

Planning Commission Public Hearing Report

Meeting Date: May 8, 2017

From: Cassie Harashe, Project Planner

Location: Western corner of the intersection of Baxter Road and Clayton Road

Petition: **P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)**: A request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960).

Summary

Wallis Companies, on behalf of Brite Worx Carwash, is requesting a zoning map amendment from the City of Chesterfield to change the zoning of a tract of land currently zoned “PC” Planned Commercial District to a new “PC” Planned Commercial District. The new “PC” Planned Commercial District would allow for development of a free standing carwash on the site, and define development criteria for the site.

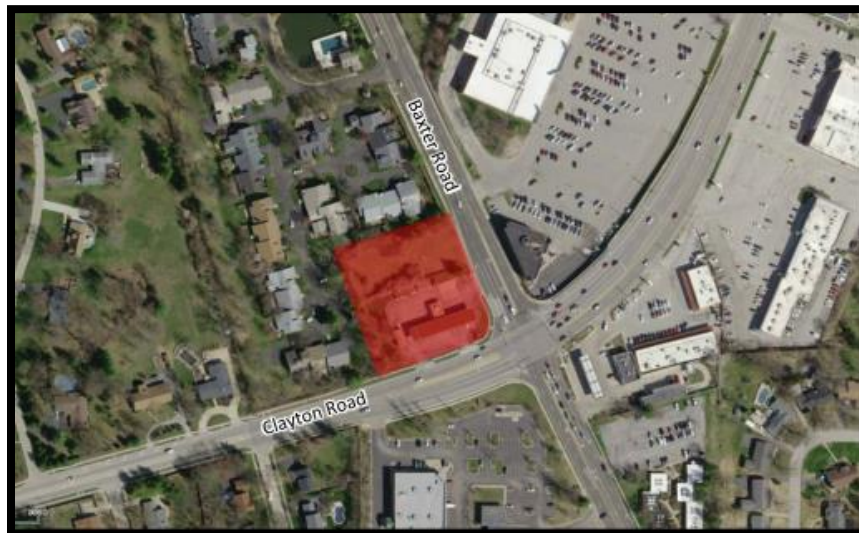


Figure 1: Subject Site Aerial

Site History

The subject property was originally zoned “C8” Planned Commercial District. In 1998, Arch Energy petitioned to change the zoning to allow for a filling station, including emergency towing and repair services provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours, a fast food restaurant, and a vehicle washing facility for automobiles. After initially being denied by the City, the zoning was changed to “PC” Planned Commercial District in June 2001 by Ordinance 1750. Ordinance 1750 was amended in October 2001 by Ordinance 1793 to allow for an internal automatic teller machine, a small increase in the size of the convenience/food store and fast food restaurant, some minor changes to setbacks (+/- 1 foot) on various sides, a two foot (2’) increase to the canopy height, an increase in the setbacks for the retaining wall, a reduction in setbacks for parking along the eastern and western sides of the development, restrictions on the hours of operation for lighting along the north and west sides of the development were removed, and some design standards for the roof were removed. A second amendment was approved in December 2001 by Ordinance 1803. This amendment increased the size of the carwash, reduced the setback for the convenience store/fast food structure from the right-of-way along Baxter Road to thirty-nine feet (39’) from fifty-nine feet (59’) and along the northern property line to eighty-two (82’) feet from eighty-four point one four feet (84.14’), removed all setbacks for any retaining walls, and increased the amount of masonry fencing required along the northern property line.

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North & West	“R3” Residence District (10,000 sq. ft.)	Attached single family residences within the Woodfield Subdivision
South	“PC” Planned Commercial and “C2” Shopping Districts	Pharmacy and Bank located within the Walgreens at Clayton and Baxter Center and No Subdivision Ward 3
East	“C8” Planned Commercial District	Commercial properties within the Baxter Center Subdivision

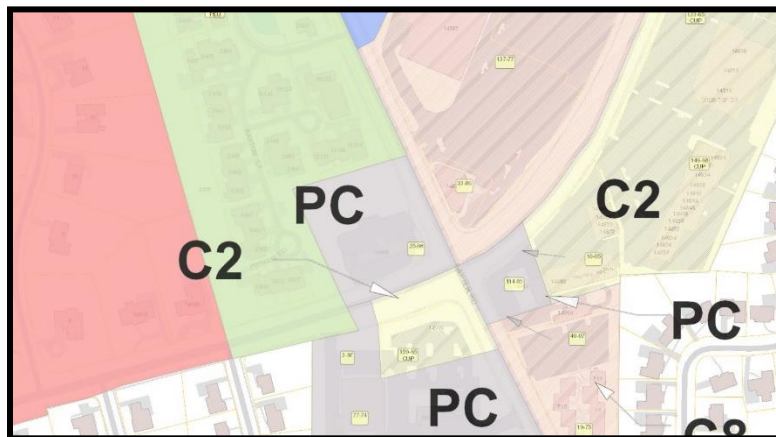


Figure 2: Surrounding Land Uses

Comprehensive Plan Analysis

The subject site is located within Ward 3 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel a Community Retail designation. The Plan Policies chapter of the Code calls for:

“Community Retail development along Highway 340 (Clarkson Road/Olive Boulevard) should be limited to the Urban Core and a select number of high quality, well-planned nodes clustered at the following locations: Baxter Road, Hilltown Center, Woods Mill/Highway 141.”

