



REPORT TO PLANNING & ZONING COMMISSION

CITY OF MARYLAND HEIGHTS

APPLICATION NUMBER PDP20-0002
APPLICATION (PROJECT) NAME WESTPORT WEST (WESTPORT LOGISTICS CENTER)
APPLICANT NAME TRISTAR PROPERTY ACQUISITIONS, LLC
12647 Olive Blvd., Suite 510, St. Louis, MO 63141
PROPERTY OWNER(s) NAME Kathleen K. Tuttle, Arthur L. Sitton

APPLICANT'S REQUEST Consideration of a Preliminary Development Plan in a PDM Planned District - Manufacturing district to allow a mix of office distribution and light industrial land uses at 15737-15888 River Valley Drive and 810 John Pellet Court.

SITE LOCATION River Valley Drive, John Pellet Court

PARCEL/LOCATOR NUMBERS 15R640021, 15Q430021, 14R320032, 14Q110014

EXISTING ZONING DISTRICT NU - Non-Urban

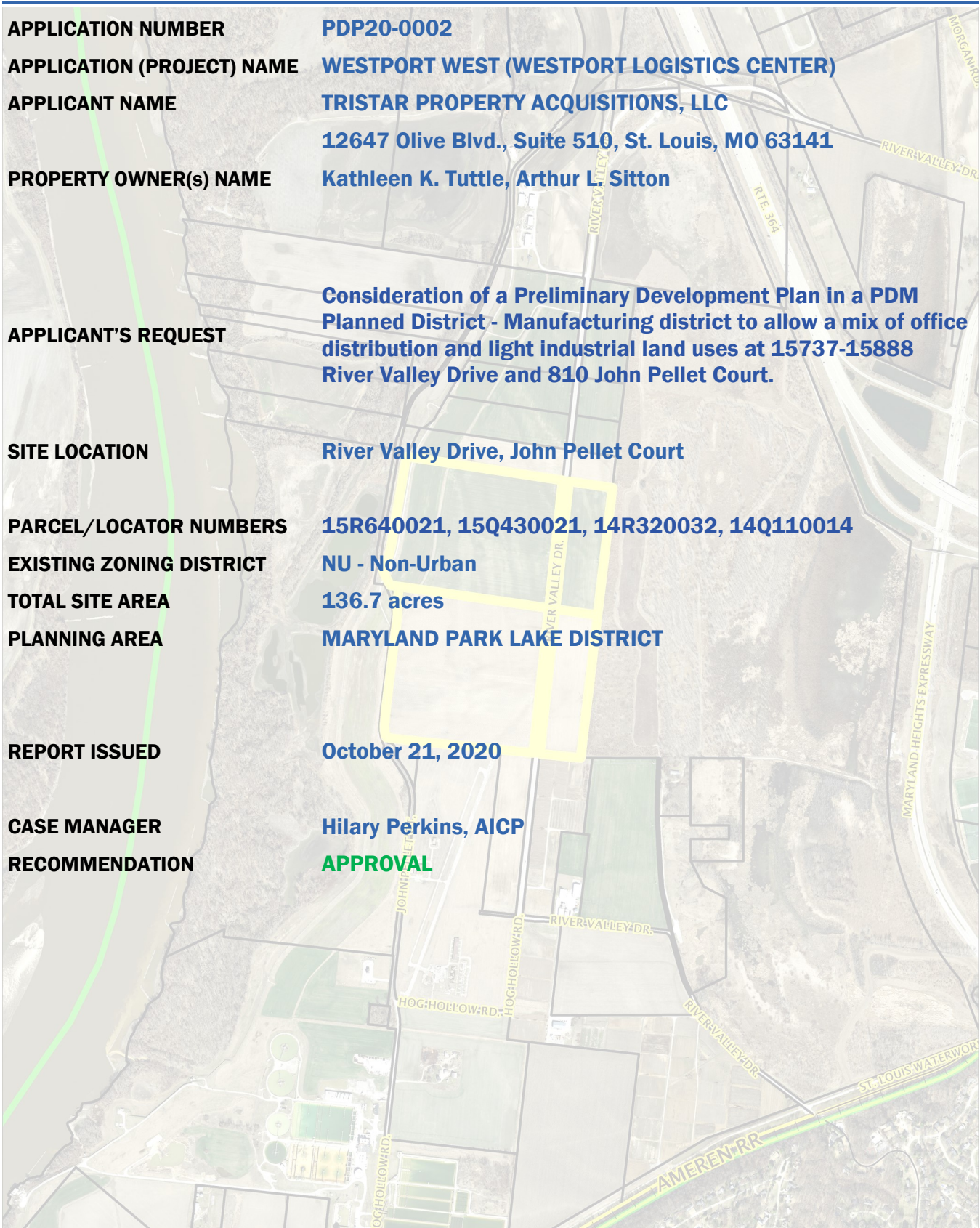
TOTAL SITE AREA 136.7 acres

PLANNING AREA MARYLAND PARK LAKE DISTRICT

REPORT ISSUED October 21, 2020

CASE MANAGER Hilary Perkins, AICP

RECOMMENDATION APPROVAL





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DESCRIPTION OF EXISTING SITE CONDITIONS

The 137 acre subject site lies within the River Valley Planning District in the Maryland Park Lake District in the City of Maryland Heights. River Valley Drive bisects the site and John Pellet Court is to the west. The site is currently zoned “NU” Non-Urban and consists of four parcels. All four parcels are currently farmed or vacant.



