

III.D.

**Memorandum
Department of Planning & Public Works**



To: Planning and Zoning Committee

From: Jennifer Yackley, Project Planner

Date: 9/13/2007

RE: P.Z. 20-2007 Buchholz Mortuaries, Inc. (2211 Clarkson Road): A request for a change of zoning from a "R1" Residence District with a Conditional Use Permit to a "PC" Planned Commercial district for an approximately 3.26 acre parcel of land located at 2211 Clarkson Road, at the intersection of Clarkson Road and Wilson Road.

Summary

C. Campbell Mulvihill, on behalf of Buchholz Mortuary, has submitted an application for a change of zoning from "R1" Residence District with a Conditional Use Permit to "PC" Planned Commercial District for an approximately 3.26 acre parcel of land located at 2211 Clarkson Road, at the intersection of Clarkson Road and Wilson Road. The public hearing for this project was held before the Planning Commission on May 30, 2007. Planning Commission's motion to approve failed by a vote of 0-7 at its September 10, 2007 meeting.

The City's Comprehensive Land Use Plan designates this area as residential. The requested change of zoning to a Planned Commercial District is inconsistent with the Comprehensive Plan.

Open Issues:

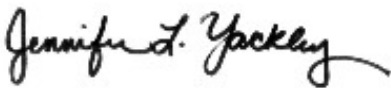
1. The site as currently built has an eighteen (18) foot setback from the internal drive on the southern side of the property. This distance does not meet the side yard setbacks for internal drives set forth in the City's Zoning Ordinance Section 1003.150. Section 1003.150 requires a twenty-five (25) foot setback for internal drives when a Planned Commercial District abuts a Non-Urban District. The Zoning Ordinance allows the petitioner to seek a variance from the Board of Adjustment.
2. The site as currently built does not have a thirty (30) foot landscape buffer, along the southern property line, as required by the Tree Manual for non-

residential developments that abut residential developments. The petitioner can request a modification from the Director of Planning and Public Works.

The petitioner submitted a letter on September 10, 2007 requesting relief from the setback requirement. It is unclear from the letter which setback the petitioner is referring to and they have been asked to resubmit a variance request. Any variance request must be completed prior to the City's review of an Amended Site Development Plan.

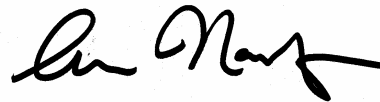
Attached please find a copy of Staff's report and the preliminary plan.

Respectfully submitted,



Jennifer Yackley
Project Planner

Respectfully submitted,



Aimee Nassif
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works



VIII. A.

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Planning Commission Staff Report

Meeting Date: September 10, 2007

From: Jennifer Yackley, Project Planner

Subject: Rezoning Vote Report

Location: 2211 Clarkson Road

Petition: P.Z. 20-2007 Buchholz Mortuary (2211 Clarkson)

Proposal Summary

C. Campbell Mulvihill, on behalf of Buchholz Mortuary, has submitted an application for a change of zoning from "R1" Residence District with a Conditional Use Permit to "PC" Planned Commercial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.140. The location of the site is at the intersection of Clarkson and Wilson Roads.

The City's Comprehensive Land Use Plan designates this area as residential. The requested change of zoning to a Planned Commercial District is inconsistent with the Comprehensive Plan.

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. An Attachment A which meets all of the regulations of the City Code has been prepared and is enclosed for your consideration.

A mortuary currently exists on the site. The existing site does not meet all of the conditions in the proposed Attachment A because the mortuary was built based on the requirements in a residential zoning category not the requirements for a commercial zoning designation. The open issues include internal drive setbacks and landscape buffering as specified on page 4 of this report.

