



## VII. B.

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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March 18, 2009

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **March 23, 2009** will include the following item for your consideration:

**Equilon Shell (15530 Olive Boulevard)**: Amended Architectural Elevations for a 0.78 acre tract of land zoned "C8" Planned Commercial District and located at 15530 Olive Boulevard, at the intersection with Chesterfield Parkway.

Dear Planning Commission:

Mitchell Enloe, of Enloe Aluminum, Inc, on behalf of Circle K, has submitted Amended Architectural Elevations for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

### **BACKGROUND**

1. In 1986, St. Louis County amended the Zoning Ordinance by changing the boundaries of the "C2" Shopping District, the "R3" Residence District and the "C8" Planned Commercial District and approving a new "C8" Planned Commercial District for a 0.78 acre tract of land by approving St. Louis County Ordinance 12,838.
2. In October 1986, St. Louis County Ordinance 12,838 was amended by St. Louis County Ordinance 12,897 to increase the hours of operation of the car wash.
3. In January 1987, St. Louis County Ordinance 12,897 was amended by St. Louis County Ordinance 13,057 for road improvements and sidewalks.
4. On August 16, 1993, the City of Chesterfield amended St. Louis County Ordinances 12,838, 12,897, and 13,057 with City of Chesterfield Ordinance 821 for temporary signage to be allowed on the site.
5. On April 19, 1999 the City of Chesterfield repealed City of Chesterfield Ordinance 821 and approved City of Chesterfield Ordinance 1512 to increase the square footage of the convenience store.

## **SUBMITTAL INFORMATION**

This request is before the Planning Commission for review of two items.

### **Architectural Elevations**

The first request is an amendment to the architectural elevations for the building. As a part of the Ordinance Amendment for the increase in square footage of the convenience store, the existing architectural elevations of the store were reviewed by the Architectural Review Board. Recommendations were added to the Ordinance amendment by the ARB.

The fascia of the elevation is currently white and yellow with signage on the yellow band. The proposed change is to have red and white stripes along the fascia with a sign location which would be approved by staff with a sign permit. The existing convenience store is white painted block with a band of grey paint. The lower portion of the front elevation would be painted with a red and brown paint and the upper portion of the façade will remain the white painted block color.

The lower portion of the gas station elevations, which is currently painted white, is also proposed to match the convenience store with bands of red and brown paint with the upper portion of the façade remaining the white painted block color. Signage on the gas station elevations will be approved by staff with sign permits.

### **LED Lighting**

The second request is due to the petitioner's proposal for LED lighting on the façade of the convenience store. Under City of Chesterfield Ordinance 2228, Planning Commission may approve the use of LED accent lighting per the following:

4. Lighting Fixtures and Usage
  - 6) All accent lighting, including Light-Emitting Diodes or LEDs, and lighting used for signage shall be subject to the approval of the City of Chesterfield.

The petitioner is proposing LED accent lighting along the edges of the red bands proposed on the fascia of the building as well as around the face of the proposed signage. The LED lighting is located behind the bands and signage and is not exposed.

## **DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Architectural Elevations.

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner

Cc: City Administrator  
City Attorney  
Director of Planning & Public Works  
Planning and Development Services Director

Attachments:  
Amended Site Development Plan  
Amended Building Elevations  
Photograph of example elevation at night

# Chesterfield Planning Commission Review

Equilon Shell

15530 Olive Boulevard

Amended Architectural Elevations

( 3/4/09 elevation and lighting submittal )

March 23, 2009



# CIRCLE K - 1651 CHESTERFIELD, MO

## PROPOSED BUILDING SIGNAGE

PRODUCT ROLLUP		
QTY	DESC.	SIZE
1	CIRCLE K SIGN	36" x 36"
1	UPPER RIGHT AIMER	13" x 36"-6"
1	LOWER RIGHT AIMER	13" x 36"-6"
1	UPPER LEFT AIMER	13" x 36"-6"
1	LOWER LEFT AIMER	13" x 36"-6"
1	30.5" VINYL AIMER	MISC
4	90° CORNERS (OUT)	

\*VERIFY ALL SIZES



EXISTING STORE

30.5" VINYL AIMER  
(LEFT-SIDE, NOT SHOWN)

