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Planning Commission Staff Report

Meeting Date: September 23, 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 of Subject Site

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.

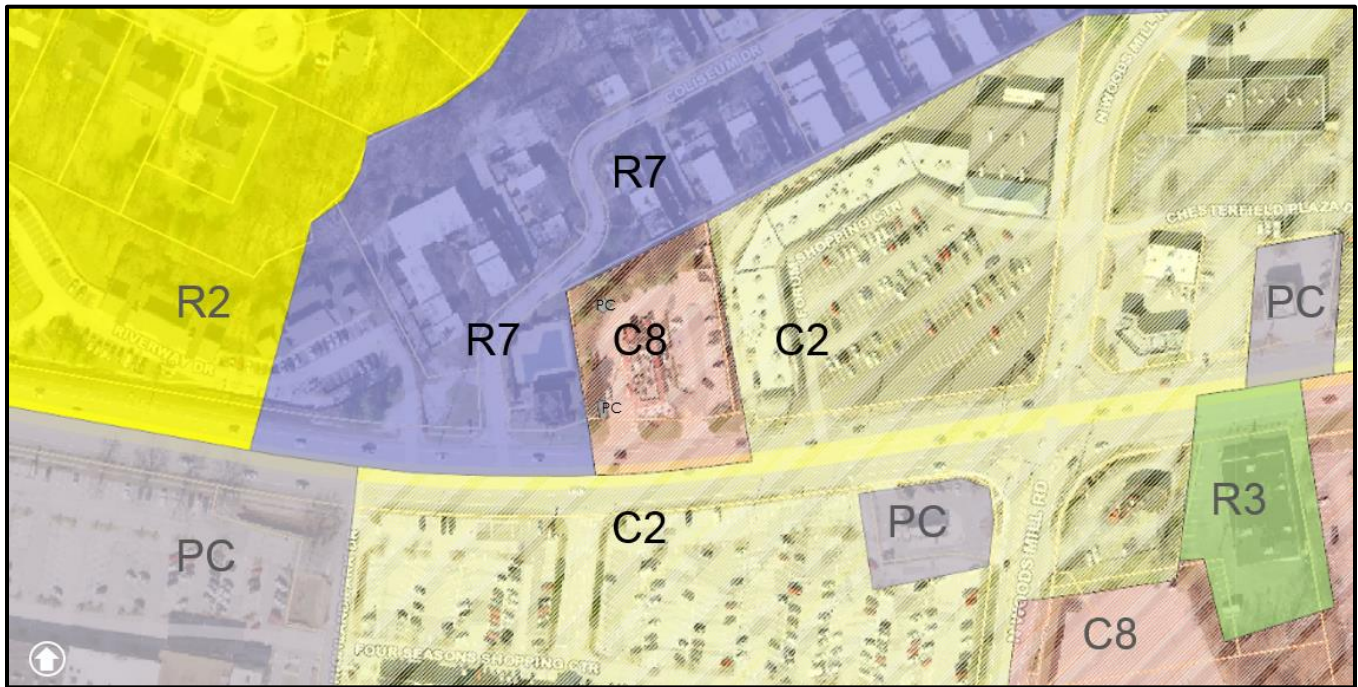


Figure 2: Surrounding Zoning

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.

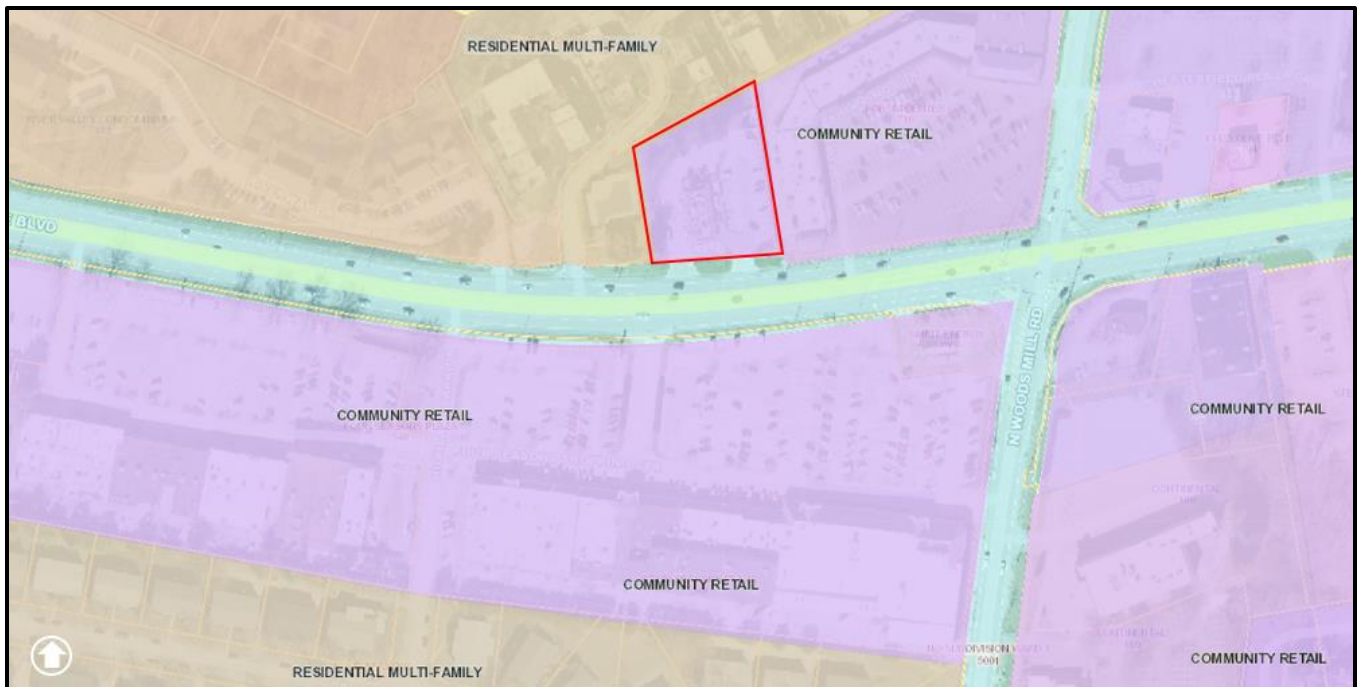


Figure 3: Comprehensive Land Use Plan

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. The change in the structure setback is largely due to the incorporation of the double drive-thru ordering station. The parking setback is necessary to incorporate parking to the west of the building.

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 Monday through Saturday hours 5:30AM to 11:00PM and Sunday hours of 6:00AM to 11:00PM.

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).

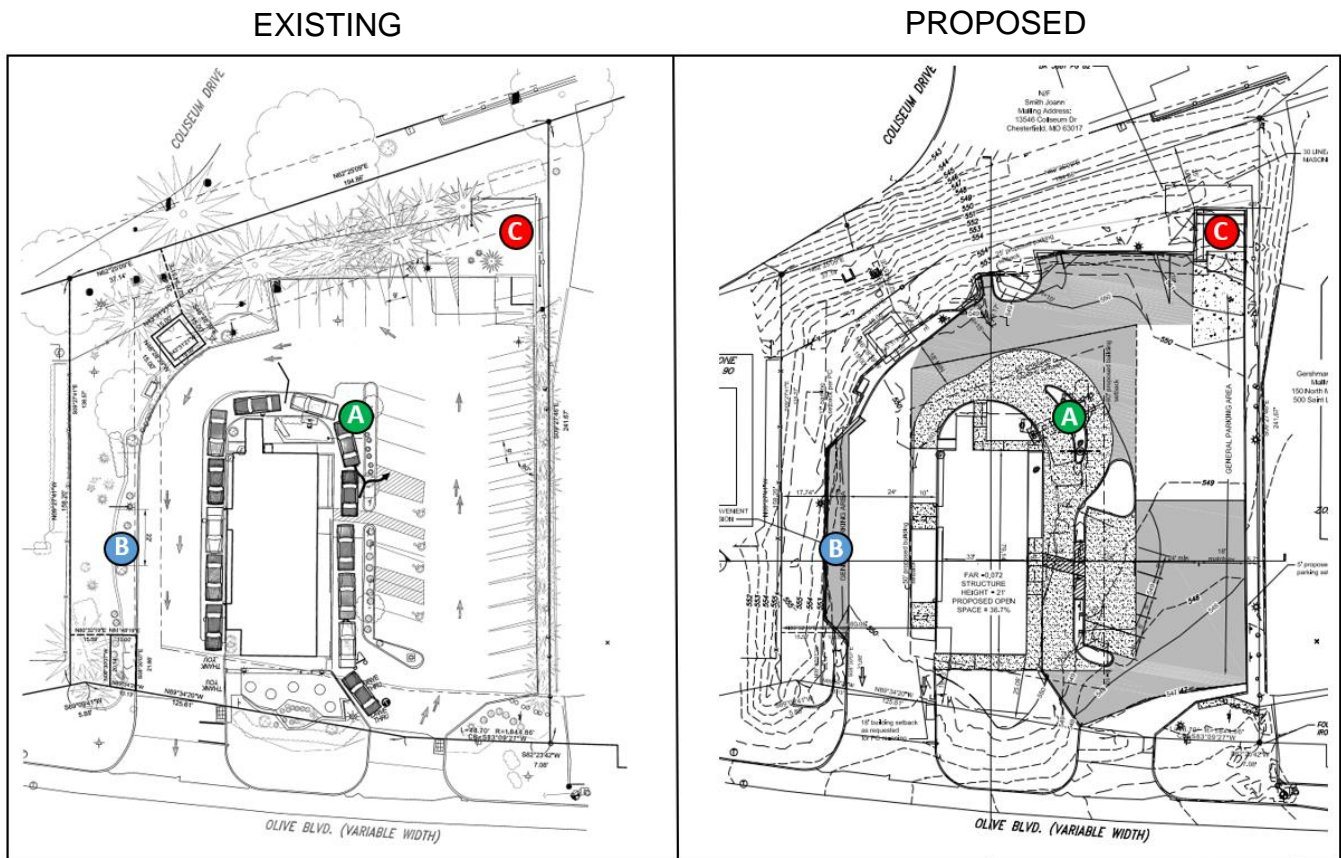


Figure 4: Existing and Proposed Conditions

ISSUES

A Public Hearing was held for the project referenced above on July 08, 2019. At that time, multiple items were discussed as they relate to the zoning map amendment request. A letter was sent to the applicant outlining the issues raised at the Public Hearing for the applicant to formally respond. The applicant has since provided the response letter. Below are the Issues raised at the Public Hearing and provided to the applicant, followed by a [summarization of their response](#). The Issues Response Letter itself is attached within the Planning Commission Packet.

