

Memorandum Planning & Development Services Division



To: Planning and Public Works Committee

From: Jessica Henry, Project Planner

Date: May 5, 2016

RE: **Spirit Energy, LLC (Starbucks):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 0.31 acre tract of land zoned "PC" Planned Commercial District located in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road.

Summary

CEDC, Inc. on behalf of First & Main, LLC has submitted a request for a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for the construction of a new single story, 622 square foot Starbucks located on a 0.31 acre tract in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road. The proposed restaurant will offer drive-thru and walk-up service only; no indoor seating for customers is proposed. A 200 square foot patio is located adjacent to the walk-up order window on the western end of the building.

The project was reviewed by the Architectural Review Board (ARB) on December 10th, 2015. A motion to forward the submittal to the Planning Commission with a recommendation for approval with recommendations passed by a vote of 4-0.

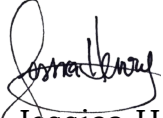
At the March 14, 2016 Planning Commission meeting, a motion to approve the site development plan passed by a vote of 6-3 with the conditions of adding a pedestrian crosswalk on the north side of the building and adding a bike rack to the site. Both of these conditions have been incorporated into the Site Development Plan submitted for the consideration of the Planning and Public Works Committee. Prior to the vote, significant discussion regarding the site accesses, pedestrian and vehicular circulation, and the adequacy of the provided drive-thru stacking spaces occurred.

A copy of the Site Development Plan packet is attached. Additionally, the applicant has requested that the attached letter and traffic memo completed by the Lochmueller Group be included in the packet. As the memo was not received until Friday afternoon, this information has not been reviewed by Staff.

Planning & Public Works Committee
May 5th, 2016

Spirit Energy (Starbucks)
Site Development Plan

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jessica Henry".

Jessica Henry, AICP
Project Planner

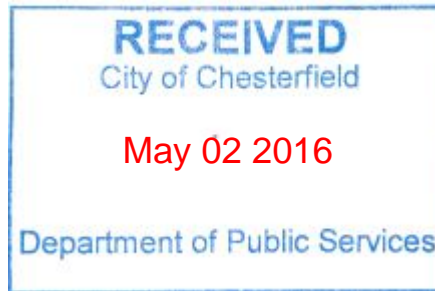
cc: Aimee Nassif, Planning and Development Services Director

Attachments: Applicant's Letter and Lochmueller Group Traffic Memo
Site Development Plan Packet

May 2, 2016

via email

Chesterfield City Councilmembers
Chesterfield City Hall
690 Chesterfield Parkway West
Chesterfield, MO 63017



Re: **13506 Olive Boulevard**
Proposed Starbucks

Dear City Councilmembers,

After concerns were raised about exiting the site via the Olive Boulevard curb cut during peak operating hours for the proposed Starbucks at 13506 Olive Boulevard during the recent Planning Commission hearing, we decided to voluntarily conduct a gap study to conclusively resolve this question. Our traffic consultant, Lochmueller Group, conducted the field-work survey and delivered its analysis and findings in a report dated April 27, 2016 (see attached). The report concludes that there are 16 gaps during the peak morning period of 7:45 AM and 8:00 AM. A “gap” is defined as the necessary interval on a typical weekday morning for an exiting vehicle to safely make a right-turn maneuver to continue traveling eastbound on Olive Boulevard.

In several interviews we conducted with Starbucks Operations, they shared that their average turnaround at the drive-up window is 15 vehicles in a 15-minute period (or one per minute). Therefore, the typical stacking for exiting vehicles during peak times would be one car, or two under the worst conditions. Other 15-minute, peak-time gaps range from 23 to 36, which means that the stacking during these times would be even less on average.

Please include these findings in your consideration of the project. We look forward to meeting with you. We appreciate your time.

Sincerely,

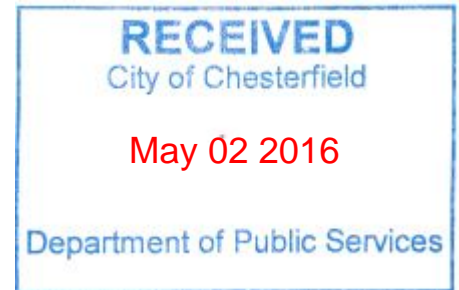
First & Main Properties, LLC



Richard M. Robinson
President
(314) 504-2664

MEMORANDUM

To: Mr. Richard Robinson
From: Dustin Riechmann, PE, PTOE
 Lauren Delaney, PE, PTOE
Date: April 27, 2016
Subject: Gap Analysis at Proposed Site Driveway
 Starbucks Drive-Thru Facility
 515-0147-OTE



In response to questions raised by City officials, Lochmueller Group has completed a more thorough study of the ability of Starbucks patrons to exit the site onto Olive Boulevard. Specifically, a gap study was completed to quantify conditions during a typical weekday morning.

The site is located in the southwest quadrant of Olive Boulevard and Woods Mill Road. The data for the gap analysis was collected at the location of the proposed right-in/right-out only site driveway on Olive Boulevard (approximately 170 feet west of Woods Mill) in order to determine if adequate gaps would be available for motorists making a right turn out of the site onto Olive Boulevard during the morning peak period.

The data was collected on Tuesday April 12, 2016 using video detection. The data was analyzed using Miovision’s software, which applies the methodology outlined in the Highway Capacity Manual to calculate the number of adequate gaps for motorists making a right turn onto the major street (Olive Boulevard).

The number of available gaps of sufficient length to accommodate side-street right turns during the morning peak hour of traffic on Olive Boulevard is summarized in **Table 1**. It should be noted that these numbers represent the gaps in eastbound flow when Olive Boulevard is empty long enough for at least one right-turn maneuver to be made from a complete stop without impeding the flow of oncoming traffic in any way.

Table 1: Available Gaps for Right Turns onto Olive during the Morning Peak Hour

Time Period	Total Gaps
7:15-7:30 a.m.	36
7:30-7:45 a.m.	24
7:45-8:00 a.m.	16
8:00-8:15 a.m.	23
Total	99



As shown, there are approximately 99 full gaps available to serve right-turning vehicles from the proposed driveway during the heaviest morning peak hour. As noted in the previous Traffic Assessment, only approximately 60 motorists would be expected to exit the site during the peak hour, and only a portion of those would use the driveway on Olive Boulevard (some motorists will exit onto Woods Mill Road).

Moreover, even during the busiest 15-minute period, there is in excess of one gap available per minute, which would adequately serve motorists exiting the site onto Olive Boulevard.

Additionally, there are substantially more gaps available during the rest of the morning, outside of the busiest peak hour. **Table 2** summarizes the gaps available in each hour between 6:00 a.m. and 10:00 a.m. Outside of the peak hour, there are typically 4 to 6 gaps available per minute.

Table 2: Available Gaps for Right Turns onto Olive throughout the Morning

Time Period	Total Gaps
6:00-7:00 a.m.	362
7:00-8:00 a.m.	131
8:00-9:00 a.m.	247
9:00-10:00 a.m.	374
Total	1,114

Based on the preceding discussion, it is our professional opinion that sufficient gaps are available during the a.m. peak hour to accommodate right-turning vehicles exiting Starbucks onto Olive Boulevard. Moreover, given that this represents the heaviest peak hour on eastbound Olive Boulevard, ample gaps should be available throughout the remainder of the day and the week.

We trust that you will find this gap analysis useful in evaluating traffic characteristics associated with the proposed drive-thru-only Starbucks. Please do not hesitate to contact our office at 314-621-3395 should you have any questions regarding this information.