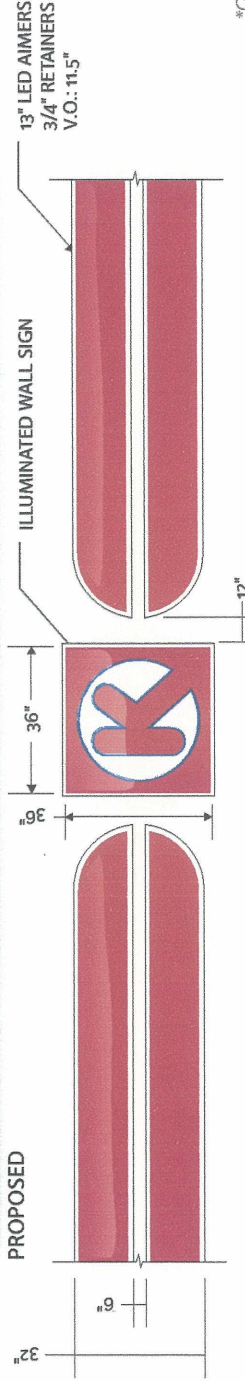
BUILDING PAINTED  
FRONT AND BOTH SIDES  
TO MATCH NEW CIRCLE K  
PAINT SCHEDULE

36" x 36" CIRCLE K SIGN

30.5" VINYL AIMER  
(RIGHT-SIDE)

13" x 36"-6" LED AIMERS ON BOTH SIDES  
OF CIRCLE K CABINET SIGN

PROPOSED



\*CONCEPTUAL ARTWORK ONLY\*

CUSTOMER ACCEPTANCE: \_\_\_\_\_ DATE: \_\_\_\_\_

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CUSTOMER	LOCATION	SHEET	DATE	NOTES:
CIRCLE K	Chesterfield, MO	02/08	06/26/08	
STORE #	CIS ACCOUNT REP	REVISION	SCALE	
1651	Ben DeHayes	MT	NTS	

CORPORATE IDENTIFICATION SOLUTIONS  
CHICAGO, ILL. 60603  
773-283-9600 / 773-283-9806





**CIRCLE K - 1651 CHESTERFIELD, MO**  
**PROPOSED BUILDING SIGNAGE**

PRODUCT ROLLUP	
QTY	DESC.
	SIZE
1	Car Wash VINYL LTRS 20' X 10'-2"
1	Exit VINYL LTRS 20' X 4'-5"
1	Enter VINYL LTRS 20' X 6'-2"

\*VERIFY ALL SIZES

7125-63 GERANIUM RED VINYL  
 "Car Wash" APPLIED DIRECTLY  
 TO FASCIA

BUILDING PAINTED ALL SIDES  
 TO MATCH NEW CIRCLE K  
 PAINT SCHEDULE



7125-63 GERANIUM RED VINYL  
 "Exit" APPLIED DIRECTLY  
 TO FASCIA ("Enter" NOT SHOWN)