More specifically in the Land Use Element chapter, it defines Community Retail as “Serving Multiple Neighborhoods and Neighboring Communities”. It further clarifies locations of Community Retail to include the intersection of Clayton Road and Baxter Road. The proposed use would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

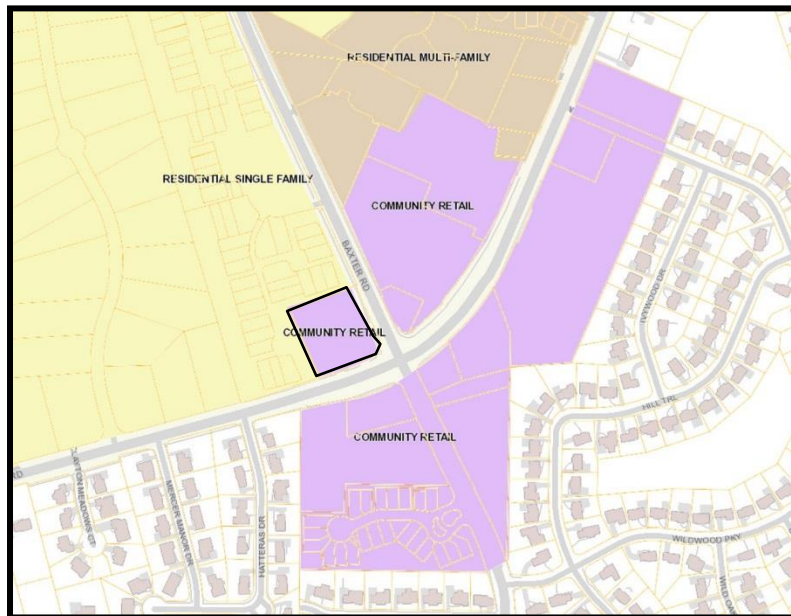


Figure 3: Comprehensive Land Use Plan

Preliminary Plan

A zoning map amendment to a planned zoning district, such as “PC” Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission’s packet. Notable features of the proposal include, but aren’t limited to:

- A change in the entrances to be Right-In/Right-Out only on both Clayton Road and Baxter Road.
- Changes to setbacks for the buildings, parking, and landscaping.
- A building form of twenty-seven feet (27’), two feet (2’) taller than the current ordinance allows.

A public hearing further addressing the request will be held at the May 8, 2017 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Development Plan.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Preliminary Development Plan
4. Emails from Public

cc: Justin Wyse, Director of Planning and Development Services



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, May 8, 2017 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 08-2017 BriteWorx Carwash (Wallis Companies): A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960).

Description of Property

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND CONTAINING 76,050 SQUARE FEET OR 1.8 ACRES MORE OR LESS

For a list of the requested uses, contact the project planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cassie Harashe at 636.537.4745 or via e-mail at charashe@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

Design Narrative for the **BriteWorx Car Wash**

Northwest Corner of Clayton and Baxter Roads
14905 Clayton Rd, 63017

Proposal for single use tunnel Carwash (per city UDC - "Mechanical facilities for the washing, waxing or vacuuming of private automobiles, light trucks and vans, but excluding heavy trucks and buses.")

This design narrative was prepared in accordance with the requirements set forth in *Sec. IX Required Materials* as part of the 'Change of Zoning Application (REV 09/12)'

The current facility in operation on this corner is an outdated convenience store with 6 pump islands and a carwash. The existing facility has served the community for three decades under the Mobil brand and Wallis Companies (Arch Energy LCA) has owned the property since the mid 1990s. There is an approved plan that would allow for the redevelopment of the property with new fuel islands, convenience store, and carwash. However, since that approval, Wallis Companies has also started and successfully completed two projects with a standalone carwash facility. Along with input from the neighbors, considerations of access guidelines, and changing market conditions the proposed development outlined in this submittal is to remove the existing facilities that operate 24 hours a day to make way for a state-of-the-art carwash facility known as 'BriteWorx - CarWashery'. This facility will have general hours of operation from 7 am until 9 pm and Wallis Companies will continue to own and operate this facility. This standalone carwash is self-service in nature in that patrons will pay for their wash at the Kiosk through a pay window, drive and be directed on the conveyor system by the staff and then proceed through the wash. Once completed there is an option for the patrons to use free vacuums on the site. These vacuums will be supplied by a central system that mechanically will be housed inside of the building to reduce the potential for noise.

The scale of the facility is consistent with the commercial properties that exist and have more recently been developed at the intersection:

