



**To:** City of St. Louis Planning Commission  
**From:** Don Roe, Director  
**Subject:** Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 4616 (6510 Mitchell Ave.)  
**Date:** January 27, 2017

## Summary

**Submittal:** Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

**Site:** 2.11-acre site, consisting of a single parcel -- 6510 Mitchell Ave. -- located near the northwest corner of Mitchell Ave. and Manchester Ave. in the Franz Park neighborhood.

**Proposal:** Rezoning the dual-zoned parcel from the “B” Two-Family Dwelling District and “J” Industrial District to the “G” Local Commercial and Office District.

**Land Use:** The site currently consists of a vacant lot. The petitioner would like to sell this parcel in order for it to be developed into a 30,000-square foot self-storage facility by Life Storage, Inc., the owner of the adjacent Life Storage self-storage facility, 6557 Manchester Ave. As currently zoned, the more restrictive regulations of the “B” Two-Family Dwelling District would apply -- which would not allow a self-storage facility. The rezoning of the subject parcel to the “G” Local Commercial and Office District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code, per the Conditional Use Permit process.

**Petitioner:** Antoinette Wahlig, who is the owner of the subject parcel.

**Support Letter:** There is no support letter from Alderman Scott Ogilvie (24th Ward).



## Recommended Action

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 4616 -- 6510 Mitchell Ave. -- to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

## 1.0 Background

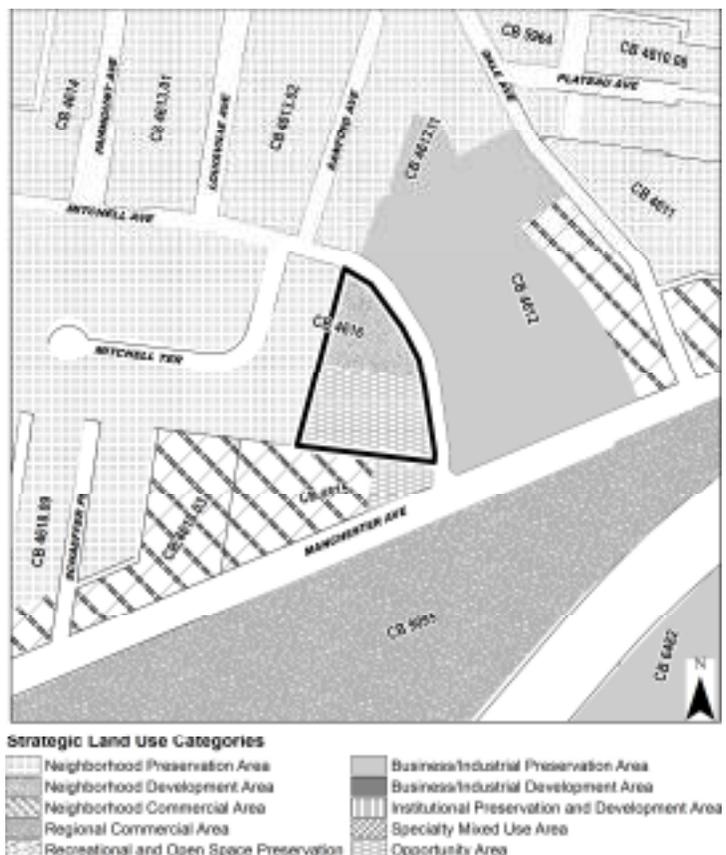
- The rezoning site consists of a single parcel -- 6510 Mitchell Ave. -- that is approximately 2.11 acres in size. It is located near the northwest corner of Mitchell Ave. and Manchester Ave. in the Franz Park neighborhood.
- The rezoning site currently consists of a vacant lot. The rezoning site is currently zoned "B" Two Family Dwelling District and "J" Industrial District, with the "J" zoning district at the southern portion of the parcel (near Manchester Ave.) and the "B" zoning district at the northern portion of the parcel. The petitioner would like to sell this parcel in order for it to be developed into a two-story, 30,000-square foot, climate-controlled self-storage facility by Life Storage, Inc., the Buffalo-based owner of the adjacent Life Storage self-storage facility, located at 6557 Manchester Ave. (Until recently, the facility was named Uncle Bob's Self Storage.) As currently zoned, the more restrictive regulations of the "B" Two-Family Dwelling District would apply -- which would not allow a self-storage facility. The rezoning of the subject parcel to the "G" Local Commercial and Office District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code, per the Conditional Use Permit process.
- A Conditional Use Permit public hearing will be conducted for the proposed self-storage facility due to its classification as a use similar to inside storage. A conditional use is different from a "use by right" in that it is not automatically approved in a certain zoning district. Such uses may present unique problems with respect to their location and relationship with potential adjacent land uses. Thus, a conditional use may be made compatible or appropriate by adding certain conditions to their development. A Conditional Use Permit can be approved if it meets several standards, including: "The use will not cause serious injury to the neighboring property by hindering use or reducing or impairing property values;" and "The use will complement or be compatible with the surrounding uses and will not have a negative impact on adjacent uses or community facilities;".
- A conceptual site plan and conceptual building elevations of the proposed self-storage facility were submitted by the petitioner's representative, Civil Engineering Design Consultants. As the site plan shows (see Exhibit "C"), the facility would be built on the southern portion of the rezoning site. According to the petitioner's representative, at this point in time, there is no proposed development for the northern portion of the rezoning site. The facility's vehicular entrance would be along Mitchell Ave. and would connect with the existing Life Storage self-storage facility. Surface parking would be provided at the eastern end of the rezoning site.
- The amendment proposes changing the zoning for the dual-zoned parcel from the "B" Two-Family Dwelling District and "J" Industrial District to the "G" Local Commercial and Office District. As Exhibit "A" shows, most of the parcels facing Manchester Ave. are zoned either "J" Industrial District or "K" Unrestricted District, while most parcels in the Franz Park neighborhood are zoned "A" Single-Family Dwelling District.
- The petitioner is Antoinette Wahlig. She and Louise Nolan are the owners of the subject parcel, as well as three small vacant lots -- 6507, 6511 and 6515-21 Manchester Ave. -- that face Manchester Ave., as well as a parcel at the northeast corner of Manchester Ave. and Mitchell Ave. The petitioner is represented by Civil Engineering Design Consultants.