CAR WASH INFO:  
 28'-0" W x 56'-0" L

**Car Wash**  
**Enter**  
**Exit**

PROPOSED LAYOUT OF  
 CAR WASH BUILDING  
 GRAPHICS

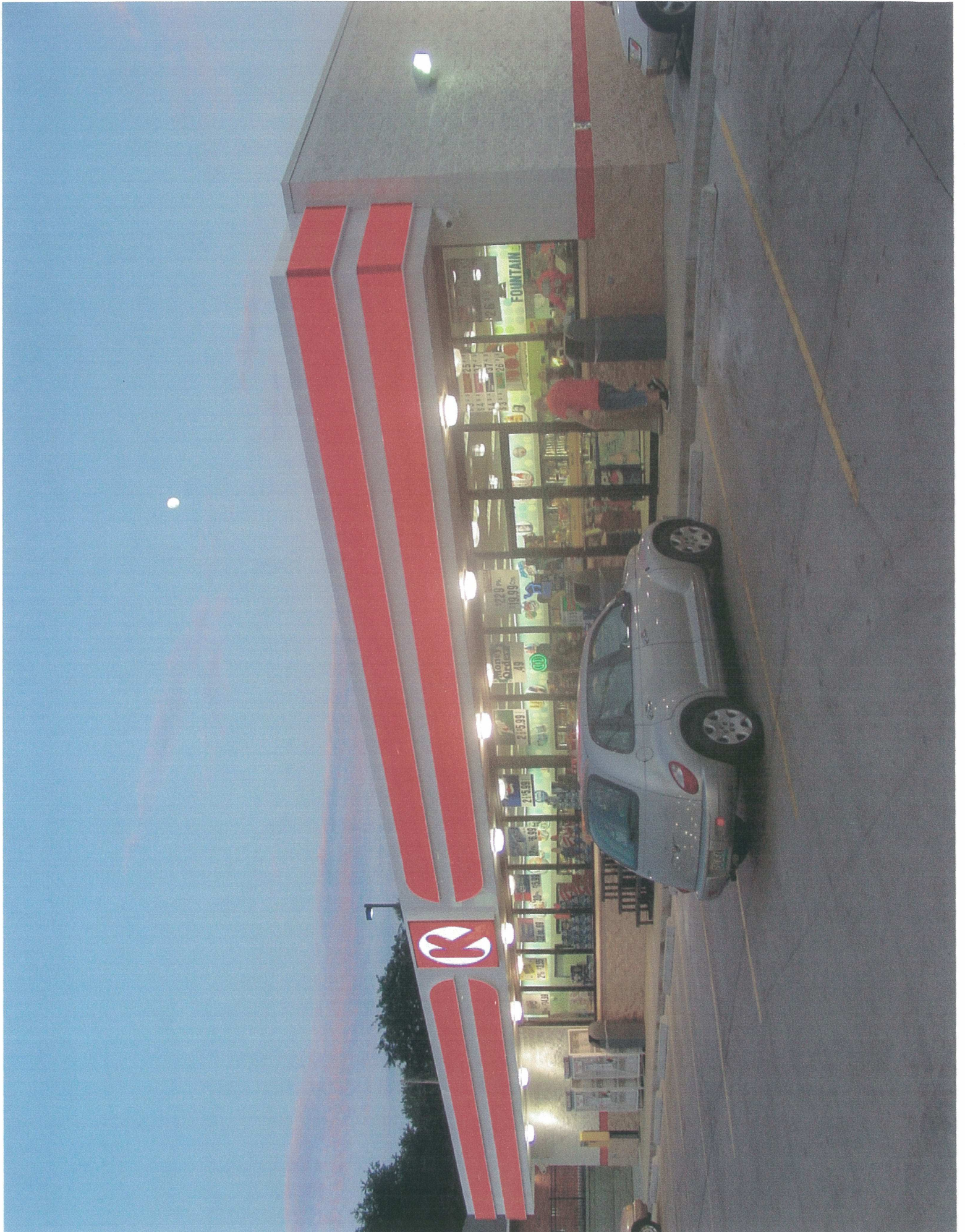
\*CONCEPTUAL ARTWORK ONLY\*

CUSTOMER ACCEPTANCE		DATE:	
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CUSTOMER	LOCATION	SHEET	DATE
CIRCLE K	Chesterfield, MO	03/08	06/26/08
STORE #	CIS ACCOUNT REP	DRAWN BY / REVISION	SCALE
1651	Ben DeHayes	MT	NTS
CUSTOMER ACCEPTANCE:		NOTES:	
		CORPORATE ID SOLUTIONS 300 N. LAKE ST. CHICAGO, IL 60608 773-763-3551 / 773-763-3556	



corporatidsolutions.com







BOOK 347 PAGES 349/350  
 FILED FOR RECORD  
 JUN 17 1990  
 11:20 O'clock A.M.  
 RECORDER OF DEEDS  
 ST. LOUIS COUNTY, MO  
 298

OLIVE BOULEVARD

AMENDED SITE  
 DEVELOPMENT PLAN

EQUILON/SHELL



SCALE 1" = 10'

GENERAL NOTES:  
 EXISTING INFORMATION TAKEN FROM PREVIOUS CONSTRUCTION DOCUMENTS.  
 ALL EXISTING IMPROVEMENTS SHOWN HALF TONE ARE TO REMAIN UNLESS OTHERWISE NOTED.

