



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

Planning Commission Public Hearing Report

Meeting Date: July 08, 2019

From: Mike Knight, Planner *mk*

Location: North of Olive Blvd. west of its intersection with North Woods Mill Road

Petition: **P.Z. 04-2019 13559 Olive Blvd (McDonald's)**: A request for a zoning map amendment from a "C8" Planned Commercial District to a "PC" Planned Commercial District for a .86 tract of land located north of Olive Blvd., west of its intersection with North Woods Mill Rd. (16Q241471)

Summary

McDonald's USA LLC is requesting a change of zoning from the current C8 - Planned Commercial District to a PC – Planned Commercial District. The site is roughly 0.86 acres in which a one story McDonald's fast food restaurant currently operates. **The primary purpose of this request is to allow for an update for both interior/exterior renovations of the existing McDonald's building and also to construct a double drive-thru lane.**

Since the site is zoned C8, it is a planned district with a site specific governing ordinance. This governing ordinance is St. Louis County Ordinance 14,846. The ordinance has one permitted use which is a *restaurant with drive-up window*. The one use being requested in this petition is *Restaurant - Fast Food*, which is the same use within the current language of the City of Chesterfield Unified Development Code.

The applicant intends on updating the site design which will require updates to the development requirements currently permitted in the governing ordinance. The updates that are being requested within this petition include items such as, but are not limited to, structure setbacks, parking setbacks, landscape buffers, hours of operation, and the trash enclosure location which will all be discussed in detail later in this report.

The site has two curb cuts with one dedicated entrance and one dedicated exit off of Olive Blvd. Within the perimeters of the subject site are two telecommunication tower/facilities that were both re-zoned to PC-Planned Commercial in 2011. The two telecommunication facilities total 465 square feet in area and the approximate locations are identified as "C1" and "C2" in Figure 1 on the following page.



Figure 1: Aerial

SITE HISTORY

- (1983) St. Louis County Ordinance 11,240 was approved changing the zoning designation of the then vacant land from a C6 zoning district to a C8 zoning district.
- (1990) Ordinance 11,240 was amended by St. Louis County Ordinance 14,846 in which the sole use remained as restaurant with drive-up window. Development requirements were altered, including but not limited to, a larger allowable total floor area, decrease in building setbacks from the property lines, and expanded permitted hours of operation.
- (2011) Two areas within the perimeter of the subject site were re-zoned to PC-Planned Commercial for the sole use of telecommunication facilities.

SURROUNDING LAND USES

The land use and zoning for the properties surrounding this parcel are as follows; The Woodsmill Pointe Condominiums are located to both the north and the west zoned R7 – Residence District. The site is bordered to the south by Olive Blvd. To the south of Olive Blvd is the Four Seasons Shopping Center zoned C2 – Shopping District. The Forum Shopping Center is located to the east and also zoned C2.

Figure 2 on the following page depicts the location of the surrounding zoning and Table 1 outlines the surrounding developments, land use plan, and zoning designation.

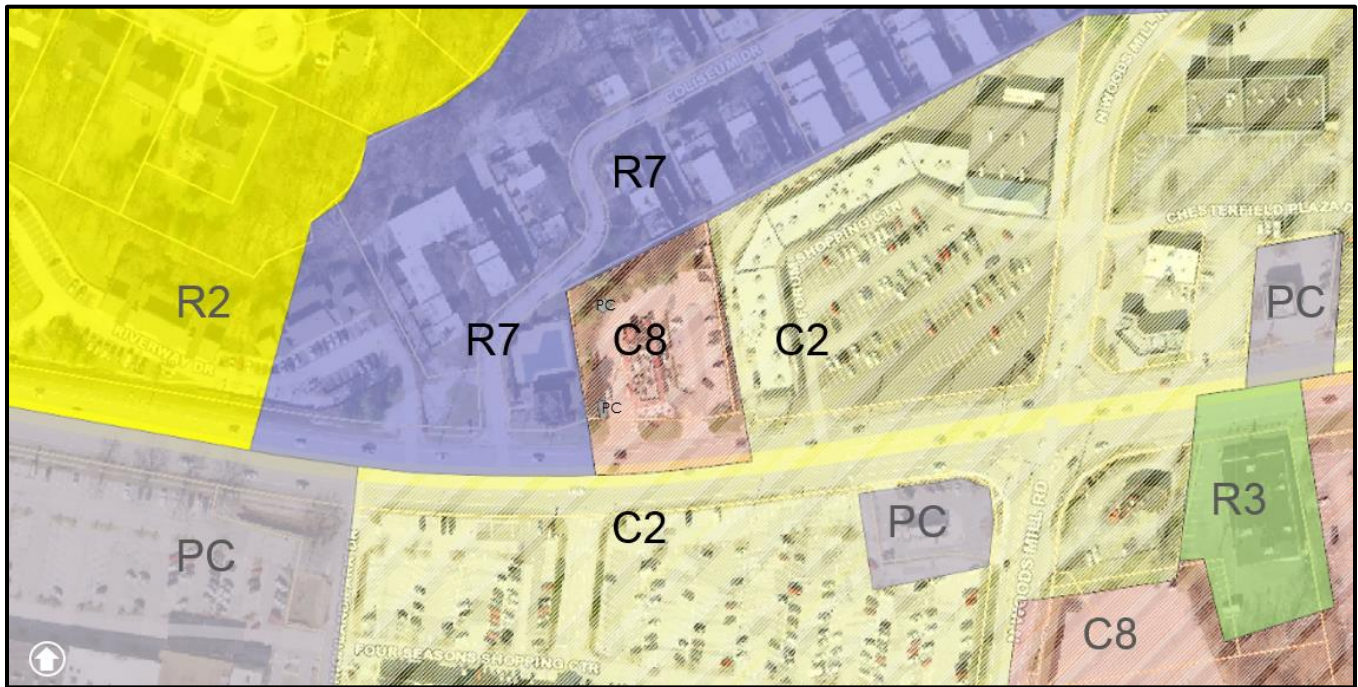


Figure 2: Surrounding Zoning

Surrounding Developments, Land Use Plan, and Zoning			
LOCATION	DEVELOPMENT	LAND USE PLAN	ZONING
North	Woodsmill Pointe Condominiums	Residential Multi-Family	R7
South	Four Seasons Plaza	Community Retail	C2
East	Forum Shopping Center	Community Retail	C2
West	Woodsmill Pointe Condominiums	Residential Multi-Family	R7

Table 1: Surrounding Uses

COMPREHENSIVE PLAN

The subject site is located within Ward 1 of the City of Chesterfield and is within the “Community Retail” land use designation per the City’s Comprehensive Land Use Plan. The City’s Comprehensive Plan provides permitted land uses for each land use designation. The permitted land uses defined under the “Community Retail” land use designation are stated as “community retail servicing multiple neighborhoods and neighboring communities”. The sole permitted land use defined in the current governing ordinance and the requested petition are both consistent with the identified land use designation.

The City’s Comprehensive Plan also defines specific plan policies. Outlined below are specific commercial and transportation policies that are applicable to this request

Policy 3.1.1 Quality of Design - Overall design standards should provide for smaller scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian

circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

Policy 3.1.2 Buffering of Neighborhoods - *Development should substantially buffer the neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.*

Policy 7.2.4 Encourage Sidewalks - *Sidewalks should be required of all new developments and encouraged along existing roads in the City of Chesterfield, allowing creative placement to protect the natural environment.*

Policy 7.2.6 Cross-Access Circulation - *Internal vehicular and pedestrian connections between commercial developments should be encouraged.*

The applicant has submitted the required Preliminary Development Plan in conjunction with the petition request. Given the policies set forth above, staff will review both the Preliminary Development Plan, and the subsequent Site Development Plan and look to incorporate these policies within the applicant's site and building design.