Surrounding Land Use and Zoning

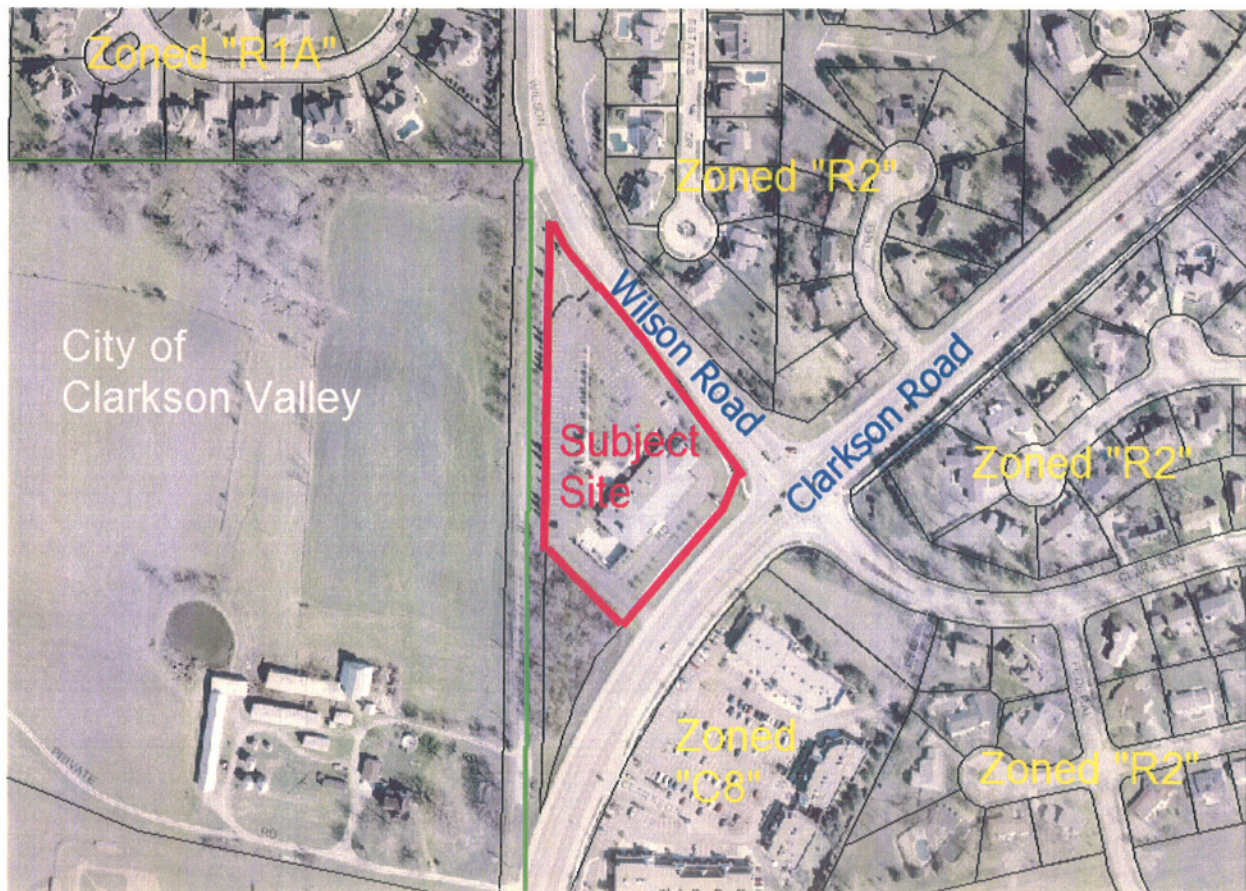
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property across Wilson Road to the north is zoned "R2" Residence District.

South: The property to the south is zoned "NU" Non-Urban District.

East: Clarkson Woods and the Clarkson-Wilson Center are located across Clarkson Road to the east and are zoned "R2" Residence District and "C8" Planned Commercial District respectively.

West: The property to the west is located within the City of Clarkson Valley and is zoned "A" Semi-rural, residential.





Subject Site



Northern view along Wilson Road



Intersection of Clarkson and Wilson



View across Clarkson Road

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield and is not located in any sub-area identified by the Comprehensive Plan. The Comprehensive Plan calls for this area to be residential. The proposed commercial zoning is inconsistent with the Comprehensive Plan for the area.

Site Area History

In April 1993 the City of Chesterfield rezoned the property from "NU" Non-Urban District to "R1" Residence District via City of Chesterfield Ordinance Number 774 and the City also approved, via Resolution 129, Conditional Use Permit #12 that allows for the mortuary.