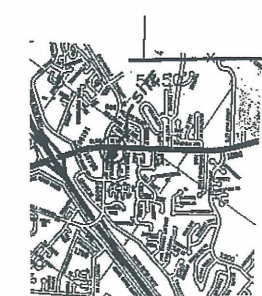
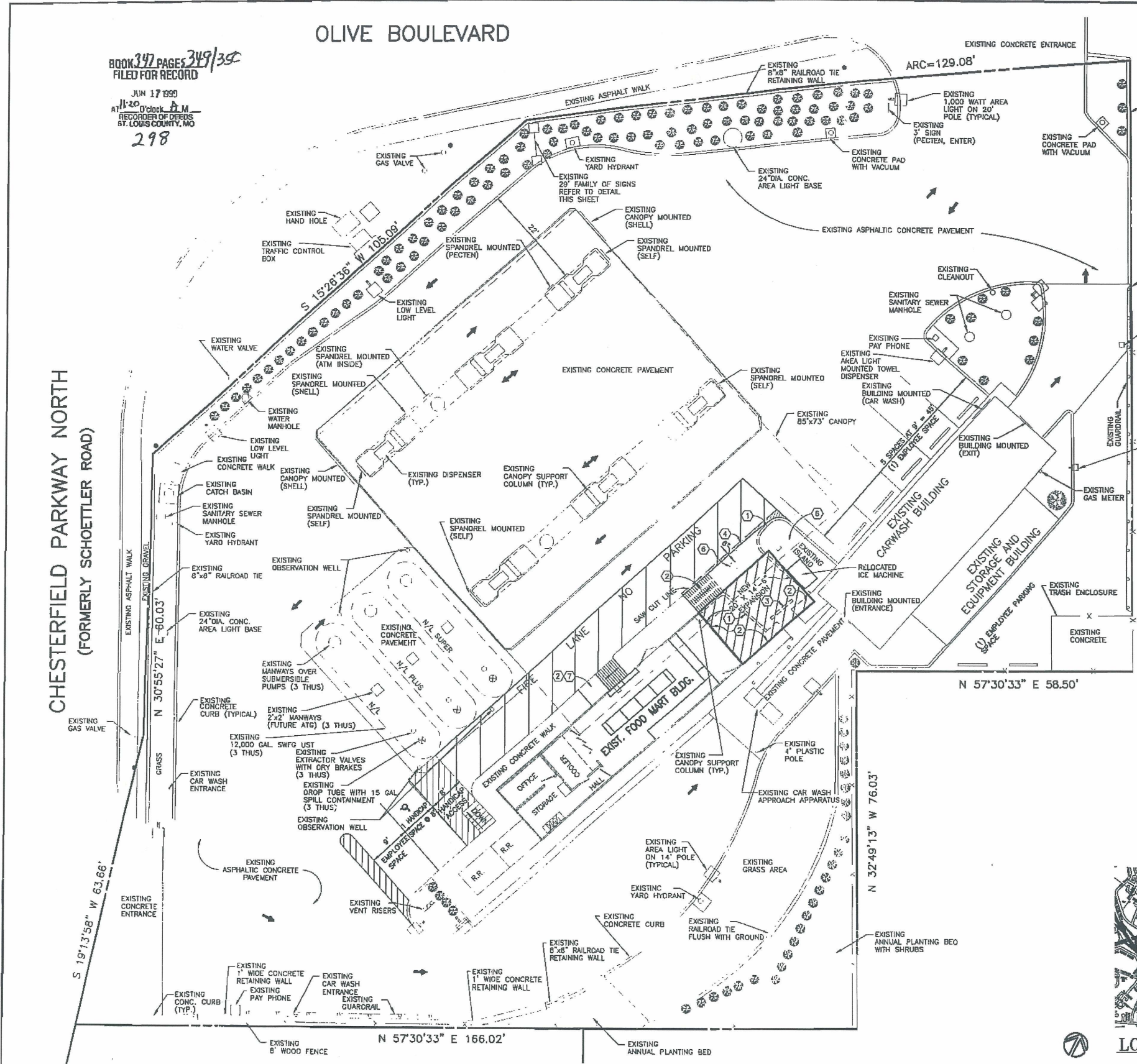
KEYED NOTES

- ① EXISTING CONCRETE CURBS TO BE REMOVED.
- ② EXISTING CONCRETE WALK TO BE REMOVED AND REPLACED.
- ③ EXISTING PARKING BUMPER TO BE REMOVED.
- ④ EXISTING ASPHALTIC CONCRETE PAVEMENT TO BE REMOVED.
- ⑤ NEW CONCRETE CURB.
- ⑥ NEW CONCRETE WALK.
- ⑦ NEW CONCRETE HANDICAP RAMP.

SITE INFORMATION

EXISTING ZONING CB (ORDINANCE #821)  
 EXISTING BUILDING AREA 935 SQUARE FEET  
 NEW BUILDING ADDITION AREA 280 SQUARE FEET  
 TOTAL BUILDING AREA 1,225 SQUARE FEET  
 TOTAL LOT AREA 34,300 SQUARE FEET OR 0.78 ACRES  
 TOTAL DEVELOPED AREA 28,100 SQUARE FEET OR 0.67 ACRES  
 REQUIRED PARKING 8 SPACES (5 BLDG + 3 EMPLOYEES)  
 (3-1/3 SPACES/1,000 SQUARE FEET + 1 SPACE/EMPLOYEE)  
 PARKING PROVIDED = 8

CHESTERFIELD PARKWAY NORTH  
 (FORMERLY SCHOETTLER ROAD)