The following is in response to the ARB guidelines for General Requirements for Site Design and General Requirements for Building Design. The following responses correspond to the sections in 1003.77 Architectural Review, items 10 and 11;

10. General Requirements for Site Design:

- a. *Site Relationships:* Our proposed Starbucks site provides a modern accent building to the surrounding development and the site is connected to the public sidewalks along both Olive Blvd and Woods Mill Road via a crosswalk on the East side of the building.
- b. *Circulation System and Access:* The site will have vehicular access via a right-in/right-out curb cut onto Olive Blvd and a right-in/right-out curb cut onto Woods Mill road. Pedestrian access will be provided as previously indicated via a cross walk to public sidewalks along both Olive Blvd and Woods Mill road. An outdoor seating area for walk-up traffic is provided on the West side of the building visible from Olive Blvd traffic. The parking on the site will mostly be for employee parking, with some parking for people electing to use the outdoor seating area. This parking is screened with landscaping along both Olive Blvd and Woods Mill Road.
- c. *Topography:* Both the proposed curb cuts on Olive Blvd and Woods Mill Road are the existing curb cuts. The use of these curb cuts will keep our site tied to the current topography of the site with very minimal adjustment as need for proper drainage of storm water. There is limited space available for berming so small bushes and shrubs are being utilized to screen the parking surfaces were possible.
- d. *Retaining Walls:* There are no proposed retaining walls on this site.

11. General Requirements for Building Design:

- a. *Scale:* The scale of the building is such that it will be an accent to the retail development behind the outlot. The close proximity to the streets will increase the visibility of the building elevations such that height of the building should be less than the development set off the street. Additionally the footprint of this building is very small and needs a smaller scale elevation for good proportions. The shorter elevations create a more pleasant pedestrian scale to the building inviting walk up traffic. The design elements are designed proportionally to the size of the building to add interest to the building.
- b. *Design:* TR,i Architects has carried a consistent design theme and palette around all four sides of the building due to its freestanding outlot nature it will be highly visible on all four sides. We have broken up the elevations with different architectural elements to make each façade interesting regardless of the small scale of the building. The rooftop unit will be screen with parapet walls and will not be visible.

- c. *Materials and Colors:* The materials being used on this building are primarily durable Nichiha fiber cement board siding panels. There are three different siding panels being use, one being a faux sandstone appearance and the other two being faux wood siding in two different colors. The remaining materials on the building will be glass storefronts and metal awnings creating a sleek modern building to accent the development behind it providing a fresh look.
- d. *Landscape Design and Screening:* The landscaping provided will complement the landscaping of the existing development. There will be landscaping provided at the base of the building to assist in breaking up the façade. Additionally there will be a small ornamental faux wrought iron fence along the South and West property lines to provide a separation of the outlot.
- e. *Signage:* It is understood that all signage will be reviewed through a separate process. Any signage shown on the illustrations are only to give the ARB committee an idea of how the building may look once the signage is introduced. Obviously signage plays the part in the appearance of a building and TR,i Architects feels it is good to examine the building design both with signage and without.
- f. *Lighting:* It is understood the site lighting will need to comply with the City of Chesterfield's code and that will be approved as a separate process. We have included a preliminary site lighting photometric and cut sheets of the proposed fixtures for your Architectural review.

Thank you for your review of our proposed Starbucks development. TR,i Architects looks forward to your feedback and hopefully a positive review and recommendation to the Planning Commission.