- Existing land uses adjacent to the rezoning site primarily include industrial and commercial uses along Manchester Ave. and low-density residential uses north of Manchester Ave. In addition to the previously referenced Life Storage self-storage facility, 6557 Manchester Ave., adjacent businesses on the north side of Manchester Ave. include Vince Jacks Iron & Metal Company Inc., 6609 Manchester Ave.; Colombo's Cafe & Tavern, 6487 Manchester Ave.; Restaurant Depot, 6455 Manchester Ave.; and Tech Electronics, 6437 Manchester Ave. On the south side of Manchester Ave. is St. Louis Marketplace, a former big-box shopping center which has lost most of its large stores and is trying to reposition itself by attracting other types of commercial uses. Single-family homes and other low-density residential uses are the primary land uses located north of Manchester Ave. The back yards of six single-family homes that face the 1900 block of Mitchell Ter. are located immediately adjacent to the rezoning site. Photos of the rezoning site and adjacent areas are included in Exhibit "E".
- In its rezoning petition (see Exhibit "B"), the petitioner states as its Grounds for Petition: "Rectify dual zoning of property"
- The City's Zoning Administrator cites in the attached letter (Exhibit "D") that: "Given that the proposed rezoning would allow for the reuse of a vacant underutilized parcel and provide for a viable new business in the immediate area; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City." She further states that: "It is the recommendation of the Zoning Administrator that the subject parcel in City Block 4616 (6510 Mitchell Ave.) be rezoned to the "G" Local Commercial and Office District only."

## 2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for a single parcel located at 6510 Mitchell Ave. and recommends approval of the rezoning to the "G" Local Commercial and Office District. This recommendation is based on the reasons cited in the Zoning Administrator's letter and the proposed rezoning's conformity with the City's Strategic Land Use Plan.

The Strategic Land Use Plan designates the majority of the rezoning site -- at the southern end of the rezoning site, where the proposed self-storage facility would be constructed -- as an Opportunity Area (OA), with a smaller portion -- at the northern end of the rezoning site, where there is no proposed development at this time -- designated as a Neighborhood Development Area (NDA). The OA Strategic Land Use Category is defined as: "*Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and*



*specific development proposals will be entertained as they present themselves.”*

The proposed rezoning would facilitate the development of a two-story, 30,000-square foot, climate-controlled self-storage facility. The rezoning site’s designation as an Opportunity Area is understandable because it is an underutilized site that is located near and could accommodate a variety of land uses -- industrial, commercial and residential. The designation provides for flexibility and an opportunity for various types of development to be considered. Although a self-storage facility may not necessarily be an ideal use for the site, the Conditional Use Permit process will provide an opportunity for the use to be made more compatible with the adjacent land uses. Thus, the proposed rezoning is in conformity with the City’s Strategic Land Use Plan.