Walgreens @ SW corner – 2003, 15,048 ft² with northeast facing tower

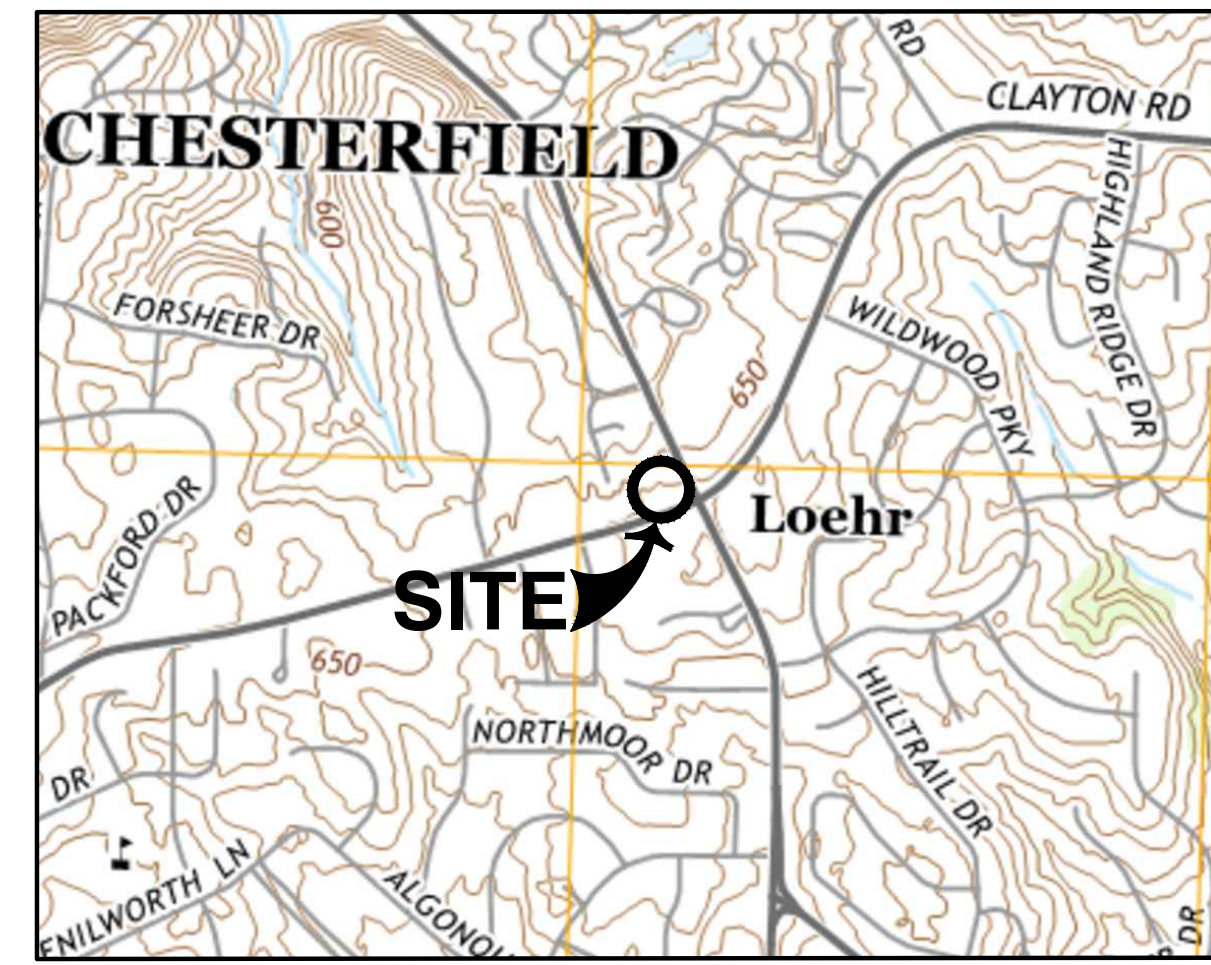
PetroMart @ SE corner – 2007, 2,436 ft² with canopy aligned with Baxter

Office and Retail @ NE corner – Multiple stories near the intersection with an expansive strip retail center.

Adhering to the access management guidelines and discussions with city staff and St. Louis County highways the current three (3) curb cuts (one on Baxter and two on Clayton) are to be removed and two right-in/right-out entrances with center islands provided; one access point on Clayton and one on Baxter. Each of these new entrances will be situated further from the signalized intersection allowing for greater maneuverability and improved conditions at the intersection.

Part of the redevelopment will include removal of the overgrown and invasive vines that have grown in and around the site as well as the removal of a few trees in very poor condition. The existing established western tree canopy separating this site with the Woodfield condominium/townhomes will mostly remain, and where needed be enhanced; this woodland will continue to be maintained. The existing wood fence near the western property line will be removed and replaced with a precast concrete Artisan© Fence system. This masonry fence will provide an attractive solution for visual screening and will be built as a buffer with the adjacent residential neighbors to the north and west of the property. This style of fence will also provide some added benefit of sound attenuation.

Wallis Companies looks forward another investment within the City of Chesterfield to provide for its customers a high quality facility and operation



SITE USGS AND LOCATION MAP
 U.S.G.S. 7.5 TOPOGRAPHIC MAP, MANCHESTER QUADRANGLE, MISSOURI DATED 2015
 SCALE 1" = 1,000'