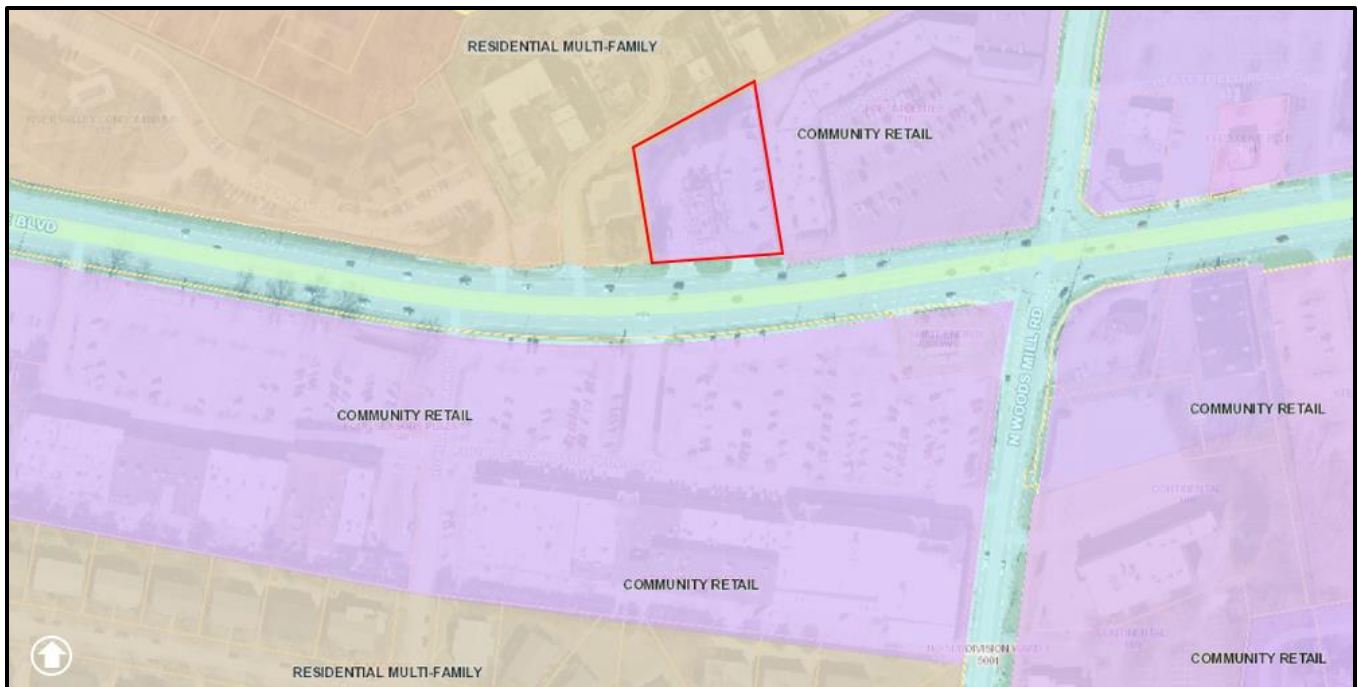


Figure 3: Comprehensive Land Use Plan

STAFF ANALYSIS

The primary purpose of this request is to allow for an update for both interior/exterior renovations of the existing McDonald's building and also constructing a double drive-thru lane. There are multiple changes from the current governing ordinance that will be described within this report.

Setbacks

One of the most prevalent changes is between the parking and structure setbacks. Below are Tables 2 and 3 that depict the current and requested structure and parking setbacks. Highlighted boxes indicate where changes are requested.

Structure Setbacks	Current	Requested
North	75'	65'
South	20'	18'
East	75'	60'
West	50'	50'

Table 2: Structure Setbacks

Parking Setbacks	Current	Requested
North	25'	25'
South	10'	10'
East	5'	5'
West	75'	17'

Table 3: Parking Setbacks

The applicant is proposing to adjust the location of the trash enclosure to the north. In doing this they are requesting that the location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complemented by adequate landscaping approved by the City of Chesterfield on the Site Development Plan. Separating the trash enclosure from the rest of the structure setbacks is common within Planned Districts to allow flexibility of the location of the trash enclosure given its function.

Hours of Operation

Also being requested within this zoning petition is a change in the permitted hours of operation. The current ordinance states that hours of operation shall be from 6:30AM to 10:00PM seven days a week. The applicant is requesting that the hours of operation be expanded to 24 hours seven days a week.

Landscape

The applicant is not necessarily changing the existing landscaping of the site but is changing how the language is depicted within the governing ordinance. Currently the ordinance reads that heavy landscaping shall be provided along the north and west property lines with a mixture of evergreen and deciduous trees, sufficient in height when mature to provide visual buffering between the development and nearby residences. The ordinance also states that landscaped earth berms varying in height from four to six feet in width from 20-50 feet shall be provided along the north and west property lines.

The applicant provided within their narrative request to address landscaping by identifying a landscape buffer requirement that extends 25' from the north, 17' from the west, 10' from the south, and 5' from the east. An updated Landscape Plan will be required within the subsequent Amended Site Development Plan submittal.

PRELIMINARY DEVELOPMENT PLAN

A request for a zoning map amendment to a planned zoning district requires a Preliminary Development Plan. The applicant has supplied the required Preliminary Development Plan and it has been included

within the Planning Commission Packet. The Preliminary Development Plan outlines the future building footprint, the general parking areas, along with the structure and parking setbacks.

The site has two curb cuts along Olive Blvd., one as a dedicated entrance, and one as a dedicated exit. Olive Blvd. is classified as a major arterial roadway in accordance to the City's street classification map and owned and operated by the Missouri Department of Transportation (MoDOT). In accordance to 2016 MoDOT traffic counts, there are just over 36,000 average annual daily travelers on this section of Olive Blvd. Below, Figure 4 depicts both the existing conditions represented on a plan and the proposed Preliminary Development Plan (PDP) included in the PC Packet, along with how the vehicles will stack around the drive-thru in both scenarios. The three most prominent differences between the existing and proposed plans would be the addition of the double drive-thru (A), the newly created parking west of the building (B) and the trash enclosure moved to the north (C).

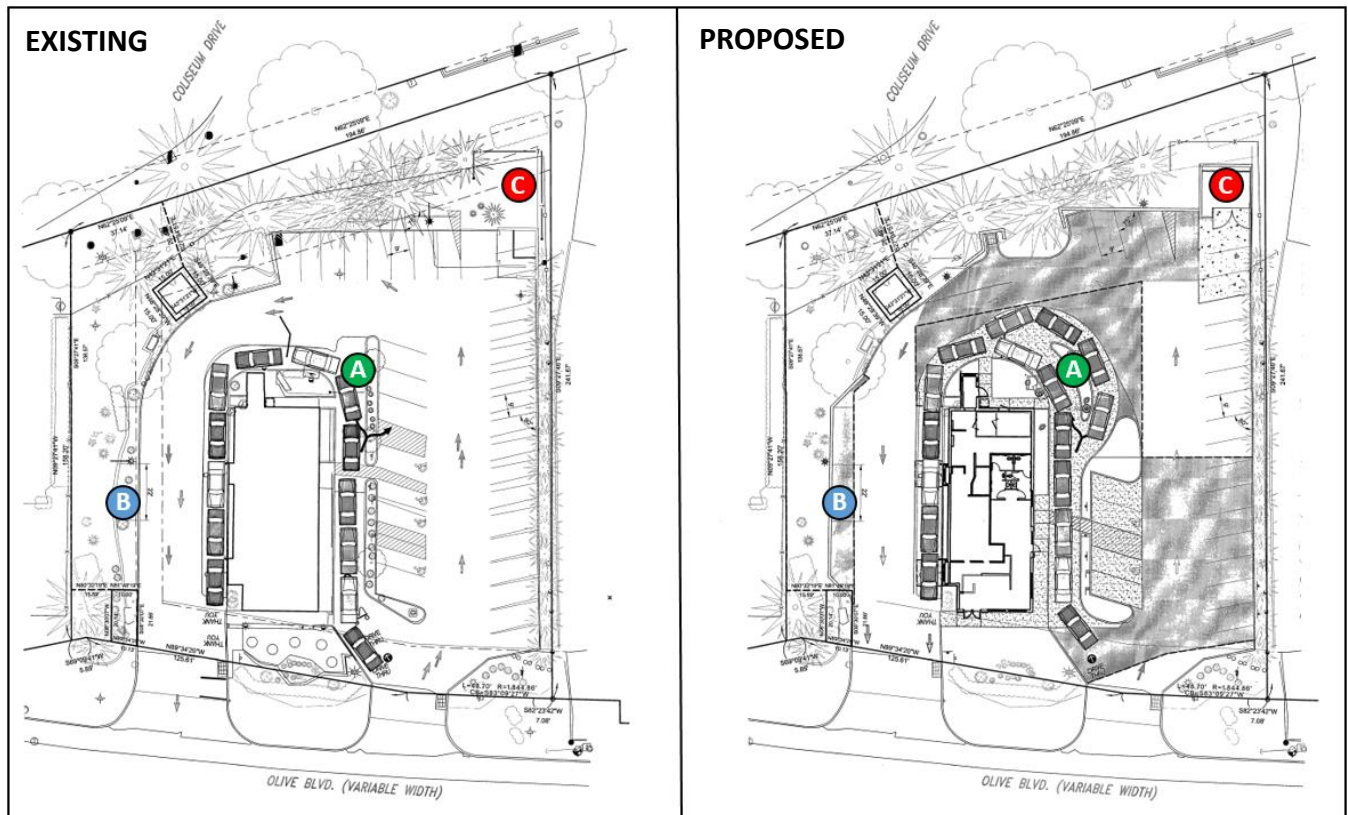


Figure 4: Existing and Proposed Conditions

Staff will continue to evaluate the submitted Preliminary Development Plan throughout the submittal process.

Within the applicant's narrative there are multiple statements in relation to vehicular and pedestrian site circulation. Staff is reviewing the current and proposed conditions in relation to items such as

internal and external vehicular and pedestrian site circulation, parking standards, and the potential for future cross-access with the commercial site to the east if it were to re-develop.

The current governing ordinance states that the outdoor sound system shall be limited to one speaker, which shall be a model D-30 main station or equivalent system in which outdoor speaker volume cannot be adjusted. Ordinance language is being considered that meets the intent of the ordinance with updated language that is consistent with current ordinances and is applicable to current technology.