## **2.1 Public Input**

The Board of Aldermen’s Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

A Conditional Use Permit public hearing will be conducted for the proposed use.

## **2.2 Previous Commission Action**

At its June 1, 2016 meeting, the Planning Commission adopted SLUP Amendment #16 – Part 2. This amendment focused on changing Strategic Land Use Categories from Opportunity Area to other land use categories for sites throughout the City. One of these changes was changing the land use category for the northern portion of the rezoning site from Opportunity Area (OA) to Neighborhood Development Area (NDA).

## **2.3 Requested Action**

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

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## **Requested Recommendation**

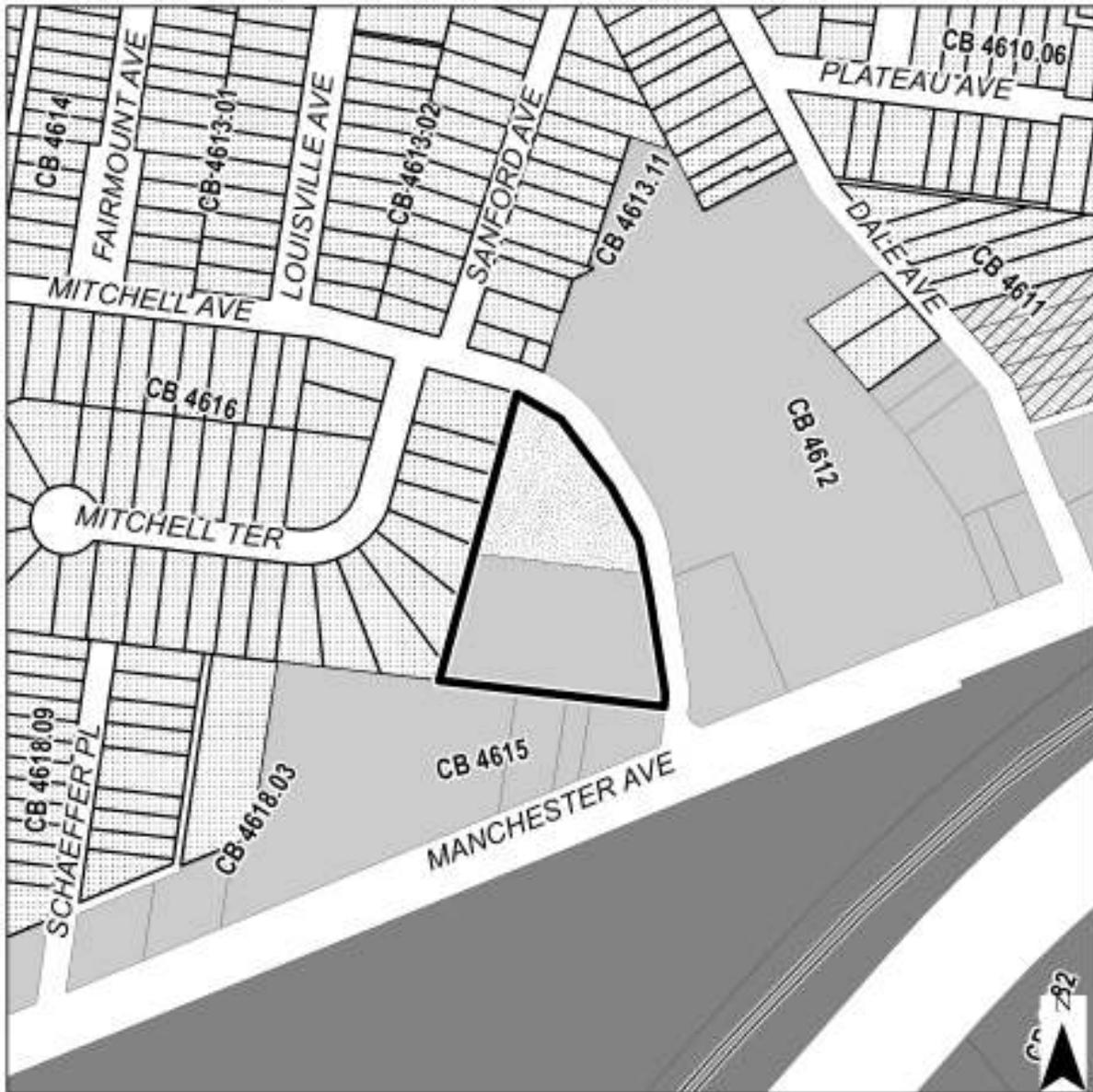
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 4616 -- 6510 Mitchell Ave. -- to be in conformity with the City’s Strategic Land Use Plan and **recommends approval** to the City’s Board of Aldermen.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The petition for the amendment of the Zoning District Map (to the “G” Local Commercial and Office District) for one parcel (known as 6510 Mitchell Ave.) located in City Block 4616 is hereby found to be in conformity with the City’s Strategic Land Use Plan.
2. The petition for the amendment of the Zoning District Map (to the “G” Local Commercial and Office District) for one parcel (known as 6510 Mitchell Ave.) located in City Block 4616 is hereby recommended for approval.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City’s Board of Aldermen of this recommendation.

