Case 039-23: Site Plan Review

3502 E. Enterprise Ave-Site Plan Review-A request to review a site plan for an industrial addition-Refresco Beverages US, Inc.

Steven Bacon, P.O. Box 605, Crystal City, Missouri 63019. Mr. Bacon is the architect who prepared the submittal. They were proposing to add a 15,000 sq. ft. addition. As that had been refined it appeared that the building would be something less than that. It would be situated in the same location. They were adding some impermeable surface to the site. One was to accommodate some loading dock area that was being displaced by the addition and the second one was some trailer parking that needed a new location on the site. Those two items along with the addition represented all the new impermeable surface on site. He said as they understand parking requirements were based on the staffing for the site once it was completed. There is adequate parking within the site already to accommodate the guidelines. Part of the work would be to better delineate those parking spaces including the ADA spaces which over time had deteriorated. So, the existing parking would be reorganized. In the application they had allowed for the possibility of adding additional parking on the east side of the lower right building just as an option for the owner to provide additional parking within the site. That would not be required parking as understood but they went ahead and showed it so it could be considered with the rest of the development. If additional storm water retention would be necessary based on the impermeable space they were adding, they were showing a quick calculation that the area where the existing storm water retention was, could be expanded by approximately 20% of the area. They felt that should be enough to accommodate any additional storm water requirements.

Mr. Kimble asked if there were any questions from the Commission on Case 039-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 039-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 039-23.
There were none.

MR. ROSENBERG MOVED THAT CASE 039-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED.
(6 IN FAVOR, 0 NAY, 1 ABSENT)