Issues

A public hearing was held on this request on May 30, 2007. At that time there were 19 public speakers, all of whom were opposed to the petition. At the hearing, several issues were identified. Those issues along with the Petitioner's responses are attached.

Below are the issues that remain open at this time as well as those that Staff has been asked to respond to:

Open Issues:

1. The site as currently built has an eighteen (18) foot setback from the internal drive on the southern side of the property. This distance does not meet the side yard setbacks for internal drives set forth in the City's Zoning Ordinance Section 1003.150. Section 1003.150 requires a twenty-five (25) foot setback for internal drives when a Planned Commercial District abuts a Non-Urban District. The Zoning Ordinance allows the petitioner to seek a variance from the Board of Adjustment.
2. The site as currently built does not have a thirty (30) foot landscape buffer, along the southern property line, as required by the Tree Manual for non-residential developments that abut residential developments. The petitioner can request a modification from the Director of Planning and Public Works.

Any variance request must be completed prior to the City's review of an Amended Site Development Plan.

Staff Responses

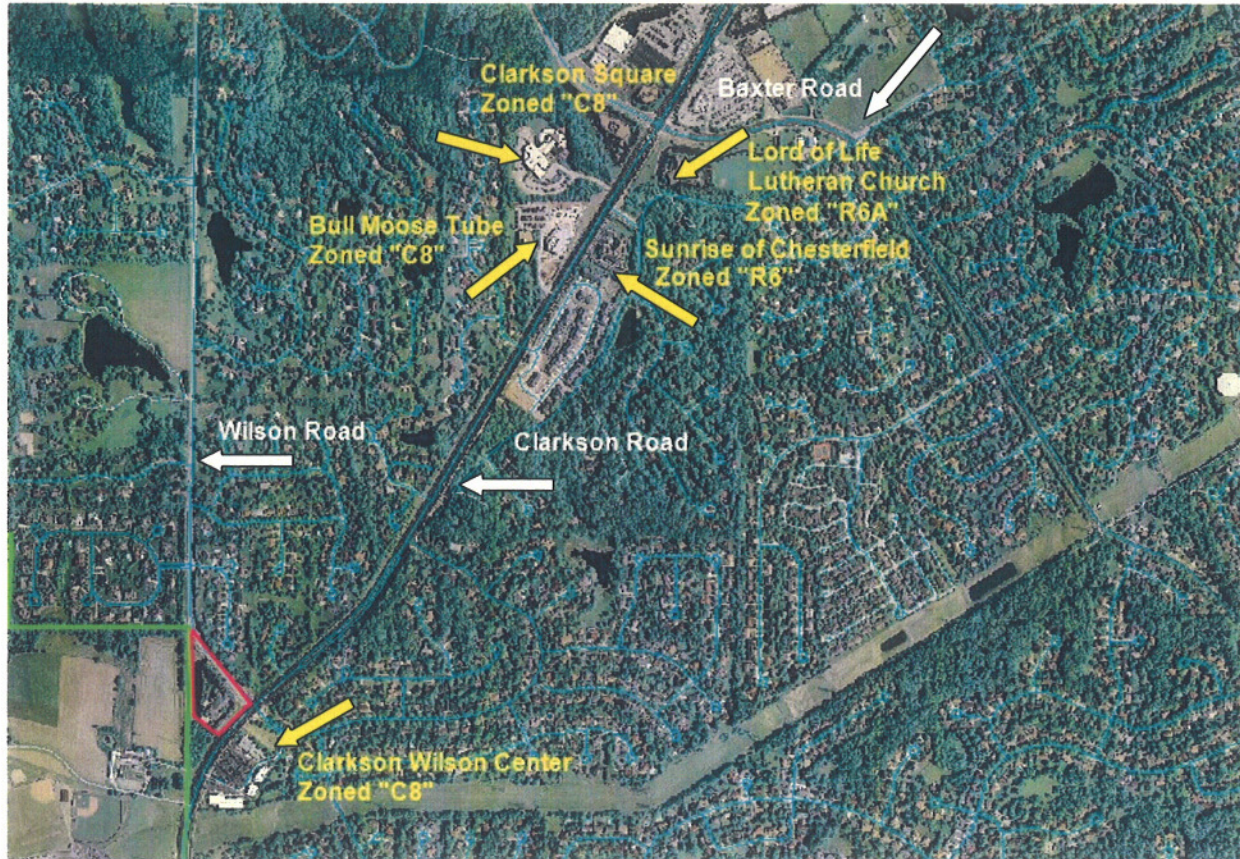
1. What is the zoning of Marquette High School in Clarkson Valley?