# EXHIBIT A DISTRICT MAP



### Current Zoning District

- |  |                                     |  |                               |
|--|-------------------------------------|--|-------------------------------|
|  | A Single-Family Dwelling District   |  | G Local Commercial District   |
|  | B Two-Family Dwelling District      |  | H Area Commercial District    |
|  | C Multiple-Family Dwelling District |  | I Central Business District   |
|  | D Multiple-Family Dwelling District |  | J Industrial District         |
|  | E Multiple-Family Dwelling District |  | K Unrestricted District       |
|  | F Neighborhood Commercial District  |  | L Jefferson Memorial District |

Rezoning Area

Rezoning Petition  
from "B"/"J" to "G"

PDA-009-17-REZ

CITY OF ALABAMA  
**PLANNING**  
URBAN DESIGN  
AGENCY

# EXHIBIT B



## PETITION FOR ZONING AMENDMENT (REZONING) CITY OF ST. LOUIS

Petitioner's Name Antoinette Wahlig

Contact Name (If above is a firm/organization) \_\_\_\_\_

Address 8500 Maupin Road, Grubville, MO 63041

Phone 636.274.7205 Fax N/A Email twahlig@hotmail.com

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). see attached

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned  
6510 Mitchell

City Block No. 4616 Parcel No. 46160004400

Requested Zone/FBD Change From J and B To G  
(list specific zoning district or FBD Zone) (list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) Vacant
- Intended Use of Property(s) Climate controlled self storage
- Grounds for Petition Rectify dual zoning of property
- Are you the owner of the property described? Yes
- If not, what is your legal interest in the property? N/A
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as Louise Nolan and Antoinette Wahlig

If you are **NOT** the owner(s)- of-record of the petitioned property you are **REQUIRED** to submit the Affidavit on Page 4, for each of the owner(s)- of-record of the petitioned property and it **MUST** be notarized.

Antoinette Wahlig 12-27-2016  
Signature(s) of Petitioner(s) Date Filed

Received and deemed complete by Zoning on 12/19/16  
City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103

# MARLER

SURVEYING COMPANY, INC.

11402 Gravois Road, Suite 200 St. Louis, MO 63126

Phone: (314) 729-1001 Fax: (314) 729-1044

Marty L. Marler  
MO PLS 2501 / IL PLS 3691  
Michael S. Blansit  
MO PLS 2364 / IL PLS 3038

David J. Nanger PLS 2002014104  
James R. Bube PLS 2003013172

## LAND DESCRIPTION

Lot 47 of Mitchell Terrace in City Block 4616 as recorded in Plat Book 28  
Page 23 of the City of St. Louis records and described as follows:

Beginning at the Northern most corner of said Lot 47 of Mitchell Terrace on  
the Southwest line of Mitchell (40'w) Avenue:

Thence along said Mitchell (40'w) Avenue the following courses and  
distances:

Southeasterly along the arc of a curve to the right having a radius of 200.00  
feet and an arc length of 125.86 feet;

South 23 Degrees 24 Minutes 04 Seconds East a distance of 102.90 feet to a  
point of curvature;

Southerly along the arc of a curve to the right having a radius of 200.00 feet  
and an arc length of 84.62 feet;

South 00 Degrees 50 Minutes 30 Seconds West a distance of 192.56 feet;

South 14 Degrees 17 Minutes 45 Seconds West a distance of 18.84 feet to  
the South line of said Lot 47;

Thence along said South line of Lot 47 North 73 Degrees 35 Minutes 30  
Seconds West a distance of 326.08 feet to the Northwest line of said Lot 47;

Thence along said Northwest line of Lot 47 North 25 Degrees 00 Minutes 00  
Seconds East a distance of 428.45 feet to the point of beginning and  
containing 91,728 square feet or 2.106 acres, more or less.