LOCATION MAP

3	10/17/88	PARKING CALCS
2	11/8/88	20' X 14'-6" ADDN. FIRE LANE
1	12/1/88	ADDED PARKING & DIR. ARROWS
MARK	DATE	REVISION



15530 OLIVE BLVD  
 AT CHESTERFIELD PARKWAY NO.  
 CHESTERFIELD, MISSOURI

Farnsworth Polk, Inc.  
 Engineers & Surveyors  
 144 West Lockwood Avenue  
 St. Louis, Mo. 63119  
 Phone: (314) 982-7900 Fax: (314) 982-1253

WC #	224-1482-0401	ENGR:	M.TAPP
SCALE:	SHOWN	PROJECT #	91192.3
DATE:	10-01-98	CHKD. BY:	J.P.B.
OWN. BY:	J.P.B.	SHT#	SP
CHKD. BY:	R.E.P.		

91192-SP.DWG

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559

559



In connection with the amendment of the City of Chesterfield Governing Ordinance No. 821:

PROPERTY DESCRIPTION:

A tract of land being part of Adjusted Parcel #1 of the Boundary Adjustment Plat of the August Hills Estate, recorded in Plat Book 222, Page 88, of the St. Louis County Records, Parcel #3 of the August Hills Estate, and part of U.S. Survey 415, all being in U.S. Township 45 North, Range 5 East of the 5th Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the Easery line of a tract of land now or formerly conveyed to J&J Window Sales, Inc., a Missouri corporation, by deed in Book 3830, Page 462 of the St. Louis County records, with the Westerly line of a tract of land now or formerly conveyed to Homer N. and Mary A. Matorozos by deed recorded in Book 6530, Page 1124 of the St. Louis County Records; thence North 57 degrees 30 minutes 43 seconds East 58.00 feet, thence North 32 degrees 49 minutes 13 seconds West 130.06 feet to a point on the Southerly line of Missouri Route 340; thence along the Southerly line of said Missouri Route 340 the following courses and distances: thence along a curve to the left, said curve having a radius of 4538.66 feet, an arc distance of 128.08 feet, the chord of said arc being South 51 degrees 45 minutes 12 seconds West 129.07 feet; thence South 19 degrees 26 minutes 36 seconds West 105.88 feet to a point on the Easery line of Schoettler Road; thence along the Easery line of said Schoettler Road the following courses and distances: thence South 30 degrees 55 minutes 27 seconds East 80.03 feet; thence South 19 degrees 13 minutes 58 seconds East 63.56 feet, thence departing from the Easery line of said Schoettler Road North 57 degrees 35 minutes 30 seconds East 108.02 feet to the Point of Beginning, and containing 34,349 square feet or 0.789 acres, more or less.

Equilon Energy, LLC, owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.145, C-8 Planned Commercial District of the City of Chesterfield Ordinance 1512 do hereby agree and declare that said property from this date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield.

Equilon Energy, LLC  
1512  
1512  
1512

State of Missouri  
County of St. Louis

On this 11th day of June, 1999, before me personally appeared, Dana Kaffery, to me known, who, being by me sworn, did say that he (she) is the actual owner of the Shell Oil Company, a corporation, of the State of Missouri, and that said instrument, was signed in behalf of said corporation by authority of its Board of Directors and said Dana Kaffery acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal of my office in the county and state aforesaid, the day and year first above written.

My Commission will expire June 30, 2000  
Dana J. Hoffmann  
Notary Public  
State of Missouri  
St. Louis County  
My Commission Expires 6/30/00

The Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 22nd day of May, 1999 by the Chairperson of said Commission, authorizing the recording of the Site Development Plan pursuant to Chesterfield Ordinance No. 1512, as amended by the Director of Planning and the City Clerk.

Director of Planning  
City Clerk

Ordinance 1512 dated April 19, 1999, which prescribed conditions relating to approval of a Planned Commercial District is recorded as Public Record No. 1512 on the 19th day of April, 1999, in the St. Louis County Recorder's Office.  
THE CITY COUNCIL APPROVED THE ORDINANCE AMENDMENT VIA THE CITY OF CHESTERFIELD ORDINANCE NUMBER 1512 ON APRIL 19, 1999.  
Surveyor's Certification

This Site Development Plan is not itself a survey and does not itself meet the Missouri Minimum Standards for Property Boundary Surveys. However, the property dimensions and bearings shown hereon conform with the certified boundary survey prepared by Messrs. Stephens, Stephenson, Stephens & Posthman, Inc., William F. Posthman Jr., R.L.S. 1702, on January, 1987.