PUBLIC HEARING

A Public Hearing further addressing the request will be held at the July 08th, 2019 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Development Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
4. Preliminary Development Plan



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, July 08, 2019 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 04-2019 13559 Olive Blvd (McDonald's) A request for a zoning map amendment from a "C8" Planned Commercial District to a "PC" Planned Commercial District for a .86 tract of land located north of Olive Blvd., west of its intersection with North Woods Mill Rd. (16Q241471)

Description of Property

A Tract of land being part of Lot 1, Share 1, Partition of Missouri Stevens Estate in U.S. Survey 207, Township 46 North, Range 5 East of the Fifth Principal Meridian, St. Louis County, Missouri

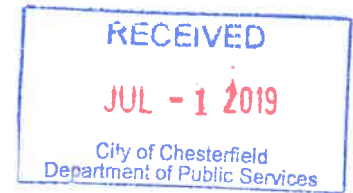
For a list of the requested uses, contact the project planner.



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 Planner Mike Knight at 636.537.4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.



June 28, 2019 (rev)

Narrative Statement

McDonald's Restaurant (PZ 04-2019)
13559 Olive Blvd.
Project #0180691.00

McDonald's USA LLC requests a change of zoning from the current C8 to a proposed PC – Planned Commercial District. The purpose of this rezoning is to allow for the interior/exterior renovation of the existing building as well as the addition of a second order station lane and ADA compliant accessible parking and walkways. These renovations will improve the efficiency of operations, reduce drive thru lane backups, and offer an improved customer experience to ensure business viability well into the future. Specific to the proposed rezoning ordinance we request the following:

Use: Restaurant – Fast food, a permitted use in the PC District

FAR: Proposed = 0.072 which is far less than the 0.55 maximum allowable

Structure Height: Maximum = twenty one (21') feet

Open Space: Proposed = 36.7% which exceeds the minimum requirement of 35%

Structure Setbacks: Building – 65' north, 50' west, 18' south, 60' east
Trash Enclosure – 25' north, 5' east

Parking Setbacks: 25' north, 17' west, 10' south, 5' east

Landscape Buffer: 25' north, 17' west, 10' south, 5' east

Hours of Operations: 24/7

Parking: Required = $40(15 \times 2682 / 1000)$, Provided = 29

Exceptions & Modifications:

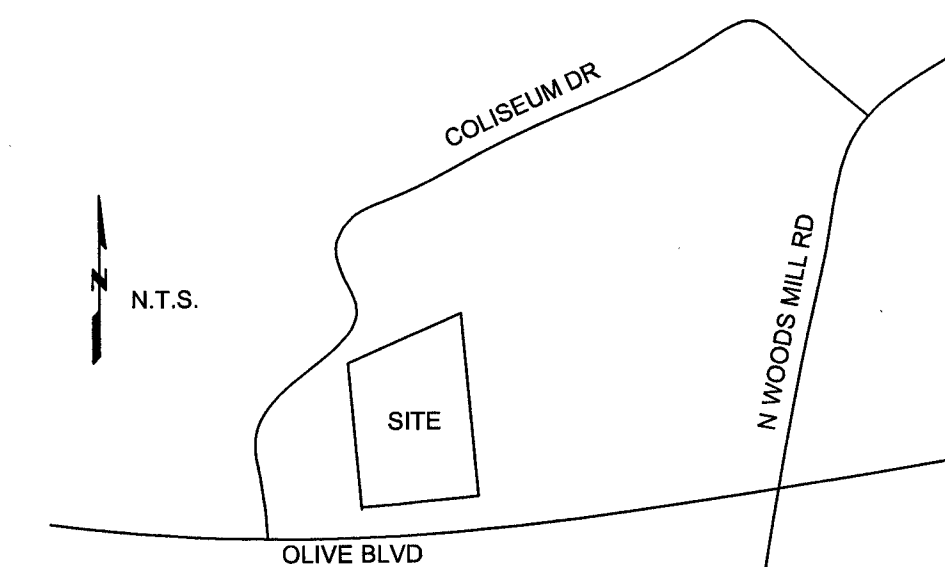
- *Parking Count* – A fifteen-minute interval parking count was completed on March 5, 2019 at this location. The 7am to 9am time period resulted in an average count of 9 cars parked and a maximum of 12 cars at 8:15am. The 11am to 1pm time period resulted in an average of 16 cars parked and maximum of 24 cars at 12:15pm. The 5pm to 6pm time period resulted in an average of 7 cars parked and a maximum of 9 at 5:00pm. Based on the high percentage of drive thru sales at this location, the need for 40 parking spaces is not warranted as the above parking counts attest. We therefore request the minimum required parking be established at 25 to match the development plan.

- *Parking Setback* – The west adjoining parcel is zoned R7 but is not being used as a single or multi-family residence. Nor is it conceivable it would be used for that purpose in the future. We therefore request a reduction in the parking setback/landscape buffer from the 25' required to the 17' as indicated on the development plan.
- *Trash Enclosure Setback* – The required setback for this “structure” is 35' to the north. We are requesting approval of a 25' setback as shown on the development plan.
- *Public Sidewalk on Olive Blvd.* – The PROWAG requirement that the new public sidewalk mimic the profile grade of the adjoining road creates an undue hardship at this location as it will necessitate both access drives be reconstructed to allow for the flat sidewalk cross slope through both access drives. We therefore request there be no public sidewalk required in conjunction with this development.

13559 OLIVE BLVD CHESTERFIELD MISSOURI McDONALD'S

GENERAL NOTES

- ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND DIMENSIONS OF NEW EXIT PORCHES, RAMPS, PATIOS, PRECISE BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
- THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES.
- THE CONTRACTOR SHALL SAWCUT ALL EDGES OF EXISTING PAVEMENT THAT IS TO BE REMOVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CREATE A SMOOTH WORKING EDGE AND TO PLACE BACKFILL AND PAVEMENT SUCH THAT SETTLEMENT DOES NOT OCCUR.
- REFER TO SITE LAYOUT PLAN FOR DIMENSIONAL CONTROL OF NEW IMPROVEMENTS.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SITE IMPROVEMENTS SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT CONNECTION POINTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND CONSTRUCTION COSTS RELATED TO INSTALLATION AND CONNECTION OF ALL UTILITIES FROM LOCAL UTILITY COMPANY SOURCE TO THE NEW FACILITY.
- EXISTING UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED AS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE ELECTRIC SERVICE CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF LOCAL GOVERNING AUTHORITY.
- BACKFILL ALL UTILITY TRENCHES UNDER PAVEMENT WITH GRANULAR MATERIAL. REFER TO DETAIL ON SD SHEETS.
- REFER TO SHEET C1.2 FOR DIMENSIONS AND SHEET C1.2 FOR IDENTIFICATION OF EXISTING AND PROPOSED IMPROVEMENTS.
- REFER TO SHEET C2.1 FOR GRADING AND C3.1 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
- REFER TO SHEET C4.1 FOR LANDSCAPE MATERIALS.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS, AFTER INITIAL GRADING TO SIX INCHES (6") BELOW SUBGRADE. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
- FINISH SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO TOP OF NEW PAVEMENT, WALKS, SOD, ETC. (AND NOT FINISH ROUGH GRADE)
- FINISH SPOT ELEVATIONS AT THE FACE OF CURBS ARE SHOWN TO TOP OF NEW PAVEMENT AT THE GUTTER LINE UNLESS OTHERWISE NOTED.
- ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
- NO SLOPE SHALL EXCEED 3:1 MAXIMUM.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR.
- WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
- WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.
- PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS.
- STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
- SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
- NOTIFY CITY OF CHESTERFIELD 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PARKING ON NON-SURFACED AREAS IS 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. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
- ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL.
- COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS PER CITY OF CHESTERFIELD SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
- CONCRETE AND ASPHALTIC CONCRETE SURFACES SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE PROJECT SPECIFICATIONS.
- THICKEN EDGE OF ASPHALT PER SITE DETAILS WHEREVER ASPHALT PAVEMENT ADJOINS CONCRETE PAVEMENT.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION IN/ADJACENT TO ROADWAYS. USE OF ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO GUIDELINES ESTABLISHED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- APPROVAL OF THIS PLAN BY THE CITY OF CHESTERFIELD DOES NOT CONSTITUTE AUTHORITY TO CONDUCT CONSTRUCTION OPERATIONS OR ENCROUGH ON ADJACENT PROPERTY FOR ANY REASON. IT IS THE OWNER'S RESPONSIBILITY TO SECURE PERMISSION AND/OR OBTAIN ALL NECESSARY EASEMENTS FROM AFFECTED PROPERTY OWNERS FOR ANY OFF-SITE WORK.
- ALL HANDICAPPED APPURTENANCES, INCLUDING STRIPING, SIGNING, RAMPS, RAILS, DETECTORS ECT. MUST COMPLY WITH IBC 2003 CHAPTER 11 AND ICC/ANSI 1117.1-1998.