According to the City of Clarkson Valley, Marquette High School is zoned "A" Semi-rural, residential.
2. What is the acreage of the adjacent farm in Clarkson Valley?

The adjacent property in Clarkson Valley is 39 acres and also zoned "A" Semi-rural, residential.
3. How many undeveloped acres exist along Wilson Road between Clarkson Road and Wild Horse Creek Road?

There are 14 properties between Wilson Road and Clarkson Road that are zoned "NU" Non-Urban District and do not belong to a subdivision. Of these 14 properties only two (2) do not have houses on them and comprising approximately 3.2 acres.
4. How many other commercial developments exist along Clarkson Road between Wilson Road and Baxter Road?

The map below indicates the non-residential developments and their zoning along Clarkson Road between Wilson Road and Baxter Road:



Request

Staff requests action on the change of zoning request from "R1" Residence District with a Conditional Use Permit to a "PC" Planned Commercial District.

Respectfully submitted,

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning
Administration

Attachments

1. Attachment A
2. Preliminary Plan
3. Petitioner's response to the Issues Letter

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 "PC" Planned Commercial District shall be:
 - a. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms or any other facility for public assembly.
 - b. Financial institutions.
 - c. Mortuaries.
 - d. Offices and office buildings.
 - e. Schools for business, professional, or technical training, but not including outdoor area for driving or heavy equipment training.
2. The above uses in this "PC" District shall be restricted as follows:
 - a. Funeral processions shall be restricted to the hours of 9:00 a.m. to 2:30 p.m. on weekdays, with unrestricted times on weekends. Processions are prohibited from proceeding northward on Wilson Road (relocated) from the subject site.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. BUILDING REQUIREMENTS
 - a. A minimum of forty-five (45%) percent open space is required for this development.

C. 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. Fifty (50) feet from the right-of-way of Clarkson Road.
- b. Fifty (50) feet from the right-of-way of Wilson Road.
- c. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height shall be setback an additional one (1) foot fro every two (2) feet over thirty (30) feet in height.
- d. One hundred-five (105) feet from the property line bearing N00°12'40"E.

2. **PARKING SETBACKS**

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

- a. Thirty (30) feet from the right-of-way of Clarkson Road.
- b. Thirty (30) feet from the right-of-way of Wilson Road.
- c. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height shall be setback an additional one (1) foot fro every two (2) feet over thirty (30) feet in height.
- d. Twenty (20) feet from the property line bearing N00°12'40"E.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. 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. The site shall be allowed one (1) free-standing monument sign to be located at the corner of Clarkson Road and Wilson Road (relocated). Said sign shall not exceed six (6) feet in height when measured from the existing finished grade adjacent to the sign or the elevation of the adjacent street, whichever is higher, nor shall it exceed fifty (50) square feet in outline area.
3. All other signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Light standards shall not exceed sixteen (16) feet in height. The location of all light standards shall be as approved by the Planning Commission on the Site Development Plan.

H. 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. An opportunity for recycling will be provided.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be limited to two (2) driveways, one (1) each on Wilson Avenue and Clarkson Road as directed by the Missouri Department of Transportation and the City of Chesterfield. The aforementioned driveways shall be located as far as possible from the intersection of Wilson Avenue and Clarkson Road.
2. Provide cross access easements as needed for future access between the subject site and the property to the south as directed by the City of Chesterfield.
3. It is recommended to narrow the entrance on Route 340 to 26 feet, allowing one (1) outbound lane only, in support of MoDOT's Access Management Guidelines. The single outbound lane will encourage the use of the side street entrance on Wilson Road and the signalized intersection at Route 340, which will improve safety and efficiency on the high volume MoDOT route.
4. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by