12-19-2016



**EXHIBIT C**

Preliminary Development Plan  
 Uncle Bob's Self Storage  
 6510 Michael Avenue  
 St. Louis, Missouri, 63139

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

2225 Chestnut Street  
 Suite 400  
 St. Louis, Missouri 63103  
 (314) 241-4400  
 Fax: (314) 241-4401  
 www.cedc.com

**C01**

PRELIMINARY  
 SITE PLAN





RICHARD GRAY  
DIRECTOR OF PUBLIC SAFETY

**City of St. Louis**  
DEPARTMENT OF PUBLIC SAFETY  
DIVISION OF BUILDING AND INSPECTION  
FRANCIS G. SLAY  
MAYOR

**EXHIBIT D**



FRANK OSWALD  
BUILDING COMMISSIONER

**TO:** City of St. Louis Planning Commission

**FROM:** Mary Hart Burton, Zoning Administrator

**SUBJECT:** Rezoning – Franz Park Neighborhood - City Block 4616 (6510 Mitchell Avenue)

**DATE:** January 4, 2017

**INITIATION:**

Ms. Antoinette Wahlig, the Owner of Record for the above referenced parcel in city block 4616, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Franz Park Neighborhood. Specifically, the petition focused on one (1) parcel in city block 4616, known as 6510 Mitchell Avenue and zoned both, "B" Two-Family Dwelling District and "J" Industrial District. The subject parcel is located entirely in the 24th Ward of the City of St. Louis.

**PURPOSE:**

The request is based on the Petitioner's desire to bring the zoning of this parcel of land into conformance with its intended new use. The Petitioner proposes to sell this parcel in order for it to be developed into a 20,000 square foot; two-story climate controlled self storage facility by the same individuals who own the adjacent Uncle Bob's Self Storage. As zoned, both "B" Two-Family Dwelling District and "J" Industrial District, the more restrictive regulations of the "B" Two-Family Dwelling District apply and the project would not be allowed as proposed. However, a rezoning of the parcel to the "G" Local Commercial and Office District would allow for the proposal to be in compliance with the provisions of the Zoning Code, per the Conditional Use process.

Given that the proposed rezoning would allow for the reuse of a vacant underutilized parcel and provide for a viable new business in the immediate area; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.

**RECOMMENDATION:**

It is the recommendation of the Zoning Administrator that the subject parcel in City Block 4616 (6510 Mitchell Avenue) be rezoned to the "G" Local Commercial and Office District only.

cc: Alderwoman Scott Ogilvie, 24th Ward  
Frank Oswald, Building Commissioner

**Building Safety is NO Accident**

Exhibit "E"

Photos of  
Rezoning Site in City Block 4616



**1) Rezoning site  
Vacant lot, 6510 Mitchell Ave.  
(Looking northward)**



**2) Rezoning site  
Vacant lot, 6510 Mitchell Ave.  
(Looking northwestward)**



**3) Adjacent properties  
Colombo's Cafe & Tavern, 6487 Manchester  
Ave.  
(Looking northward)**



**4) Adjacent properties  
Restaurant Depot, 6455 Manchester Ave.  
(Looking northwestward)**

Exhibit "E"

Photos of  
Rezoning Site in City Block 4616



**5) Adjacent properties  
Tech Electronics, 6437 Manchester Ave.  
(Looking northward)**



**6) Adjacent properties  
St. Louis Marketplace, south side of  
Manchester Ave.  
(Looking southwestward)**



**7) Adjacent properties  
3 vacant lots, 6507-21 Manchester Ave.  
(Looking northward)**



**8) Adjacent properties  
Life Storage, 6557 Manchester Ave.  
(Looking northward)**

Exhibit "E"

Photos of  
Rezoning Site in City Block 4616



**9) Adjacent properties  
Life Storage, 6557 Manchester Ave.  
(Looking westward)**



**10) Adjacent properties  
Vince Jacks Iron & Metal Company Inc., 6609  
Manchester Ave.  
(Looking northwestward)**



**11) Adjacent properties  
1-family buildings, 1900 block of Mitchell Ter.  
(Looking southward)**



**12) Adjacent properties  
Rear yards of 1-family buildings, 1900 block of  
Mitchell Ter.  
(Looking southwestward)**