REFER TO FIGURE 1

NEIGHBORHOOD CONDITIONS/LAND USE

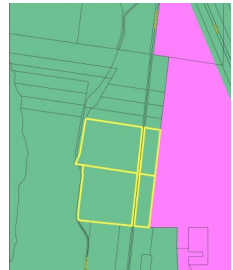
Much of the land surrounding the site is agricultural in use or vacant. Immediately to the south is the former Arrowhead Airport. St. Louis County Parks owns all of the land to the east. To the west is the Howard Bend Levee.



REFER TO FIGURE 2

ZONING CONTEXT

The site and most of the surrounding properties are zoned “NU” Non-Urban. The parkland to the east is zoned “MXD” Mixed Use.



REFER TO FIGURE 3

REFER TO APPENDIX—SUPPLEMENTAL MAPS AND EXHIBITS



EXISTING CONDITIONS MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Agricultural	NU	
East	Park	MXD	Creve Coeur Park
South	Vacant	NU	Former airport
West	Levee and Missouri River	NU	

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BACKGROUND

In 2014, McBride and Sons Homes submitted a request to the City to rezone the subject parcels (and several others) from “NU” Non-Urban District to “MXD” Mixed Use District. That request was ultimately approved, but the project did not move forward. In 2019, the applicant petitioned the City’s Planning Commission to rezone the subject properties of this staff report from “MXD” to “PDM” Planned District-Manufacturing. That plan was to construct seven buildings of up to a total of 1.42 million square feet of space, including 1,420 parking spaces. This request required a rezoning since the previous Mixed Use zoning explicitly forbade light industrial uses. The adopted Comprehensive Plan also discouraged such uses as single-family residential was the preferred future land use. The applicant’s request was denied based on these factors.

The McBride ordinance required that development activity commence within a two-year period. However, since no development activity took place during that time, two of the property owners requested to rescind the ordinance and have the subject properties of this staff report rezoned back to Non-Urban. That request was approved earlier this year. Subsequently, the applicant requested a change in zoning from “NU” Non-Urban District to “PDM” Planned District-Manufacturing. This too required an amendment to the Comprehensive Plan prior to approval. The Commission reverted the preferred future land use for the River Valley Sub-Planning Area back to light industrial and the applicant’s Conceptual Development Plan was approved in March.

REQUEST

Tristar Property Acquisitions, LLC is requesting consideration of a Preliminary Development Plan in a “PDM” Planned District - Manufacturing district to allow a mix of office distribution and light industrial land uses at 15737-15888 River Valley Drive and 810 John Pellet Court.

The proposed development will consist of a logistics center with a mix of office distribution and light industrial land uses. The buildings are expected to incorporate both office space and loading areas, however the loading areas are not planned to face River Valley Drive. The buildings are expected to be





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primarily multi-tenant buildings, attracting local business owners, e-commerce companies, and local distributors that cannot be accommodated by the West Port planning area. Access to the site will be provided along River Valley Drive. Landscape buffers and screening, as required, will be provided along River Valley Drive.

The project size has not changed since the original request; it proposes construction of seven buildings of up to a total of 1.42 million square feet of space, including 1,420 parking spaces. Phase I of the project envisions 175,000 square feet of office and office distribution developed in 2021, while Phase II envisions an additional 700,000 square feet of construction in 2024.

Development Schedule

Land Use Category	Office	
	Distribution	Light Industrial
Total Land Area (acres)	28.03	108.67
Percentage	20.5%	79.5%
Gross Floor Area (sf)	320,000	1,100,000
Open Space	30%	30%

ANALYSIS AND DRAFT ORDINANCE APPROACH

As discussed in previous reports to the Planning Commission, the future land use policies of the Comprehensive Plan have changed over the past five years. The most recent update of the Comprehensive Plan shows office distribution and light industrial as preferred uses, as well as office flex. The Plan further calls for high quality, but lower intensity office distribution and business service centers with integrated architectural and site design. This development will also contain significant amounts of open space and be integrated with stormwater management. Based on these factors, the planning commission approved the Conceptual Development Plan on March 24, 2020. At the Planning Commission's direction at the public hearing, staff has prepared a draft ordinance for the consideration of the Planning Commission. The purpose of this staff report is to highlight the more significant parts of the draft ordinance.

ACCESS AND TRAFFIC

Access to the site will be from River Valley Drive off of the Maryland Heights Expressway (MO 141). Based on the attached study prepared by Lochmueller Group, this development would generate approximately 517 trips during either the weekday morning or evening peak hours upon completion. Included in this estimate are an additional 52 truck trips during the same time periods.

Based on input from MoDOT, the study recommends that River Valley Drive be widened to accommodate an additional eastbound lane and that the existing southbound right turn lane on MO 141 be restriped to accommodate both through and right turning movements prior to Phase I of the development becoming fully operational.

