APPLICATION CUP20-14

CONDITIONAL USE PERMIT - 5395 WESTWOOD DRIVE

Application No: CUP20-14
Applicant: Green Thumb LawnCare 'N' Landscape, LLC, Jason Vahle, owner and organizer
Property Owner: Robert Matulewic
Property Zoning: R1B, Single-Family Residential District
Conditional Use Request: Lawn care service (indoor storage of equipment and vehicles required)
Parcel Size: 3.01 acres
Location: On the corner of Westwood Drive and Crystal Drive, approximately 375 feet west of Motherhead Road; adjacent to the City of Weldon Spring
County Council District: 3
Account No.: 555630A000

CONTENTS:

➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Notification Area Map
➢ Land Use Narrative
➢ Preliminary Concept Plan
➢ Building Plans
➢ Letters received
  ➢ Opposition - Greg and Gina Hale
  ➢ Concerns - Rob Campbell
To: County Planning & Zoning Commission
Application No.: CUP20-14
Prepared by: Karen Hutchins
Date: January 12, 2020

BACKGROUND:

Property Owner: Robert Matulewic
Applicant: Jason Vahle, Green Thumb Lawn Care “N” Landscape & Spring Green Lawn Care, LLC
Requested Action: Conditional Use Permit to operate a lawncare service
Location: 5395 Westwood Drive; northeast corner of Westwood Drive and Crystal Drive; adjacent to the City of Weldon Spring and near the cities of Cottleville and St. Peters.
Current Zoning: R1B, Single Family Residential District (minimum lot size 20,000 square feet)
Current Land Use: Single-Family Residential
Parcel Size: 3.00 acres
Adjacent Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R1B, Single Family Residential</td>
<td>Single-family residential</td>
</tr>
<tr>
<td>South</td>
<td>C2, General Commercial and Town of Weldon Spring</td>
<td>Commercial (self storage/mini warehouses)</td>
</tr>
<tr>
<td>East</td>
<td>R1B, Single Family Residential</td>
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</tr>
<tr>
<td>West</td>
<td>R1B, Single Family Residential</td>
<td>Single-family residential</td>
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</table>
2030 Master Plan: Recommends low density residential land uses on the north side of Westwood Drive, and commercial land uses on the south side of Westwood Drive

Public Services: County Council District 3 – Mike Elam  
School District – Francis Howell  
Fire District – Cottleville Fire Protection District

Utility Service Areas: Water – Missouri American Water Company  
Sewer – Duckett Creek Sewer District

The applicant is requesting a conditional use permit to operate a lawncare service at 5395 Westwood Drive. The County’s Unified Development Ordinance defines “lawn care service” as: “A business devoted to cutting grass on private or public property. Such service shall not include materials or equipment used for landscaping.” The Unified Development Ordinance has a different definition for “landscape contractor” which includes a range of landscape services beyond grass cutting and often includes outdoor storage. Lawn care businesses (but not landscape contractors) can be approved by a Conditional Use Permit in the property’s R1B, Single Family Residential District.

Lawncare services located within residential zoning districts and approved by Conditional Use Permits must be located on sites of more than 1 acre and all lawn care materials, related equipment or vehicles must be stored indoors. (Section 405.090.C.9 of the County Code)

The applicant plans to employee 10 persons on site and 20 persons in the field. The services provided by the business include grass cutting, lawn fertilization, and landscape consulting at clients’ homes or place of businesses. According to the applicant, there will be no staging or stocking of materials such as trees, flowers, shrubs, stone, blocks, and drainage products. These materials are picked up off site and delivered to the customer’s location.

The applicant considers his business as a “full-service lawn maintenance” company providing approximately 40% mowing; 40% lawn fertilization; 15% landscape install & design; and 5% snow services annually. The applicant states that the company provides 75% of their services to residential customers.

The applicant has submitted a revised concept plan depicting the existing house on the property converted to an office. Parking areas will be installed for employees. The revised plan adds a swing gate with vinyl privacy fence along the Crystal Drive entrance and 20 trees (five oak, five maple, and ten arborvitae) along the north side of the property as a buffer from night lights.