Respectfully,

TR,i Architects



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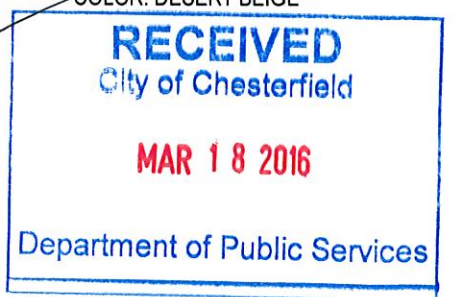
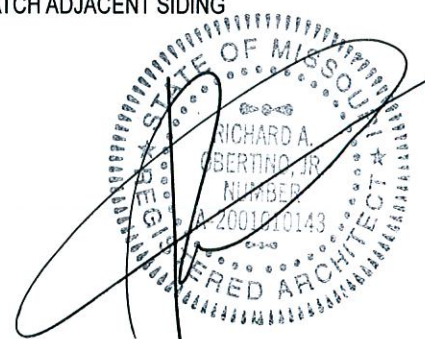
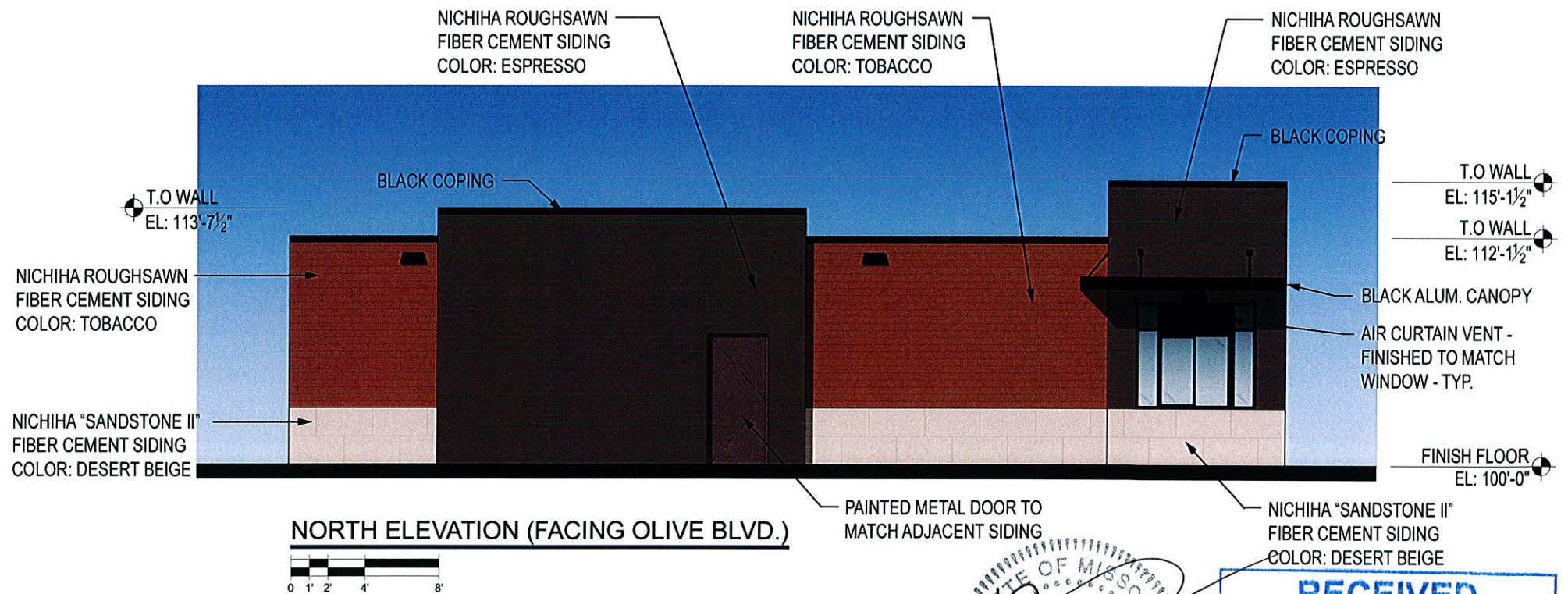
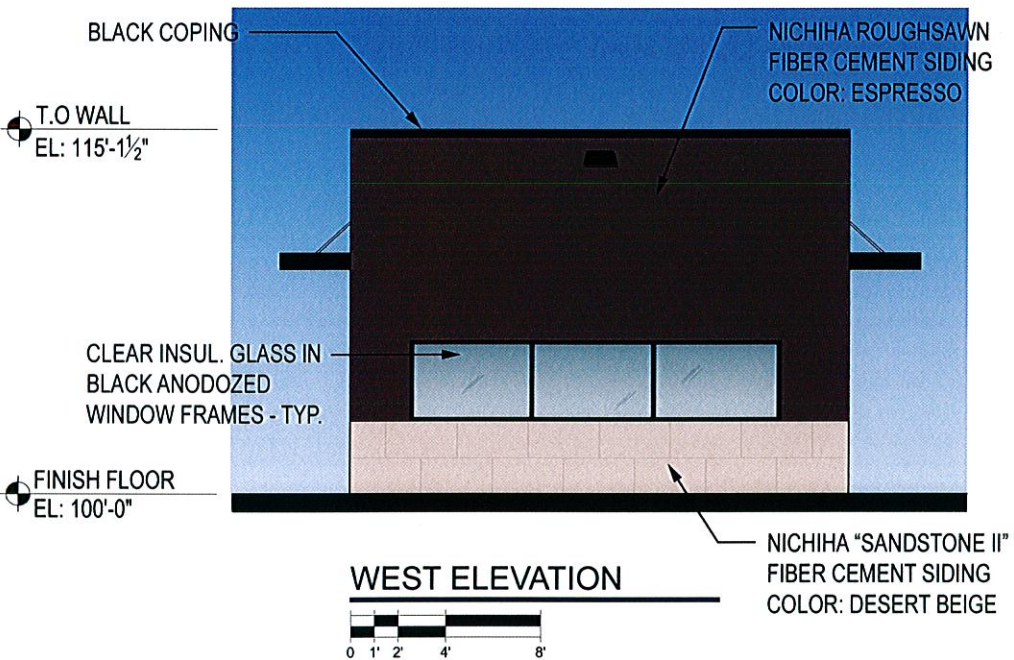
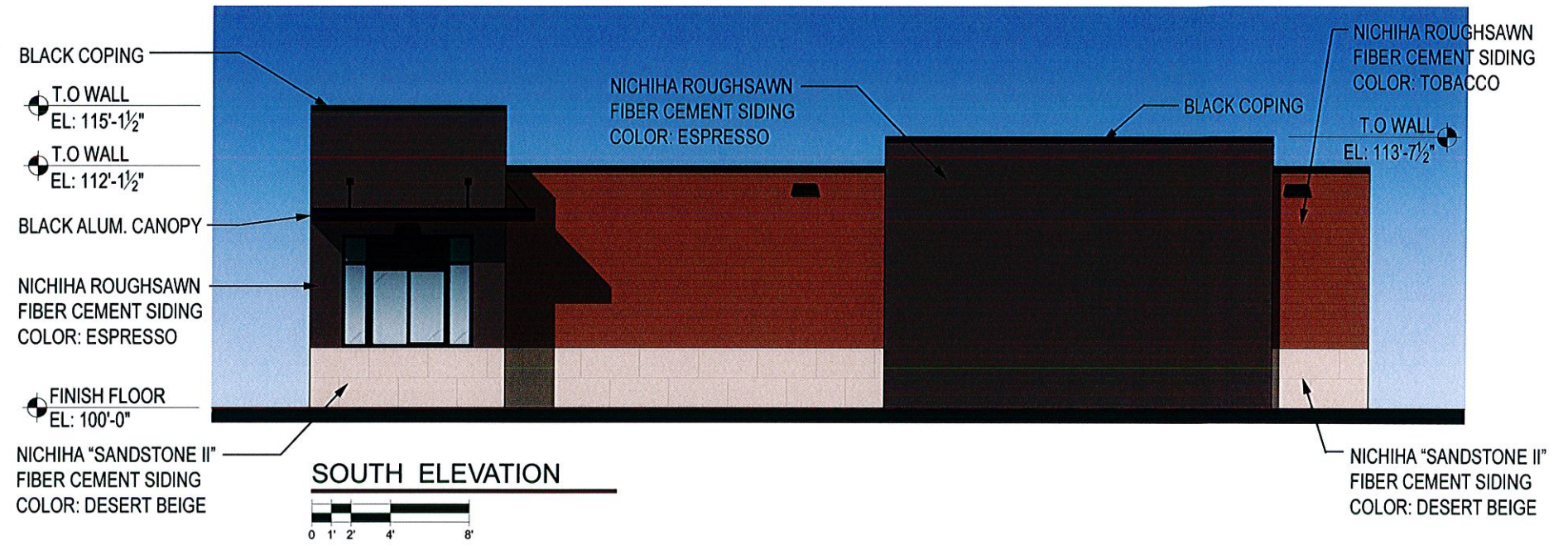
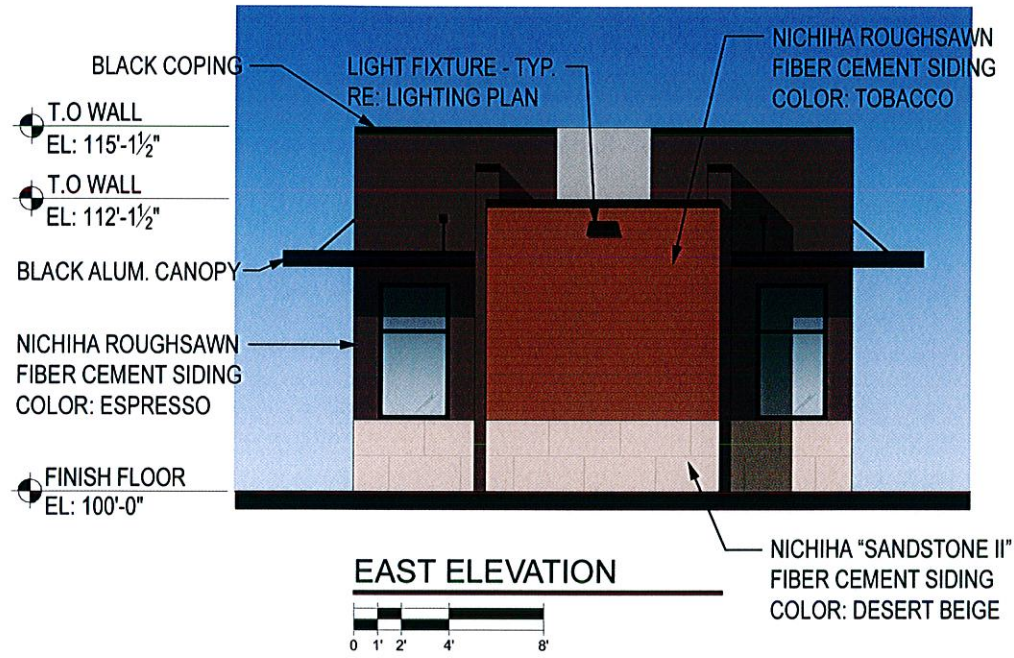
PERSPECTIVE VIEW LOOKING SOUTHEAST AT OLIVE BLVD.