Issues Raised in the Public Hearing

1. **Sound**- Both the Planning Commission and the members of the public identified the concern of noise levels given the proximity to residential neighborhoods.
 - Confirm the sole area on the site projecting outside sound from speakers will be from the double drive-thru ordering station. Given the double drive-thru ordering station is in a new location, describe how this will impact sound traveling through the site and the direct impact on the neighboring residents.
 - The current condition of the perimeter fence is in a less than desirable condition. Address the site's ability to upgrade the fence to a sound wall designed to specifically mitigate noise given the concern of increased hours of noise levels and the addition of the noise (order station) closer to the residents to the north.

Response – The applicant stated that the new order station will direct sound in a much more easterly direction towards the adjoining shopping center. The applicant has provided an exhibit depicting the existing and new directions of sound as well as the sound levels. The new speaker system also incorporates automatic volume control which is reduced during the night. The exhibit depicts that there will be no additional noise from the ordering stations on the neighboring residential properties.

2. **Access / Cross-Access**- Concerns were brought forward with the subject site in regard to both vehicular site circulation and pedestrian site circulation.
 - It was stated at the Public Hearing that the ideal vehicular cross-access would be with the commercial development to the east of the site. The applicant at that time mentioned that establishing a cross-access easement would allow for the ideal vehicular cross-access if the site to the east were to re-develop. Provide confirmation that a cross access easement will be dedicated to the property to the east to allow for future vehicular and pedestrian cross access. The location of the cross access easement shall be as recommended by the Developer's Traffic Engineer and shown on the Amended Site Development Plan. This cross-access easement must be secured prior to Improvement Plan approval.

- The construction of a sidewalk along Olive Blvd was an issue raised by the Planning Commission, is a Unified Development Code requirement, and a Comprehensive Plan Policy. Identify the location of this sidewalk on the Preliminary Development Plan.

Response – The applicant stated that the client is agreeable to recording an agreed upon cross-access easement between the McDonald's parcel and the shopping center parcel to the east, with the understanding that no physical pavement connection would be built at this time, but at the time of a possible re-development of the shopping center.

In regards to the sidewalk along Olive Blvd, MoDOT has communicated that they have a planned project for future improvements along Olive Blvd that includes a sidewalk. The location of the sidewalk immediately adjoins the back of curb and will comply with ADA guidelines. MoDOT has provided confirmation to City Staff that the improvements are budgeted for 2021. The applicant did state that they are agreeable to providing a short connection of sidewalk approximately 25 ft long connecting the McDonald's site to the shopping center to the east, which is depicted on the Preliminary Development Plan.

3. **Parking-** The existing site is under the minimum requirement of parking spaces in accordance to current parking regulations identified in the Unified Development Code. Given the updated parking requirements, the total parking may not be reduced from the existing conditions.
 - Although the individual parking stalls are not shown on the Preliminary Development Plan, confirm that this plan allows for an amount of parking that will not decrease from the existing condition. It is understood that a parking modification may be requested in conjunction with the Amended Site Development Plan, but the Preliminary Development Plan moving forward with this zoning petition must allow for the current number of parking spaces.

Response – The applicant stated that the Preliminary Development Plan allows for an amount of parking that does not decrease the existing condition. They also acknowledged that they may request a parking modification in conjunction with the Amended Site Development Plan.

4. **Trash Location-** The Preliminary Development Plan depicts the trash enclosure positioned north from its current location and, as a result, closer to the residential property to the north.
 - Identify how the updated trash location will impact residents to the north.

Response – The applicant stated that the trash pick-up is 6 days a week (Sunday excluded). The new location of the trash enclosure will necessitate the existing screening fence be removed. To mitigate the impact of the new location, the applicant is agreeable to re-installing a new denser (non-masonry) screening fence on the north side of the new trash enclosure for an approximate length of 30 feet as depicted on the submitted Preliminary Development Plan.

5. **24 Hours-** Concerns were raised by Planning Commission and the residents with the impacts of the restaurant hours of operation being expanded to open 24 hours a day, seven days a week. Discussion also took place in regards to the hours of operation in regards to the trash and deliveries.
- Identify if both indoor and drive-thru activity will be open 24 hours.
 - Identify if lighting will change due to facility being open compared to lighting solely for security purposes.

Response – The applicant is removing their request for 24 hour seven days a week hours of operation and requesting hours of operation Monday through Saturday from 5:30AM to 11:00PM and Sunday hours of 6:00AM to 11:00PM. In addition, the applicant is agreeable to matching the hours for deliveries and trash pick-up to 7:00AM - 10:00PM as stated in the current governing ordinance.

The applicant also stated that the new lighting will comply with City code requirements, is shielded downward, and will not have light trespass beyond the property lines.

PRELIMINARY PLAN

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission's packet.

Should Planning Commission provide a vote in favor of the request for a zoning map amendment to repeal St. Louis County Ordinance 14,846 and establish a new "PC" Planned Commercial District, staff provides a draft attachment A included within this packet.

Attachments

1. Draft Attachment A
2. Issues Response Letter
3. Sound Exhibit
4. Preliminary Development 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 “PC” Planned Commercial District shall be:
 - a. Restaurant-fast-food
2. Hours of Operation.
 - a. Use shall have restricted hours of operation from Monday – Saturday 5:30 AM to 11:00 PM and Sunday 6:00 AM to 11:00 PM.
 - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 10:00 PM.

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

1. Floor Area
 - a. Total building floor area shall not exceed 2,900 square feet.
2. Height
 - a. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings shall not exceed twenty-two (22) feet.
3. Building Requirements
 - a. A minimum of thirty-five percent (35%) open space is required for this development.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, flag poles, or trash enclosures will be located within the following setbacks:

- a. Eighteen (18) feet from the southern boundary of the “PC” District.

- b. Sixty (60) feet from the eastern boundaries of the “PC” District.
 - c. Fifty (50) feet from the western boundaries of the “PC” District.
 - d. Sixty Five (65) feet from the northern boundary of the “PC” District.
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. Ten (10) feet from the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern boundaries of the “PC” District.
- c. Seventeen (17) feet from the western boundaries of the “PC” District.
- d. Twenty-Five (25) feet from the northern boundary of the “PC” District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep Olive Blvd. clear of mud and debris at all times.
3. 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.
4. Parking on non-surfaced areas shall be 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.
5. No construction-related parking shall be permitted within the Olive Blvd right-of-way or on any existing roadways. All construction-related parking shall be confined to the development unless a parking agreement can be obtained with a surrounding property owner.
6. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. The development should adhere to the following landscape buffer requirements.
 - a. Ten (10) feet from the southern boundary of the “PC” District.
 - b. Five (5) feet from the eastern boundaries of the “PC” District.
 - c. Seventeen (17) feet from the western boundaries of the “PC” District.
 - d. Twenty Five (25) feet from the northern boundary of the “PC” District.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and MoDOT, for sight distance considerations and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Amended Site Development Plan.

3. A screening fence is required on the north side of the trash enclosure for an approximate length of 30 ft with the location as depicted on the Preliminary Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. A cross access easement shall be dedicated to the property to the east to allow for future vehicular and pedestrian cross access. The location of the cross access easement shall be as recommended by the Developer's Traffic Engineer, shall meet City Access Management requirements, and shall be shown on the Amended Site Development Plan. This cross-access easement must be secured prior to Improvement Plan approval.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Blvd. frontage. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within MODOT right-of-way, if permitted by that agency, or on private property within a 6 foot wide Sidewalk, Maintenance and Utility Easement dedicated to the City of Chesterfield.
2. Construct improvements as required by the Missouri Department of Transportation and the City of Chesterfield, as directed by the City.
3. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.
4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

K. TRAFFIC STUDY

1. 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, the inclusion of any parking

modification request, and shall evaluate the point of future cross-access if the development to the east should re-develop.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members from any Ward may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. Formal MSD review, approval and permits are required prior to construction.
2. 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
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 development or issuance of building permits exceeding sixty percent (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).
4. Emergency overflow routes to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. A sampling manhole will be required with this development.

O. GEOTECHNICAL REPORT

1. Prior to Amended 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 Services. 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.

P. 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 Code shall be required where applicable.
3. Prior to any record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
4. The developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

II. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Amended Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

III. 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, significant natural features, such as wooded areas and rock formations, and other karst features 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, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

IV. RECORDING

Within sixty (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.