The Creve Coeur Park Connector runs through the north side of the study area. This connector serves as a bike and pedestrian trail. While the Connector does not run directly along any of the study roads, River Valley Drive experiences high bicycle volumes as riders travel between the Connector and nearby parks. A shoulder approximately 9 feet in width runs along River Valley Drive which serves as a defacto bicycle lane. Sidewalks are not provided. There are no other dedicated bicycle facilities within the study area.

The current site plan does not provide information on pedestrian crossings from the parking lot to the buildings. The draft ordinance requires a pedestrian connectivity plan that shows an internal sidewalk network and connectivity to the area trail ways to accommodate safe crossings for employees and guests.

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The draft ordinance also requires a five foot sidewalk on the east side of River Valley Drive and a ten foot multi-use path along the west side of River Valley Drive along the site's frontage.

STORMWATER

The site is located within the Creve Coeur Creek watershed and drains to the east through several culverts at River Valley Drive. The proposed plan includes several bio-detention basins and lakes that will be sized for the required water quality volume as well as flood protection.

The ordinance requires the developer to provide adequate stormwater management and flood protection for each phase of development, subject to the review and approval of the Floodplain Administrator, MSD, and the Howard Bend Levee District. The developer is required to demonstrate that adequate compensatory storage is provided and that adjoining properties will not be adversely impacted.

As of this writing, St. Louis County has not agreed to allow the stormwater to flow into Creve Coeur Park/Little Lake from this development. The Howard Bend Levee District will require the development to gain this approval then will provide an evaluation to determine whether there is an impact relating to volume/rate of inflow into the airport subdistrict. The proposed pump station in the airport subdistrict does not contemplate flow from the River Valley district. The issues must be addressed during the Final Development Plan review process.

BUILDING DESIGN, PARKING, AND SIGNS

Building design, parking, and signs are required to be in conformance with the Zoning Code. The Sign Regulations of the Zoning Code give the applicant the option to submit a comprehensive sign package for the review and approval of the Planning Commission if desired.

To the maximum extent practical, the ordinance requires buildings to incorporate design measures such as low-reflectivity glass, exterior shading, indoor window treatments, and/or other measures to prevent bird collisions with glazed surfaces, while maintaining transparency for views, daylighting, and passive environmental control.

LANDSCAPING

The applicant submitted an overall concept for landscaping plan prepared by Loomis Associates and included in the appendix of this report. Loading areas must be screened from public rights-of-way and Creve Coeur Lake Memorial Park by a combination of landscaping, screen walls, and other methods. The ordinance allows the City Planner to modify the quantity of landscaping required provided that the plan meets the intent and overall design goals of the Landscaping Design Standards of the Zoning Code. Disagreements with any City Planner decision on landscaping may be appealed to the Planning Commission.

OUTDOOR STORAGE AND SCREENING

Outdoor storage, other than screened dumpsters, requires a conditional use permit. The ordinance further requires pump stations, mechanical equipment, above ground utility boxes, meters, or similar items to be screened in accordance with the provisions of the Zoning Code.



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FINDINGS AND RECOMMENDATIONS

CONSISTENCY WITH COMPREHENSIVE PLAN

1. The City Planner finds that the project consistent with the Comprehensive Plan.

IMPACT ON NEIGHBORHOOD CHARACTER

2. The City Planner finds that the project will not have a substantial adverse impact on adjoining properties, subject to the conditions of the ordinance.

SITE DESIGN

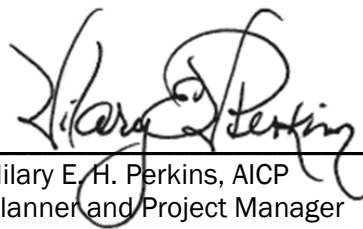
3. The City Planner finds that the site design is generally consistent with the standards of the Zoning Code, subject to review and approval of the Final Development Plan.

BUILDING DESIGN

4. The City Planner finds that the building design is generally consistent with the purpose and intent of the Building Design Standards, subject to the review of architectural elevations for each building.

RECOMMENDATION

Staff requests Planning Commission approval of the draft ordinance attached hereto.