MoDOT. Any improvements within MoDOT's right of way will require permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation standards.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide any additional right-of-way and construct any improvements to Wilson Avenue, as directed by the City of Chesterfield.
2. Provide any additional right-of-way and construct any improvements to Clarkson Road, as directed by the Missouri Department of Transportation.
3. The proposed development may increase the need for improvements to Wilson Avenue. In accordance with Ordinance No. 215, the developer may be required to make contributions to the Wilson Avenue Trust Fund.
4. If any significant change is made to the building or the site layout, a five (5) foot wide sidewalk, conforming to ADA standards, along the Wilson Avenue and the Clarkson Road frontage of the site shall be provided. The sidewalk may be located within City and/or State right-of-way, if permitted by the Missouri Department of Transportation and the City of Chesterfield, or within a six (6) foot wide sidewalk, maintenance and utility easement.

K. TRAFFIC STUDY

Provide a traffic study 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.

L. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site 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 plan. The City Council will then take appropriate action relative to the proposal.

M. 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 other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, 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.
3. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
4. Place all drainage detention storage facilities outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right of way line, whichever is greater.

N. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of 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. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

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 one (1) foot, 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. TRUST FUND CONTRIBUTION

- A. The developer will contribute to the Chesterfield Village Road Trust Fund Trust Fund No. 554). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. This contribution will not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$542.56/Parking Space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The amount of this required contribution, if not submitted by January 1, 2008 will be adjusted on that date and on the first day of January in each

succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. 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.

VII. 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.

Issues

1. The requested rezoning to "PC" Planned Commercial is inconsistent with the City's Comprehensive Plan.

As stated in our initial petition: As this property has operated within the limits of Planned Commercial as detailed "Mortuary" in section 1003.140, subsection 4, "permitted land uses and developments for Planned Commercial, letter "y", "Mortuaries." From 1994 until present day we request that our zoning be changed to PC, Planned Commercial. We again reiterate that we have no intention of changing the exterior of the building, site, landscaping or signage.

2. Please explain why you are requesting to rezone to "PC" Planned Commercial instead of amending the existing Conditional Use Permit. With limited family members to operate the existing locations of Buchholz Mortuary, Inc., no family successors and current average age of principles nearing 60 years, the Buchholz family would like to secure their options for the future of their considerable investment at 2211 Clarkson Road. In so doing, Buchholz Mortuary, Inc. wishes to not limit the sale, lease or transfer of this property to only Mortuaries.
3. What are the long range plans for the site? Mortuary
4. Revise the requested uses. We would like to remove, at the suggestion of the residence and council persons, the item "Theatres" for the proposed uses.
5. How will the proposed rezoning affect the traffic levels on Wilson Road and Clarkson Road? Currently traffic enters from both Clarkson Raods and Wilson road. The majority of traffic entering from the north uses the Wilson road entrance as there is a traffic signal.

Exisitng usage:

Two family visitations per week with an average of 90 people. (difficult to determine how many cars but due to the parking lot not overflowing its capacity during these visitations it is assumed that there are less than 105 cars) Assumption: 150 cars per week entering and exiting plus service staff of 5 to 10 people.

Potential usage if property would be used as office space:

14,000 Square Feet.

210 square feet per employee

Maximum usage would be 66 cars per day.

55 cars x 5 days a week = 330 cars per week

In Addition:



ADDITIONALLY, AS A MORTUARY WE ARE NOT ALLOWED TO HAVE A FUNERAL PROCESS WEST ALONG WILSON ROAD. THIS COULD BE AN ADDITIONAL CONTINGENCY FOR THE PLANNED "PC". DUE TO THE NATURE OF THIS WESTERN WILSON ROAD, WITH ITS NARROW LANES, ONE LANE BRIDGE, ZIGS AND ZAGS, STEEPNESS ETC.

6. Compare the existing traffic and access patterns to the patterns that would occur with the proposed uses for the site. See #5
7. The development must adhere to the appropriate open space requirement in the City of Chesterfield Code. We will adhere
8. Provide current parking calculations. There exists 105 striped spaces with additional areas available for "open Parking" totaling approx. 123 parking spaces available. That equates to 8.79 parking spaces per thousand square feet for the usable 1st floor
9. Will the development be able to meet the parking requirements in the City Code for each requested use? We currently have 14,000 square feet of main floor area. This equates to nearly seven spaces per 1,000 square feet. This is within the allowable
10. What is the average capacity of the mortuary over a given year? How does that compare to other similar facilities?