LEGAL DESCRIPTION
 A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

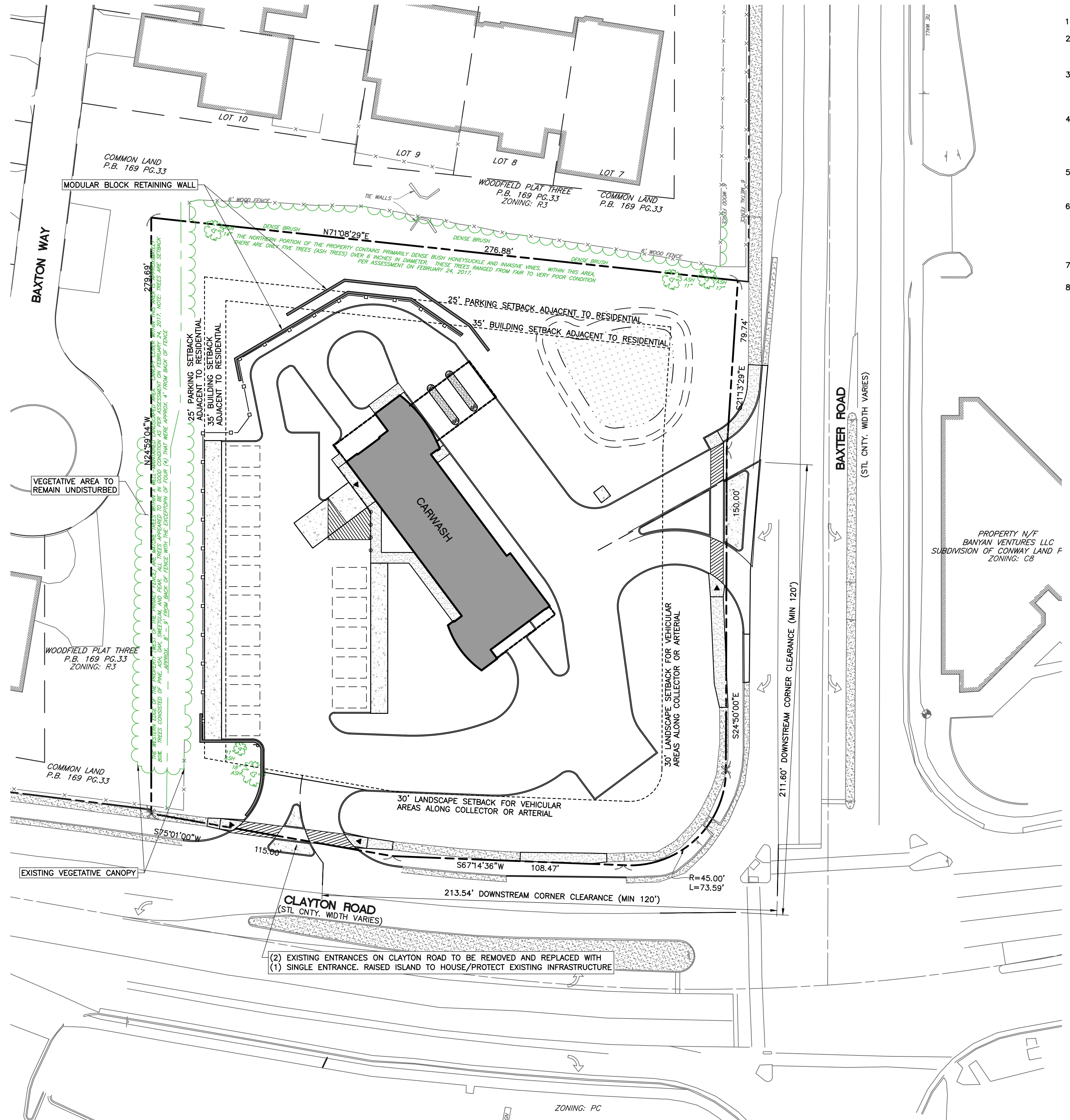
REFERENCE
 1. TOPOGRAPHIC SURVEY CONDUCTED BY:
 FRAZIER LAND SURVEYING SERVICES, INC.
 705 BALLANTRAE DRIVE
 WENTZVILLE, MO. 63385
 PHONE: (636) 332-0610
 FAX: (636) 332-0710
 DATED 08/02/11 DRAWING NAME 11-1045 BAXTER CLAYTON.DWG

BENCHMARK
 PROJECT BENCHMARK: "1" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV.584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM4 12-89.
 SITE BENCHMARK: "1" ON THE WEST CORNER AT NORTH END OF 10" CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV.=661.29

CALL BEFORE YOU DIG!
 1-800-DIG-RITE
 JULY-20-2011
 ISSUED TICKET#: #111952108

CHANGE OF ZONING FOR A PROPOSED BRITE WORX CARWASH

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 36, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



- DEVELOPMENT NOTES:**
- OVERALL AREA OF TRACT: 76,050 SQ.FT. (1.746 ACRES)
 - SITE ADDRESS: 14905 CLAYTON ROAD, CHESTERFIELD, MO 63017 (LOCATOR ID #21R410960)
 - CURRENT ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
 PROPOSED ZONING: PREVIOUSLY APPROVED UNDER DEC 3, 2001, ORDINANCE #1803/BILL #2031
 PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
 - USE:
 EXISTING USE- CONVENIENCE STORE, CARWASH & GAS SALES
 PROPOSED USE- TUNNEL CARWASH (PER CITY UDC - Mechanical facilities for the washing, waxing or vacuuming of private automobiles, light trucks and vans, but excluding heavy trucks and buses.)
 - OWNER: ARCH ENERGY, LCA
 106 E WASHINGTON
 CUBA, MO 65453
 - REQUIRED SETBACKS:
 BUILDING (SIDE & REAR) 35' FROM ANY ADJACENT RESIDENTIAL ZONED LOT
 PARKING (FRONT) 30' BUFFER ALONG COLLECTOR OR ARTERIAL ROADWAY
 BUILDING (FRONT) 25' FROM ANY ADJACENT RESIDENTIAL ZONED LOT
 PARKING (SIDE & REAR) 30' BUFFER ALONG COLLECTOR OR ARTERIAL ROADWAY
 PARKING (FRONT)
 - ALL UTILITY METERS AND SURFACE TRANSFORMER SWITCHING PADS SHALL BE SCREENED.
 - FLOOD PLAIN NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0256H, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, THIS PROPERTY LIES WITHIN SFHA ZONE X. ZONE IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