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Architects of the Possible®
9812 Manchester Road
St. Louis, Missouri 63119
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STARBUCKS DRIVE-THRU - OLIVE BLVD.
CHESTERFIELD,
15-131

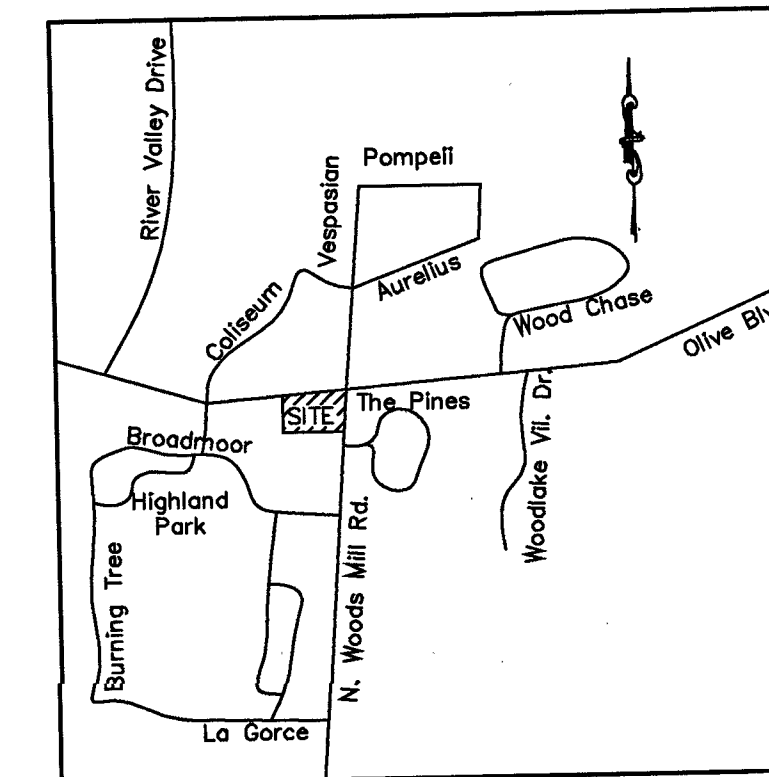
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First & Main
PROPERTIES

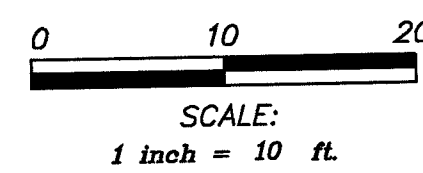


SITE DEVELOPMENT PLAN

PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE
IN U. S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST.
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP



● - Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"
○ - Denotes Found 1/2" Iron Pipe

LEGEND	SYMBOLS	ABBREVIATIONS
EXISTING CONTOURS	--- 433 ---	N NORTH
PROPOSED CONTOURS	--- 433 ---	S SOUTH
EXISTING STORM SEWER	--- 433 ---	W WEST
PROPOSED STORM SEWER	--- 433 ---	E EAST
EXISTING SANITARY SEWER	--- 433 ---	W CONC CONCRETE
PROPOSED SANITARY SEWER	--- 433 ---	ASPH ASPHALT
RIGHT-OF-WAY	--- 433 ---	PLAT BOOK
EASEMENT	--- 433 ---	DB DEED BOOK
CENTERLINE	--- 433 ---	PLAT PAGE
EXISTING TREE	⊗	SF SQUARE FEET
EXISTING SPOT ELEVATION	433.28	AC ACRES
PROPOSED SPOT ELEVATION	433.28	AD ADJUSTED
SWALE/DRAINAGE PATH	---	AG AGRI
TO BE REMOVED	T.B.R.	AL ALUM
TO BE REMOVED & RELOCATED	T.B.R. & R.	AN AN
TO BE USED IN PLACE	U.I.P.	AR AR
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REVISIONS BY	DATE	BY
NOV. 20, 2015		RJM
DEC. 10, 2015		RJM
MAR. 17, 2016		RJM

landscape TECHNOLOGIES

(636) 428-1250
67 Jacobs Creek Drive
St. Charles, Missouri 63304
Fax: (636) 428-1666
No. Landscape Architectural Corporation #500809762
DATE: 3/17/16