In conformance with a requirement that any related equipment or vehicles be stored within an accessory structure, the concept plan also indicates plans for a new warehouse building to store 15 vehicles, 2 enclosed trailers, 2 dump trucks, and 2 utility trailers. The existing metal building on the lot will be used as space to store and repair trucks on site.

The concept plan proposes access from Westwood Drive, an arterial roadway, as opposed to Crystal Drive, a narrow residential street.

In terms of the existing land use and zoning context, currently, this property, and surrounding properties to the north, east, and west are zoned R1B, Single-Family Residential District. Commercial uses, including recreational vehicle and self-storage facilities, are located to the
south on the opposite side of Westwood Drive. The 2030 Land Use Plan recommends low density residential for this area. Across Westwood Drive from the property to the south the 2030 Land Use Plan recommends commercial use.

CONDITIONAL USE ANALYSIS

Conditional Use permits are evaluated based on criteria established within the Unified Development Ordinance. The CUP criteria are as follows:

“Before authorizing the issuance of a conditional use permit, the County Council may impose such conditions as will, in the County Council's judgment, ensure that the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare; that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or to the esthetic and/or scenic values of the vicinity, nor substantially diminish and impair property values within the neighborhood; and that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Substantial compliance with an approved concept plan shall be a condition of an approved conditional use permit.”

Staff has reviewed these criteria relative to the subject site and finds that the request for a proposed lawn care service as shown on the concept plan will conform to the Conditional Use Permit standards with specific conditions recommended below to address land use impacts.

RECOMMENDATION:

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the conditional use permit request as complying with the criteria of Section 405.510.B of the County Code with the following conditions:

1. A site plan substantially complying with the attached concept plan and Section 405.525 of the County Code shall be submitted to and approved by St. Charles County prior to the conditional use becoming active.

2. No conditional use shall be in active use until such time all conditions of approval have been met.

3. All lawn care materials and any related equipment or vehicles shall be stored within an accessory structure, including, but not limited to, work vehicles, trailers, lawnmowers, fertilizer, or fuel tanks.

4. A Type 2 landscape buffer, as defined by Section 405.435 of the County Code, and of sufficient length to visually screen the proposed uses from the residential uses to the north, shall be installed and maintained along the northern property line.
CUP20-14 - Aerial
CUP20-14 – Future Land Use
Green Thumb Lawn Care ‘N’ Landscape & Spring Green Lawn Care is requesting a conditional use permit to operate our business and offices from the location of 5395 Westwood Dr.

We are a small full-service lawn maint. company servicing the St. Charles county area and portions of St. Louis County. We plan on employing 25 employees next year, in 2021, with 5 people onsite working in the office Monday-Friday 9am-5pm and Saturday 9am-2pm and the remaining 20 working in the field Monday through Friday 7am-5pm and Saturday 7am-3pm, as needed. With moving to the new location, we will be attempting to hire 5 more positions locally.

Services we offer:

We are a small full-service lawn maint company that mows lawns weekly, offering lawn fertilization, small landscape design and build services at client’s homes and/or businesses and snow removal services. Our materials needed for landscape installation are procured locally and picked up from their locations ie: nursery stock, trees, flowers, shrubs. All Stone, blocks, drainage products are delivered onsite to the location we will be working. We do not stage, stock, or have these materials delivered to our business location. Our services are broken out into sections and we complete about 40% in mowing, 40% in lawn fertilization, 15% in landscape install and design, and 5% in snow services annually. Our company make-up is 75% residential work and 25% commercial work.

Building Uses: The Residential Home will be converted to offices to allow us to conduct daily business operations and offer a location to mail payments. The existing outbuilding will serve as an enclosed space to work on and service our trucks and equipment. The proposed new building will have 2 drive in doors on each side to allow trucks to pull in, load tools, material stored inside, and allow the employees to prepare for their day.