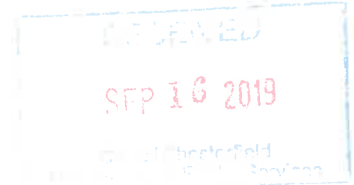
V. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the 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.

September 3, 2019 (rev)

Chesterfield Planning Department
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0760
Attn: Mike Knight, Planner



Re: PZ 04-2019, 13559 Olive Blvd (McDonald's) (0180691.00)

Dear Mike,

Following up on your letter dated July 19, 2019 and subsequent conversations we offer these respective responses:

1. **Sound** – The new order station speaker system will be an improvement over the existing system. And equally important, the spatial configuration of the new order stations are much different than the existing station. The new stations will direct sound in a much more easterly direction towards the back of the adjoining shopping center. The existing station directs sound in a northward direction towards existing residences.

Included with this letter is an exhibit depicting the existing and new directions of sound as well as the new sound levels. The new speaker system also incorporates an automatic volume control which reduces nighttime volume.

The result will be a greatly reduced impact on the residences to the north and a likewise negligible impact on the property to the east. The anticipated noise level at the eastern building is 44 dBA (day) and 20 dBA (night). The anticipated noise level at the north residence will be less as it is no longer in the direct path of the speaker. Considering 60 dBA is equal to conversational speech at a 3' distance and 30 dBA is a soft whisper at a 5' distance, there will be no further issue with off-site noise from the new location of the order stations. This noise reduction then also negates the need for any special sound walls along the entire north property line.

2. **Access/Cross-Access** – Our client is agreeable to recording an agreed upon cross-access easement between the McDonald's parcel and the shopping center parcel to the east. It is understood that no physical pavement connection between the parcels is required at this time, nor is it possible.

Regarding a public sidewalk along Olive Blvd, we have communicated with MODOT regarding their conceptual plans for future improvements to Olive Blvd. Their plans do include a new 6 feet wide sidewalk adjoining a new curb on Olive as well as a pavement overlay. The location of the new walk immediately adjoining the back of curb then necessitates the complete reconstruction of both access drives at McDonald's in order to comply with ADA guidelines, as shown on the MODOT plans.

To require our client to construct a new sidewalk adjoining the existing curb on Olive, which would then necessitate the reconstruction of both access drives, is a waste of money and resources. There is no way to ensure that a new walk and access drives constructed today would not then be torn out and replaced by MODOT tomorrow. In fact, assuming the elevation of Olive is modified by MODOT's plans it would not be possible for us to know that difference today, nor would it be possible to accommodate that difference today. MODOT has confirmed their improvements are on the books for 2021. With that in mind we request the requirement for a new public sidewalk adjoining Olive Blvd. not be imposed on this project.

Our client is, though, agreeable to providing a short section of new sidewalk connecting the adjoining east shopping center with the McDonald's parking lot to facilitate pedestrian movement between the two properties. This approximately 25 feet long sidewalk would be located near the south end the existing building on the shopping center and connect to the south end of the McDonald's parking lot.

3. **Parking** – Our Preliminary Development Plan allows for an amount of parking that does not decrease the existing condition. This does not though preclude us from requesting a parking modification in conjunction with the Amended Site Development Plan.
4. **Trash Location** – Trash pick-up is 6 days a week (Sunday excluded). The timing of the pick-up is 8-9am. The new location of the trash enclosure will necessitate the existing screening fence be removed. To mitigate the impact of the new location, our client is agreeable to re-installing a new denser (non-masonry) screening fence on the north side of the new trash enclosure for an approximately length of 30 feet.
5. **Hours of Operation** – Having heard the concerns of the Planning Commission and neighborhood, our client is agreeable to foregoing their request for 24-hour operation. Instead we request the following hours: 5:30am – 11:00 pm Monday – Saturday and 6:00 am – 11:00 pm on Sunday. The current ordinance restricts hours to 6:30 am - 10:00 pm, therefore we will be requesting a minor modification to the currently allowable hours. In addition, our client is agreeable to matching the hours of deliver, as well as trash pickup, to what is in the current governing ordinance which is 7:00am – 10:00 pm.
6. **Lighting** - The new lighting specified for this project will provide for a shielded downward focusing head to minimize any lighting beyond the limits of the paved areas on site. In addition, the new lighting will comply with all City code requirements.

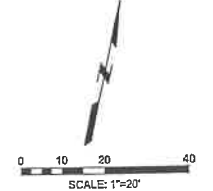
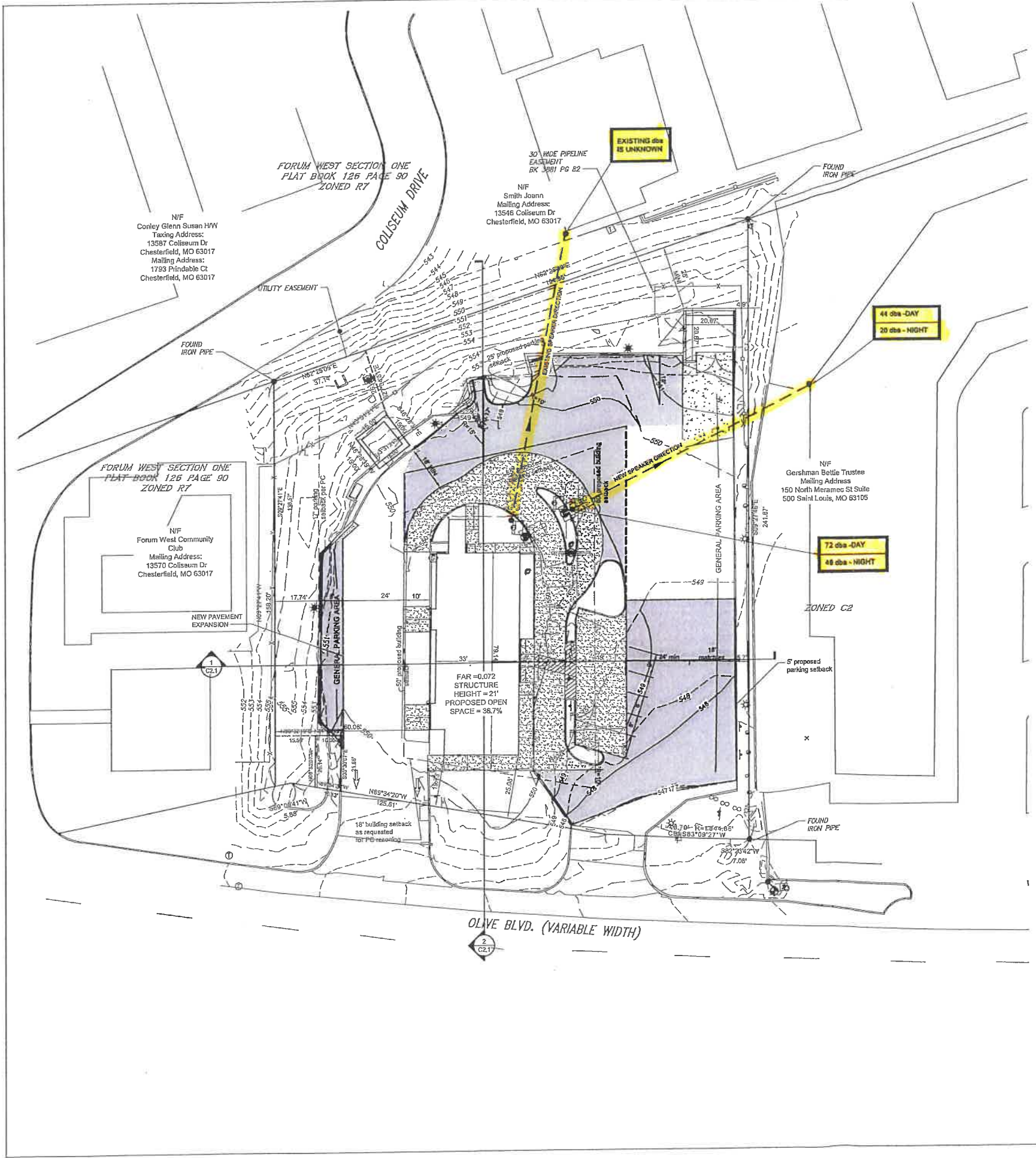
All our responses above provide a positive step forward in our request for rezoning. We believe we have listened to the concerns of the City and the adjoining landowners and have adequately addressed resolution to each. Please review our responses and contact me if you need additional information.

Sincerely,



FARNSWORTH GROUP, INC.

Robert E. Polk, PE, LEED AP
Principal/Center Manager



ORDER STATION SOUND LEVELS

THE NEW SPEAKER SYSTEM INCORPORATES AUTOMATIC VOLUME CONTROL (AVC) WHICH ADJUSTS OUTBOUND VOLUME BASED ON THE OUTDOOR AMBIENT NOISE LEVELS. WHEN AMBIENT NOISE LEVELS DECREASE AT NIGHT, THE AVC WILL REDUCE THE OUTBOUND VOLUME ON THE SYSTEM.