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #000019

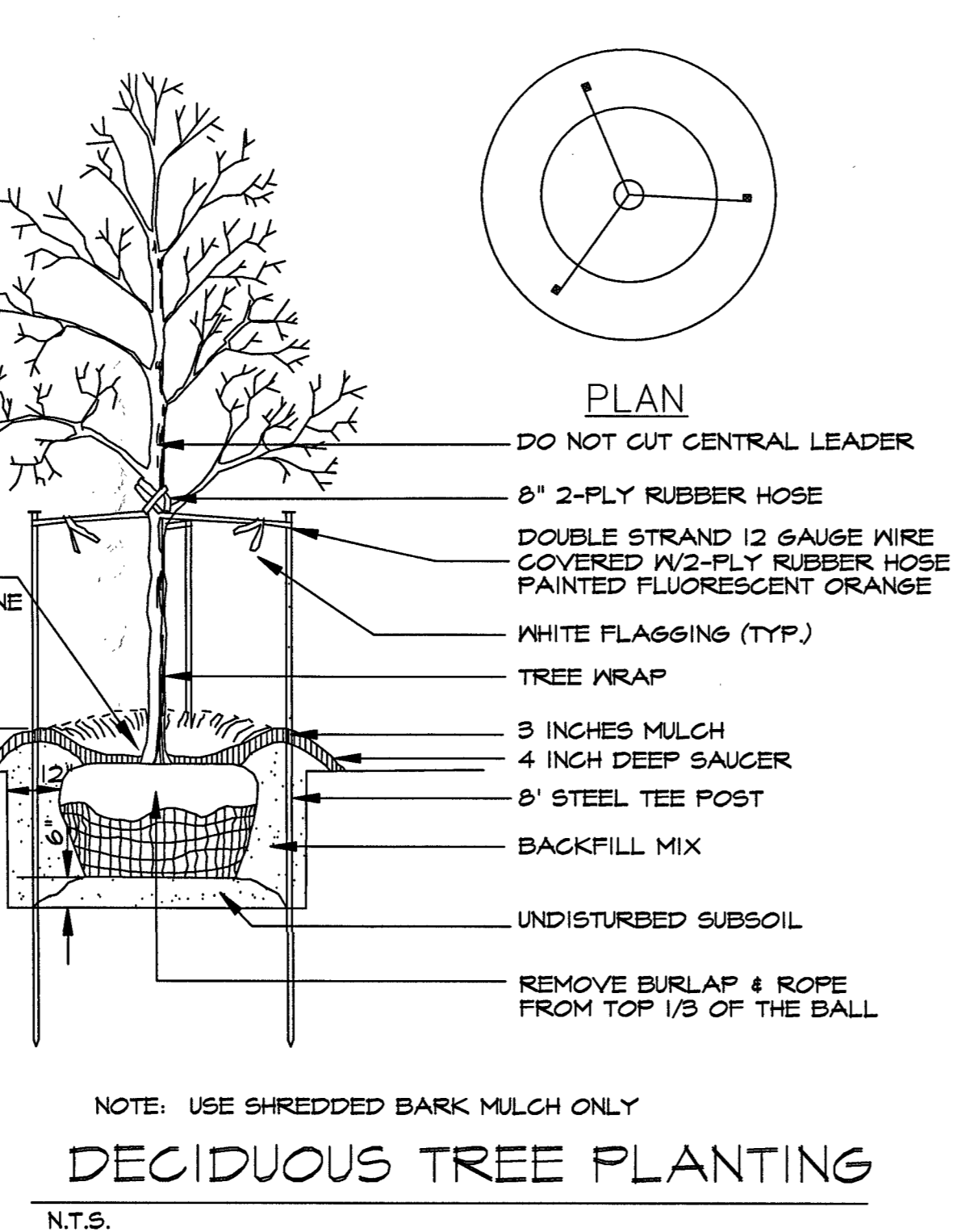
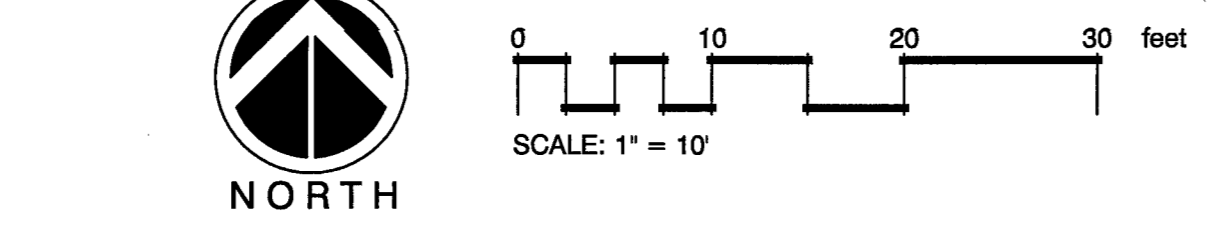
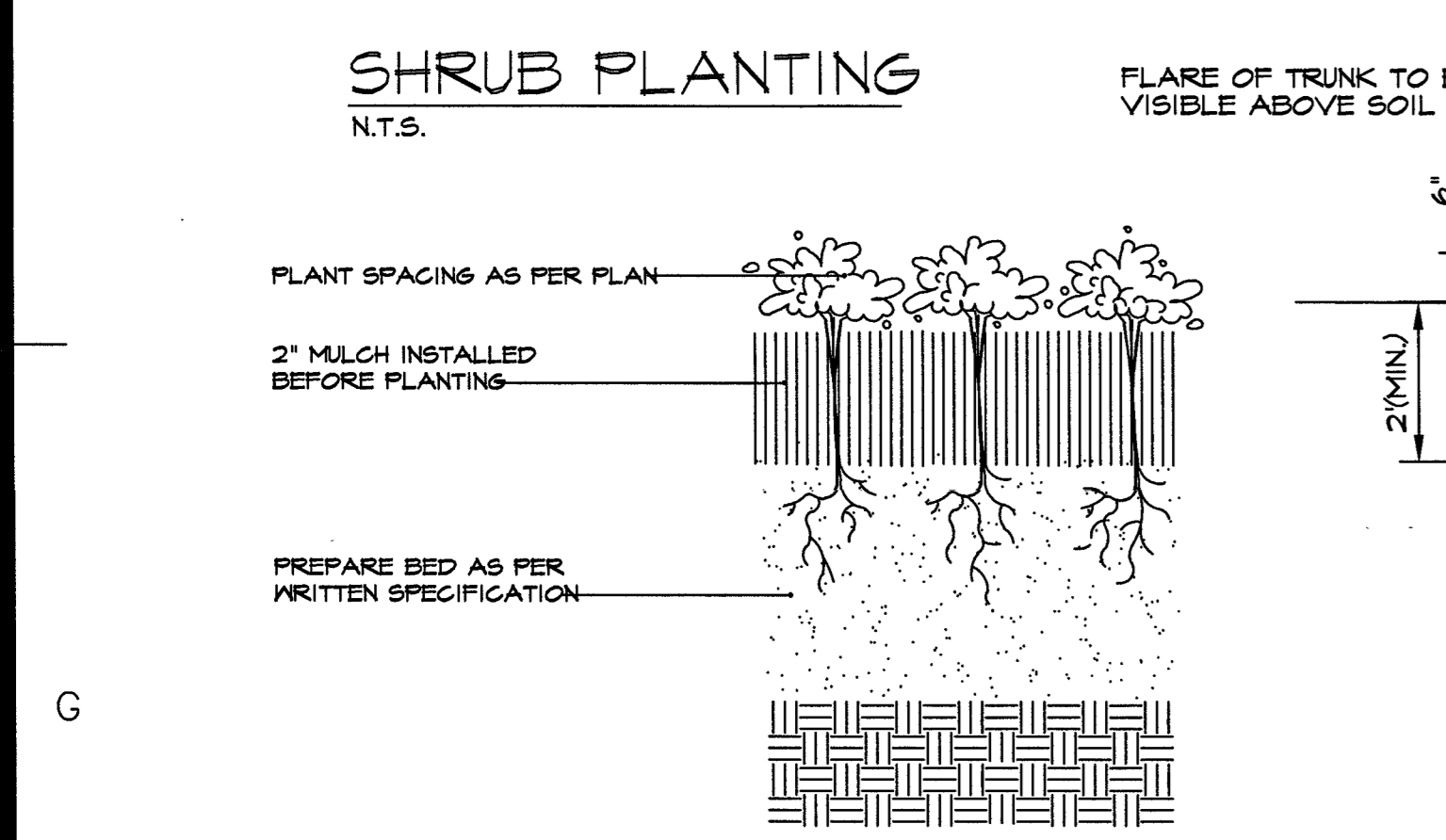
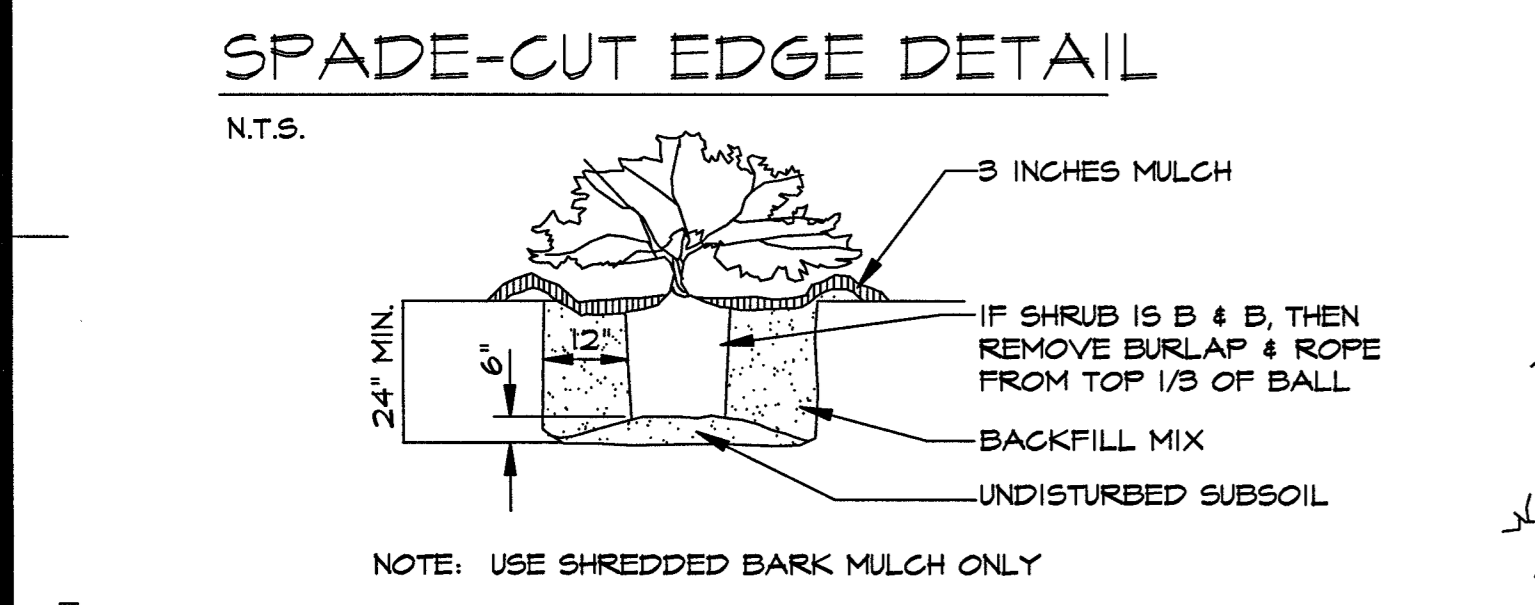
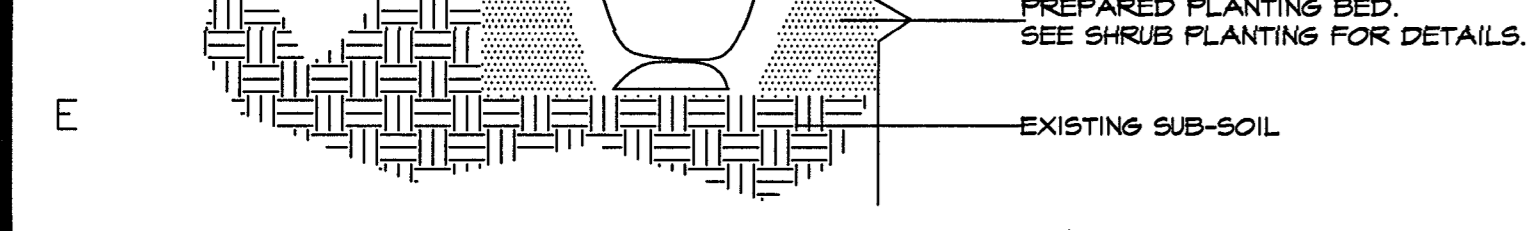
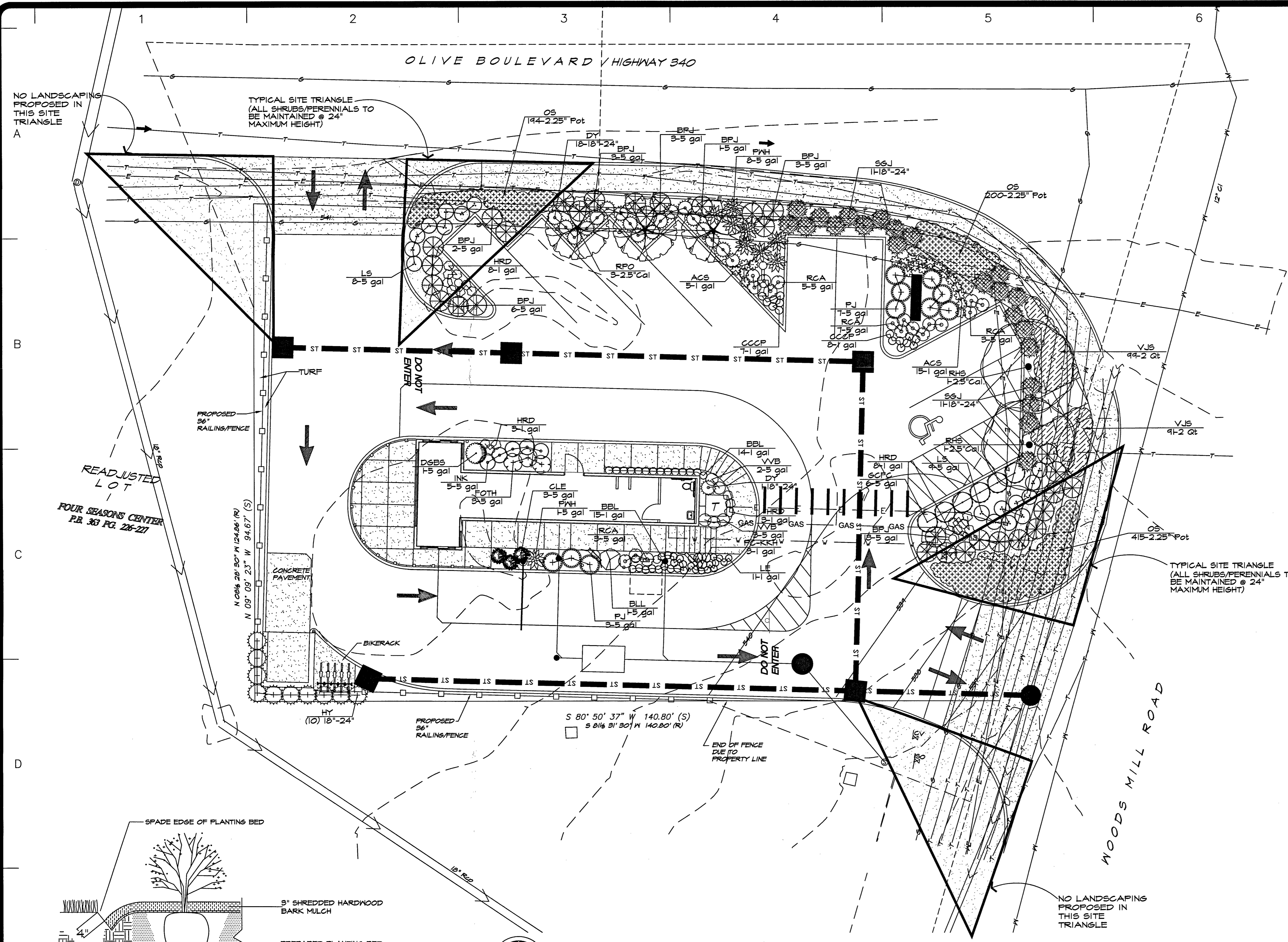
PLANTING PLAN FOR THE PROPOSED
Starbucks
OLIVE BLVD. @ WOODS MILL RD. CHESTERFIELD, MO