DEVELOPER/OWNER
 WALLIS COMPANIES
 106 E WASHINGTON
 CUBA, MO 65453
 PHONE/FAX: (636)549-1602
 CELL:
 CONTACT: BILL GUFFEY
 EMAIL: BGuffey@mail.wallisco.com

SITE MAP
 SCALE 1" = 30'
 SCALE IN FEET

CIVIL ENGINEER
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 4848 PARK 370 BLVD., SUITE F
 HAZELWOOD, MO 63042
 PH: (314) 656-4566
 FX: (314) 656-4595
 CONTACTS: KEVIN KAMP, PE

Sheet List Table

SHEET NO.	DRAWING NO.	TITLE
01	C000	COVER
02	C300	SITE & UTILITY PLAN
03	C301	SECTION VIEWS

PRELIMINARY DEVELOPMENT PLAN
 BRITE WORX
 COVER
 DATE: NOV. 2016 DRAWN BY: CAC
 DWS SCALE: 1" = 30' CHECKED BY: KTK
 PROJECT NO: 153-224
 APPROVED BY: DRAFT

WALLIS COMPANIES
 106 EAST WASHINGTON
 CUBA, MO 65453
 (636) 549-1600

Civil & Environmental Consultants, Inc.
 CERTIFICATION/LICENSE NO. 2002013942
 4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
 314-656-4566 - 866-250-3679
 www.cecninc.com

