

1st Reading 8/25/2020
2nd Reading 8/25/2020

BILL NO. 20-12

ORDINANCE NO. 5074

AN ORDINANCE APPROVING THE SITE PLAN FOR ROCK DEVELOPMENT, INC. AT 9401 WATSON INDUSTRIAL PARK, CITY OF CRESTWOOD, MISSOURI

WHEREAS, Rock Development, Inc. has filed a proposed site plan to make building improvements and modifications to existing structures located at 9401 Watson Industrial Park, which is located in the City of Crestwood, Missouri (“City”); and

WHEREAS, pursuant to duly published notice, a hearing was held on August 5, 2020, before the Planning, Zoning, and Architectural Review Commission (the “Commission”) of the City on said application; and

WHEREAS, the Commission has recommended the approval, with conditions, of the site plan application to the Board of Aldermen; and

WHEREAS, notice of a public hearing before the Board of Aldermen on said application to be held on August 25, 2020, was duly published, and notice thereof given to nearby property owners as provided by Section 26-285 of the Municipal Code of the City of Crestwood (the “Code”); and

WHEREAS, following said hearing and consideration, the Board of Aldermen does herewith specifically find that the approval of the Site Plan is consistent with the standards set out in Chapter 26, Article IV – Zoning, of the City’s Code and will not:

1. Substantially increase traffic hazards or congestion;
2. Adversely affect the character of surrounding commercial uses or adjacent residential uses or of the neighborhood;

3. Substantially increase fire hazards or make difficult access by fire and emergency vehicles;
4. Adversely affect the general welfare of the community; and
5. Overtax public utilities; and

WHEREAS, the Board of Aldermen has found and determined that approval of the site plan, subject to the conditions set forth herein, would be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CRESTWOOD, MISSOURI, AS FOLLOWS:

SECTION 1: The Site Plan for Rock Development, Inc. at 9401 Watson Industrial Park, in accordance with the drawings and plans submitted by the applicant, which are attached collectively hereto as Exhibit A, except as same may be revised in order to comply with the terms and conditions hereof and the requirements of any other City Ordinances, is hereby approved.

SECTION 2: Said Site Plan approval is conditioned upon and shall become and remain in force and effect only upon compliance with and satisfaction of the following terms and conditions:

- a. That all signs be in compliance with the present Sign Ordinance of the City of Crestwood;
- b. That the drawings be approved by the Crestwood Fire Department;
- c. That the project be approved by the Metropolitan St. Louis Sewer District;
- d. That the drawings be approved by the City of Crestwood and St. Louis County;
- e. That any rooftop mechanical equipment be properly screened and maintained in a condition satisfactory to the City;
- f. That the hours of maintenance operation shall be as follows:

- (i) That all site maintenance, including parking areas, be done only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday; and
 - (ii) That all truck deliveries shall be done only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
- f. That the facility meet the requirements of the ICC/ANSI A117.1 Standard on Accessible and Useable Buildings and Facilities, with regard to provisions for the disabled;
- g. That the applicant shall be responsible for complying with all applicable provisions of the 1990 Americans with Disabilities Act (ADA), as amended;
- h. That the use be operated in conformance with the relevant performance standards contained in Article IV of Chapter 26 of the City's Code;
- i. That the landscape plan submitted and approved by the Planning, Zoning, and Architectural Review Commission continue to meet all the provisions of Section 26-311, as amended, in perpetuity, and that any changes to the approved landscape plan be resubmitted to the Planning, Zoning, and Architectural Review Commission;
- j. That existing site lighting shall be angled as such to minimize off-street glare; and
- k. That this approval is given on the condition that all of the conditions herein are approved by the City and that appropriate permits be obtained and construction/operation commences within the time periods set forth in Section 26-288 of the City's Code. If not in compliance with this requirement, the applicant will be required to resubmit the application to the Planning, Zoning, and Architectural Review Commission.

SECTION 3: When all of the conditions hereof have been met, the Director of Public Services is authorized and directed to issue the necessary permits. Should there be a violation of any said conditions, the City shall notify permittee/applicant and if such violation is not corrected within thirty (30) days, the City shall have the right to reconsider said approvals and amend, modify or revoke same after notice and an opportunity for permittee/applicant to be heard.

SECTION 4: Rock Development, Inc., through its authorized designee, shall file a written acceptance of the conditions hereof and record a copy of this Ordinance, together with a copy of the approved drawing and any amendments thereto.

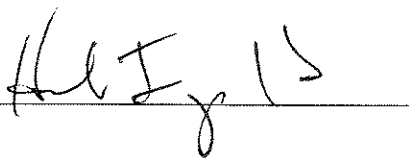
SECTION 5: Any and all applicable site plan approvals and/or conditional use permits in connection with this property shall remain in full force and effect unless inconsistent herewith.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED AND SIGNED this 25TH day of August, 2020.

ATTEST:

City Clerk



Mayor



APPROVED this 25TH day of August, 2020.

Mayor



EXHIBIT A