Stephens, Stephenson, Stephens & Posthman, Inc.  
William F. Posthman Jr., R.L.S. 1702  
Date 6/2/99

Engineer's Declaration  
The information on this plan is from existing available data. The engineering is preliminary and conceptual and shall not be construed as the final design for construction, but for preliminary costs and concept only. This preliminary plan is subject to change based on complete field information, engineering calculations, and future available data.

Fernsworth Polk, Inc.  
Robert E. Polk, Jr., P.E.  
Missouri P.E. # E-20082  
Date 6/2/99

BILL NO. 1674 ORDINANCE NO. 1512

AN ORDINANCE AMENDING ST. LOUIS COUNTY ORDINANCE NUMBER 1187 FOR AND REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 821 FOR NEW AMENDED ORDINANCE RELATING TO A "C-8" PLANNED COMMERCIAL DISTRICT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF CHESTERFIELD PARKWAY EAST AND OLIVE BOULEVARD (P.C. 10486 SHELL OIL COMPANY)

WHEREAS, Shell Oil Company located on the southeast corner of the intersection of Chesterfield Parkway East and Olive Boulevard was originally zoned to a "C-8" Planned Commercial District by St. Louis County via St. Louis County Ordinance No. 12,838 and subsequently amended by St. Louis County Ordinance Number 12,897 and 13,057; and

WHEREAS, in response to a request from Shell Oil Company, the Chesterfield City Council approved Ordinance Number 821 on August 16, 1993, which deleted the requirement which prohibited temporary signs; and

WHEREAS, Equilon Energy, LLC has requested an Ordinance amendment to increase the allowable square footage of the convenience store, and

WHEREAS, this revision was considered by the Planning Commission of the City of Chesterfield and after consideration of the revision and recommendations of the staff of the City of Chesterfield, Department of Planning, the Planning Commission recommends the adoption of changes as set out in their report to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance Numbers 12,838, 12,897 and 13,057 of St. Louis County established a "C-8" Planned Commercial District for a tract of land located on the northeast corner of the intersection of Chesterfield Parkway East and Olive Boulevard (Shell Oil Company) are hereby adopted by the City of Chesterfield in their entirety and the approved terms and conditions of Ordinance Nos. 12,838, 12,897 and 13,057 shall be as amended and approved and set out on the new attachment "A" which is attached hereto and made a part hereof as if fully set out hereto and further are hereby amended by amending (1) to read as follows:  
a. Restrictions to permitted uses shall be as follows: Vending machines and other items for sale shall not be displayed on the sidewalk in front of the convenience store. The front sidewalk shall be kept clear of such items to allow for free pedestrian access.  
and (2) to read as follows:  
a. The convenience store shall not exceed 1,225 square feet in gross floor area and one (1) story in height.  
b. The total building square feet shall not exceed 2,303 and shall be allocated as follows:  
i) Car wash limited to 1,008 square feet.  
ii) Storage and Equipment Building limited to 360 square feet.  
iii) Convenience Building (Main) limited to 1,225 square feet.

City of Chesterfield Ordinance Number 821 is hereby repealed to the extent that any inconsistent portions of said Ordinance which are not incorporated in and made a part of this new amended Ordinance shall be of no force or effect and the approved terms and conditions of St. Louis County Ordinance Numbers 12,838, 12,897 and 13,057 shall be as approved on the new Attachment A, which is attached hereto and made a part hereof as if fully set out hereto.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance, is granted, subject to all of the conditions, rules and regulations and the specific conditions as set out in the original approval as granted by St. Louis County in its amendments which was set out on the original attachment and as modified by the changes embodied in Attachment A, which is attached hereto and incorporated hereto as if fully set out.

Section 3. The City Council, pursuant to the request filed by Equilon Energy, LLC (P.C. 108-86), requesting the amendment as approved and with changes as embodied in this Ordinance and pursuant to the recommendations of the City of Chesterfield Planning Commission that said amendment be granted and after due consideration thereof, does hereby adopt this Ordinance pursuant to the power granted to the City of Chesterfield Planning Commission that said amendment be granted and after due consideration thereof, does hereby adopt this Ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. In all other respects, the original Ordinance that had been passed by St. Louis County as it relates to this development are to remain in full force.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19th day of April, 1999.  
Mayor  
City Clerk

ATTEST:  
City Clerk

1. PERMITTED USES  
The uses permitted in the "C-8" Planned Commercial District shall be a service station, a convenience store and a car wash.

a. Restrictions to permitted uses shall be as follows: Vending machines and other items for sale shall not be displayed on the sidewalk in front of the convenience store. The front sidewalk shall be kept clear of such items to allow for free pedestrian access.