Property Use: As depicted in the aerial plan we plan on installing a main entrance off Westwood Dr to offer all employees entrance and exit from the property to avoid using ‘Crystal Dr’ a narrow gravel residential drive lane.

We have 15 Vehicles: 5-14ft box trucks, 7 Pick up trucks, 3 Medium duty utility trucks, 1 service van
We will store 2-12ft enclosed trailers, 2-12ft dump trailers, 2-12ft utility trailers

Site Improvements:

We plan on as depicted in the plan to install a white vinyl 6ft tall fence between the existing house to the new proposed building and from the new proposed building to the side gravel driveway with a swing gate and continue the fence on the other side for 16ft. We also plan on installing an Irrigation system and landscaping in addition to the 20 trees we plan to plant along the north property line as a privacy screen to further enhance the property.

Thank you for your consideration,

Jason Vahle
Floor live load = 125 PSF
Any special additional superimposed dead load – none
20PSF (Pg) ground snow load
20 PSF roof live load
Risk category II Vult=115 mph; Vnom=90 mph
Exposure category C
Risk Category II
Seismic importance factor 1.0
Spectral response Ss=34.660  S1=14.430
Site Class D
Basic seismic force-resisting system - Ordinary steel concentrically braced frame.

BUILDING CODE:
2018 INTERNATIONAL BUILDING CODE

REFERENCE STANDARDS:
ASCE 7-16
ACI 318-14
AISC 360-16
AISI S100-16
AISI S202-15
AISI S240-15
AISI S400-15/ S1-16
SDI RD-2017
SDI QA/QC-2017

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<th>Allowable Pull-Out</th>
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Cable bracing for “Span Master” All Steel Buildings

“X” brace one bay near the center of the building.

In the walls attach an eyebolt to the predrilled holes in the columns. Four separate cables are used in the walls. Use the hillside washer (angle cut short piece of pipe) behind the eyebolt. Run at angle down to adjacent post and attach with eyebolt assembly.

Double clamp all ends of cable and one cable clamp where cable crosses forming “X”.

100"  1/8" cable
8 3/8" eyebolts with welded ends
18 1/8" cable clamps
8 hillside washers

Cable bracing on left side of building same as right side, not shown.

CR PANEL PRODUCT INFORMATION

FOR WALL AND ROOF PANEL

ULTRA Polymar Siding attached to metal siding.

SECTION PROPERTIES

| PANEL GAUGE | F1 (ksi) | F2 (ksi) | MATERIAL THICKNESS (in) | WEIGHT (lb)/ | GROSS (in) | TOP FLAT (ksi) | BOTTOM FLAT (ksi) |
|-------------|---------|---------|-------------------------|--------------|------------|---------------|----------------|----------------|
| 29          | 80,000  | 30,000  | 0.017                   | 82           | 41.56      | .0351         | .0339           |
| 26          | 80,000  | 30,000  | 0.018                   | 99           | 41.56      | .0423         | .0408           |
| 24          | 80,000  | 30,000  | 0.025                   | 126          | 41.56      | .0575         | .0571           |
| 22          | 80,000  | 30,000  | 0.031                   | 154          | 41.56      | .0702         | .0742           |

ALLOWABLE UNIFORM LOADS IN POUNDS PER SQUARE FOOT

<table>
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<tr>
<th>WIND LOAD</th>
<th>LIVE LOAD (STRESS)</th>
<th>LIVE LOAD (DEFLECTION)</th>
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</tr>
<tr>
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<td>77</td>
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<tr>
<td>22</td>
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</table>

Strat-O-Span Buildings, Inc.
Mark Stahmann
Ph. 908/555-5555
Fax 610/555-5555
In endwalls field fill 1/2” weld jet foundation bolts thru base Cee into concrete.

8” trench foundation around the building perimeter down to frost line. (reinforcement rods per local requirements.)

= 24"x24” pier down to frost.

**Floor / foundation design**

**Birds eye view foundation & column layout**

*general building use*

40x80x16 enclosed

**Vahle Job**
End wall columns flush with edge of concrete. (not to scale)

Sidewall columns are 6” in from the edge of concrete

Fasten main columns with 1/2”x12” foundation bolts. Extend bolts 1 1/2” above concrete.