REVISION RECORD
 NO. DATE DESCRIPTION
 1 11/20/16 PRE-APPLICATION MEETING
 2 03/15/17 SUBMITTAL FOR CHANGE OF ZONING

DRAWING NO.:
C000
 SHEET 01 OF 03

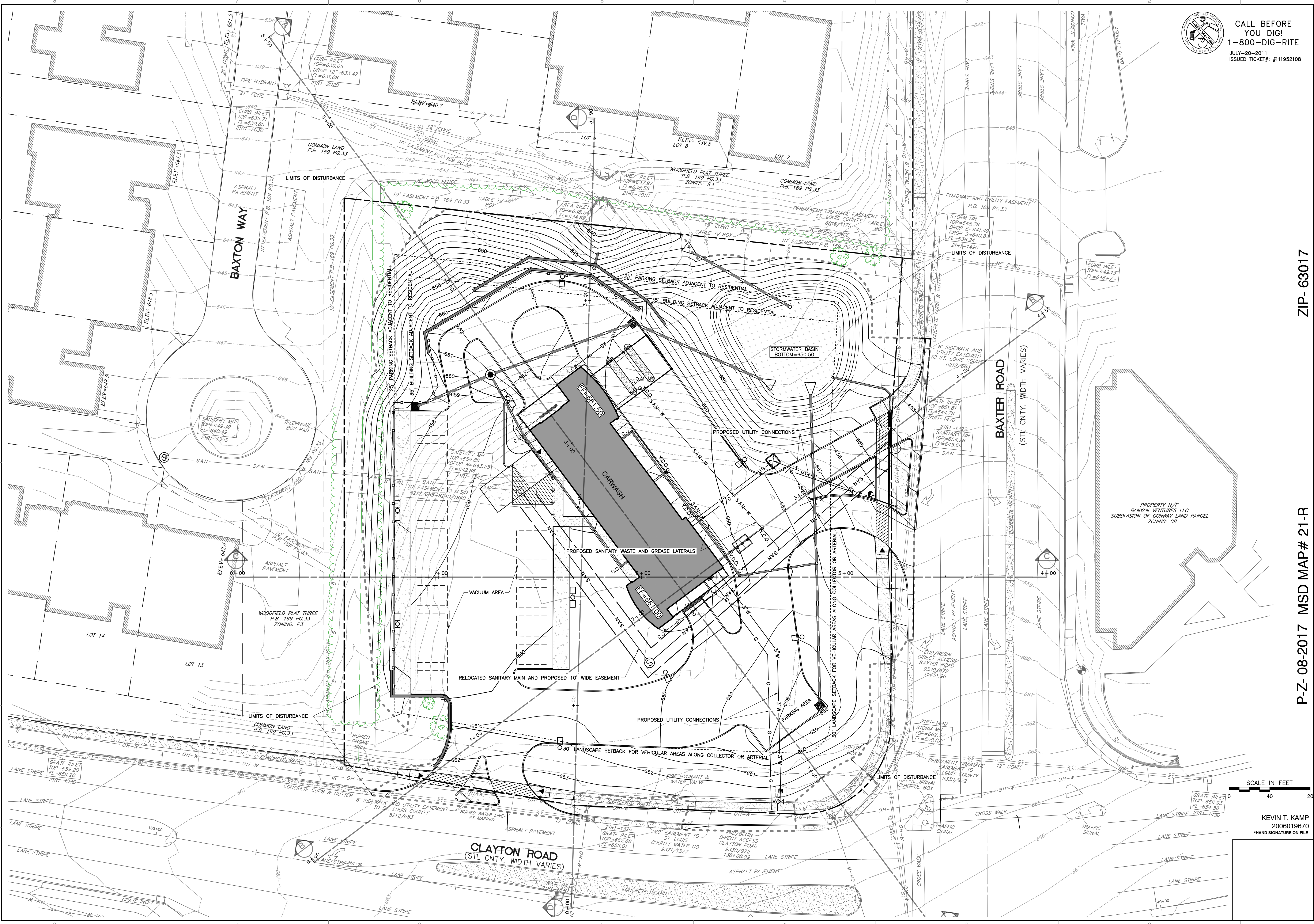
ZIP- 63017

P-Z- 08-2017 MSD MAP# 21-R

KEVIN T. KAMP
 2006019670
 *HAND SIGNATURE ON FILE



CALL BEFORE YOU DIG!
1-800-DIG-RITE
JULY-20-2011
ISSUED TICKET#: #111952108



NO.	DATE	DESCRIPTION
1	11/09/16	PRE-APPLICATION MEETING
2	03/07/17	SUBMITTAL FOR CHANGE OF ZONING
3		
4		
5		
6		
7		
8		

ZIP- 63017

Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 · 866-250-3679
www.cedcinc.com

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

PRELIMINARY DEVELOPMENT PLAN
BRITE WORX
SITE & UTILITY PLAN

DATE: NOV. 2016 (DRAWN BY: CAC)
DWG SCALE: 1" = 20' (CHECKED BY: KTK)
PROJECT NO: 153-224
APPROVED BY: DRAFT

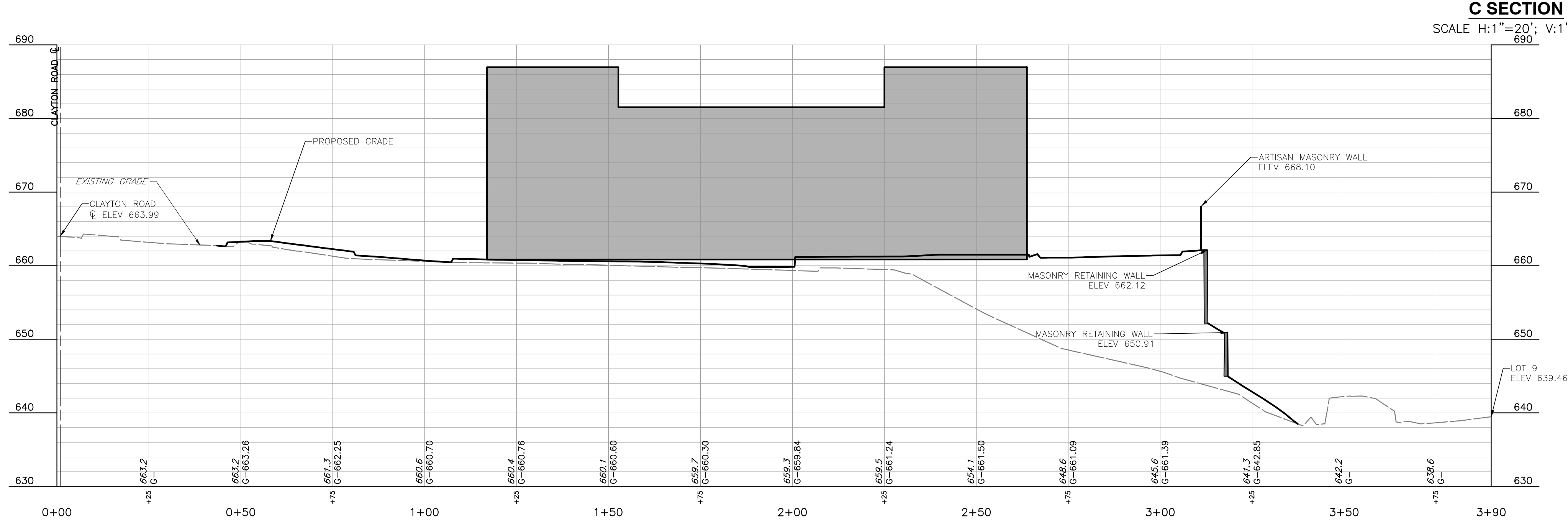
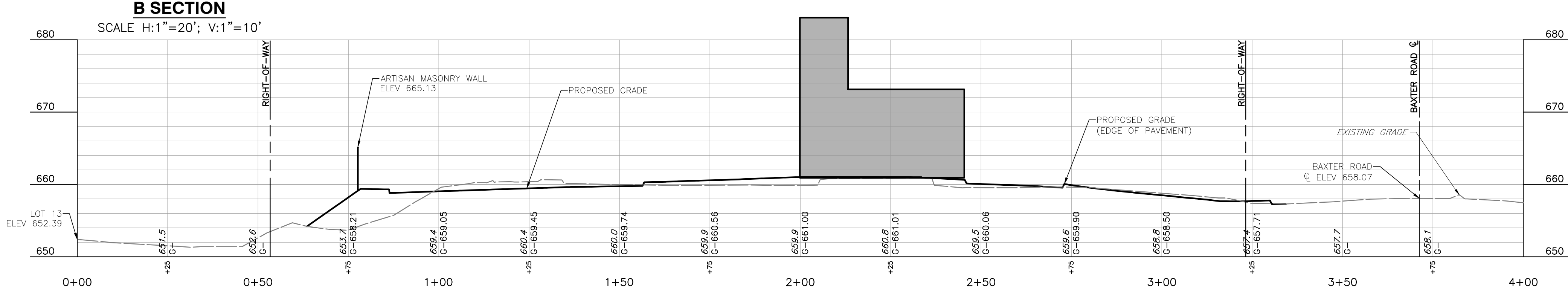
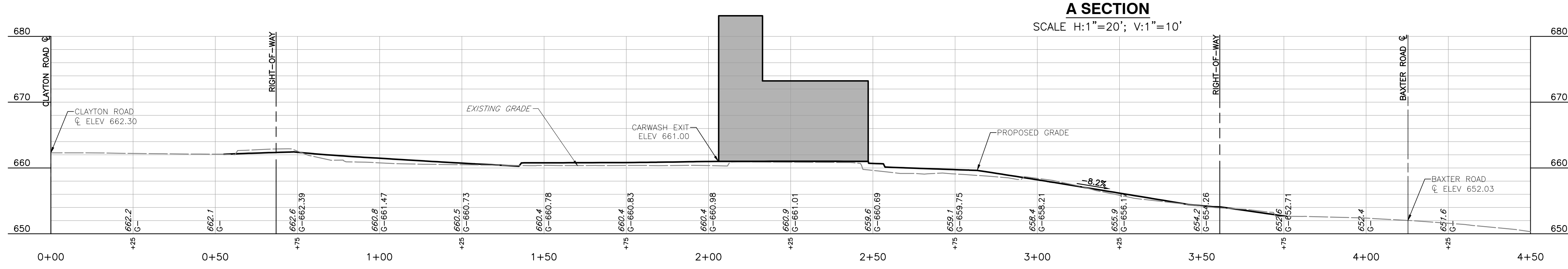
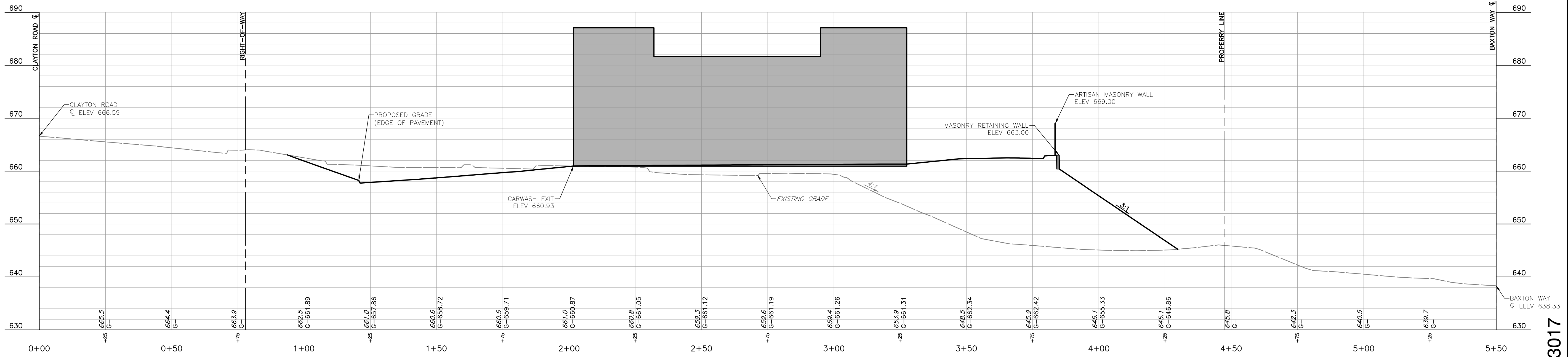
DRAWING NO. **C300**
SHEET 02 OF 03