Existing usage:

Two family visitations per week with an average of 90 people. (difficult to determine how many cars but due to the parking lot not overflowing its capacity during these visitations it is assumed that there are less than 105 cars) Assumption: 150 cars per week entering and exiting plus service staff of 5 to 10 people.

THIS TRAFFIC COUNT IS LOWER THAN OUR OTHER FACILITIES

11. In a given year, how often does the mortuary operate at full capacity?
Existing usage:
Two family visitations per week with an average of 90 people. (difficult to determine how many cars but due to the parking lot not overflowing its capacity during these visitations it is assumed that there are less than 105 cars) Assumption: 150 cars per week entering and exiting plus service staff of 5 to 10 people.
12. What is the zoning of Marquette High School in Clarkson Valley?
TBD
13. What is the acreage of the adjacent farm in Clarkson Valley? TBD
14. How many undeveloped acres exist along Wilson Road between Clarkson Road and Wild Horse Creek Road? TBD
15. How many other commercial developments exist along Clarkson Road between Wilson Road and Baxter Road? TBD
16. The development must adhere to the City of Chesterfield Tree Manual including but not limited to the following:

- a. 30 foot landscape buffer for Non-residential properties adjoining Residential properties. **We will adhere**
 - b. 30 foot landscape buffer along Clarkson and Wilson Road.
 - c. Parking spaces within 50 feet of a tree. **We believe we are in compliance. Agreed**
 - d. One street tree for every 50 feet of street frontage. **We believe we are in compliance. Agreed**
17. The proposed plan does not meet the internal drive setbacks along the southern property line for Planned Commercial Districts adjoining Non-Urban Districts. **We would request a variance along our southern border**

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

Setbacks

1. 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: **Existing**
 - a. Fifty (50) feet from the right of way of Clarkson Road. : **Existing**
 - b. Fifty (50) feet from the right of way of Wilson Road. : **Existing**
 - c. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height shall be setback and additional one (1) foot for every two (2) feet over thirty (30) feet in height. : **Existing**
2. No parking area, loading space or internal drive shall be located within the following setbacks: **Existing: a , b , c,**
 - a. Thirty (30) feet from the right of way of Clarkson Road.
 - b. Thirty (30) feet from the right of way of Wilson Road.
 - c. Twenty-five (25) feet from any property line adjoining property in the "NU" Non-Urban, "PS" Park and Scenic, or any Residence District. In addition to the minimum twenty-five (25) feet, any structure exceeding thirty (30) feet in height shall be setback and additional one (1) foot for every two (2) feet over thirty (30) feet in height.

Access

3. Access to the development shall be limited to two (2) driveways, one (1) each on Wilson Avenue and Clarkson Road as directed by the Missouri Department of Transportation and the Department of Public Works. The

12. The Missouri Department of Transportation has submitted the following comments:
- a. We recommend to narrow the entrance to Route 340 to 26 feet, allowing one outbound lane only, in support of MoDOT's Access Management Guidelines. The single outbound line will encourage the use of the side street entrance on Wilson Road and the signalized intersection at Route 340, which will improve safety and efficiency on the high volume MoDOT route. **We currently have the majority of the traffic travelling from the north using the Wilson Road entrance. If required we would, through the use of signage, mark the Clarkson entrance as "Exit Only"**
 - b. Ingress and egress must conform to MoDOT's Access Management Guidelines and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right of way will require permit. The entrance geometrics and drainage design shall be in accordance with Missouri Department of Transportation standards. **We believe we are in compliance. Agreed**
 - c. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way. **We believe we are in compliance. Agreed**
 - d. Place all drainage detention storage facilities outside of the standard governmental agency planning and zoning setbacks, or 15 feet from the new or existing right of way line, whichever is greater. **We believe we are in compliance. Agreed**

Furthermore, the Department of Public Works recommends the following standard general conditions be applied to the petition; no other general conditions apply. Please note any modification to the standard wording of these general conditions is set in bold font to facilitate identification.