LOCATION MAP

OWNER/DEVELOPER

McDONALD'S REAL ESTATE CO
PO BOX 66207
AMF OHARE IL 60666

SITE INFORMATION

LOCATOR NUMBER 16Q241471
EXISTING ZONING DISTRICT C-8 ORDINANCE 11,240
PROPOSED ZONING DISTRICT PC PLANNED COMMERCIAL DISTRICT
SITE ADDRESS 13559 OLIVE BLVD CHESTERFIELD MO 63017

EXISTING AREA BREAKDOWN

RESTAURANT BUILDING AREA 2,682 SQUARE FEET (7.18%) (FAR = 2,682 / 37,313 = 0.0718 < 0.55)
EXISTING PAVED AREA 20,959 SQUARE FEET (56.17%)
EXISTING LANDSCAPE AREA 13,672 SQUARE FEET (36.65%)
TOTAL LOT AREA 37,313 SQUARE FEET OR 0.85 ACRES

PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA 2,682 SQUARE FEET (7.18%)
PROPOSED PAVED AREA 22,091 SQUARE FEET (59.20%)
PROPOSED LANDSCAPE AREA 12,540 SQUARE FEET (33.62%)
TOTAL LOT AREA 37,313 SQUARE FEET

FLOOD PLAIN NOTE

WE HAVE EXAMINED COMMUNITY PANEL NUMBER 29189C0170K (MAP NUMBER 29189C0170K, DATED FEBRUARY 4TH, 2015) OF THE FLOOD INSURANCE RATE MAPS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE AREA CONTAINING THE SUBJECT PROPERTY. SAID PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1, SHARE 1 PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI

BENCHMARK INFORMATION

1. SITE BENCHMARK: RAILROAD SPIKE IN THE SOUTHWEST FACE OF A POWER POLE, ROUGHLY TWENTY FEET SOUTH AND TEN FEET EAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY; ELEVATION = 546.02 FEET ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), OBTAINED BY PROCESSING STATIC GPS SURVEY OBSERVATIONS THROUGH THE NATIONAL GEODETIC SURVEY ONLINE POSITION USER SERVICE (OPUS).

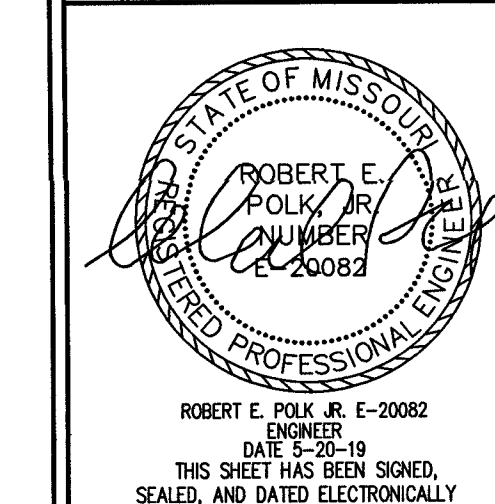
SHEET INDEX

PDP-0 COVER SHEET
OBS-1 SURVEY
PDP-1 PRELIMINARY DEVELOPMENT PLAN
TSD-1 TREE STAND DELINEATION PLAN
CS-1 CAR STACKING EXHIBIT

SANITARY AND DRAINAGE NOTE

THERE IS NO ANTICIPATED CHANGE IN THE SANITARY SEWER OR STORM SEWER SYSTEMS

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19	CITY COMMENTS	JPB	
2	2-20-19	CITY COMMENTS	JPB	
3	2-28-19	SETBACK REV'S	JPB	



ROBERT E. POLK, JR. E-20082
DATE 2-28-19
THIS SHEET HAS BEEN SIGNED,
SEALED, AND DATED ELECTRONICALLY

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
GREAT PLAINS REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 13559 OLIVE BLVD CHESTERFIELD MO 63017

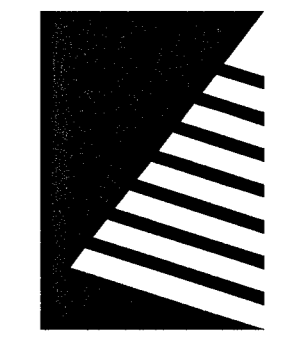
PLAN APPROVAL	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
PROJECT MANAGER		
REAL ESTATE MGR.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

PDP-0
COVER SHEET

OUTBOUNDARY SURVEY

A TRACT OF LAND BEING PART OF LOT 1, SHARE 1 PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI

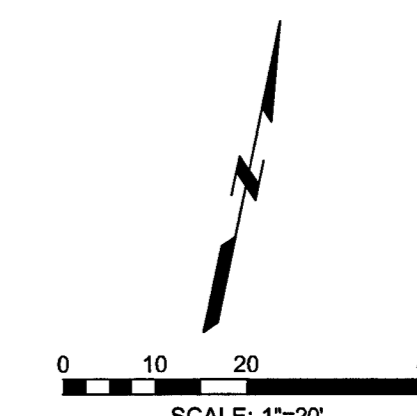
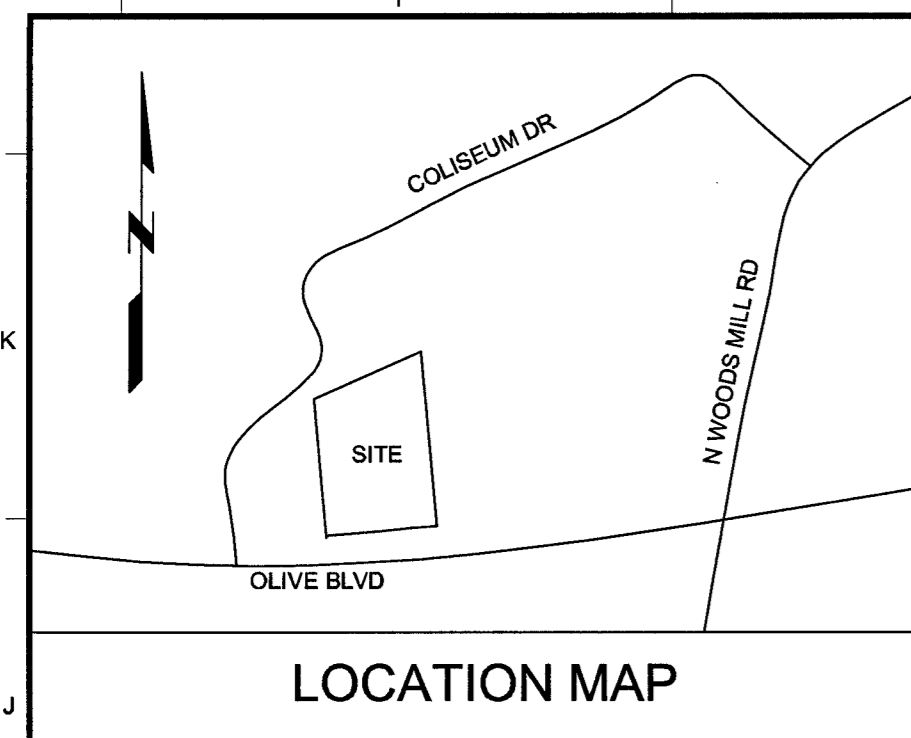


Farnsworth
GROUP

20 ALLEN AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63119
(314) 962-7900 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:

