



VIII.A.

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Planning Commission Staff Report

Subject: Rezoning Vote Report

Meeting Date: August 11, 2008

From: Mara M. Perry, AICP, Senior Planner

Location: A 8.25 acre tract of land located southwest of the intersection of Olive Boulevard and Woods Mill Road. (16Q210763)

Petition: P.Z. 14-2008 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.)

Proposal Summary

Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc. is requesting a change of zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 8.25 acre tract of land located southwest of the intersection of Olive Boulevard and Woods Mill Road.

The Petitioner is seeking a change in zoning in order to update the use language for uses on the site to those currently used for Planned Commercial Districts by the City of Chesterfield.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield for a “PC” Planned Commercial District.

Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

As stated previously, the Petitioner is seeking to update the uses for the site. Currently, the site is zoned "C8" District and the "C8" District does not allow for expansion or change of permitted uses. Therefore, the Petitioner is seeking a change of zoning to "PC" Planned Commercial District.

The Attachment A prepared by Staff as stated previously, adheres to all the development requirements of the City of Chesterfield Zoning Ordinance. In 1989, St. Louis County granted a 20% parking reduction for this development. The governing ordinance for the site includes the provisions for a parking reduction as well as provided one specific loading space calculation for the site.

To ensure that no inconsistencies or nonconformities would be created, the specific loading requirement in addition to the parking reduction language are included in the Attachment A prepared by Staff.

Surrounding Land Use and Zoning

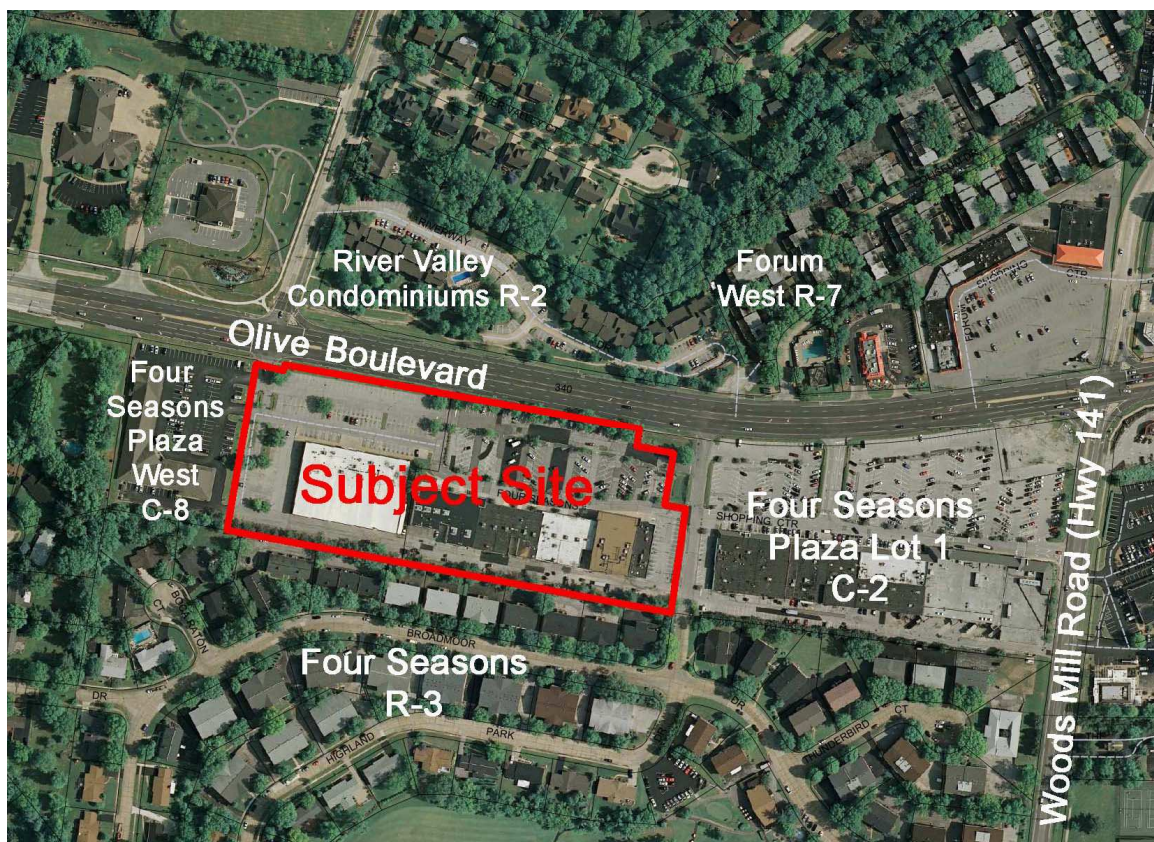
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north across Olive Street Road is the River Valley condominiums and is zoned "R-2" Residence District.