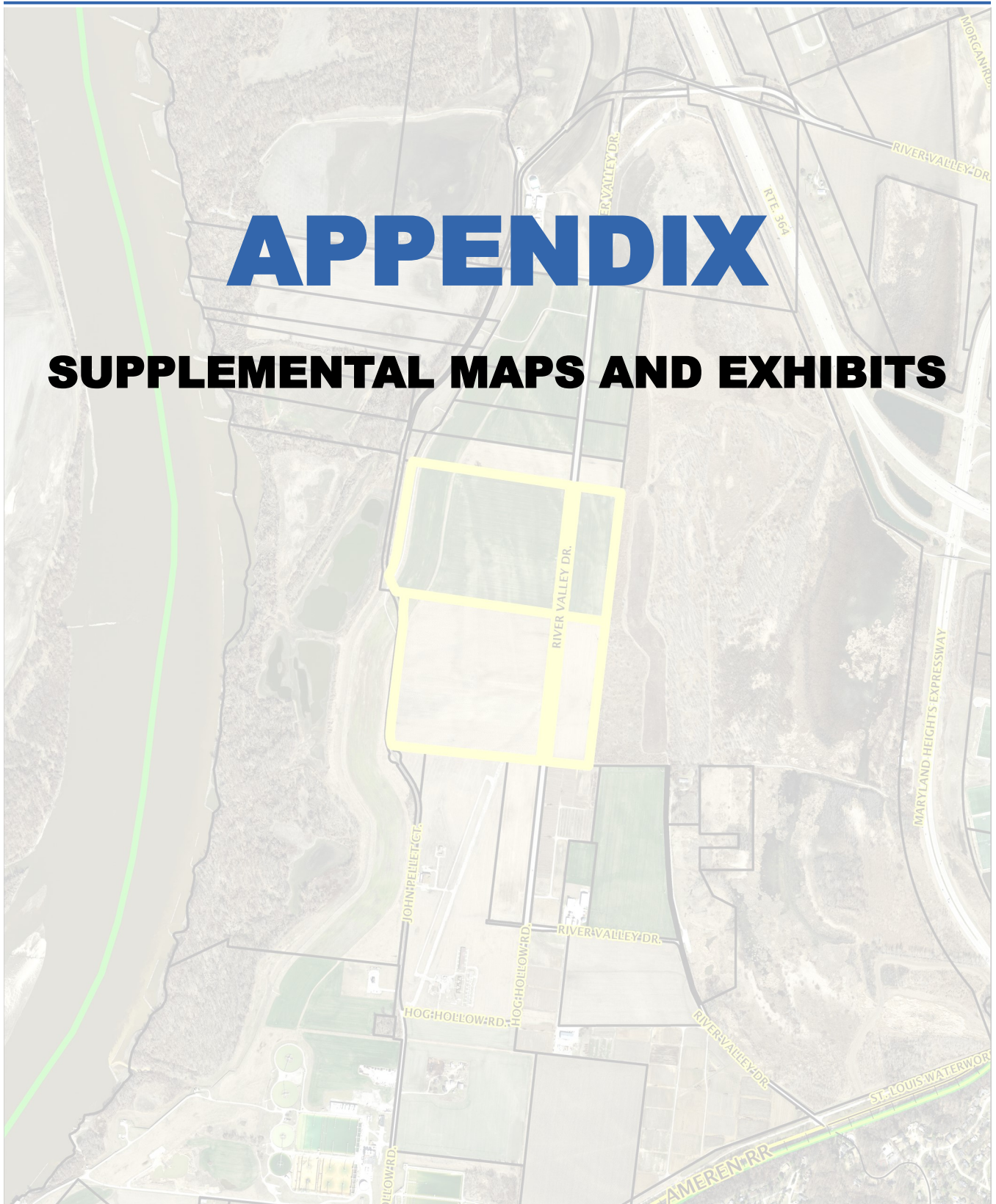


Hilary E. H. Perkins, AICP
Planner and Project Manager



APPENDIX

SUPPLEMENTAL MAPS AND EXHIBITS





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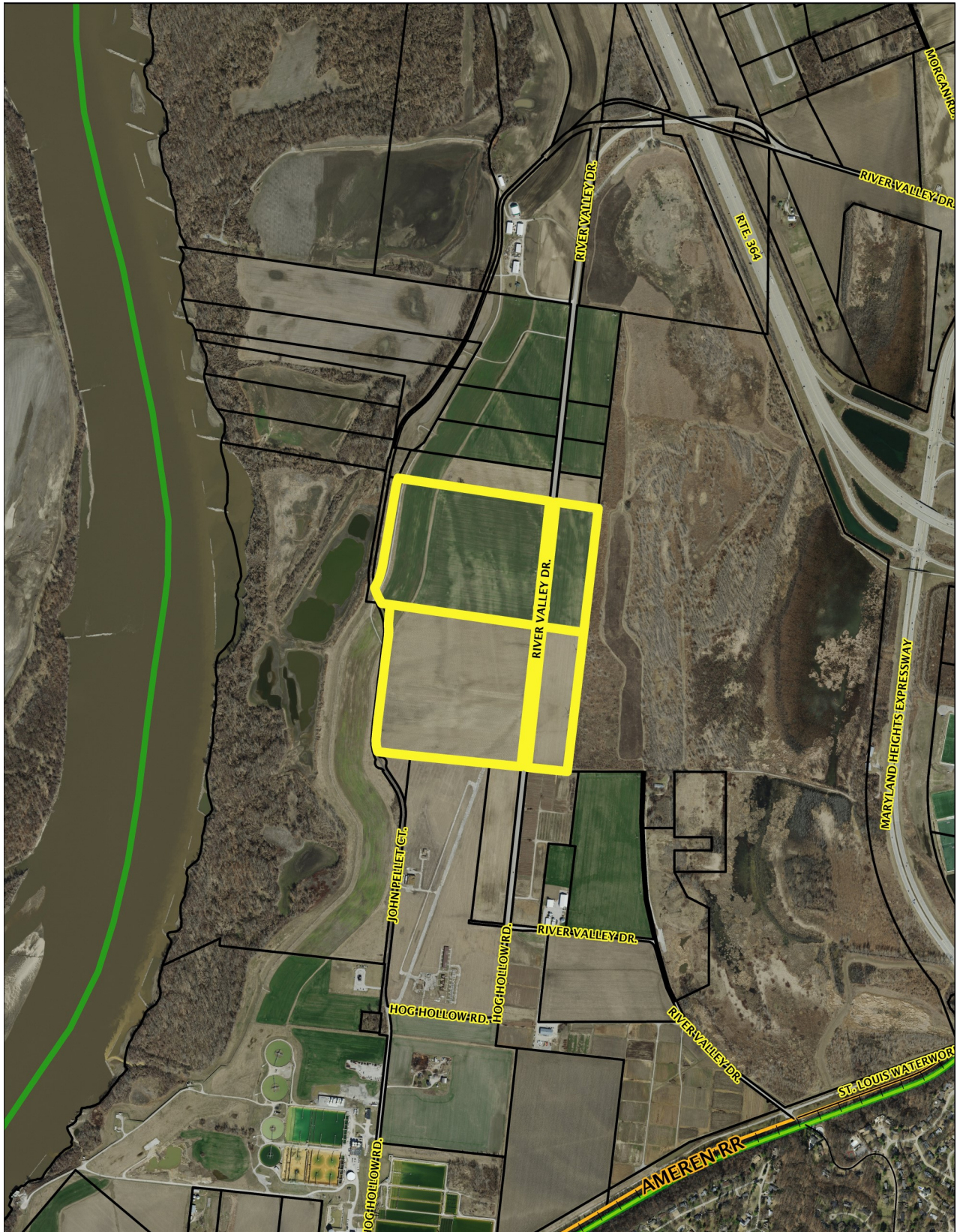