Fasten 6” Cee (6” side down) to concrete with confa bolts 3’ o.c. Fasten end columns to 2.5” flange of Cee with 4 - 3/4” tek 4 screws. Also attach base Cee in 40’ ends with 1/2”x12” foundation bolts near columns.

Equal distance from four corners (89’ 5 5/16”) indicates building is square.

Column Layout
40’ x 80’ x 16’
Vahle Job
**Cross Section/Span Master**  
**Vahle Job 16’ bays**  
Frame line 2, 3, 4, 5  
40’ x 16’ / Heavy Design

1/4” x 7” x 24” flat plate sandwiched between double rafter with 1/2” bolts.

1/4” x 3” x 3” angle between double “C” column, attached with 15-tek 5 screws each end.

Upside down “T” WT6“x3”x4” sandwiched between column. 2 - 1/2” foundation bolts each side. (3)-1/2” bolts from column to “T”.

6” “C” with double 3-12 slope eave girt

1/4” x 7” x 21” flat plate sandwiched between double column and double rafter with 1/2” bolts.

6” “Z” roof purlin

2-tek 5 screws

14” rafter

3”x3”x 6” angle-fasten between rafters at peak. Field drill for two 1/2” bolts at each end of this angle.

40’ 0” here insures a 3-12 roof slope

Only apply bolts in bolt holes that are colored black.

IMPORTANT: Bolt holes are slightly oversized. Before tightening bolts the 7” measurement will give you close to a 3-12 slope. Double checking the 40’0” measurement below will insure a 3-12 slope.

26 gage PBR steel roofing.

1/4” flat plate sandwiched by back to back double “C” column. Fill all holes in flat plate, some holes in column & rafter will not be filled.

6” “Z” wall girt

1/4” x 3” x 3” angle between double “C” column, attached with 15-tek 5 screws each end.

Upside down “T” WT6“x3”x4” sandwiched between column. 2 - 1/2” foundation bolts each side. (3)-1/2” bolts from column to “T”.

Equal measurements here insure a square

Attach base angle to concrete with conca bolts 3’-4” o.c.

1/4” x 7” x 24” flat plate sandwiched between double rafter with 1/2” bolts.

2-tek 5 screws

2-tek 5 screws

flange br.(typ.) (one side only)

6’ 0”

5’ 0”

4'’ column

4”x2” base angle

1/4” flat plate sandwiched by back to back double “C” column. Fill all holes in flat plate, some holes in column & rafter will not be filled.

4”x2” base angle

Attach base angle to concrete with conca bolts 3’-4” o.c.
ULTRA Polymar Siding attached to metal siding.

End rafters: 2 1/2" x 6" x 16 gage "Cee"
Columns: 2" x 6 1/4" x 14 gage channel
Wall girts: 2 1/2" x 6" x 16 gage "Cee"

40' x 16' Solid End Vahe Job

Fasten 6" Cee to concrete with conca bolts 3' o.c. Outside face of angle even with outside edge of concrete. Fasten vertical columns with 4-7/8" tek 4 screws. Also field frill

Loading on end rafter supported by siding transferring any loads to the concrete foundation.
double "C" rafter

6" steel "Z" roof purlin

2 screws at end of lap

ULTRA Polymar Siding attached to metal siding.

"C" eave girt

2 screws at girt to column connection

16" steel siding

optional lip in concrete for sheeting not shown

eave trim

16'0"

angle brace

foundation bolts concrete foundation per local requirements

"T" base angle, sandwich between dbl. column and bolt to concrete.

Sidewall Drawing
Corner Height 16'0"
6" C x 6" long connecting bracket from vertical channel to horizontal channel.

6 1/4" x 16'0" channel
6"x6" C bracket
6 1/4" x 12' channel

Framing layout above,
sheeting layout below.