P-Z-08-2017 MSD MAP# 21-R

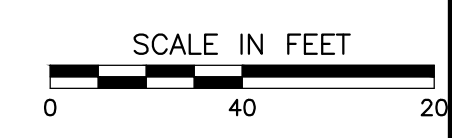


SCALE IN FEET

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE



D SECTION
SCALE H:1"=20'; V:1"=10'



KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	11/09/16	PRE-APPLICATION MEETING
2	03/19/17	SUBMITTAL FOR CHANGE OF ZONING
3		
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Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 · 866-250-3679
www.cedcinc.com

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

PRELIMINARY DEVELOPMENT PLAN
BRITE WORX
SECTION VIEWS
DATE: NOV. 2016 DRAWN BY: CAC
DWG SCALE: 1" = 20' CHECKED BY: KTK
PROJECT NO.: 153-224
APPROVED BY: DRAFT

DRAWING NO.: **C301**
SHEET 03 OF 03

ZIP- 63017

P-Z- 08-2017 MSD MAP# 21-R

Cassandra Harashe

Subject: FW: Briteworx Carwash

Cassie Harashe, AICP
Project Planner
Phone: 636.537.4745

From: Justin Wyse
Sent: Tuesday, May 02, 2017 8:07 AM
To: Debbie Berger
Cc: Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: RE: Briteworx Carwash

Good Morning:

Thank you. We will make sure the Planning Commission is provided a copy of your concerns prior to the Public Hearing. Please let us know if you have any additional questions.