TYPICAL SOUND LEVELS

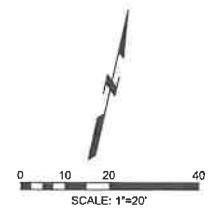
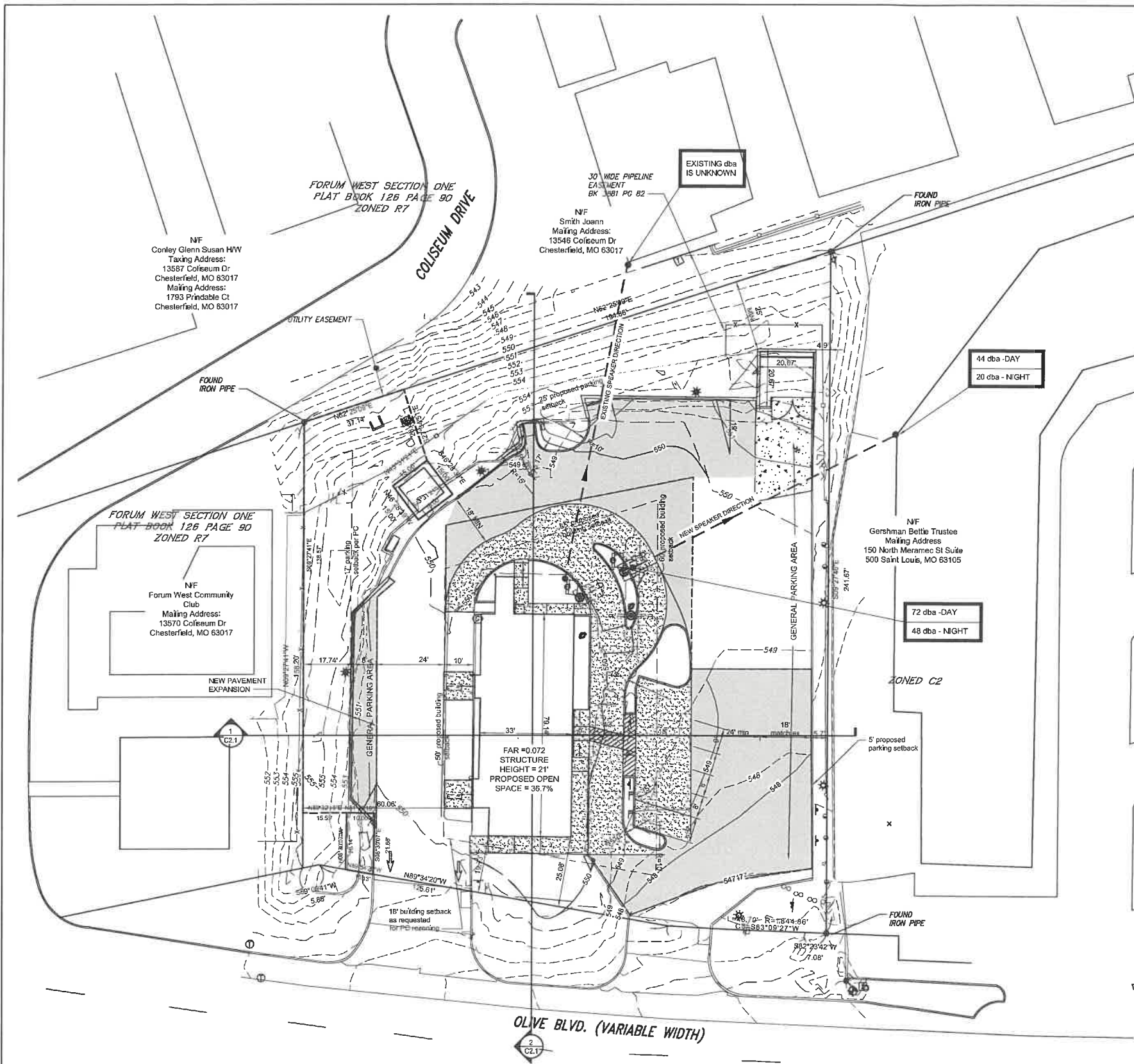
- 72 DBA - INTERCOM OUTBOUND AUDIO AT 4 FEET FROM THE SPEAKER
- 60 DBA - CONVERSATIONAL SPEECH AT 3 FEET
- 40 DBA - HEARING TEST BOOTH
- 30 DBA - SOFT WHISPER AT 5 FEET
- 20 DBA - LIBRARY AT OFF PEAK HOURS

PLAN APPROVAL		DATE
REGIONAL MGR.	SIGNATURE (2 REQUIRED)	DATE
CONSTR. MGR.		
PROJECT MANAGER		
REAL ESTATE MGR.		
CO-SIGN SIGNATURES		
CONTRACTOR		
DIRECTOR		
STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		
OS-1 ORDER STATION SOUND LEVELS		
FG JOB NO 0180691.00		

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	

ROBERT E. POLK, JR. E-20082
ENGINEER
DATE 5-20-19
THIS SHEET HAS BEEN CHECKED, SEALED, AND DATED ELECTRONICALLY.

10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS | 13309 OLIVE BLVD. CHESTERFIELD MO 63017

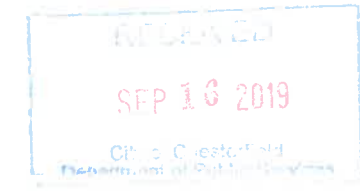


ORDER STATION SOUND LEVELS

THE NEW SPEAKER SYSTEM INCORPORATES AUTOMATIC VOLUME CONTROL (AVC) WHICH ADJUSTS OUTBOUND VOLUME BASED ON THE OUTDOOR AMBIENT NOISE LEVELS. WHEN AMBIENT NOISE LEVELS DECREASE AT NIGHT, THE AVC WILL REDUCE THE OUTBOUND VOLUME ON THE SYSTEM.

TYPICAL SOUND LEVELS

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REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	

STATE OF MISSOURI
 ROBERT E. POLK, JR.
 ENGINEER
 LICENSE NO. 00087
 EXPIRES 12/31/2019
 DATE: 9-20-19
 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 | 13558 OLIVE BLVD CHESTERFIELD MO 63077

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

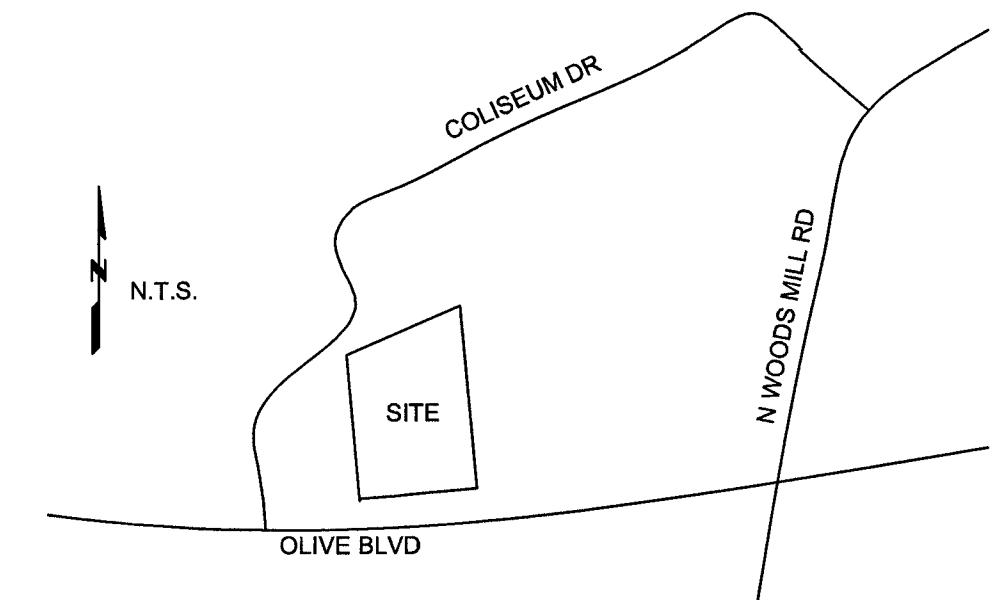
STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

OS-1
ORDER STATION
SOUND LEVELS

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 1-180 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 ENCROACH 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 29189CO170K (MAP NUMBER 29189CO170K, 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).

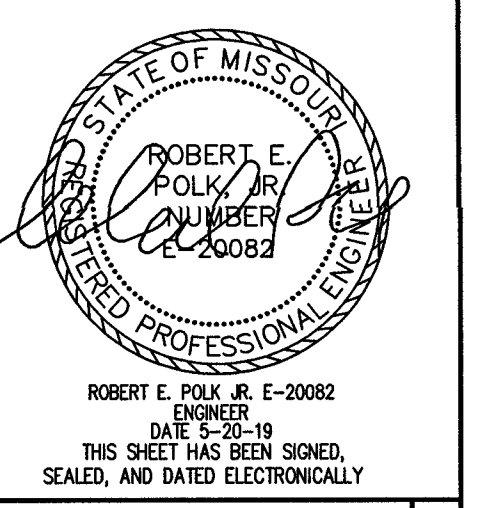
SHEET INDEX

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	11-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	
3	8-14-19	PARKING COUNT	JPB	



ROBERT E. POLK, JR. E-20082
ENGINEER
DATE 5-20-19
THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY

