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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: June 22, 2009

From: Charlie Campo, AICP
Project Planner

Mara Perry, AICP
Senior Planner

Location: Jiffy Lube (13490 Olive Boulevard)

Applicant: Piros Signs, Inc.

Description: **Jiffy Lube (13490 Olive Boulevard)**: Amended Architectural Elevations for a .54 acre lot of land zoned "C-2" Shopping District with a City of Chesterfield Conditional Use Permit to allow a vehicle service center, located at the southeast corner of Olive Boulevard and Woodsmill Road.

PROPOSAL SUMMARY

Piros Signs, Inc. has submitted Amended Architectural Elevations for your review. The request is for amended architectural elevations to an existing 1,568 square foot vehicle service center. The exterior building material is existing brick with a backlit fabric awning. The backlit fabric awning will be removed and replaced with an aluminum panel mounted flush against the building with no illumination. No other changes are being proposed to the site. The development is currently zoned "C-2" Shopping District under the terms of City of Chesterfield Conditional Use Permit #17.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

In October of 1970, St. Louis County approved Conditional Use Permit No. 183 to authorize a gas station to be operated on the current Jiffy Lube site. On September 5, 1995, the City of Chesterfield granted a Conditional Use Permit to allow for a vehicle service station at the location. In October and November of 1995 the City of Chesterfield Planning Commission approved the Architectural Elevations, Site Development Plan and Landscape Plan and for the existing Jiffy Lube station.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Gas Station/Retail	"C-2" Shopping District
South	Bank	"C-8" Planned Commercial
East	Retail	"R-3" Residence District
West	Retail	"C-2" Shopping District



STAFF ANALYSIS

- **Zoning**
The subject site is currently zoned "C-2" Shopping District under the terms and conditions of City of Chesterfield Conditional Use Permit #17. The Conditional Use Permit states that "Architectural elevations for all building facades shall be reviewed by the Planning Commission in Conjunction with the Site Development Plan." The submittal was reviewed against the requirements of Conditional Use Permit #17 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements, the Architectural Review Board Guidelines and the Conditional Use Permit.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the Conditional Use Permit.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Architectural Elevations for Jiffy Lube 13490 Olive Boulevard."

- 2) "I move to approve the Amended Architectural Elevations for Jiffy Lube 13490 Olive Boulevard with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Amended Architectural Elevations

EXISTING



PROPOSED



34'-11"



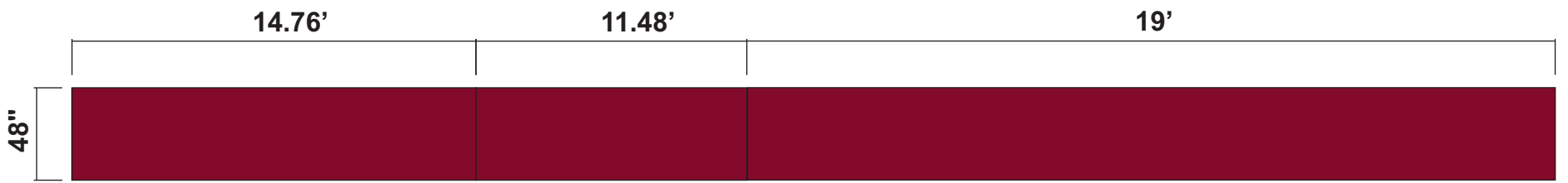
4'-0"

EXISTING



PROPOSED





EXISTING



PROPOSED



2'-0"

8"

21'-11 13/16" +/-