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. **We believe we are in compliance. Agreed**
- G-3. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (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 the Site Development Plan. **We believe we are in compliance. Agreed. No site changes are requested at this time.**

aforementioned driveways shall be located as far as possible from the intersection of Wilson Avenue and Clarkson Road. Existing, agreed

4. Provide cross access easements as needed for future access between the subject site and the property to the south as directed by the City of Chesterfield. Agreed

Road Improvements

5. Provide any additional right-of-way and construct any improvements to Wilson Avenue, as directed by the City of Chesterfield. We would like to review the requests from the City of Chesterfield to determine economic feasibility. Agreed
6. Provide any additional right-of-way and construct any improvements to Clarkson Road, as directed by the Missouri Department of Transportation. We would like to review the requests from the City of Chesterfield to determine economic feasibility. Agreed
- 7.
8. The proposed development may increase the need for improvements to Wilson Avenue. In accordance with Ordinance No. 215, the developer may be required to make contributions to the Wilson Avenue Trust Fund. We agree with stipulation that we are not required per James Knoll. Acting Engineering Supervisor, to contribute to this trust fund unless we propose changes to our site.

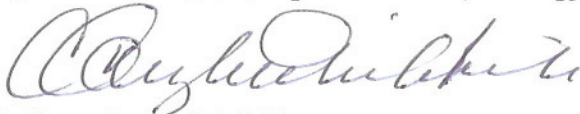
Pedestrian Circulation

9. If any significant change is made to the building or the site layout, a 5 foot wide sidewalk, conforming to ADA standards, along the Wilson Avenue and the Clarkson Road frontage of the site shall be provided. The sidewalk may be located within City and/or State right-of-way, if permitted by the Missouri Department of Transportation and the City of Chesterfield, or within a 6 foot wide sidewalk, maintenance and utility easement. No changes to this property has been requested. Should changes be requested we will adhere to standards.
10. St. Louis County Department of Highways and Traffic has submitted the following comment:
11. a. The project is located within the Chesterfield Village Road Trust Fund. Current trust fund rates will be included in the Attachment A for this development. We agree We agree with stipulation that we are not required per James Knoll. Acting Engineering Supervisor, to contribute to this trust fund unless we propose changes to our site.

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 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. . We believe we are in compliance. Agreed. No changes are requested at this time

Signed this day *C. Campbell Mulvihill (Hard copy to follow)*

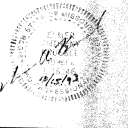


C. Campbell Mulvihill
Representative for the petitioner

VOLZ
ENGINEERS & LAND SURVEYORS
1001 N. BROADWAY
ST. LOUIS, MISSOURI 63102



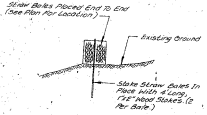
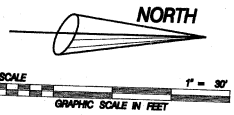
PROPOSED MORTUARY FOR
Buchholz Mortuaries
CHESTERFIELD, MISSOURI



ROBERT L. BOLAND, INC.
Architects, Planners
Interior Designers
1935 North Ford Drive
St. Louis, Missouri 63114