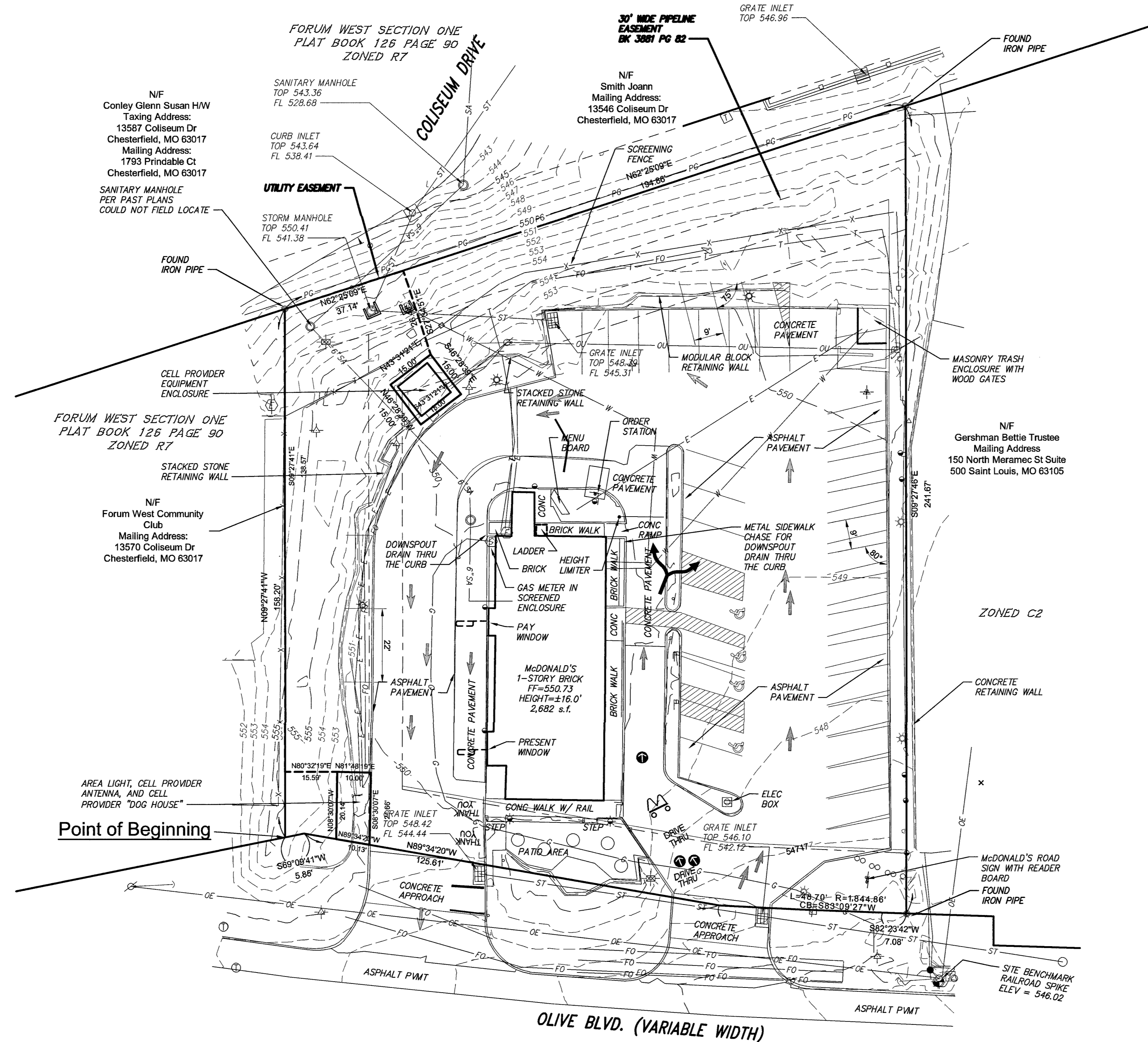


SYMBOLS

	PARKING LIGHT
	FIRE HYDRANT
	SIGN
	STORM MANHOLE
	WATER METER
	WATER VALVE
	BOLLARD/POST
	GRATE INLET
	ELECTRIC TRANSFORMER
	GAS METER
	PARKING COUNT
	STORM LINE
	UNDERGROUND ELECTRIC
	COMMUNICATIONS LINE
	WATER LINE
	GAS LINE

ABBREVIATIONS

ASPH	ASPHALT
CONC	CONCRETE
EL	ELEVATION
ELECT	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FL	FLOW LINE
L	LENGTH
MH	MANHOLE
OE	OVERHEAD ELECTRIC
OU	OVERHEAD UTILITY
PB	PLAT BOOK
PG	PAGE
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
STM	STORM
TYP	TYPICAL
W.	WIDTH
N	NORTH
S	SOUTH
E	EAST
W	WEST



We have, during the month of June, 2016 at the request of McDonald's USA, LLC, made a Topographic and Improvements Survey of a tract of land being part of Lot 1, Share 1 Partition of Missouri Stevens Estate in U.S. Survey 207, Township 46 North, Range 5 East, St. Louis County, Missouri. This Survey has been made in accordance with the accuracy requirements of an Urban Property Survey, as defined in the Missouri Minimum Standards for Property Boundary Surveys, and the results are as shown on this plat. This survey is based on limited survey data and available instruments of record and should not be construed as representing a Property Boundary Survey. Information shown hereon should not be relied upon for the establishment of property lines nor for the construction of improvements relative thereto. If the location of the property boundary is desired, then an actual Property Boundary Survey conforming to the requirements of the aforementioned Missouri Minimum Standards should be obtained.

Rusty Wallace, Deputy
Farnsworth Group, Inc.

By: Eric A. Trentmann
Mo. PLS 2016019011

GENERAL NOTES:

- Source of title: None. (There may be easements and restrictions of record that are unknown to the Surveyor). This Survey is subject to any facts that may be disclosed by a full and accurate title search.
- Source of legal description: Warranty Deed to McDonald's Corporation d/b/a Delaware McDonald's Corporation, recorded in Book 19830, Page 215 of the St. Louis County Records.
- Site Benchmark: Railroad Spike in the Southwest face of a power pole, roughly twenty feet south and ten feet east of the Southeast corner of the subject property; Elevation = 546.02 feet on the North American Vertical Datum of 1988 (NAVD88), obtained by processing static GPS survey observations through the National Geodetic Survey Online Position User Service (OPUS).
- Basis of Bearing: Grid North of the Missouri Coordinate System of 1983, East Zone. Survey North varies 00 degrees 36 minutes 21 seconds to the west of Grid North MCS83.
- The existence of utilities has been limited to the location of surface features. Underground utilities have been plotted from available plats or markings furnished by others, but have not been verified as being complete or correct.

A Tract of land being part of Lot 1, Share 1, Partition of Missouri Stevens Estate in U.S. Survey 207, Township 46 North, Range 5 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the point of intersection of the eastern line of Forum West Section One, as per plat recorded in Plat Book 126, Page 90 of the St. Louis County Records, with the northern right of way line of Olive Blvd.; thence along the eastern and southern lines of said Forum West Section One, North 9 degrees 27 minutes 41 seconds West 158.20 feet and North 62 degrees 25 minutes 09 seconds East 194.86 feet, thence leaving said lines of Forum West Section One, South 9 degrees 27 minutes 46 seconds East 241.67 feet to a point on the aforesaid right of way of Olive Blvd.; thence along said right of way line South 82 degrees 23 minutes 42 seconds West 7.08 feet to a point on a curve to the right, whose Chord bears South 83 degrees 9 minutes 27 seconds West 48.69 feet from the last described point; thence along the arc of said curve 48.70 feet; thence North 89 degrees 34 minutes 20 seconds West 125.61 feet; thence South 69 degrees 9 minutes 41 seconds West 5.85 feet to the point of beginning and containing 37,313 square feet of 0.85 acres more or less.

Exempting the following parcel:

Commencing at the northwesterly corner of a tract described in Book 7755 Page 1660; Thence, S09 27'41" E 138.57 Feet; Thence N80 32'19" E 15.59 Feet, to the point of beginning; Thence, N81 48'19" E 10.00 Feet; Thence, S09 30'07" E 21.66 Feet; Thence S89 34'20" W, 10.13 Feet; Thence, N08 30'07" W, 20.14 Feet; to the point of beginning. Containing 220 square feet, more or less.

Also exempting the following parcel:

Commencing at the northwesterly corner of a tract described in Book 7755 Page 1660; Thence, N62 25'09" E, 37.14 Feet; Thence, S27 34'51" E, 26.44 Feet, to the point of beginning; Thence, S48 38'39" E, 15.00 Feet; Thence, S43 31'21" W, 15.00 Feet; Thence, N46 28'39" W, 15.00 Feet; Thence, N43 31'21" E, 15.00 Feet; to the point of beginning. Containing 225 square feet, more or less.