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.		
CONTRACTOR		
OWNER		

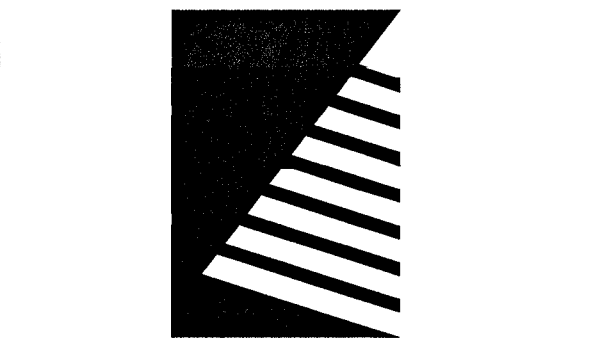
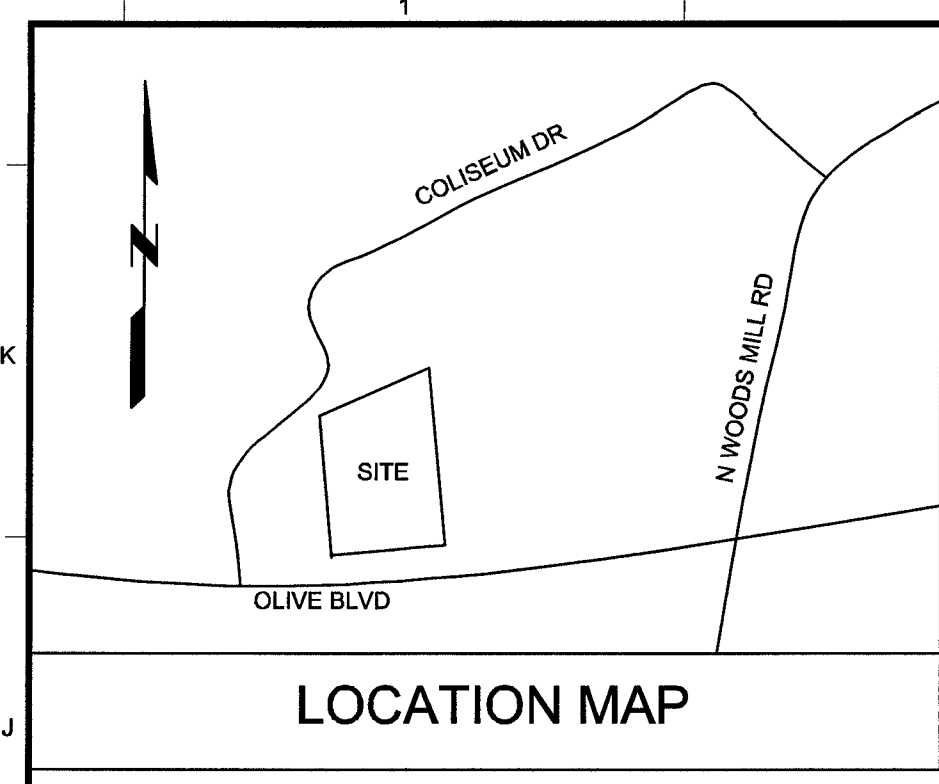
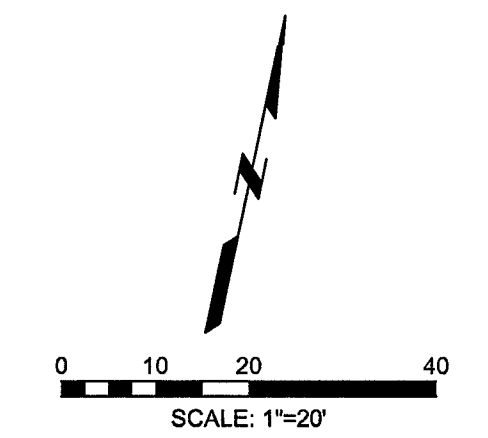
STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

RECEIVED
SEP 16 2019
City of Chesterfield

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, CITY OF CHESTERFIELD, 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

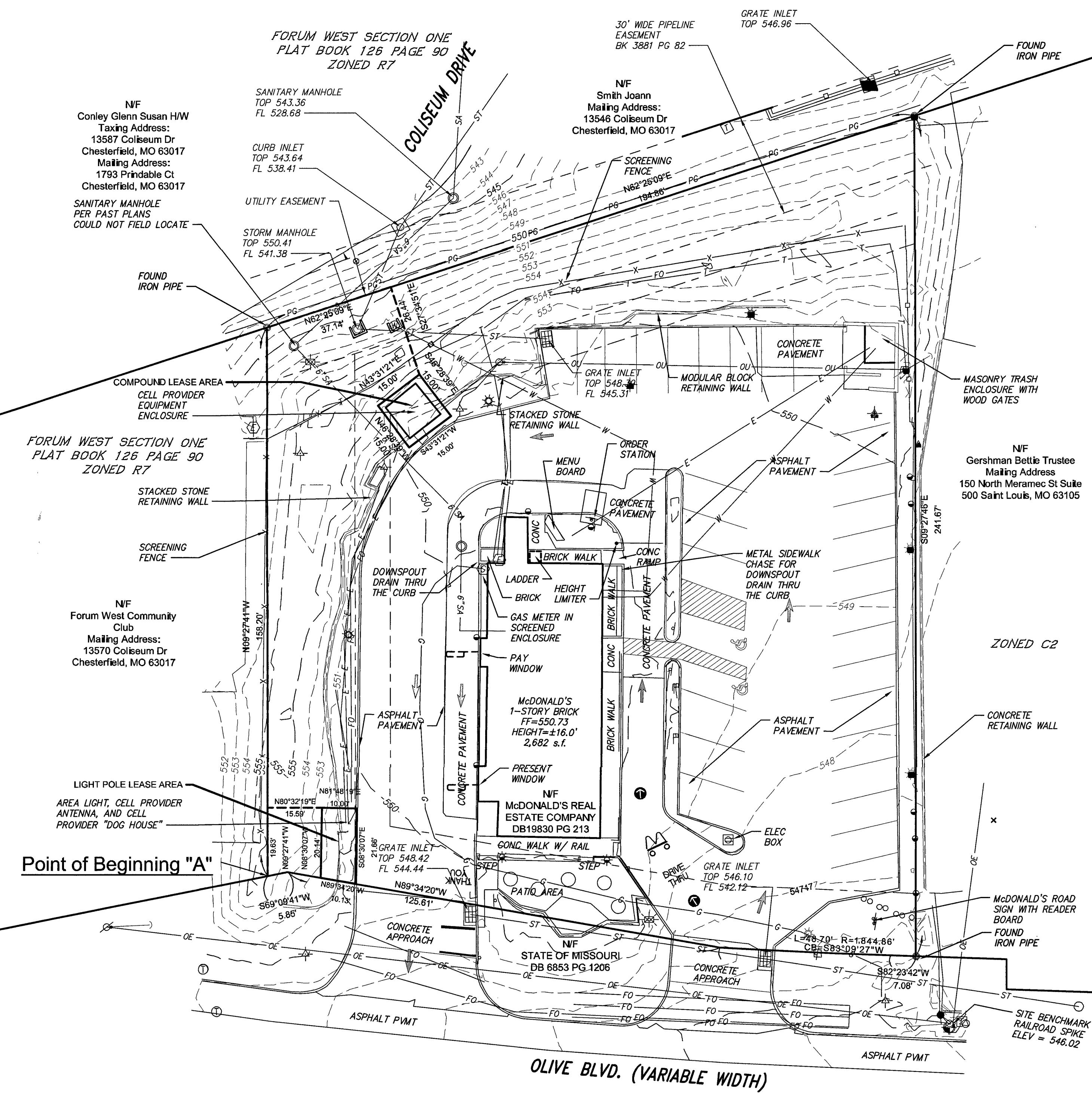
ISSUE # Date Description

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 May, 2019 at the request of McDonald's USA, LLC, prepared a Change of Zoning Exhibit Survey of a tract of land being part of that parcel conveyed to McDonald's Real Estate Company by Deed recorded in Book 19830, Page 213 of the St. Louis County Records, situated within Lot 1 of Share 1 of the Partition of the Missouri Stevens Estate, in U. S. Survey 207, Township 46 North, Range 5 East, City of Chesterfield, 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 Standards for Property Boundary Surveys (20 CSR 2030-16), 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 Missouri Standards should be obtained.

Farnsworth Group, Inc.
 Eric A. Trentmann 2019.05.24
 09:49:28-05'00"
 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: A Warranty Deed to McDonald's Real Estate Company, recorded in Deed Book 19830, Page 213 of the St. Louis County Records. (Reference herewith being made to an unrecorded Survey by BAX Engineering Company, dated May 15, 1985.) At the client's request, minimal research towards additional property boundary evidence has been executed.
- 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. (Deed North varies 00 degrees 36 minutes 21 seconds east 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.

