September 13, 2022

### GENERAL INFORMATION

**Owners:** Martha A Keevan Revocable Living Trust

**Developer:** Louis Berra for Bestbox Storage

**Existing Zoning:** C2, General Commercial District

**Existing Land Use:** Vacant Single-Family Residence

**Requested Action:** A Conditional Use Permit for Mini Warehouses and Self-Storage Facility

**Parcel Account No.:** 410610D001

**Location:** On the east side of Highway K, approximately 500 feet south of Royall Springs Parkway, adjacent to the City of O'Fallon

**Size:** 3.94 Acres

**Adjacent Land Uses and Zoning:**

<b>Direction</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of O'Fallon	Commercial Fast-Food Restaurants and Vacant Commercial
South	City of O'Fallon	Commercial Shopping Area
East	City of O'Fallon	Villas At Fallon Park (Two-Family Residential)
West	City of O'Fallon	Bank and Dentist Office

**2030 Master Plan:** Commercial

**Public Services:** County Council District 3 – Mike Elam  
School District – Fort Zumwalt School District  
Fire District – O'Fallon Fire District

**Utilities:** Water – Public Water Supply District #2  
Sewer – Duckett Creek Sewer District

The subject site has been zoned C2, General Commercial District, since October 1991. The subject property was in 1991 granted a conditional use (CUP 343) to build a single-family dwelling on the property and is currently occupied by a vacant single-family residence and an accessory storage structure.

The applicant is requesting a conditional use permit for a self storage facility. They are proposing a 3-story, 104,746 square foot self-storage facility that provides exterior accessible units on the eastern side of the building. The site will have a detention basin located on the southeast portion of the property.

The applicant submitted a narrative to give further detail on the proposed use of the subject site. The applicant states in their CUP narrative that the facility will have the following features:

- Security: “best in class security. This security includes over 25 cameras, keypad entry for customers only from 6am-10pm, a facility manager, and a district manager who oversees all stores in the St. Louis market. The construction of our facility will employ over 30 local workers and once completed we will have 2 part-time and full-time employees at the facility.”
- Traffic, Noise, and Light: “Traffic at a self-storage facility is rated as the lowest number of visits for any commercial use at less than 20 visits per day. This is very important as it relates to the traffic flow along Highway K, and the access to the residential communities. We design our loading areas to be secure and face the traffic to avoid noise and light pollution.”

The subject site will also have approximately 1,000 square feet of office area, which the applicant specifies as, “the main contact area for the customers of the facility and allow for a small retail display area of boxes, locks, and other moving supplies.”

The applicant is also requesting the subdivision of this property into two lots (PRE22-10). Lot 1 would include 1.04-acres that fronts Highway K, between the Burger King to the north and the shopping center to the South. Lot 2 would include 2.9 acres and would contain the storage facility. Access to Lot 1 would come from Highway K at the current location for the home’s driveway. Access to Lot 2 could come from the driveway entrance to Burger King and using an existing cross access easement.

## **ANALYSIS**

Currently, uses to the north, west, and south of 2896 Highway K are primarily commercial in nature with residential properties located to the east. The submitted concept plan shows a paved entry lane off Highway K in conjunction with the parking area at the Burger King that opens into an asphalt lot that circles behind the build to allow access to all sides.

The applicant proposes exterior accessible storage units on the east side of the facility which faces the adjacent neighborhood behind the subject property. The County proposes a condition that requires the drive-up storage be on the north side of the building which would face a vacant commercial lot. The residential area to the east of the property should not be negatively impacted by lighting from the site due to the County’s lighting standards. Section 405.421 of the Unified Development Ordinance limits outdoor lighting as follows:

- Intensity of illumination shall not exceed 0.5 foot-candles at the property lines, and
- Light fixtures shall not exceed 20 feet.

Additionally, residences will also be protected by a Type 3 landscape buffer along the east property line per the Unified Development Ordinance, including a six (6) foot sight-proof fence or landscaped berm of such height, and coniferous and/or large deciduous trees along the property line.

#### Review Criteria.

County staff has reviewed this criterion relative to the subject site to determine if the proposed conditional use of this property complies with these criteria. Per Section 405.510.B of the Unified Development Ordinance the following factors are considered and reported on Conditional Use Permit applications:

1. *Would establishing, maintaining, or operating the conditional use be detrimental to or endanger public health, safety, or the general welfare?*

The proposed use will be screened and buffered by a tree line and a six-foot sight-proof fence on the east property lines. The buffers will reduce visual or light impacts meaning that the proposed conditional use should not be a detriment or danger to the public health, safety, or general welfare.

2. *Would the conditional use injure the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?*

The proposed use is supported by the 2030 Master Plan and aligns with the current uses along Highway K. With conditions, the proposed use should not injure the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted.

3. *Would the conditional use injure the aesthetic and/or scenic values of the vicinity?*

A proposed condition of this CUP will be a Type 3 landscape buffer to screen the adjoining residential community to the east, limiting the amount of damage to the general aesthetic in the area. Therefore, the aesthetic and/or scenic values of the vicinity will not be injured.

4. *Would the conditional use substantially diminish or impair property values within the neighborhood?*

County staff has no evidence that the use will substantially diminish or impair property values within the neighborhood.

5. *Would the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?*

*The 2030 Master Plan shows the future land use of this property as commercial, and all surrounding properties align with the 2030 Master Plan as well, promoting the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district.*

#### **RECOMMENDATION**

**The Planning and Zoning Division recommends this conditional use request for a Mini Warehouses and Self-Storage Facility site be approved subject to the following conditions:**

1. **A site plan in conformance with the approved concept plan must be submitted to and approved by the St. Charles County Community Development Department.**

2. No conditional use shall be active until all conditions of the approval have been met.
3. A Type 3 landscape buffer along the eastern property line shall be shown on the site plan.
4. All storage shall take place indoors.
5. No doors for storage units shall be located on the eastern side of the building.
6. All exterior lighting exceeding one foot candle in illumination shall utilize full cutoff light fixtures to reduce light from impact surrounding properties.