Farnsworth Group, Inc.
Missouri State Certificate of Authority #000299

PROJECT:
L/C# 24-0272



13535 Olive Blvd.
Chesterfield Mo

Date: 07/19/2016

Design/Drawn: JPB

Reviewed: EAT

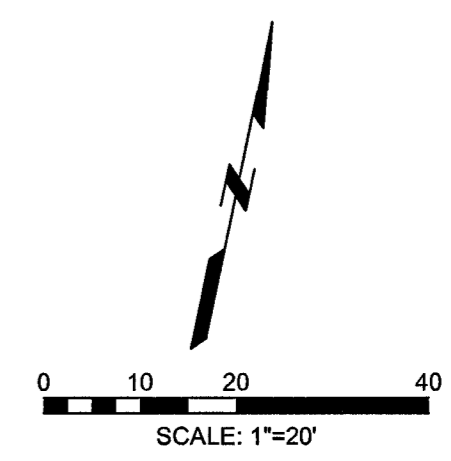
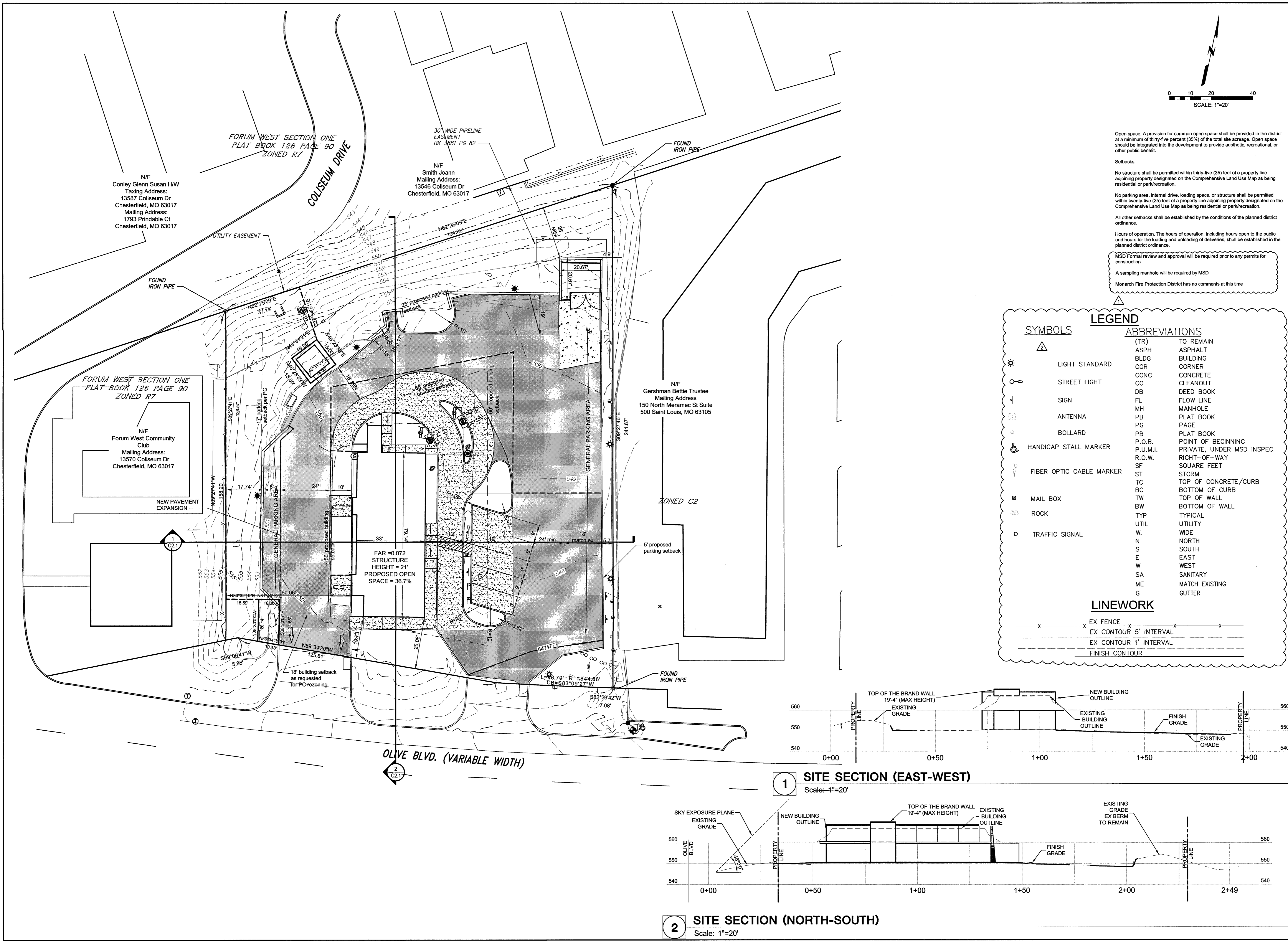
Book No.: 310/31-37

SHEET TITLE:
OUTBOUNDARY SURVEY

SHEET NUMBER:

OBS-1

1
Project No.: 0111309.00



Open space. A provision for common open space shall be provided in the district at a minimum of thirty-five percent (35%) of the total site acreage. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.

Setbacks.

No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.

No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.

All other setbacks shall be established by the conditions of the planned district ordinance.

Hours of operation. The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the planned district ordinance.

MSD Formal review and approval will be required prior to any permits for construction

A sampling manhole will be required by MSD

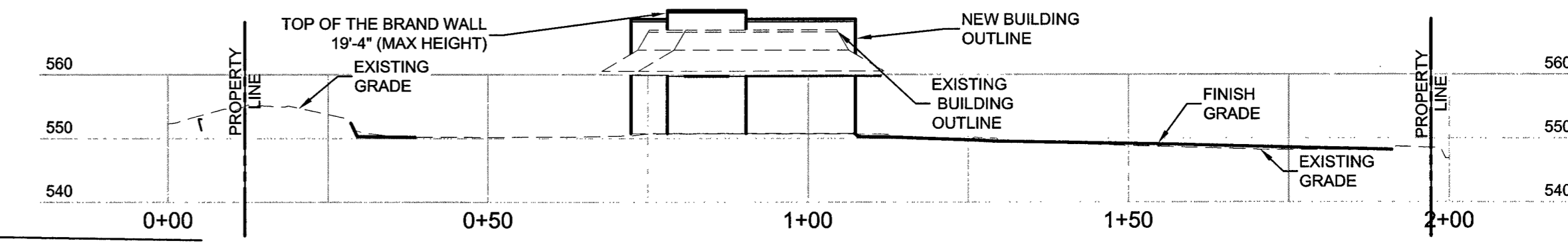
Monarch Fire Protection District has no comments at this time

LEGEND

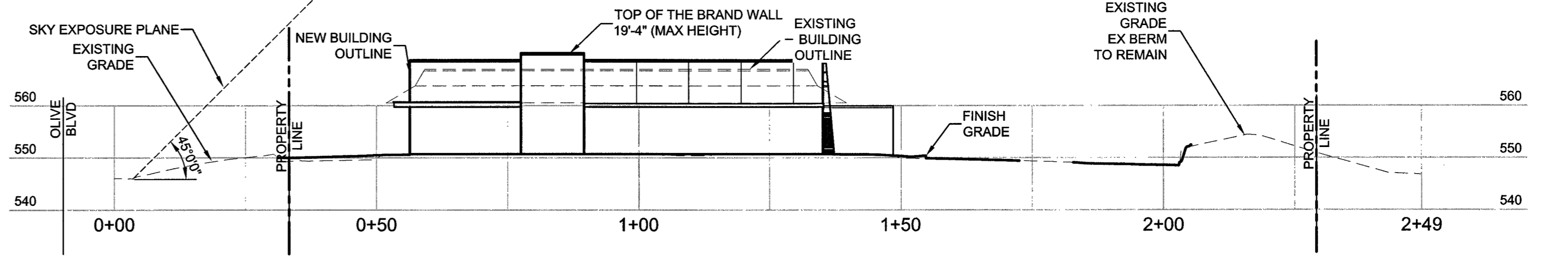
SYMBOLS		ABBREVIATIONS	
	LIGHT STANDARD	(TR)	TO REMAIN
	STREET LIGHT	ASPH	ASPHALT
	SIGN	BLDG	BUILDING
	ANTENNA	COR	CORNER
	BOLLARD	CONC	CONCRETE
	HANDICAP STALL MARKER	CO	CLEANOUT
	FIBER OPTIC CABLE MARKER	DB	DEED BOOK
	MAIL BOX	FL	FLOW LINE
	ROCK	MH	MANHOLE
	TRAFFIC SIGNAL	PB	PLAT BOOK
		PG	PAGE
		PB	PLAT BOOK
		P.O.B.	POINT OF BEGINNING
		P.U.M.I.	PRIVATE, UNDER MSD INSPEC.
		R.O.W.	RIGHT-OF-WAY
		ST	SQUARE FEET
		ST	STORM
		TC	TOP OF CONCRETE/CURB
		BC	BOTTOM OF CURB
		TW	TOP OF WALL
		BW	BOTTOM OF WALL
		TYP	TYPICAL
		UTIL	UTILITY
		W	WIDE
		N	NORTH
		S	SOUTH
		E	EAST
		W	WEST
		SA	SANITARY
		ME	MATCH EXISTING
		G	GUTTER

LINWORK

- EX FENCE
- EX CONTOUR 5' INTERVAL
- EX CONTOUR 1' INTERVAL
- FINISH CONTOUR



1 SITE SECTION (EAST-WEST)
Scale: 1"=20'



2 SITE SECTION (NORTH-SOUTH)
Scale: 1"=20'

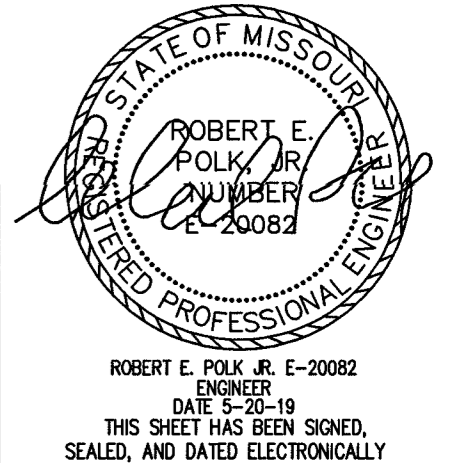
REV	DATE	DESCRIPTION	ISSUE REF	
			BY	REF
1	1-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	
3	6-28-19	SETBACK REV'S	JPB	

PLAN APPROVAL	DATE
SIGNATURE (2 REQUIRED)	
REGIONAL MGR.	
CONST. MGR.	
PROJECT MANAGER	
REAL ESTATE MGR.	
CONTRACTOR	
OWNER	

STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

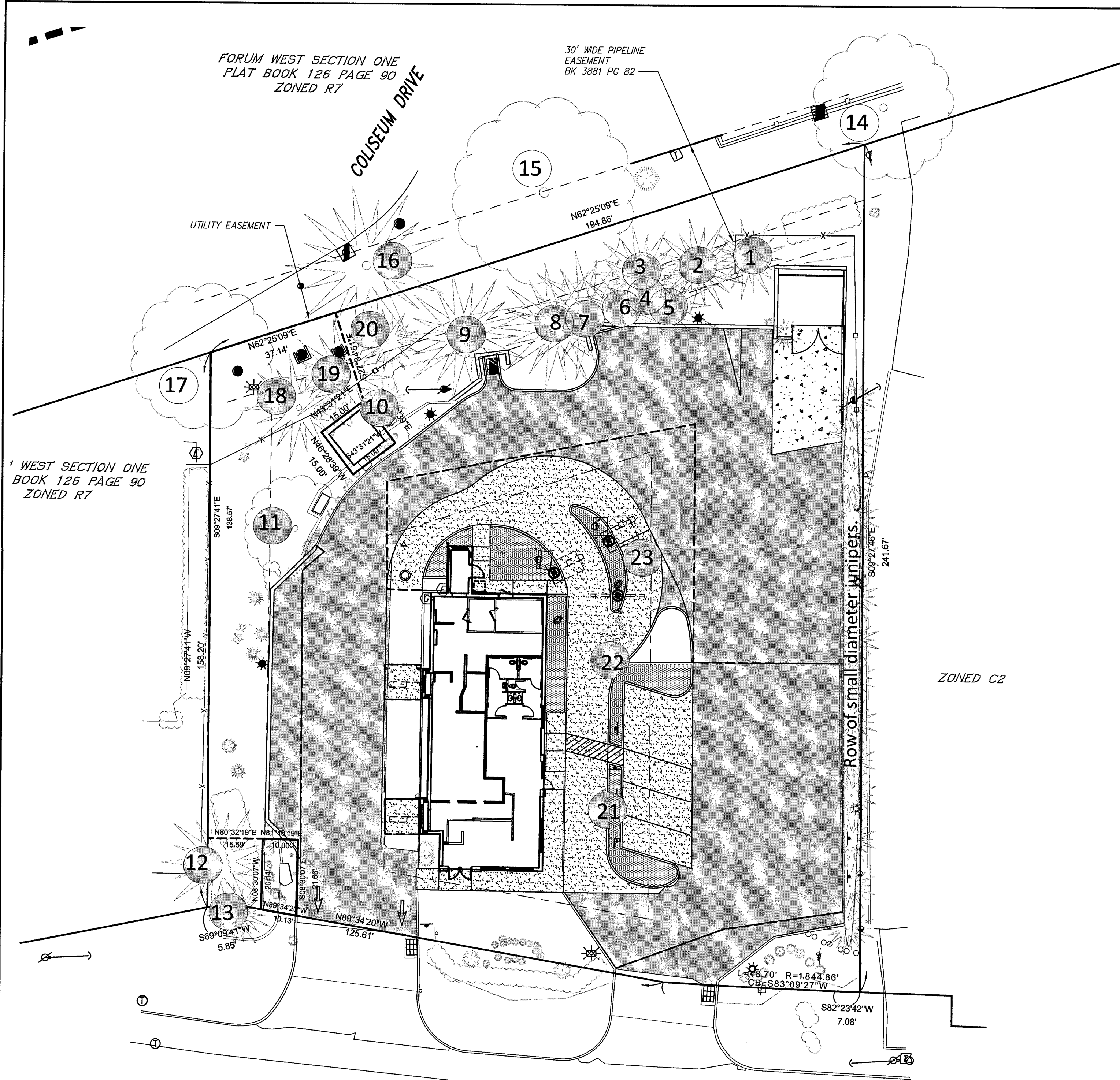
PDP-1
PRELIMINARY DEVELOPMENT
PLAN

FC JOB NO 0180691.00



ROBERT E. POLK, JR. E-20082
ENGINEER
DATE EXPIRES 12-31-19
THIS SHEET HAS BEEN SIGNED,
SEALED, AND DATED ELECTRONICALLY

GREAT PLAINS REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 13559 OLIVE BLVD CHESTERFIELD MO 63017



PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA	2,682 SQUARE FEET (7.18%)
PROPOSED PAVED AREA	22,091 SQUARE FEET (59.20%)
PROPOSED LANDSCAPE AREA	12,540 SQUARE FEET (33.62%)
TOTAL LOT AREA	37,313 SQUARE FEET OR 0.85 ACRES

Plant Schedule

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RM	2	Acer rubrum varities	Red Maple	2-1/2" Cal
AM	1	Acer ginnala	Amur Maple	2-1/2" Cal
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ERB	3	Cercis canadensis	Eastern Redbud	2-1/2" Cal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HEM HAP	61	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal@ 24" oc

Landscape Notes

ALL NEW DECIDUOUS TREES AND ORNAMENTAL TREES SHALL BE A MINIMUM OF 2-1/2" CALIPER



RM DENOTES NEW RED MAPLE, MATURE HEIGHT = 45' GROWTH RATE FAST, (LARGE SIZE CLASS)



ERB DENOTES NEW EASTERN RED BUD, MATURE HEIGHT = 20' TO 30' GROWTH RATE FAST (MEDIUM SIZE CLASS)



HEM HAP DENOTES NEW GROUND COVER

IF THE TOTAL AMOUNT OF LANDSCAPING EXCEEDS A \$1,000.00 A LANDSCAPE INSTALLATION AND MAINTENANCE SURETY WILL BE REQUIRED PRIOR TO ISSUANCE OF MUNICIPAL ZONING APPROVAL OR GRADING PERMIT APPROVAL.

⊙ DENOTES EXISTING EVERGREEN TREE TO REMAIN

⊙ DENOTES EXISTING DECIDUOUS TREE TO REMAIN

■ DENOTES EXISTING SHRUB TO REMAIN

DAVEY
Resource Group
Meridith Perkins, ISA MW4223AM
Meridith M. Perkins
Meridith Perkins, ISA MW4223AM

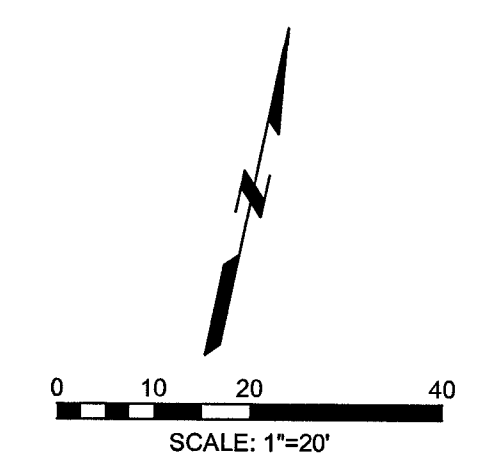
13559 Olive Blvd.
Tree Stand Delineation
Provided to Farnsworth Group
Provided by Davey Resource Group
April 16, 2019

- ⊙ DENOTES ON-SITE TREE
- ⊙ DENOTES OFF-SITE TREE

Tree Inventory Data DATA COLLECTED DURING SITE VISIT: APRIL 11, 2019

Tree #	DBH (Diameter at 4.5 feet above grade)	Number of Stems	Common Name	Botanical Name	Monarch Tree	Condition Rating %	Condition Rating	Approx Canopy Radius (FT)	Canopy Area (SQFT)
1	7	1	Norway Spruce	<i>Picea abies</i>	No	80	Good	6	113
2	14	1	Austrian Pine	<i>Pinus nigra</i>	No	50	Fair	12	452
3	14	1	Austrian Pine	<i>Pinus nigra</i>	No	50	Fair	8	201
4	14	1	Austrian Pine	<i>Pinus nigra</i>	No	50	Fair	6	113
5	20	1	White Pine	<i>Pinus strobus</i>	No	70	Good	10	314
6	9	1	White Pine	<i>Pinus strobus</i>	No	50	Fair	5	79
7	20	1	White Pine	<i>Pinus strobus</i>	No	60	Fair	9	254
8	14	1	White Pine	<i>Pinus strobus</i>	No	50	Fair	6	113
9	15	1	White Pine	<i>Pinus strobus</i>	No	70	Good	14	615
10	8	1	White Pine	<i>Pinus strobus</i>	No	60	Fair	8	201
11	20	1	Red Maple	<i>Acer rubrum</i>	No	75	Good	16	804
12	26	1	White Pine	<i>Pinus strobus</i>	No	75	Good	15	707
13	6	1	Blue Spruce	<i>Picea pungens</i>	No	55	Fair	4	50
14	32	1	Silver Maple	<i>Acer saccharinum</i>	No	60	Fair	25	Off-site
15	34	1	Silver Maple	<i>Acer saccharinum</i>	No	60	Fair	31	Off-site
16	38	1	White Pine	<i>Pinus strobus</i>	No	55	Fair	22	Off-site
17	32	1	Honeylocust	<i>Gleditsia triacanthos</i>	No	70	Good	25	1963
18	18	1	White Pine	<i>Pinus strobus</i>	No	70	Good	13	531
19	20	1	White Pine	<i>Pinus strobus</i>	No	65	Good	15	707
20	11	1	Austrian Pine	<i>Pinus nigra</i>	No	40	Poor	8	201
21	7	1	European Hornbeam	<i>Carpinus betulus</i>	No	70	Good	4	50
22	7	1	European Hornbeam	<i>Carpinus betulus</i>	No	70	Good	4	50
23	8	1	European Hornbeam	<i>Carpinus betulus</i>	No	70	Good	4	50