REV
9/2/93
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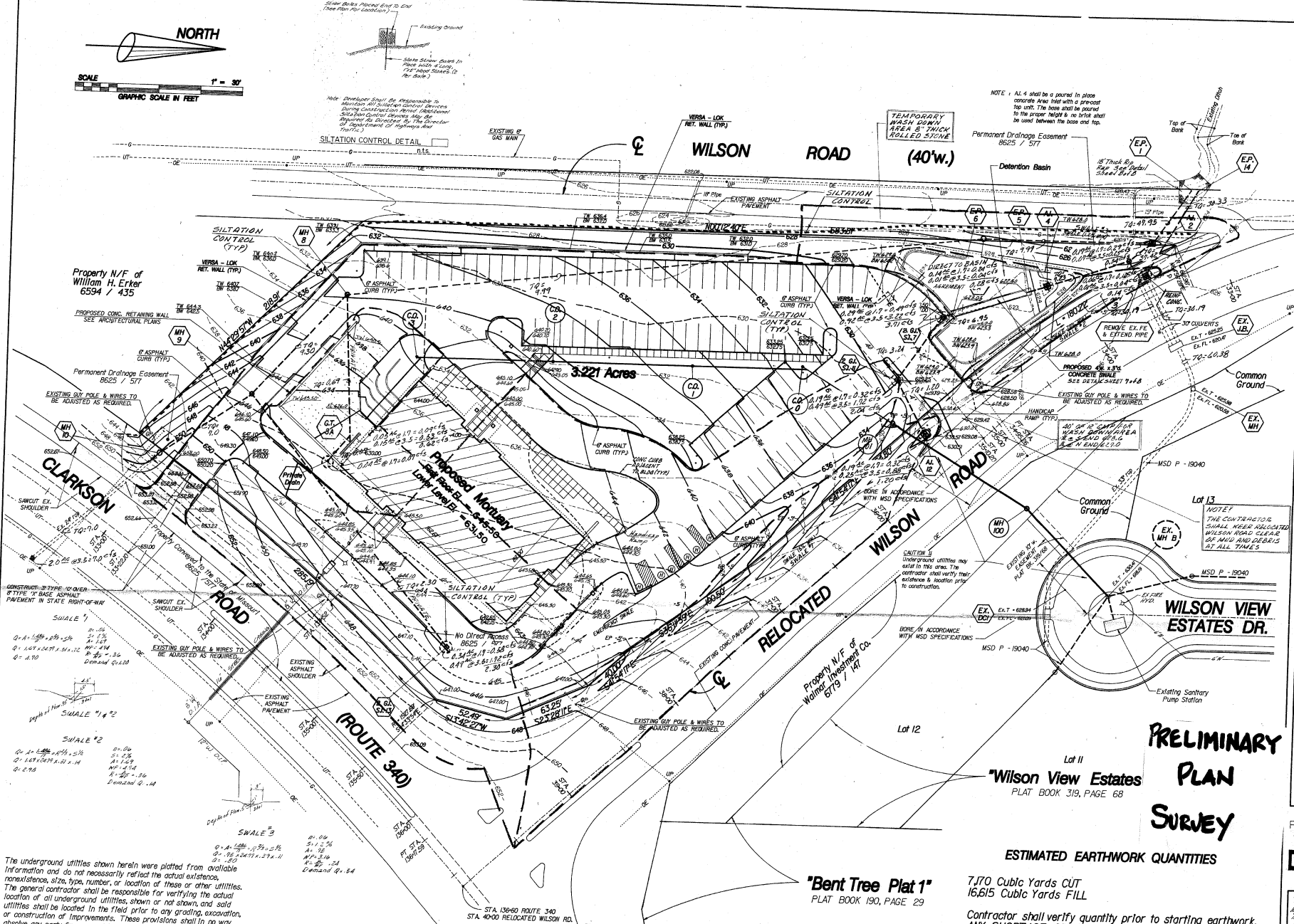
C 5
8



Note: Developer Shall Be Responsible to Monitor and Adjust Control Devices
Siltation Control Detail
Siltation Control Detail
Siltation Control Detail

TEMPORARY WASH DOWN AREA IS THICK ROLLED STONE

NOTE: AL-4 shall be a journal in place concrete area lined with a precast top unit. The base shall be prepared to the proper height & no brick shall be used between the base and top.



Property N/F of William H. Erker 6394 / 435

3.221 Acres

Proposed Mortuary Unit Levels: 631.50

Property N/F of Walner Investment Co. 6719 / 141

PRELIMINARY PLAN SURVEY

Wilson View Estates PLAT BOOK 319, PAGE 68

"Bent Tree Plat 1" PLAT BOOK 190, PAGE 29

ESTIMATED EARTHWORK QUANTITIES

7,170 Cubic Yards CUT
16,615 Cubic Yards FILL

Contractor shall verify quantity prior to starting earthwork, ANY SHORTAGE OR SURPLUS SHALL BE INCLUDED IN THE BID QUANTITY AND SHALL NOT BE AN EXTRA.

NOTE: THIS PLAN IS FOR THE CALCULATION OF DRAINAGE AREAS, AND IS NOT TO BE USED AS A CONSTRUCTION PLAN!!!!

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and sold or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 336, RSMo.