FIGURE 1: AERIAL PHOTOGRAPH

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 AGRICULTURAL	 INDUSTRIAL	 RESIDENTIAL (MFD)	 UTILITY
 BUSINESS	 INSTITUTIONAL	 RESIDENTIAL (SFD)	 VACANT LAND
 COMMERCIAL	 RECREATIONAL	 TRANSPORTATION	

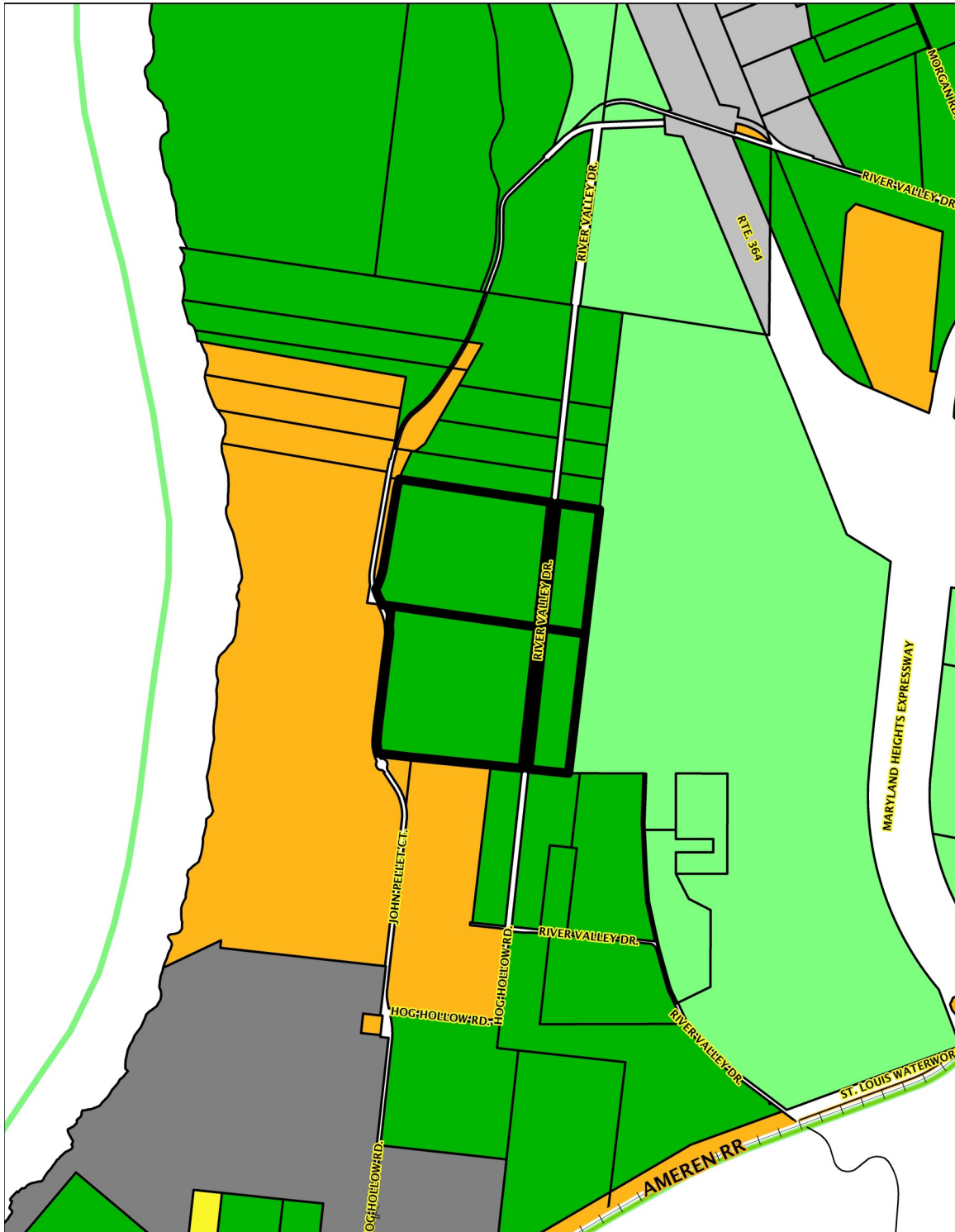


FIGURE 2: EXISTING LAND USE PATTERN



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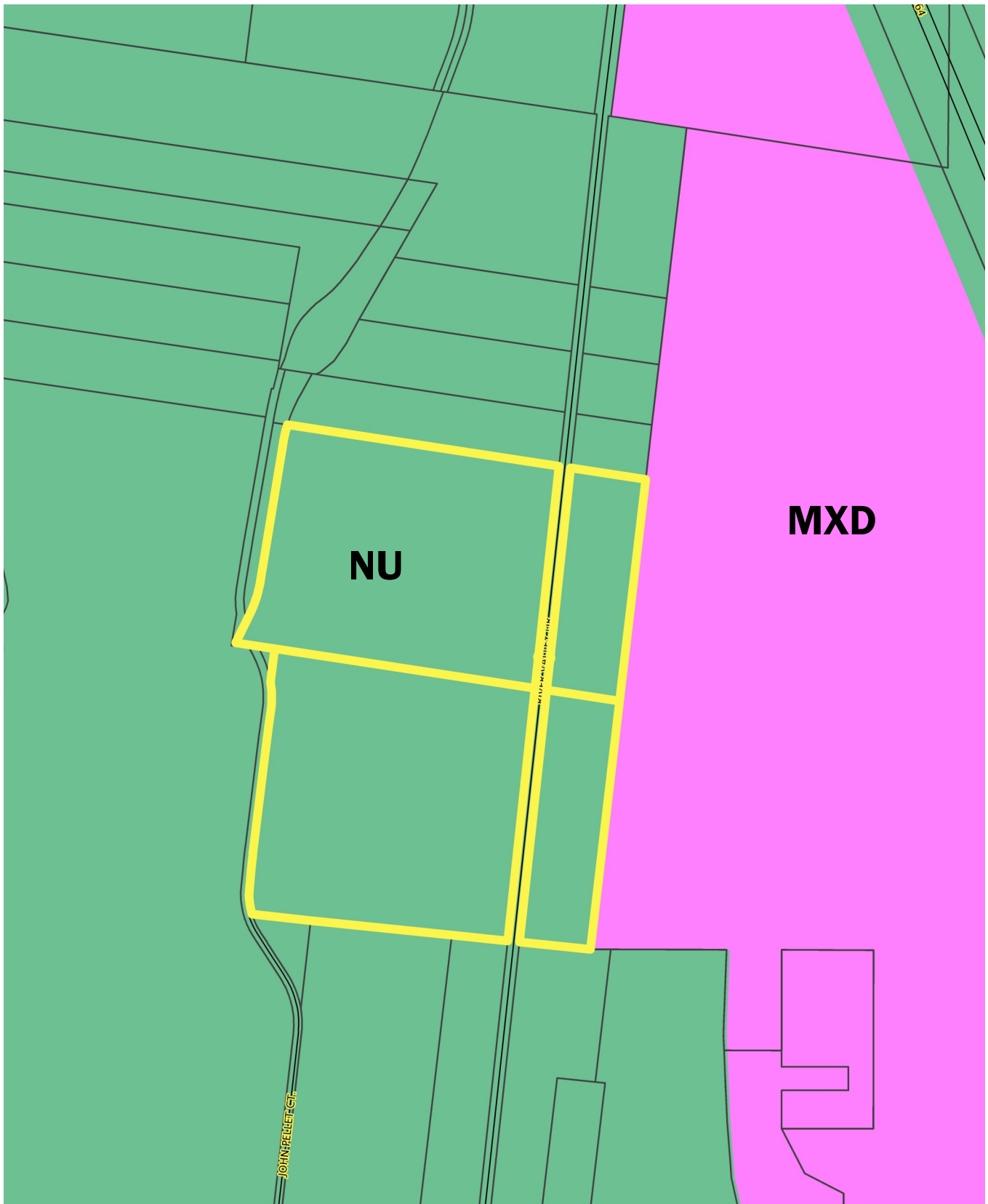
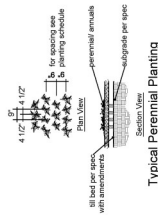