TOTAL APPROXIMATE CANOPY AREA = 7,600 SQUARE FEET



REVISIONS	REV	DATE	DESCRIPTION
	1	1-15-19	CITY COMMENTS
	2	5-20-19	CITY COMMENTS
	3	6-28-19	SETBACK REVS

ISSUE REF	BY
	JPB
	JPB
	JPB

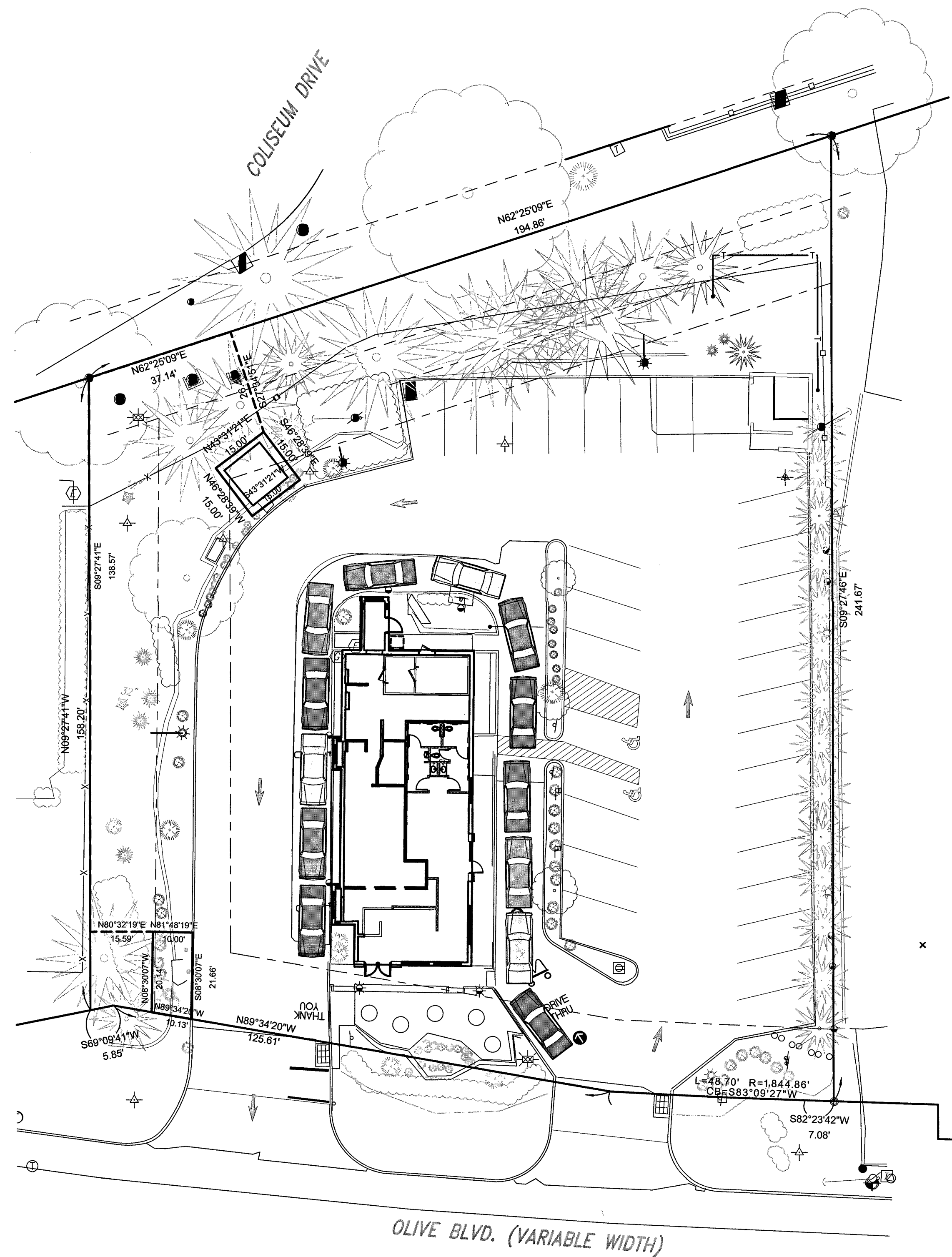
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SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
PROJECT MANAGER	
REAL ESTATE MGR.	
CONTRACTOR	
OWNER	

STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

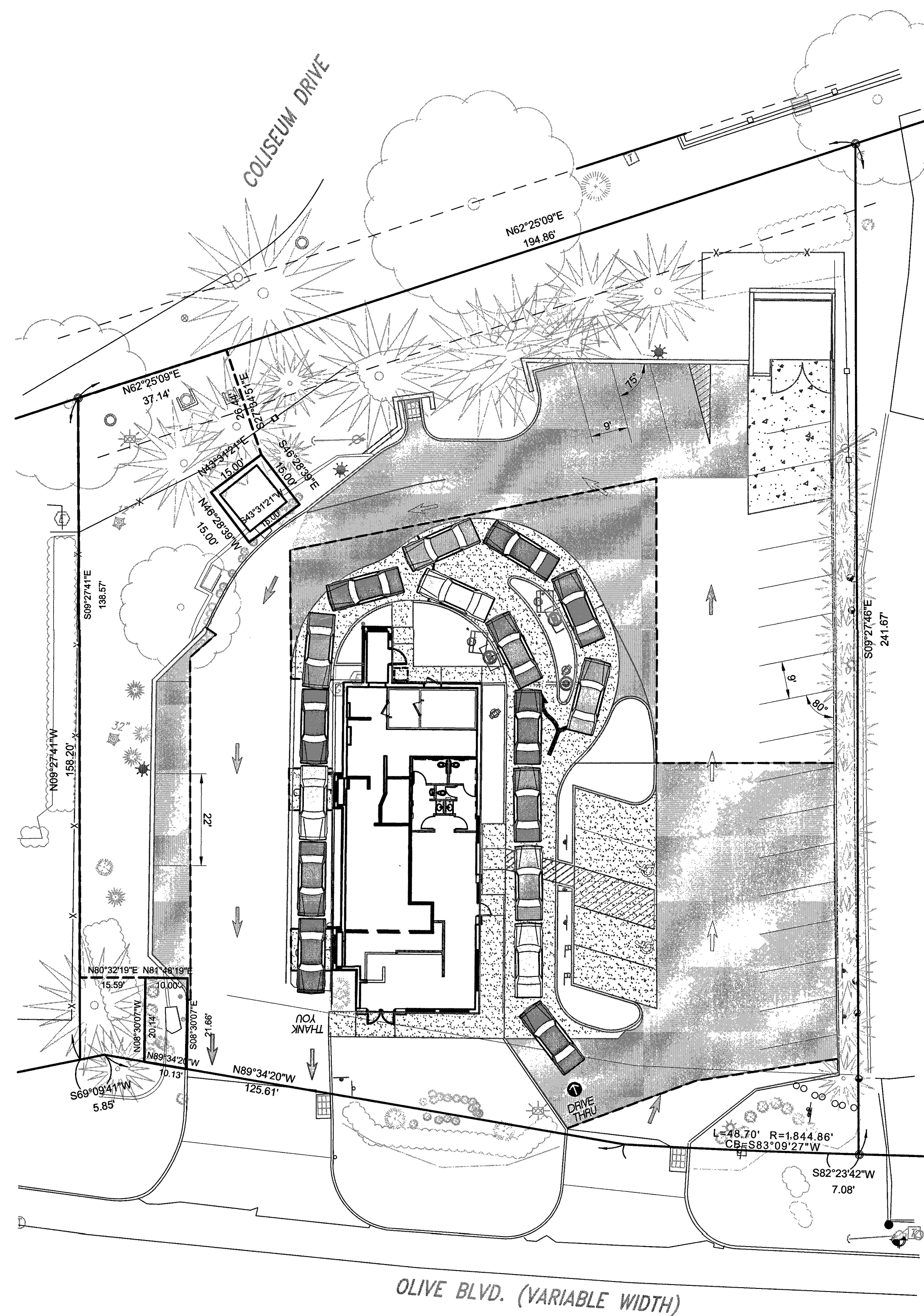
TSD-1
TREE STAND DELINEATION PLAN
LANDSCAPE PLAN

10801 MAIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS 13559 OLIVE BLVD CHESTERFIELD MO 63073



STACKING EXHIBIT (EXISTING)

Scale: 1"=20'



STACKING EXHIBIT (PROPOSED)

Scale: 1"=20'

<p>ROBERT E. POLK, JR. E-20082 ENGINEER DATE: 5-25-19 THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY.</p> <p style="font-size: small;">THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MACDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p> <p style="text-align: right; font-weight: bold;">GREAT PLAINS REGION 10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210 ADDRESS: 13559 OLIVE BLVD. CHESTERFIELD MO 63071</p>	<p style="font-size: 2em; font-family: cursive;">MacDonald's</p>																								
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GAS	-	-	-																						
<p>SURVEY INFORMATION</p> <p>PREPARED BY: Farnsworth GROUP 20 ALLEN AVENUE, SUITE 200 ST. LOUIS, MISSOURI 63119 (314) 965-7900 / (314) 962-1253 Fax www.fw.com</p> <p>DATE: _____</p>																									
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