LEGAL DESCRIPTION

A tract of land being part of that parcel conveyed to McDonald's Real Estate Company by Deed recorded in Book 19830, Page 213 of the St. Louis County Records, situated within Lot 1 of Share 1 of the Partition of the Missouri Stevens Estate, in U. S. Survey 207, Township 46 North, Range 5 East, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at Point "A" on the Eastern line of Forum West Section One, a Condominium according to the plat thereof recorded in Plat Book 126, Page 90 of the St. Louis County Records, at its intersection with the Northern right of way line of Olive Boulevard, as widened by Condemnation Suit No. 373601, recorded in Deed Book 6786, Page 1224 of the St. Louis County Records; thence along said Eastern line, North 09 degrees 27 minutes 41 seconds West, 158.20 feet to a point; thence North 62 degrees 25 minutes 09 seconds East, 194.86 feet to a point; thence departing said Eastern line, South 09 degrees 27 minutes 46 seconds East, 241.67 feet to a point on the Northern right of way line of Olive Boulevard, as aforementioned; thence along said Northern line, South 82 degrees 23 minutes 42 seconds West, 7.08 feet to a point of curvature; thence Southwestwardly 48.70 feet along a curve to the right, having a radius of 1,844.86 feet and a chord bearing South 83 degrees 09 minutes 27 seconds West to a point of tangency; thence North 89 degrees 34 minutes 20 seconds West, 125.61 feet to a point; thence South 69 degrees 09 minutes 41 seconds West, 5.85 feet to the point of beginning;

EXCEPTING THEREFROM THE LIGHT POLE LEASE AREA

Commencing at Point "A" defined above; thence along the Eastern line of Forum West Section One, North 09 degrees 27 minutes 41 seconds West, 19.63 feet to a point; thence departing said Eastern line, North 80 degrees 32 minutes 19 seconds East, 15.59 feet to the true point of beginning of herein described Lease Area; thence North 81 degrees 48 minutes 19 seconds East, 10.00 feet to a point; thence South 08 degrees 30 minutes 07 seconds East, 21.66 feet to a point on the Northern right of way line of Olive Boulevard, as aforementioned; thence North 89 degrees 34 minutes 20 seconds West, 10.13 feet to a point; thence departing said Northern right of way line, North 08 degrees 30 minutes 07 seconds West, 20.14 feet to the point of beginning;

AND EXCEPTING THEREFROM THE COMPOUND LEASE AREA

Commencing at Point "A" defined above; thence along the Eastern line of Forum West Section One, North 09 degrees 27 minutes 41 seconds West, 158.20 feet to a point; thence North 62 degrees 25 minutes 09 seconds East, 37.14 feet to a point; thence departing said Eastern line, South 27 degrees 34 minutes 51 seconds East, 26.44 feet to the true point of beginning of herein described Lease Area; thence South 46 degrees 28 minutes 39 seconds East, 15.00 feet to a point; thence South 43 degrees 31 minutes 21 seconds West, 15.00 feet to a point; thence North 46 degrees 28 minutes 39 seconds West, 15.00 feet to a point; thence North 43 degrees 31 minutes 21 seconds East, 15.00 feet to the point of beginning;

Said parcel containing a net area 36,879 square feet (0.85 acres more or less).

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

PROJECT: L/C# 24-0272



13559 Olive Blvd.
 Chesterfield Mo

Date: 5/23/19
 Design/Drawn: JPB
 Reviewed: EAT
 Book No.: 310/31-37

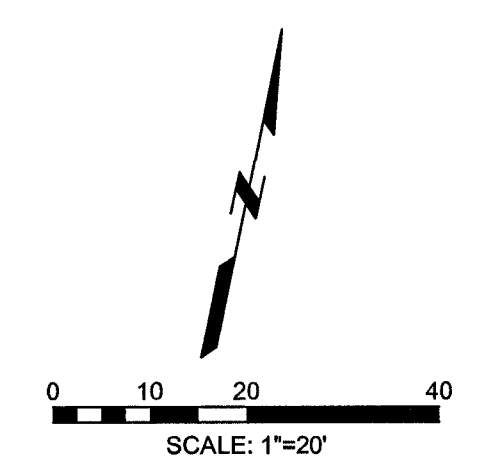
CHANGE OF ZONING EXHIBIT SURVEY

SHEET NUMBER:

OBS-1

Project No.: 0180691

J:\2019\0180691-01 - MO - 13559 Olive St Rd - LC24-0272\Survey\07_Drawing\0180691 - CIVL - CDS.dwg | 5/24/2019 9:19 AM | J:\2019\0180691-01 - MO - 13559 Olive St Rd - LC24-0272\Survey\07_Drawing\0180691 - CIVL - CDS.dwg



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	
	TO REMAIN	(TR)	TO REMAIN
	ASPHALT	ASPH	ASPHALT
	BUILDING CORNER	BLDG	BUILDING CORNER
	CORNER	COR	CORNER
	CONCRETE CLEANOUT	CONC	CONCRETE CLEANOUT
	DEED BOOK	CO	DEED BOOK
	FLOW LINE	DB	DEED BOOK
	MANHOLE	FL	FLOW LINE
	PLAT BOOK	MH	MANHOLE
	PAGE	PB	PLAT BOOK
	POINT OF BEGINNING	PG	PAGE
	PRIVATE, UNDER MSD INSPEC.	PB	PLAT BOOK
	RIGHT-OF-WAY	P.O.B.	POINT OF BEGINNING
	SQUARE FEET	P.U.M.I.	PRIVATE, UNDER MSD INSPEC.
	STORM	R.O.W.	RIGHT-OF-WAY
	TOP OF CONCRETE/CURB	SF	SQUARE FEET
	BOTTOM OF CURB	ST	STORM
	TOP OF WALL	TC	TOP OF CONCRETE/CURB
	BOTTOM OF WALL	BC	BOTTOM OF CURB
	TYPICAL	TW	TOP OF WALL
	UTILITY	BW	BOTTOM OF WALL
	WIDE	TYP	TYPICAL
	NORTH	UTIL	UTILITY
	SOUTH	W	WIDE
	EAST	N	NORTH
	WEST	S	SOUTH
	SANITARY	E	EAST
	MATCH EXISTING	W	WEST
	GUTTER	SA	SANITARY
		ME	MATCH EXISTING
		G	GUTTER

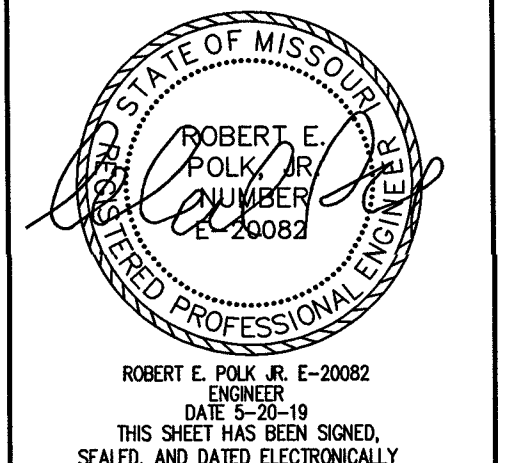
LINWORK

EX FENCE

EX CONTOUR 5' INTERVAL

EX CONTOUR 1' INTERVAL

FINISH CONTOUR



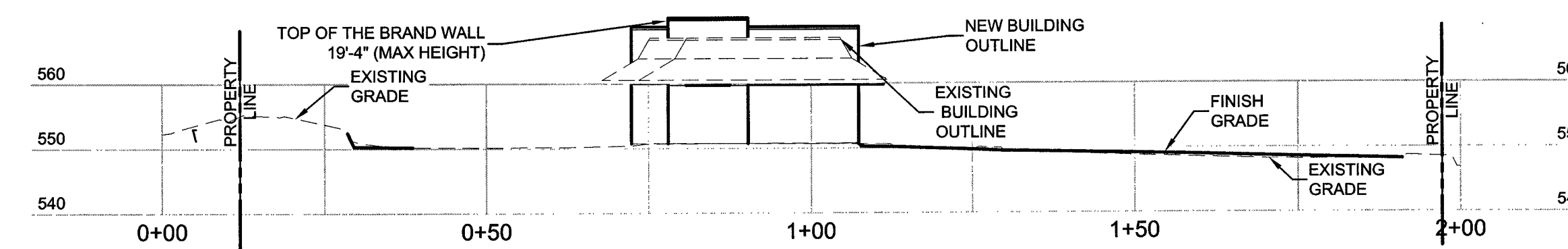
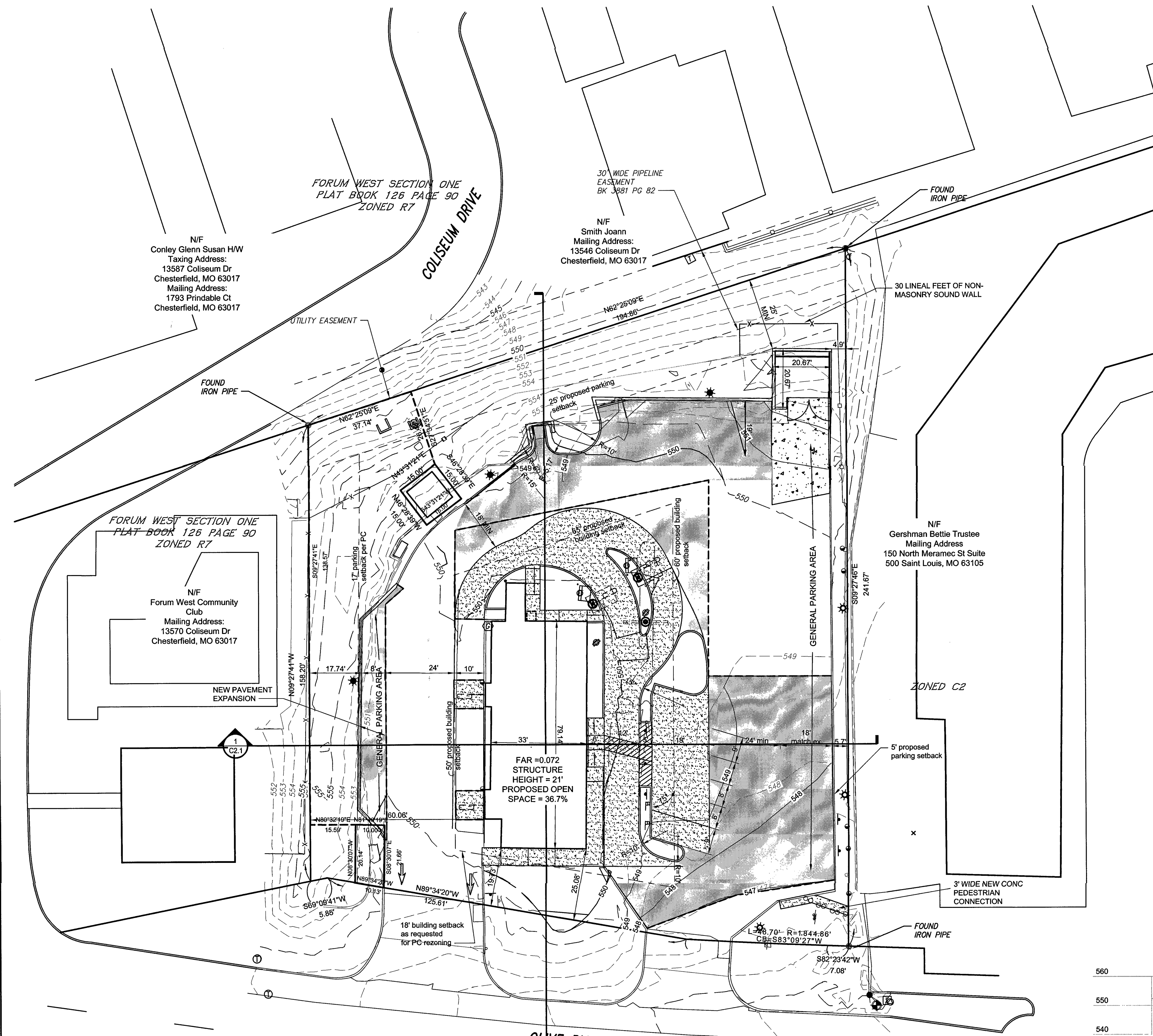
ROBERT E. POLK & E-20082
ENGINEER
THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MIDLAND'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