DRAWN
R. HARDS
CHECKED
RJM
DATE
OCT. 24, 2015
SCALE
1"=10'-0"
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2015-172
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L-1
OF ONE SHEET

NOTES:

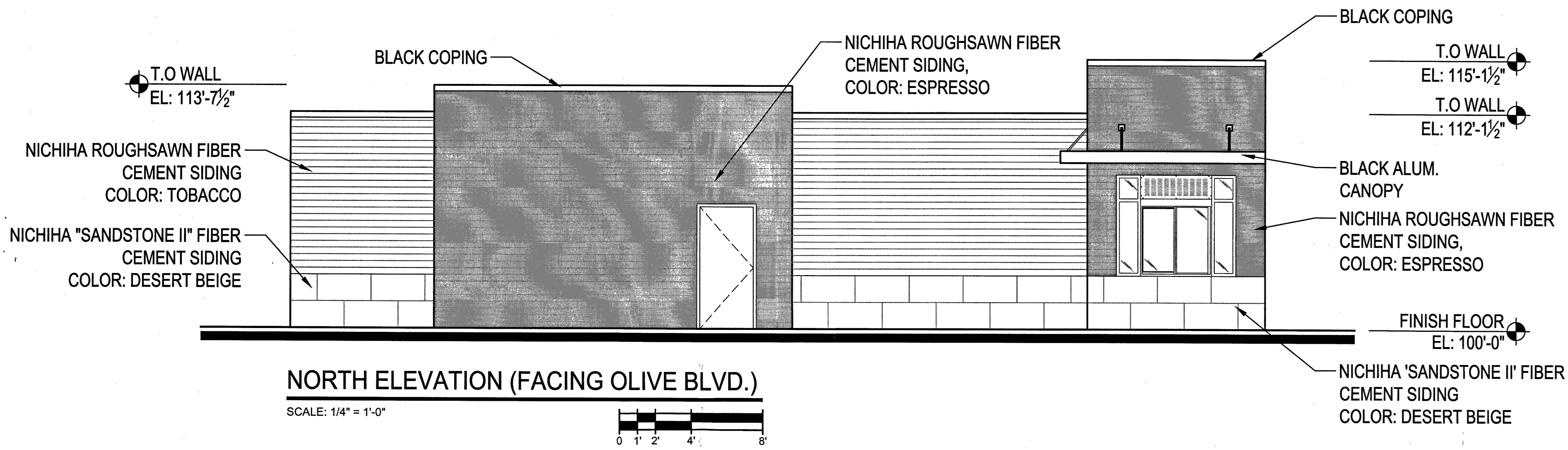
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
 - Verify all, existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (10# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" x 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance (See City of Chesterfield UDC code):
 - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Upon release of the landscape installation Bond, a two (2) year Landscape Maintenance Bond shall be required.