FIGURE 3: ZONING MAP

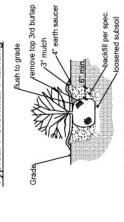


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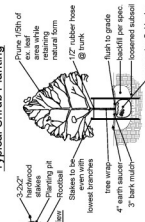
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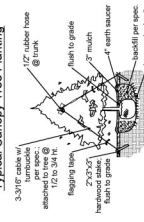
Typical Perennial Planting



Typical Shrub Planting

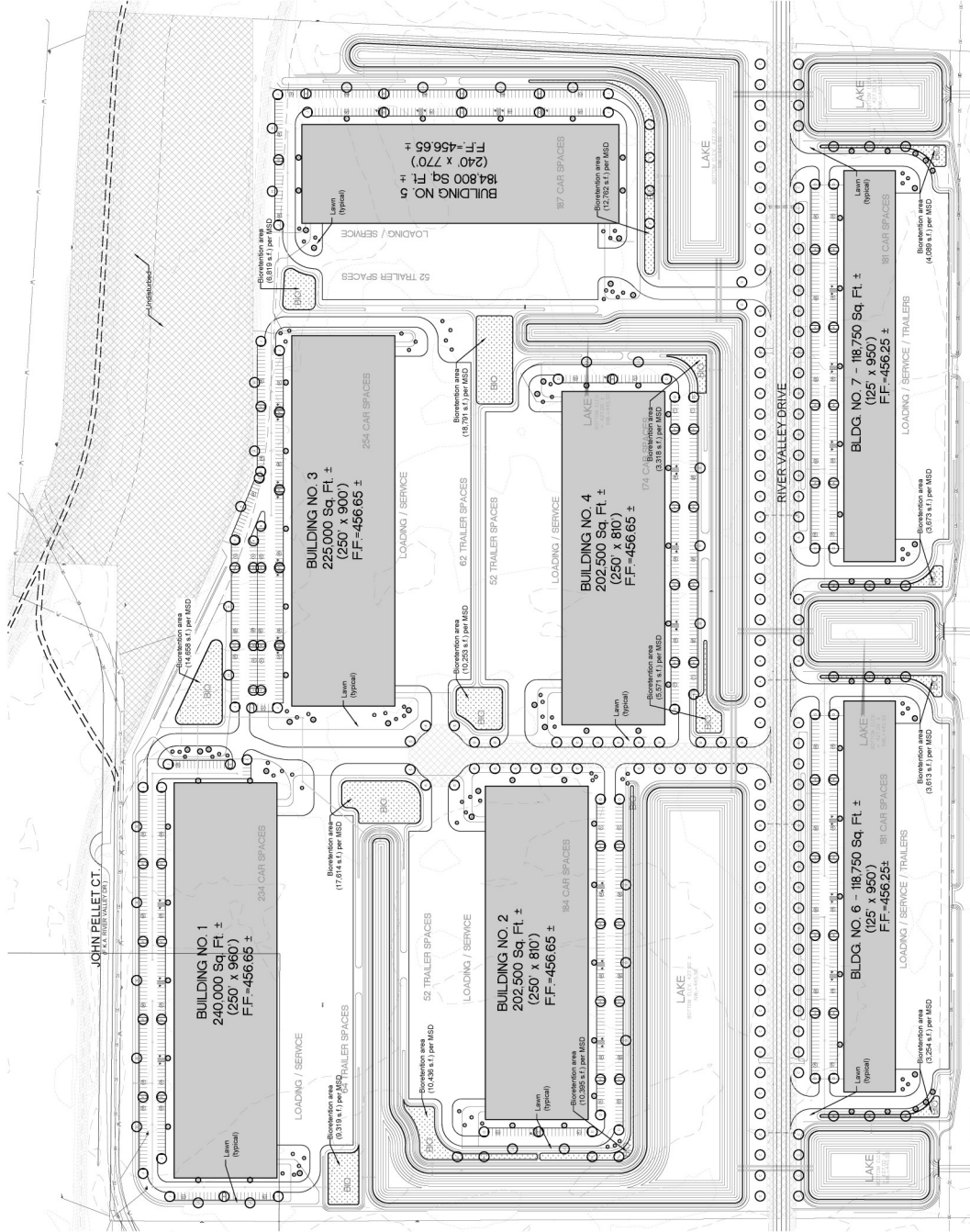


Typical Canopy Tree Planting



Typical Evergreen Planting

GENERAL NOTES:
 1. Individual lots will meet landscape requirements of Maryland Heights Municipal Ordinance 25 Article 15, Landscaping Design Standards with agreed upon incorporating Specific Planned District Amendments.
 2. Planting schedule shall be used to satisfy a maximum of 20% of each of the overall points required.
 3. Planting schedule shall be used to satisfy a maximum of 10% of the overall landscape points required.
 4. Mitigation Landscape material (if required) may be used to satisfy the overall landscape points required.
 5. Landscaping subject to review by Subdivision Industries and the City of Maryland Heights.