2. FLOOD AREA, HEIGHT AND BUILDING REQUIREMENTS  
a. The convenience store shall not exceed 1,225 square feet in gross floor area and one (1) story in height.  
b. The total building square feet shall not exceed 2,303 and shall be allocated as follows:  
i) Car wash limited to 1,008 square feet.  
ii) Storage and Equipment Building limited to 360 square feet.  
iii) Convenience Building (Main) limited to 1,225 square feet.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS  
Within eighteen (18) months from the date of approval of the preliminary development plan by the Chesterfield City Council and prior to issuance of any building or occupancy permit, the petitioner shall submit to the Planning Commission for its review and approval a Site Development Plan. When due copies are shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Site Development Plan shall include, but not be limited to, the following:  
a. The location and size of all proposed structures, including freestanding business signs.  
b. Existing and proposed contours at two (2) foot intervals, except that proposed grades of ten percent (10%) or greater may be shown at five (5) foot contour intervals.  
c. Location and size of all parking areas.  
d. Roadways and driveways on and adjacent to the property in question including required roadway right-of-way dedication and pavement widening.  
e. The design, location, and size of all proposed lighting, fences, and trash areas.  
f. A landscape plan, including, but not limited to, the location, size and general type of all plant and other material to be used.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

Structure setbacks  
a. No structure, except signs, lights and fences, shall be within the following setbacks:  
(1) Twenty (20) feet from the northwest and southeast property lines of this development.  
b. Signs shall be a minimum of two (2) feet from the northwest and southeast property lines of this development.

Parking, Loading and Internal Drives  
a. Backlots  
No parking space or internal drive, except points of ingress and egress, shall be within the following setbacks:  
(1) Five (5) feet from the northwest and southeast property lines of this development.

Access  
d. Access to the development shall be limited to one (1) driveway from Chesterfield Parkway North (formerly Schoettler Road) and one (1) driveway from Olive Street Road to be located as far from the intersection of Chesterfield Parkway North and Olive Street Road as possible as directed by the St. Louis County Department of Highways and Traffic and the Missouri Highway and Transportation Department. The ultimate improvements to the intersection of Olive Boulevard and Chesterfield Parkway North will include the construction of a median which will limit the proposed driveways to right turns in and right turns out only.

Road Improvements and Sidewalks  
a. Conform to the requirements of the Missouri Highway and Transportation Department regarding Olive Boulevard (State Route 140) in this area.  
b. Improve Chesterfield Parkway North (formerly Schoettler Road) to one-half of an eighty-two (82) foot right-of-way and a sixty-six (66) foot pavement with additional pavement and right-of-way widening to provide left and right turn facilities and channelization island at the Olive Boulevard (State Route 140) intersection, as directed by and in accordance with plans on file with the St. Louis County Department of Highways and Traffic.  
c. Provide sidewalk or stabilized shoulder adjacent to Olive Boulevard as approved by the Missouri Highway and Transportation Department.  
d. Provide a stabilized shoulder adjacent to Chesterfield Parkway North as directed by the St. Louis County Department of Highways and Traffic.  
e. Conform to the St. Louis County Department of Highways and Traffic requirements regarding car wash drainage within road right-of-way.  
f. Contribute to the Chesterfield Village Road Trust Fund in a manner similar to the previous contributions required of other developers in the area. Contributions to this fund to be based upon the following rates:

Table with 2 columns: Type of Development, Required Contribution. Rows: Gas Station (\$6,738.34 Parking/Space), Convenience Store (\$6,738.34 Parking/Space).

(Parking space as required by Section 1003.165 of the St. Louis County Zoning Ordinance.)  
The contribution will be used to help defray the cost of engineering, right-of-way acquisition, and construction of the roadway bridge and interchange at U.S. Highway 40, in accordance with the assessment required in Ordinance Numbers 814-617, 1973, and completion of the Chesterfield Parkway. The cost of allowable portions of the improvements required in items (d) and (f) shall be credited towards the petitioner's trust fund contributions.

The amount of this required contribution, if not submitted by January 1, 1994, shall be increased on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Types of Development  
Gas Station  
Convenience Store  
Required Contribution  
\$6,738.34 Parking/Space  
\$6,738.34 Parking/Space

Landscaping Requirements  
k. Either as part of the development plan or on a separate drawing to be reviewed as part of said plan, the developer shall submit a landscape plan to comply with the following:  
(1) All new deciduous trees shall be a minimum of two (2) inches in caliper, except the Department of Planning may approve ornamental trees of a minimum of one and one-half (1 1/2) inches in caliper. All new evergreen trees shall be a minimum of four (4) feet in height. All new shrubs shall be a minimum of eighteen (18) in diameter.  
(2) Building and paved areas shall contain adequate landscaping as approved by the Planning Commission on the Site Development Plan.

