

**AMENDED SPECIAL USE EXCEPTION
PETITION REVIEW REPORT**

Petition Number:	SUE 22-02
Petitioner:	Mitch Baden 13171 Olive Blvd St. Louis, MO 63141
Project Name:	Royal Banks of Missouri
Requested Action:	Allowance to Operate a Financial Institution (Bank)
Public Hearing Date:	June 6, 2022
Code Section:	Art. XIV, Sec. 1 (5)
Location:	15491 Clayton Rd
Existing Land Use/Zoning:	Commercial/C-1
Surrounding Land Use/Zoning:	North – Commercial/ C-1 South – Residential/ R-2 & MXD/ Mixed- Use West – Multi-Family Residential/ R-4 East – Commercial/ C-1
Plan Designation:	Commercial/ Financial Institution/ Bank

Project Description:

Mr. Baden is requesting approval to set up a bank located at 15491 Clayton Rd, to permit the operation of a business not inherently permitted in C-1 Commercial.

Zoning Ordinance Requirements
Appendix A, Article IX (Commercial/ C-1 District):

- Article IX, Section 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
- Art. IX, Sec. 2 establishes uses allowed by right in the C-1 district. The use contemplated in this petition is not included in the base C-1 use regulations. **The provision for a bank or other financial institution in the City of Ballwin is required to undergo the SUE permitting process, detailing the necessity of my assessment.**
- Art. IX, Sec. 3 establishes a height limitation of 45'. **No changes are proposed to the current structure.**
- Art. IX, Sec. 4 (1) establishes a front yard depth of not less than 40', except for: Art. XI, Sec. 4 (1) (i), which states that land lying along Manchester Rd shall have a front yard not less than 60 feet. **No changes are proposed to the current structure.**
- Art. IX, Sec. 4 (2) establishes no requirement for a side yard, so long as the location does not adjoin with a dwelling, dwelling district, or any public activity district. **No changes are proposed to the current structure.**
- Art. IX, Sec. 4 (3) establishes a rear yard depth of not less than 25'. **No changes are proposed to the current structure.**
- Art. IX, Sec. 4 (4) refers to improvement of a C-1-zoned parcel with single-family dwellings, and is not pertinent to this evaluation.
- Art. IX, Sec. 5 (1) refers to off street parking and loading spaces, neither is this petitioner is making changes to the currently existing building nor to its parking lot. **No changes are proposed.**
- Art. IX, Sec. 5 (2) refers to parking for shopping centers, plazas and office complexes with two or more tenants having more than 100,000 square feet of gross floor area. No changes are proposed.
- Art. IX, Sec. 6 refers to review by MoDOT for any intensive redevelopment along Manchester Rd. This is irrelevant to this proposal.
- Art. IX, Sec. 7 (1) requires that the minimum spacing of curb cuts is to be 500' between centerlines. No change is proposed.
- Art. IX, Sec. 7 (2) requires the construction of a 6' wide sidewalk along Manchester Road. No changes are proposed to the current sidewalk.
- Art. IX, Sec. 7 (3) requires that commercial parking lots be interconnected or that a cross access, driveway/parking lot vehicular interconnection easement be established to the benefit of Ballwin to allow a future parking lot interconnection with adjoining properties. Cross access does currently exist between this site and its adjoining neighbors.

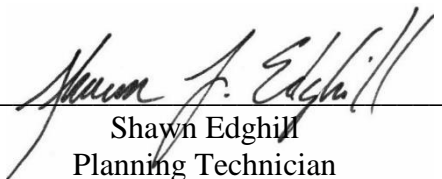
Zoning Ordinance Requirements/SUE Regulations
Appendix A, Article XIV

- Article XIV, Section 1 (5) refers to any Banks, savings and loan associations, short term loan establishments and other financial businesses that are regulated by the Missouri Division of Finance in the C-1 commercial district. The petitioner will be required to meet the following requirements, which will be assessed during the Building Department's review should this petition be approved by the Commission:
 - a. Such facilities shall provide and utilize digital video and audio surveillance equipment that observes all interior portions of the unit that are accessible or visible to the general public, all private offices and all exterior perimeters of the building or site including parking lots, alleys, service areas, all exterior windows and doors and similar spaces. Such equipment shall operate 24 hours a day seven days a week and shall be connected to a recording device(s) that permanently retain the recorded data for at least 30 days before the data is erased or recorded over. Such recording devices must be able to have the data downloaded to another device for long term permanent storage as needed.
 - b. Such facilities shall be designed to have their public lobby areas fully visible from the adjoining parking lots. No interior or exterior improvements, window tinting and treatment, draperies, blinds, signage, landscaping or other devices shall be utilized to block such visibility.
 - c. Such facilities shall provide a vault or safe to protect cash or other liquid assets. Such vault or safe shall have a UL rating of TRTL-15 or better. Such safe or vault shall be installed in such a manner that the area near the safe/vault shall be visible from the parking lot and the surveillance system.
 - d. Such facilities shall be equipped with an interior illumination system that fully illuminates the area around the vault or safe during all times of darkness.
 - e. Such facilities shall be equipped with an alarm system that monitors all exterior doors and windows, cash drawers and the vault/safe. The system shall include "hold up" alarm/panic buttons at all teller and manager positions that promptly notify the police department when activated. Such an alarm system must be installed and operated in accordance with the established standards and requirements of the City of Ballwin for such equipment. Such systems shall be tested monthly and a record of such tests maintained on the premises for review.
- Article XIV, Sec. 2 (1) refers to minimum yard requirements. All yard requirements are abided by.
- Art. XIV, Sec. 2 (2) refers to site illumination. No change is proposed.
- Art. XIV, Sec. 2 (3) refers to greenery and planting. No change to the current landscape is proposed.
- Art. XIV, Sec. 2 (4) refers to fencing. No change is proposed.
- Art. XIV, Sec. 2 (5) refers to parking. The petitioner is neither making changes to the currently existing building nor to its parking lot.

- Art. XIV, Sec. 2 (6) refers to pavement and parking compliance. No change is proposed.
- Art. XIV, Sec. 2 (7) refers to storm water runoff control. No change is proposed.
- Art. XIV, Sec. 2 (8) refers to loading docks and facilities. No dedicated loading spaces are proposed for this use.
- Art. XIV, Sec. 2 (9) refers to ingress and egress at the site. No change is proposed.
- Art. XIV, Sec. 2 (10) refers to adequate area for the use. No changes are being proposed for the building, and the area is considered adequate for the use proposed.
- Art. XIV, Sec. 2 (11) states that in off-street parking for public use or for employees, no sales, dead storage, repair work nor dismantling of automobiles shall be permitted.
- Art. XIV, Sec. 2 (12) refers to rubbish and trash disposal and screening. No change is proposed outside of the current trash disposal situation.

Staff Recommendation:

Staff has no concerns with this proposal.


Shawn Edghill
Planning Technician