Concept Landscape Plan
 SCALE 1"=10'

PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
CANOPY SHADE TREES	UNDERSTORY-ORNAMENTAL TREES	SHRUBS	ORNAMENTAL GRASSES
1. Acer glabrum	1. Acer glabrum	1. Acer glabrum	1. Acer glabrum
2. Acer saccharum	2. Acer saccharum	2. Acer saccharum	2. Acer saccharum
3. Acer spicatum	3. Acer spicatum	3. Acer spicatum	3. Acer spicatum
4. Acer rubrum	4. Acer rubrum	4. Acer rubrum	4. Acer rubrum
5. Acer pennsylvanicum	5. Acer pennsylvanicum	5. Acer pennsylvanicum	5. Acer pennsylvanicum
6. Acer dasycarpum	6. Acer dasycarpum	6. Acer dasycarpum	6. Acer dasycarpum
7. Acer glabrum	7. Acer glabrum	7. Acer glabrum	7. Acer glabrum
8. Acer saccharum	8. Acer saccharum	8. Acer saccharum	8. Acer saccharum
9. Acer spicatum	9. Acer spicatum	9. Acer spicatum	9. Acer spicatum
10. Acer rubrum	10. Acer rubrum	10. Acer rubrum	10. Acer rubrum
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12. Acer dasycarpum	12. Acer dasycarpum	12. Acer dasycarpum	12. Acer dasycarpum
13. Acer glabrum	13. Acer glabrum	13. Acer glabrum	13. Acer glabrum
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15. Acer spicatum	15. Acer spicatum	15. Acer spicatum	15. Acer spicatum
16. Acer rubrum	16. Acer rubrum	16. Acer rubrum	16. Acer rubrum
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99. Acer spicatum	99. Acer spicatum	99. Acer spicatum	99. Acer spicatum
100. Acer rubrum	100. Acer rubrum	100. Acer rubrum	100. Acer rubrum

FIGURE 5: LANDSCAPING PLAN

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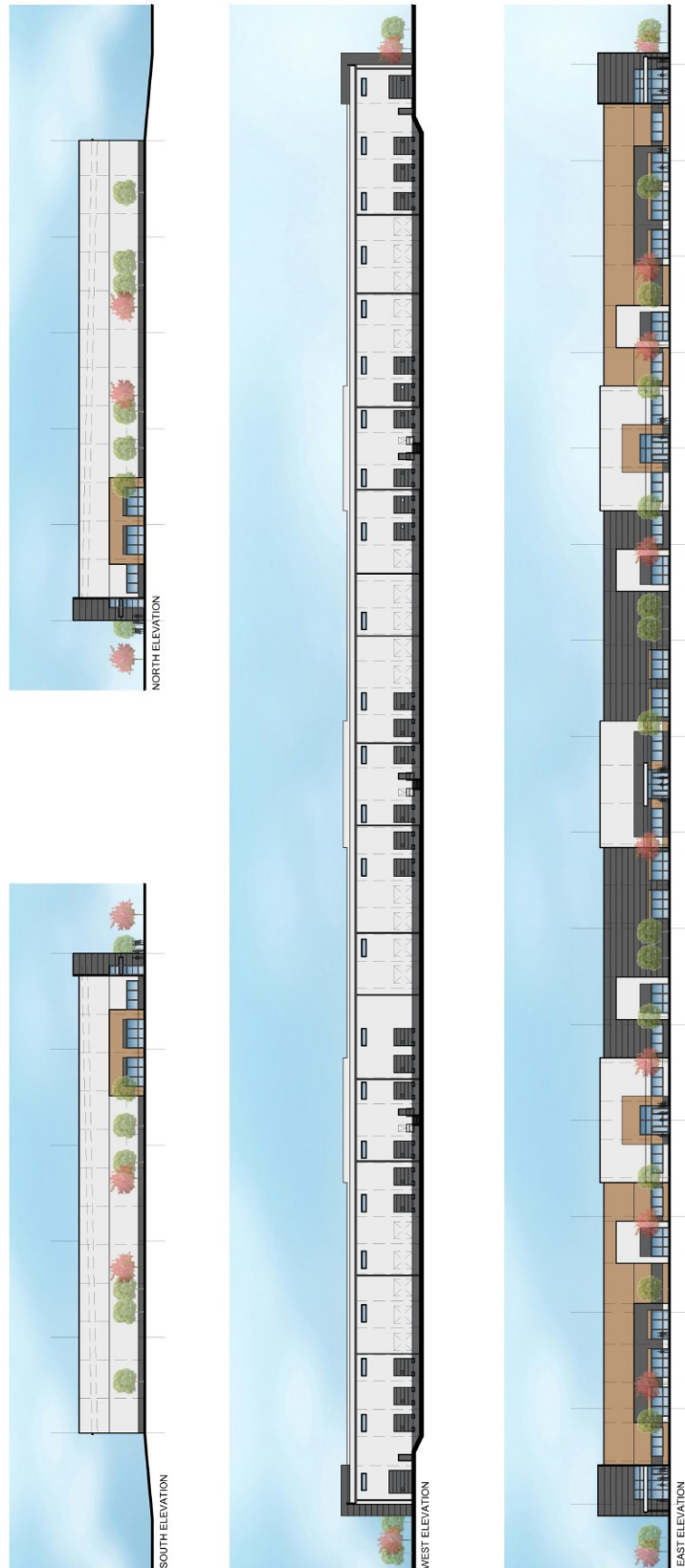


FIGURE 6: BUILDING RENDERINGS