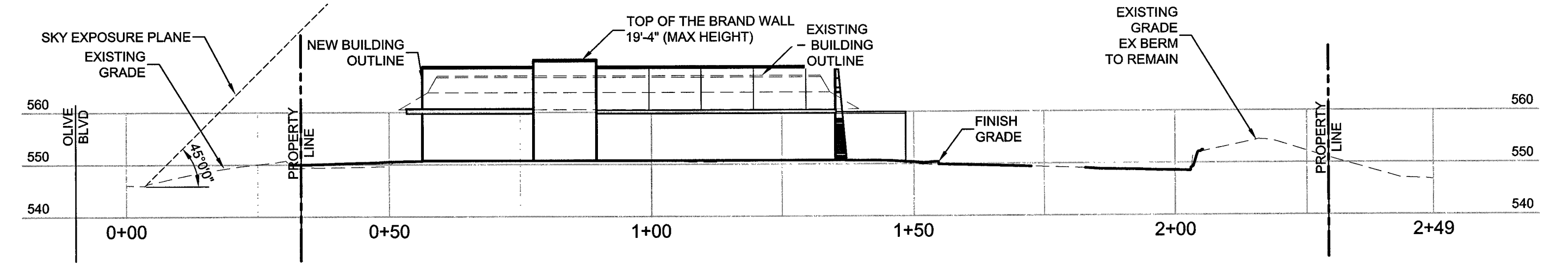
GREAT PLAINS REGION

10801 WASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210

ADDRESS: 13559 OLIVE BLVD. CHESTERFIELD, MO 63017



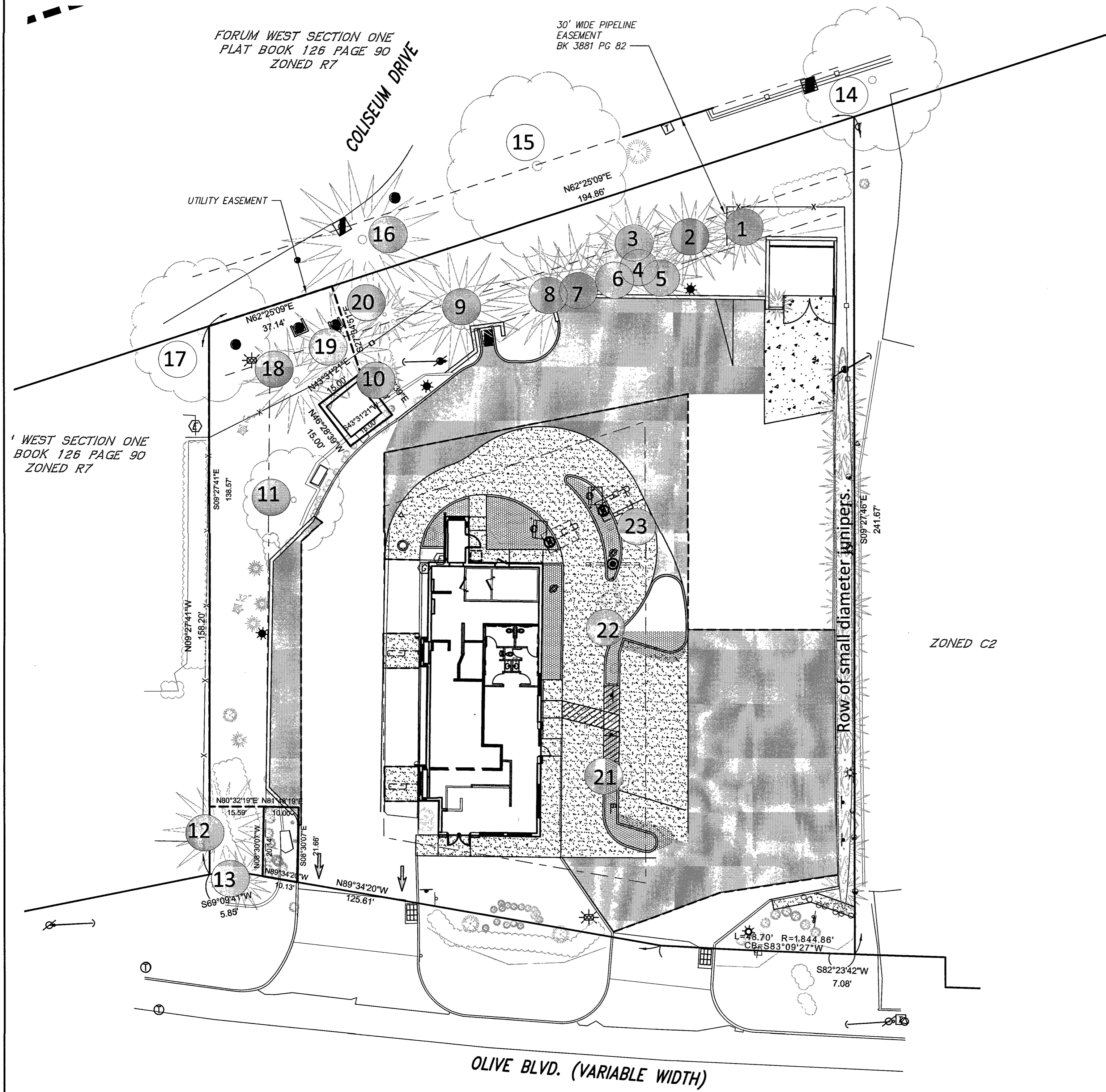
1 SITE SECTION (EAST-WEST)
Scale: 1"=20'



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

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
FG JOB NO 0180691.00



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

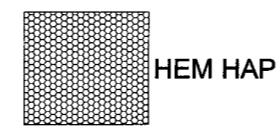
ALL NEW DECIDUOUS TREES AND ORNAMENTAL TREES SHALL BE A MINIMUM OF 2-1/2" CALIPER



Denotes new Red Maple, mature height = +45' growth rate fast, (large size class)



Denotes new Eastern Red Bud, mature height = 20' to 30' growth rate fast (medium size class)



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

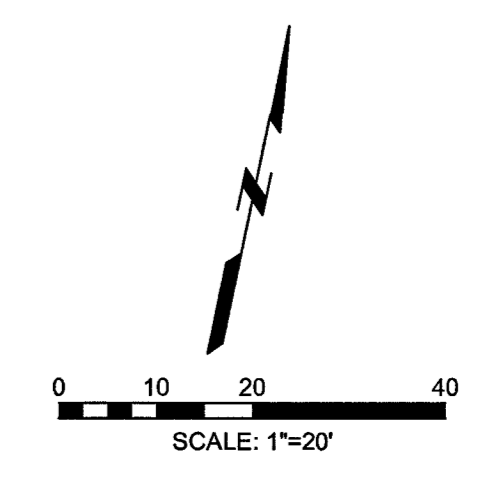
13559 Olive Blvd.
Tree Stand Delineation
 Provided to Farnsworth Group
 Provided by Davey Resource Group
 April 16, 2019

- # 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



REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	
3	8-14-19	PARKING COUNT	JPB	