STREET TREES: 1 per 50 LF FRONTAGE
227.18 LF FRONTAGE REQUIRING FIVE (5) TREES @ 2.5" CALIFER



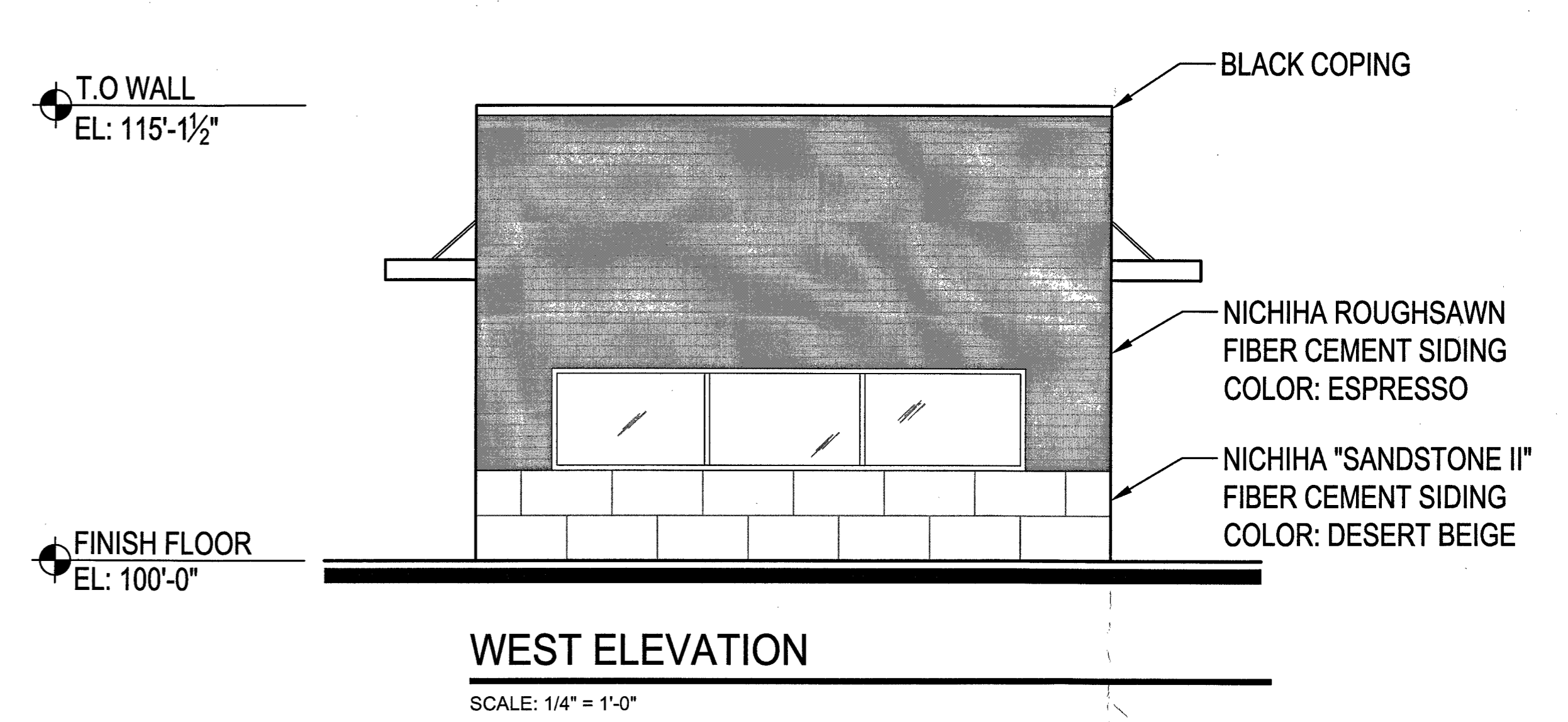
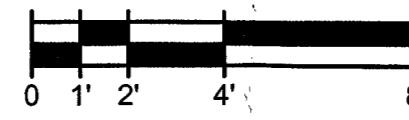
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RPO	3	Regal Prince Oak / <i>Quercus norel</i> 'Long' TM	2.5" Cal
FLOWERING TREES	QTY <th>COMMON NAME / BOTANICAL NAME</th> <th>SIZE</th>	COMMON NAME / BOTANICAL NAME	SIZE
RHS	2	Robin Hill Serviceberry / <i>Amelanchier</i> X <i>grandiflora</i> 'Robin Hill'	2.5" Cal.
SHRUBS	QTY <th>COMMON NAME / BOTANICAL NAME</th> <th>SIZE</th>	COMMON NAME / BOTANICAL NAME	SIZE
BLL	1	Bloomerang Lilac / <i>Syringa</i> X 'Penda'	5 gal
BPJ	31	Blue Pacific Juniper / <i>Juniperus conferta</i> 'Blue Pacific'	5 gal
INK	5	Densa Inkberry / <i>Ilex glabra</i> 'Densa'	5 gal
DY	19	Dense Yew / <i>Taxus media</i> 'Densiformis'	18"-24"
FOTH	3	Dwarf Fothergilla / <i>Fothergilla gardenii</i>	5 gal
DGBS	1	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globosa'	5 gal
GCFC	6	Golden Charm False Cypress / <i>Chamaecyparis pisifera filifera</i> 'Golden Charm'	5 gal
HY	10	Hicks Yew / <i>Taxus media</i> 'Hicksii'	18"-24"
LS	17	Limemound Spirea / <i>Spiraea bumalda</i> 'Limemound' TM	5 gal
PWH	4	Pinky Winky Hydrangea / <i>Hydrangea paniculata</i> 'Pinky Winky'	5 gal
PJ	10	Procumbens Juniper / <i>Juniperus procumbens</i> 'Nana'	5 gal
RCA	18	Rose Creek Abella / <i>Abella</i> X <i>grandiflora</i> 'Rose Creek'	5 gal
S6J	22	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	18"-24"
VVB	5	Vardar Valley Boxwood / <i>Buxus sempervirens</i> 'Vardar Valley'	5 gal
CLE	3	'Hummingbird' Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY <th>COMMON NAME / BOTANICAL NAME</th> <th>SIZE</th>	COMMON NAME / BOTANICAL NAME	SIZE
ACS	20	Autumn Charm Sedum / <i>Sedum</i> X 'Autumn Charm'	1 gal
BBL	24	Big Blue Liriope / <i>Liriope muscari</i> 'Big Blue'	1 gal
CCC	15	Cotton Candy Creeping Phlox / <i>Phlox subulata</i> 'Cotton Candy'	1 gal
HRD	22	Happy Returns Daylily / <i>Hemerocallis</i> hybrid 'Happy Returns'	1 gal
LE	11	Lamb's Ears / <i>Stachys byzantina</i> 'Silver Carpet'	1 gal
PC-KKH	3	Purple Coneflower / <i>Echinacea purpurea</i> 'Kim's Knee High' TM	1 gal
GROUND COVERS	QTY <th>COMMON NAME / BOTANICAL NAME</th> <th>SIZE</th>	COMMON NAME / BOTANICAL NAME	SIZE
	809	Orange Stonecrop / <i>Sedum kamtschaticum</i>	2.25" Pot
	140	Variegated Japanese Sedge / <i>Carex morrowii</i> 'Aurea-variegata'	2 Qt