Signs  
l. The location of all signs shall be as approved by the Planning Commission on the Site Development Plan.  
m. Signs shall be permitted in accord with the regulations of Section 1003.168 of the City of Chesterfield Zoning Ordinance pertaining to the "C-3" Shopping District although signage shall be permitted along one roadway frontage only.  
n. One (1) temporary sign of a size in the form of a commercial banner, except those used for real estate leasing, affixed to a fence or wall or similar structure is allowed in conjunction with a special promotion or grand opening with a temporary sign authorization from the City of Chesterfield. Use of banners shall be limited to sixty (60) days per calendar year. Banners shall not exceed fifty (50) square feet in outline area. No advertising signs shall be permitted in this development.

Lighting Requirements  
o. The location of all lighting standards shall be as approved by the Planning Commission on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties or public roadways.

Miscellaneous  
p. All exterior trash areas shall be enclosed with a six (6) foot high night-proof fence.  
q. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 112.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.  
r. All rooftop mechanical equipment on buildings shall be adequately screened by roofing or other screening as approved by the Planning Commission.

The service station, convenience store and car wash may operate twenty-four hours per day.

5. VERIFICATION PRIOR TO SITE DEVELOPMENT PLAN APPROVAL

Prior to approval of the Site Development Plan the petitioner shall:  
a. Submit to the Planning Commission a preliminary engineering plan approved by the City of Chesterfield Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.  
(1) The developer is required to provide adequate stormwater systems in accordance with the City of Chesterfield and MSD standards.  
(2) All stormwater shall be discharged at an adequate natural discharge point.

Road Improvements and Drain Cuts  
b. Provide verification of approval by the Missouri Highway and Transportation Department and the St. Louis County Department of Highways and Traffic of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

RECORDING  
Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

VERIFICATION PRIOR TO BUILDING PERMITS  
Subsequent to approval of the Site Development Plan and prior to the issuance of any building permit, the developer shall provide the following:  
a. Verification to the St. Louis County Department of Public Works that adequate auxiliary services are provided.  
b. If the estimated cost of new landscaping indicated on the Site Development Plan as required by the Planning Commission exceeds an estimated cost of one thousand dollars (\$1,000), as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or cash sufficient in amount to guarantee the installation of new landscaping.

Notification to the Department of Public Works  
c. Prior to the issuance of foundation or building permits, all approvals from the City of Chesterfield Department of Public Works, St. Louis County Department of Highways and Traffic, Metropolitan St. Louis Sewer District and the Missouri Highway and Transportation Department must be received by the City of Chesterfield Department of Planning.  
d. Trust Fund contributions shall be deposited with St. Louis County prior to the issuance of any building permit.

VERIFICATION PRIOR TO OCCUPANCY PERMITS  
Road Improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit.

GENERAL DEVELOPMENT CONDITIONS  
a. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-paved surfaces shall be prohibited, in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.  
b. As the need arises a roadway under the jurisdiction of the Missouri Highway and Transportation Department, sidewalks along the street must be placed in a public easement outside of the State right-of-way. Maintenance of sidewalks along State Highways must be the responsibility of the property owner.  
c. A grading permit is required prior to any grading on the site. No change in watershed shall be permitted.  
d. Interim stormwater drainage control in the form of siltation control measures are required.  
e. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unstable soil conditions, steep grades, or other conditions, not apparent at this time.  
f. The Zoning Enforcement Office of the City of Chesterfield, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning Commission.

STATE OF MISSOURI,  
County of St. Louis } ss.  
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed in my office on the 11th day of June, 1999, at 10:11 A.M. and is duly recorded in Plat Book 3147, Page 349, 1350.

Witness my hand and official seal on the day and year aforesaid.  
Recorder of Deeds  
Chesterfield, Missouri

SHELL OIL COMPANY HOUSTON, TEXAS  
15530 OLIVE BLVD.  
AT CHESTERFIELD PARKWAY NO.  
CHESTERFIELD, MISSOURI  
Fernsworth Polk, Inc.  
Engineers & Surveyors  
144 West Lockwood Avenue  
St. Louis, Mo. 63119  
Phone: (314) 962-7800 Fax: (314) 982-1253  
MIC # 224-1482-0401  
SCALE: SHOWN ENGR: M.TAP  
DATE: 10-01-98 PROJECT # 91182  
DWN. BY: J.P.B. SHT# SP-2  
CHKD. BY: R.E.P.

559