13559 OLIVE BLVD CHESTERFIELD MO 63073

10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210

GREAT PLAINS REGION

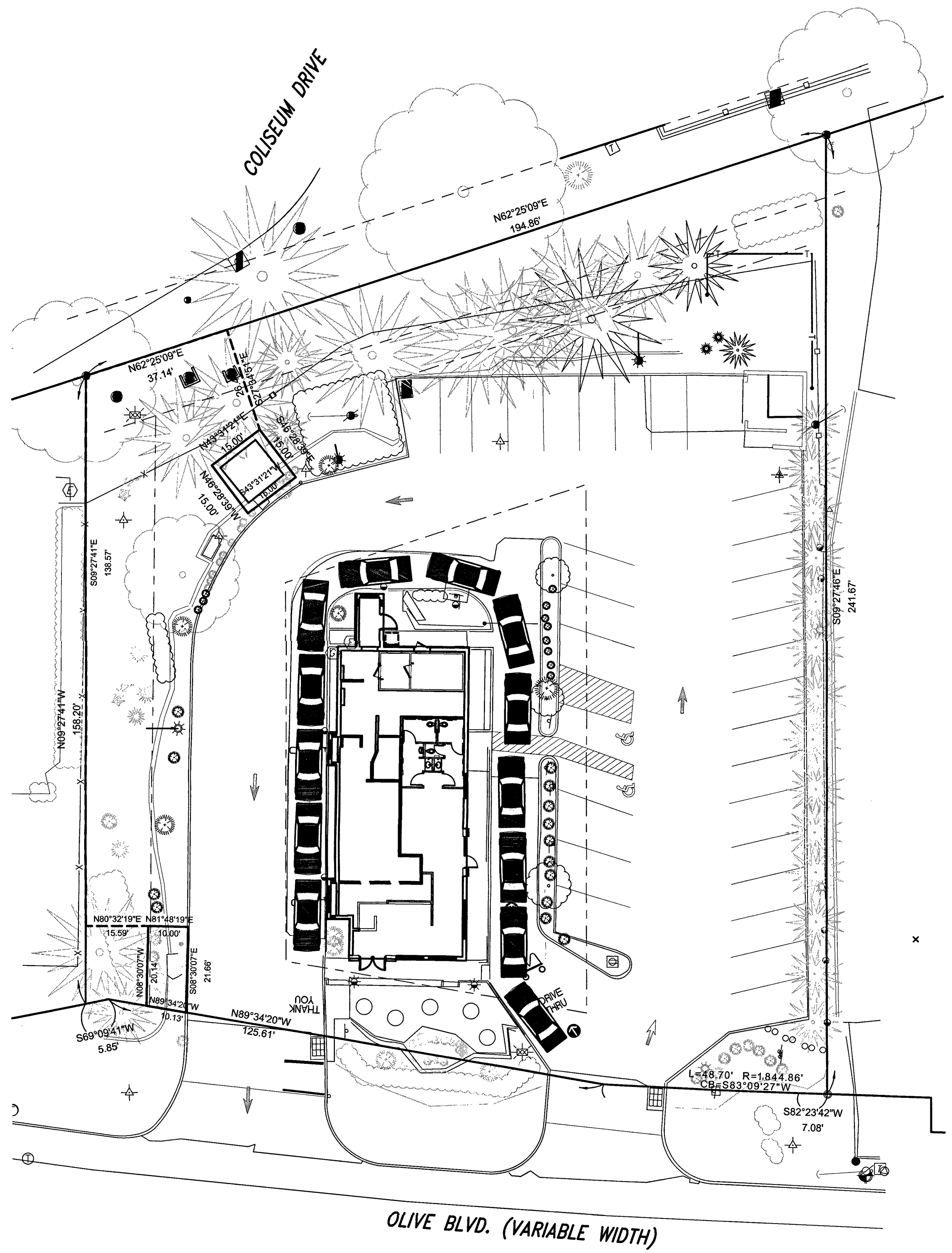
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13559 OLIVE BLVD CHESTERFIELD MO 63073

PLAN APPROVAL	DATE
SIGNATURE (2 REQUIRED)	

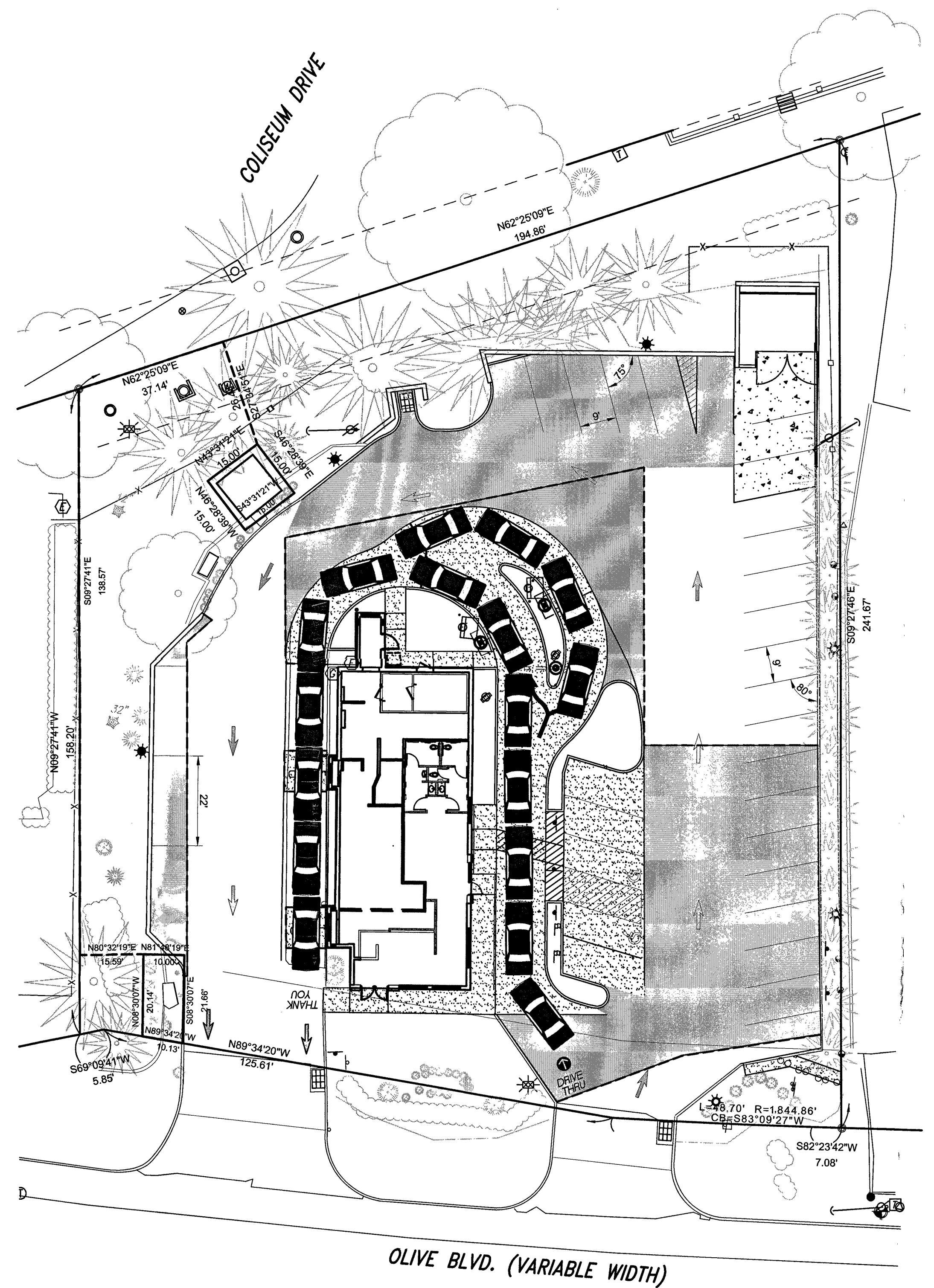
STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

TSD-1
 TREE STAND DELINEATION PLAN
 LANDSCAPE PLAN



STACKING EXHIBIT (EXISTING)

Scale: 1"=20'



STACKING EXHIBIT (PROPOSED)

Scale: 1"=20'

0 10 20 40

 SCALE: 1"=20'

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	
3	8-14-19	PARKING COUNT	JPB	

ROBERT E. POLK, JR. E-20082
 ENGINEER
 DATE: 5-20-19
 THIS SHEET HAS BEEN SIGNED,
 SEALED, AND DATED ELECTRONICALLY.

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

PARKING INFORMATION	
TOTAL SPACES	29
	17 - SPACES 9'-0" X 18' @ 80'
	3 - SPACES 6'-0" X 22' @ 180'
	7 - SPACES 9'-0" X 19' @ 75'
	2 - HCP SPACES 9'-0" X 19' @ 75'

UTILITY INFORMATION		
SIZE	TYPE	LOCATION
SANITARY SEWER	-	-
WATER	-	-
STORM SEWER	-	-
ELECTRIC	-	-
GAS	-	-

SURVEY INFORMATION	
PREPARED BY:	Farnsworth GROUP
DATE:	

LEGEND	
SANITARY SEWER	GAS
WATER	LOT LIGHT LP-30
STORM SEWER	EXISTING ELEVATION (76.5)
ELECTRIC	PROPOSED ELEVATION (77.0)

PLAN SCALE: 1"=20'

STREET ADDRESS
13559 OLIVE BLVD

CITY	STATE	STATUS	DATE	BY
CHESTERFIELD	MISSOURI	PRELIMINARY	11-1-18	FG
COUNTY ST. LOUIS COUNTY		FINAL PLAN	-	FG
		AS-CONST.		

REGIONAL DWG. NO	NATIONAL NUMBER	REGIONAL MGR.	CONST. MGR.	PROJECT MGR.	REAL ESTATE MGR.	CONTRACTOR	OWNER
024-0272	-						

CS-1
CAR STACKING EXHIBIT