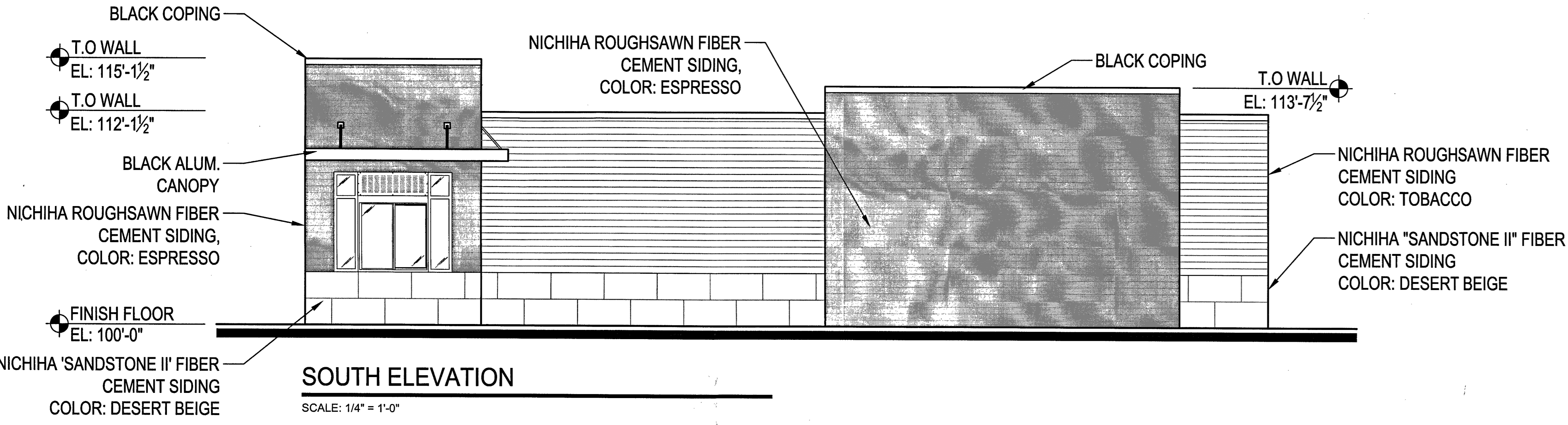
NORTH ELEVATION (FACING OLIVE BLVD.)

SCALE: 1/4" = 1'-0"



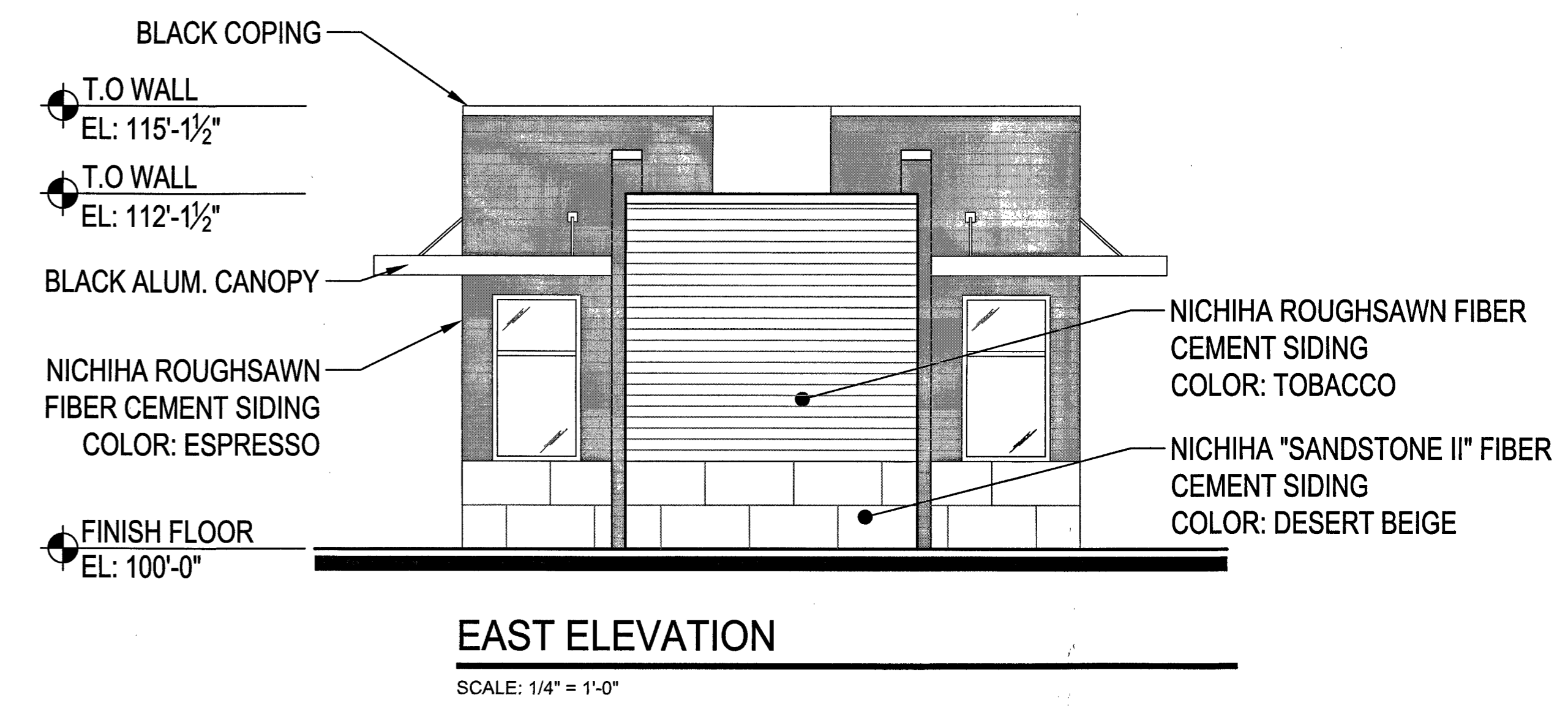
WEST ELEVATION

SCALE: 1/4" = 1'-0"



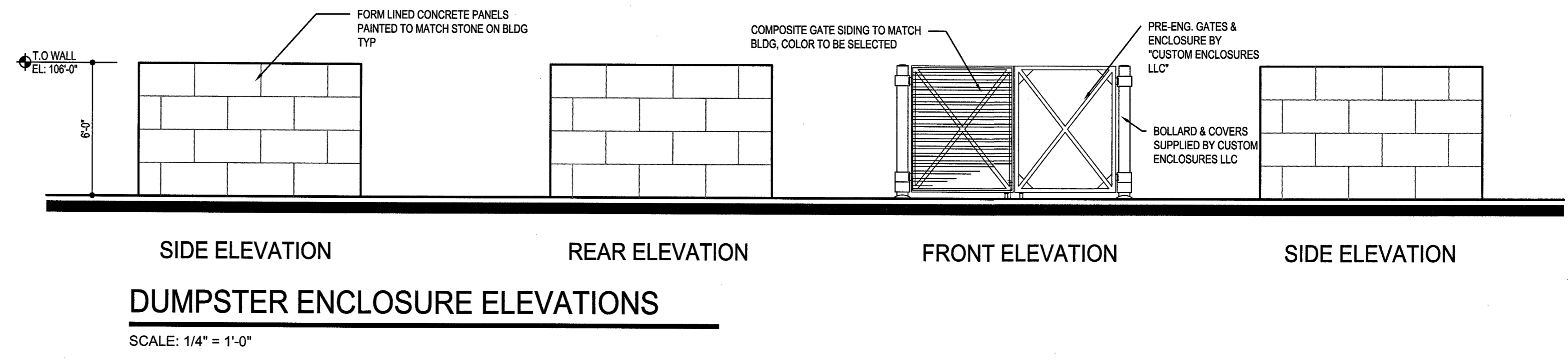
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



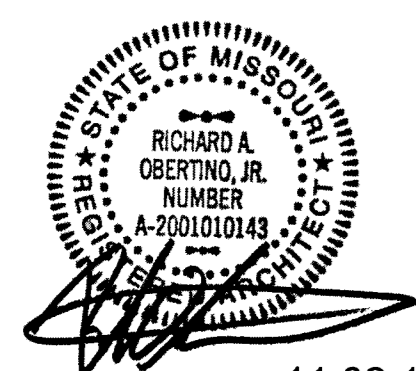
EAST ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



11.02.15