South: The property to the south is Four Season and is zoned "R-3" Residence District

East: The property to the east is Four Seasons Plaza Lot One and is zoned "C-2" Planned Commercial District.

West: The property to the west is Four Seasons West and is zoned "C-8" Planned Commercial District.





View looking southeast into the site



View into the site at the Bowling Alley

Comprehensive Plan Analysis

The subject site is located within the Community Retail designation. The Comprehensive Plan defines Community Retail as a “Center characterized by one national anchor store or grocery store at a maximum of 150,000 square feet that provides general merchandise and services and attracts customers from multiple neighborhoods within Chesterfield and neighboring municipalities that will generally travel up to 15 minutes to reach the center”.



Site Area History

The subject site was originally zoned “C-8” Planned Commercial by St. Louis County in 1975 under Ordinance 7836. In 1976, St. Louis County Ordinance 7836 was repealed and replaced with Ordinance 8024 to make changes to the

loading space requirements. In 1977, St. Louis County Ordinance 8024 was repealed and replaced with Ordinance 8264 to provide for a joint parking agreement between phases one and two of the development. Four additional times between 1978 and 1989, Section 3 of Ordinance 8264 was repealed and replaced with a new Section 3 for changes to fence specifications, a change to the total square footage for the development, increased parking requirements for the bowling alley, limitations to the number of restaurants within the commercial square footage, parking requirements for the restaurants, and a parking reduction. Resolution 2829 and St. Louis County Ordinances 9621, 9832 and 14,570 were the ordinances that included the new Section 3.

Issues

At Public Hearing held on May 28, 2008 a few outstanding issues were identified. Below are the issues that are covered in the Attachment A or for informational purposes:

1. Hours of Operation, which match those in the previous governing ordinance for the site, were included in the Attachment A.
2. The petitioner has agreed to amend uses ff and kk and drive-thrus have been excluded from the Restaurants, fast food use. These changes have been made in the Attachment A.
3. The petitioner is not requesting a sign package for this development.
4. The following items have been carried over from the previous governing ordinances and are included in the Attachment A:
 - a. Parking and Structure setbacks.
 - b. Landscape buffer and fence requirements.
 - c. Hours of operation for the bowling alley.
 - d. Parking reduction and limit on loading requirements.

Request

Staff has reviewed the change of zoning request from "C-8" Planned Commercial District to "PC" Planned Commercial District and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 14-2008 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.).

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

Attachments

1. Letter from the Petitioner dated July 11, 2008
2. Attachment A
3. Preliminary Plan

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial District shall be:
 - a. Animal hospitals, veterinary clinics and kennels;
 - b. Barber shops and beauty parlors;
 - c. Bookstores;
 - d. Broadcasting studios for radio and television;
 - e. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications;
 - f. Cafeterias for employees and guests only;
 - g. Child care centers, nursery schools, and day nurseries;
 - h. Colleges and universities;
 - i. Dry cleaning drop-off and pick-up stations;
 - j. Film drop-off and pick-up stations;
 - k. Financial Institutions;
 - l. Medical and dental offices;
 - m. Office or office buildings;
 - n. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor theaters;
 - o. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
 - p. Restaurants, fast food excluding drive-thrus;
 - q. Restaurants, sit down;
 - r. Sales, rental, and leasing of new and used vehicles, including automobiles, as well as associated repairs and necessary outdoor storage of said vehicles;
 - s. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
 - t. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors,

fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;

- u. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods;
- v. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

2. The following ancillary uses shall be permitted:

- a. Associated work and storage areas required by a business, firm, or service to carry on business operations;
- b. Automatic vending facilities for:
 - i. Ice and solid carbon dioxide (dry ice);
 - ii. Beverages;
 - iii. Confections.
- b. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles.

3. Hours of Operation.

- a. Hours of operation for the bowling center shall be limited to 6:00 AM to 1:30 AM on Sunday through Friday morning, and from 6:00 AM to 2:30 AM on Friday through Sunday morning

B. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Eighty (80) feet from the northern & western boundaries of the Planned Commercial (PC) District.
- b. Sixty (60) feet from the southern & eastern boundaries of the Planned Commercial (PC) District.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress with the exception of shared driveways, will be located within the following setbacks:

- a. Fifteen (15) feet from the northern, southern & western boundaries of the Planned Commercial (PC) District.
- b. Ten (10) feet from the eastern boundary of the Planned Commercial (PC) District.

C. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. No loading space shall be required for the bowling center.
- 3. The above required parking shall be reduced by twenty percent (20%) in this Planned Commercial (PC) District.
- 4. No construction related parking shall be permitted within the Olive Boulevard (Route 340) right of way.

D. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
- 2. A landscaped buffer strip of the following width shall be provided; ten (10) feet along both sides of the east service road and fifteen (15) feet along both sides of the western north-south access road as well as within the center dividing esplanade of such road. Such buffers strips shall include a combination of deciduous and evergreen trees.
- 3. The southern buffer strip shall contain a six (6) foot high sight proof wooden fence three (3) feet north of the southern property line with evergreen trees located along both sides of said fence.

E. SIGN REQUIREMENTS

- 1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri Department of Transportation, for sight distance considerations prior to installation or construction.
- 2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

F. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

G. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: 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 complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

H. ACCESS/ACCESS MANAGEMENT

1. Access to Olive Boulevard (Route 340) will be limited to no more than two drive access points. The western north-south access drive shall align with River Valley Drive north of Olive Boulevard as directed by the Department of Planning and Public Works and the Missouri Department of Transportation.
2. Provide cross access easements as needed to provide the adjacent parcels to the east and to the west full access to Olive Boulevard.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide any additional right-of-way and construct any improvements to Olive Boulevard (Route 340), as required by the Missouri Department of Transportation.
2. The access to Olive Boulevard (Route 340) at River Valley Drive shall be improved directed by the Department of Planning and Public Works and the Missouri Department of Transportation.
3. All unsignalized entrances on Olive Boulevard (Route 340) will be reconstructed such that the width allows for one inbound and one outbound lane only as required by the Department of Planning and Public Works and the Missouri Department of Transportation.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard (Route 340) frontage of the site. The sidewalk may be located within State right-of-way, if permitted by the Missouri Department of Transportation, or within a 6 foot wide sidewalk, maintenance and utility easement.
5. Any work within MoDOT's right-of-way will require a MoDOT permit.
6. All proposed work in MoDOT right-of-way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
7. All drainage detention storage facilities must be placed outside of the standard governmental agencies planning and zoning setbacks, or 15 feet from the new or existing right-of-way line, whichever is greater.
8. Hydraulic calculations will be required any time drainage work will affect MoDOT right-of-way.

J. TRAFFIC STUDY

1. A traffic study may be required as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

K. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

L. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

M. SANITARY SEWER.

Formal Plan submittal and approval will be required by the Metropolitan Sewer District proper to the issuance of permits. Formal Plan submittal is subject to the requirements of detailed review.

N. GEOTECHNICAL REPORT.

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. MISCELLANEOUS

1. All utilities will be installed underground.

2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as

wooded areas and rock formations, that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than two (2) feet, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

V. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VI. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



DOSTERGUIN
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William B. Remis
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July 11, 2008

SENT VIA EMAIL TRANSMISSION AND FIRST CLASS MAIL

Ms. Mara M. Perry, Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



RE: P.Z. 14-2008 Four Seasons Plaza (Caplaco Seven, Inc. & Dierbergs Four Seasons, Inc.)

Dear Ms. Perry:

We are in receipt of your issues letter dated June 10, 2008 and offer the following responses:

Issues:

1. What Restrictions will be put on hours of operation?

Petitioner's Response: The prior ordinance for this Site adopted by St. Louis County limited hours of operation for the bowling center from 6:00 a.m. to 1:30 a.m. on Sunday through Friday morning, and from 6:00 a.m. to 2:30 a.m. on Friday through Sunday. Petitioner requests the same hours of operation apply to the bowling center and that the remainder of the center not be subject to any hours of operation requirement. No other limitation on hours have been applied to this property and Petitioner is not aware of any other complaints regarding hours of operation by surrounding property owners.

2. Address the list of uses that could be removed or amended including uses ff "Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts and gymnasiums, and indoor theaters, including drive in theaters", kk "Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles" and the issue of drive thru on use hh "Restaurants, fast food".

Petitioner's Response: Petitioner will agree to modify ff as follows: "Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts and gymnasiums and indoor theaters."

Petitioner will agree to modify kk to read as follows: "Sales, rental and leasing of new and used vehicles including automobiles as well as associated repairs and necessary outdoor storage of said vehicles.

Petitioner will agree to modify hh to read as follows: "Restaurants, fast food provided that no drive thru facility for such fast food restaurant operation will be permitted."

3. Would you like to request a sign package for this development?

Petitioner's response: No sign package will be required for this development at this time.

4. Identify items that are being carried over from the previous governing ordinance.

Petitioner's response: Petitioner would suggest the following items be carried over from the previous governing ordinance (Ordinance No. 14,570, 1989):

- a. No loading space shall be required for the bowling center.