Door Framework 2.5" x 6 1/4" x 14 gage Channel
Wall Girts 2.5" x 6" Zee x 16 gage

Both Door Sidewalls
Vahle Job
26 gage PBR steel siding (for structural purposes) with ULTRA siding attached for appearance sake.

40’x16’ Left Solid End

26 gage PBR steel roofing.

26 gage PBR steel siding (for structural purposes) with ULTRA siding attached for appearance sake.

10x12 framed opening

10x12 framed opening

80’x16’ Back Side

26 gage PBR steel roofing.

26 gage PBR steel siding (for structural purposes) with ULTRA siding attached for appearance sake.

10x12 framed opening

10x12 framed opening

80’x16’ Front Side

IMPORTANT INFORMATION. The 26 gage sheeting attached to the Zee wall girts is applied for structural purposes. In addition for appearance sake the end user will attach .040 polystar ULTRA Siding. The ULTRA siding will attach to the ribs of the 26 gage steel with panhead self tapping screws. ULTRA siding and panhead fasteners by end user. See attached specification sheet.

Elevation Layout

One walk door to be field located.

40’ x 80’ x 16’

Vahle Job
St. Charles County planning & zoning

Concerning the conditional use permit at 5395 Westwood Drive
We have property immediately adjacent to this site.
I am writing to show our objection of a landscaping business to be operated in a residential location.
Our concerns are not necessarily that it couldn't be rezoned commercial, as I think an office building or such could possibly work there, it's early morning noise and late in the evening noise, loading material on trucks and staging work for the next day. also with hours extended into the night when snow plowing trucks enter in and out and back in for repairs, storing materials outside such as stone ,rock, pipe ,mulch, dumpsters for trash and rubbish etc. Equipment sitting out (its doubtful this will all be stored inside ) , and how the property will be maintained.
Landscaping materials can be stored half hazardly which never looks good when stored in these locations. All this on a property that has no public sanitary sewers and is only serviced by a very old septic to the existing house,which could not hardly handle the amount of use it would take for the workers in and out or possibly for public showing of landscape ideas.

Question:

How can this kind of use be considered on a private residential drive and another drive entrance to westwood could be dangerous.
How can a business be considered without public sewer.

Thank You
Greg and Gina Hale
We will not be able to attend the hearing meeting tomorrow night concerning 5395 Westwood Drive, however we do have some comments and concerns.

Overall, we are concerned about the continued encroachment of commercial / industrial business onto residentially zoned properties. The concern stems mainly around potential impact to property values, noise, and other environmental impacts.

- The extension of 364 has significantly increased the noise level in the area, especially in the winter. With our properties now being “sandwiched” between 94 and 364 we experience highway traffic noise from the north and south during all periods of the day and night. There is even a warning siren on the entrance gate at the storage facility that we hear in the early morning and late in the evenings. We do not want additional noise created by commercial traffic on adjoining properties.
- We understand that there will be an additional building added to the property, but have not been presented with a plan showing the size, location, or access to the property. If the CUP is granted, we ask that it stipulate the following:
  - No access should be granted from Crystal Drive (private road which is maintained by the homeowners). Access to the property should only be off of Westwood Drive.
  - The three lots along the north side of the property (along Crystal Place) are zoned residential and should remain residential lots. No buildings, storage of equipment or materials, or parking should be allowed on the residential lots.
  - Granting of the CUP shall require that all equipment and materials be stored inside a building or out of site behind privacy fencing (not chain link with privacy slats as this degrades over time and is an eyesore). Examples of these are seen at the “junk collection” lots along the southside of Westwood just west of Crystal Drive.
  - We assume the existing septic system will be used (house will remain), and if so it will be brought up to current code standards.

Unfortunately, I will not be able to make the meeting tomorrow night as I will be out of town on business. Please feel free to call me with any questions (314) 397-0648. We appreciate and thank the Commission for their time and consideration of our concerns and requests.

Sincerely,
Rob Campbell

Residence                                           Owner
1148 Crystal Drive                                 1126 Crystal Place
St. Charles, MO 63304                              St. Charles, MO 63304