



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 3, 2023

Re: 4150 Paris Road – Conditional Use Permit (Case # 60-2023)

Executive Summary

Approval will grant a Conditional Use Permit for a Travel Trailer Park to property addressed as 4150 Paris Road.

Discussion

A request by Engineering Surveys and Services, Inc. (agent), on behalf of SAP Holdings LLC (owner), seeking a Conditional Use Permit (CUP) for a travel trailer park. The subject site is located directly northeast of the US 63 and Route B Interchange and is commonly addressed 4150 Paris Road. This request is being heard concurrently with Case # 59-2023 that seeks to rezone the property from A (Agriculture) to M-C (Mixed-use Corridor).

The site was annexed into the City as part of a 1969 mass annexation and assigned 'A' as a holding zoning district. Adjacent properties east of Route B are zoned A under similar conditions. Properties west of Route B from the interchange up to Brown Station Road are zoned IG and improved with several industrial facilities. Properties farther north on the eastern portion of the corridor are also zoned IG and improved with industrial facilities.

This use requires a conditional use permit (CUP) in either the site's existing 'A' zone or the requested 'M-C' zoning which is the subject of Case # 59-2023. As such, the request for a CUP is appropriate within either district. Evaluation of the request is based on the CUP criteria of Section 29-6.4(m) of the UDC.

The applicant proposes to develop the site with a travel trailer park featuring initially 50 trailer sites (80 maximum) and a 5,000 square foot building as seen on the conceptual site plan (attached). The building would serve as the administrative building for the park, include accessory retail products, and contain amenities for the park patrons including showers, restrooms, etc. The park is illustrated as being located on the developable portion of the site located away from regulated natural features including stream buffer, steep slopes, and floodplain.

The development takes access from Paris Road/Route B which has an approved MoDOT break in access that has yet to be constructed. There is an active CIP project (#2215) along the Route B corridor from the Business Loop to City Limits which consists of a road safety audit in conjunction with the City's Vision Zero initiative. As Paris Road/Route B is MoDOT maintained, any work within the ROW would require a MoDOT permit before work commences. A condition has been self-imposed such that the number of potential travel



trailer sites would not generate trips during the peak hour that would otherwise require a traffic study.

The location of the proposed park is within the developable portion of the property and is setback significantly from neighboring properties to the east. The use would not create any adverse impacts upon neighbors. This proposed use is minimally intensive compared to nearby industrial uses and is seen as appropriate with its surroundings. The development can act as a transitional use between the significant industrial nature of Route B and agricultural zoning to the east.

Staff finds the request to be consistent with the Comprehensive Plan and the evaluation criteria for a CUP as found in Section 29-6.4(m) of the Code. When reviewing CUP requests, the Council may approve additional CUP conditions deemed necessary to carry out the provisions and intent of the UDC. It should be further noted that a CUP will run with the land unless otherwise conditioned. Staff, the applicant, and the Commission recommended the following conditions:

1. The travel trailer park shall be limited to a maximum of 80 travel trailer sites. (This number is lower than the threshold triggering a traffic study)
2. An approved land disturbance plan will be required prior to development of the travel trailer park.

The Planning and Zoning Commission considered this request at their March 9, 2023 meeting. Staff presented its report. The applicant and owner discussed sewer capacity and other site development concerns. There was no public comment. The Commission discussed stormwater, sewage capacity, amenities, and the condition regarding maximum number of sites in relation to traffic impacts. After limited additional discussion, a motion was made to approve the rezoning that passed (6-0).

The Planning Commission staff report, locator maps, conceptual site plan, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/19/22	Approved Final Plat of "SAP Subdivision" & authorized a performance contract. (Ord. 025222)

Suggested Council Action

Approve the requested Conditional Use Permit, subject to the following conditions as recommended by the Planning and Zoning Commission.

1. The travel trailer park shall be limited to a maximum of 80 travel trailer sites.
2. An approved land disturbance plan will be required prior to development of the travel trailer park.