5. The Missouri Department of Transportation has submitted the following comments:

- a. **All unsignalized entrances on Olive Boulevard (Route 340) will be reconstructed such that the width allows for one inbound and one outbound lane only as required by the Department of Planning and public Works and the Missouri Department of Transportation.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

- b. **The access to Olive boulevard (Route 340) at River Valley Drive shall be improved as directed by the Department of Planning and Public Works and the Missouri Department of Transportation.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

- c. **Provide any additional right of way and construct any improvements to Olive Boulevard (Route 340), as required by the Missouri Department of Transportation.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

- d. **Any work within MoDot's right of way will require a MoDot permit.**

Petitioner's Response: Petitioner acknowledges this requirement.

- e. **All proposed work in MoDOT's right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction lanes being received and approved by MoDOT.**

Petitioner's Response: Petitioner acknowledges this requirement.

- f. **We (MoDOT) request that all drainage detention storage facilities be placed outside of the standard governmental agencies planning and zoning setbacks, of 15 feet from the new or existing right of way line, whichever is greater.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

- g. **Hydraulic calculations will be required any time drainage work will affect MoDOT right of way.**

Petitioner's response: Petitioner acknowledges this requirement.

The following conditions related to site specific issues will be applied to the rezoning petition:

Setbacks

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. **Eighty (80) feet from the northern and western boundaries of the Planned Commercial (PC) District.**
- b. **Sixty (60) feet from the southern and eastern boundaries of the Planned Commercial (PC) District.**

Petitioner's Response: Petitioner acknowledges this requirement.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway or roadway, except points of ingress or egress with the exception of shared driveways, will be located within the following setbacks:

- a. **Fifteen (15) feet from the northern, southern and western boundaries of the Planned Commercial (PC) District.**
- b. **Ten (10) feet from the eastern boundary of the Planned commercial (PC) District.**

Petitioner's Response: Petitioner acknowledges this requirement.

Landscape

1. **A landscaped buffer strip of the following width shall be provided: ten (10) feet along both sides of the east service road and fifteen (15) feet along both sides of the western north-south access road as well as within the center dividing esplanade of such road. Such buffer strips shall include a combination of deciduous and evergreen trees.**

Petitioner's Response: Petitioner acknowledges this requirement.

2. **The southern buffer strip shall contain a six (6) foot high sight proof wooden fence three (3) feet north of the southern property line with evergreen trees located along both sides of said fence.**

Petitioner's Response: Petitioner acknowledges this requirement.

Access

1. **Access to Olive Boulevard (Route 340) will be limited to no more than two drive access points. The western north-south access drive shall align with River Valley Drive north of Olive Boulevard as directed by the Department of Planning and Public Works and the Missouri Department of Transportation.**

Petitioner's Response: Petitioner acknowledges this requirement.

2. **Provide cross access easements as need to provide the adjacent parcels to the east and west full access to Olive Boulevard.**

Petitioner's Response: Petitioner acknowledges this requirement.

Road Improvements

1. **Provide any additional right of way and construct any improvements to Olive Boulevard (Route 340), as required by the Missouri Department of Transportation**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

2. **If any significant change is made to the building(s) or the site layout, the access to Olive Boulevard (Route 340) at River Valley Drive shall be improved as directed by the Department of Planning and Public Works and the Missouri Department of Transportation.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

- 3. If any significant change is made to the building(s) or the site layout, all unsignalized entrances on Olive Boulevard (Route 340) will be reconstructed such that the width allows for one inbound and one outbound lane only as required by the Department of Planning and Public Works and the Missouri Department of Transportation.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

Pedestrian Circulation

- 1. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard (Route 340) frontage of the site. The sidewalk may be located within State right of way, if permitted by the Missouri Department of Transportation, or within a 6 foot wide sidewalk, maintenance and utility easement.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

Parking

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.**
- 2. The above required parking shall be reduced by twenty percent (20%) in this Planned Commercial (PC) District.**
- 3. No construction related parking shall be permitted within the Olive Boulevard (Route 340) right of way.**

Petitioner's Response: Petitioner acknowledges these requirements.

Traffic Studies

- 1. At such time as a significant change is made to the building(s) or the site layout, a traffic study may be required as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements requires, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.**

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

Storm Water

G-2 The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

G-3 Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

Geotechnical Report

G-4 Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be include don all Site Development Plans and improvement plans.

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

Site Development Section Plan Submittal Requirements

G-5 Depict existing and proposed contours, at intervals of not more than two (2) feet.

Petitioner's Response: Petitioner will address this comment in the event Petitioner elects to make significant changes to the building(s) or site layout.

Access management principals to be applied to this development can be found in Chapter 26 of the City Code.

July 11, 2008
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Petitioner's Response: Petitioner acknowledges this requirement.

Respectfully submitted,
Doster Guin James Ullom
Benson & Mundorf, LLC

By: 

William B. Remis

Cc: Ken Capps