Justin Wyse, AICP, PTP
Director of Planning & Development Services
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
Phone: 636.537.4734
Fax: 636.537.4798



From: Debbie Berger
Sent: Monday, May 01, 2017 5:31 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Cc: Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>
Subject: Briteworx Carwash

Justin,

I have spoken to you several times concerning this carwash at Baxter and Clayton roads. Now finally we have a meeting to voice our concerns. Before Monday I would like to point out a few things. People who live in Woodfield know about the carwash but other people who live in the area, all up and down Baxter and Clayton do not and this will affect all who live on these streets and have to go through this intersection.

This will be a larger problem not just Woodfields. The architecture does not fit into our neighborhood of homes and schools. Two miles away at 141 and .Clayton, the

Waterway car was is aesthetically pleasing. Briteworx is more suited to a Manchester road. The one model they have is on Lindbergh road in Florissant. I have visited this carwash twice.

Woodfield has cars u turning into our neighborhood to go South on Baxter to get to the Mobile station all the time. This causes damage to our lawns, signs and mailboxes. With this carwash it will only get worse. And who will pay for this damage?

Water run off is another concern. They say they can fix it but after a basement floods how do you go about saying who is at fault?

Another large concern is noise. They have said a sound wall can fix that. However, I was at the Briteworx carwash on Lindbergh blvd. that has sound walls and stood in the backyards of homes that back up to it. Believe me you could still hear it!

We also have Parkway west junior high letting out at 3:30 everyday. The traffic for twenty minutes is unbelievable between buses, cars, and children walking.

Please don't let this disrupt the character and quality of our neighborhood.

Sincerely,
Deborah Berger

Cassandra Harashe

Subject: FW: Reasoning for Briteworx Carwash

From: Justin Wyse
Sent: Monday, May 01, 2017 4:21 PM
To: 'Skip Diffley' Randy Logan <RLogan@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>
Cc: dbrbeb3@gmail.com; Mike Geisel <mgeisel@chesterfield.mo.us>
Subject: RE: Reasoning for Briteworx Carwash

Good Afternoon:

I wanted to confirm that we have received your email below and the information will be provided to the Planning Commission in their packet of information for the upcoming Public Hearing. Please feel free to let me know if you have any questions.

Justin Wyse, AICP, PTP
Director of Planning & Development Services
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
Phone: 636.537.4734
Fax: 636.537.4798



From: Skip Diffley
Sent: Monday, May 01, 2017 3:00 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>
Cc:
Subject: Reasoning for Briteworx Carwash

Please **DO NOT** redone the corner of Baxter and Clayton Road for another Carwash.

1. It was already re-zoned to make it a gas station--no need to change
2. As a property owner, and down hill from the site, we are already having water run off problems and the fix is somewhere around \$150,000 to \$200,000 to fix. **PLEASE DO NOT ADD TO THIS PROBLEM** just because someone wants to do something different than what they originally wanted it zoned for some time ago.

I don't believe there is any substantial tax upside that should merit your vote to redone.

I have heard the Mobile owners presentation and question many things they say regarding this property. It is partly a dream and a hope.

It will effect our Woodfield community with NO upside for anyone but them.

Thanks for your consideration, and your NO vote to the reasoning.

Edward Diffley
Shari Diffley
2465 Baxton Way

Cassandra Harashe

Subject: FW: Briteworx Carwash at the NW corner of Baxter and Clayton Road

From: Justin Wyse
Sent: Monday, May 01, 2017 5:11 PM
To: Robert Goldsmith
Cc: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: RE: Briteworx Carwash at the NW corner of Baxter and Clayton Road

Thank you. We will make sure the Planning Commission is provided a copy of your concerns prior to the Public Hearing. Please let us know if you have any additional questions.

Justin Wyse, AICP, PTP
Director of Planning & Development Services
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
Phone: 636.537.4734
Fax: 636.537.4798



-----Original Message-----

From: Robert Goldsmith [
Sent: Monday, May 01, 2017 5:09 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Subject: Briteworx Carwash at the NW corner of Baxter and Clayton Road

>
>
>
>>

>> We understand there is a public hearing concerning zoning for the Briteworx Carwash on May 8, 2017. Unfortunately we will not be able to attend but we wanted to provide our input.

>> We live in Woodfield Homes complex and our home at 2456 Baxton Way is almost directly north and at a lower elevation than the proposed car wash.

>> Our specific concerns, and they are considerable, related to:

>> (1) water run off from, not only the car wash, but also the regrading of the property which includes replacing a large portion of the water retention area with concrete. This is very significant since, as we indicated, our home is at a lower elevation than the proposed car wash.

>> (2) Since we are close the the proposed car wash we are very concerned about the noise levels. As we understand the plan, the car wash can stage almost 20 cars while waiting to get into the car wash, in addition, there

could be another 20 cars at vacuum stations. This seem like a excessive number of cars in a residential area. And the noise created from that many cars being cleaned and vacuumed could will be very significant for a residential area.

> (3) What will the proposed car volume do to the air quality in the immediate area? This is a major concern since the car wash would reside in a residential area.

> (4) Cars driving north on Baxter cannot turn left into the car wash, since there is a median strip, they proceed north until the first left turn so they can turn around and proceed to the car wash. That left turn is on to the private roads of Woodfield Homes. We already have an excessive number of motorists using Woodfield as a turnaround. The car wash will increase this problem.

>>

>> We sincerely hope our concerns are taken into consideration as you evaluate the rezoning of the property.

>>

>> Jane and Robert Goldsmith

>> 2456 Baxton Way

>> Chesterfield, Mo 63017

>>

>> Sent from my iPad