



VIII. B.

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

Planning Commission Vote Report

Meeting Date: September 25, 2017

From: Cecilia Dvorak, Project Planner

Location: Southeast of the intersection of Chesterfield Airport Road and Long Road.

Petition: **P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment):**
A request to amend Ordinance 2841 to amend the development conditions in a “C-8” Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

SUMMARY

Automotive & Trailer II, LLC has submitted a request for an ordinance amendment to an existing “C-8” Planned Commercial District. The request is for a 2.93 acre parcel located on the southeast corner of Chesterfield Airport Road and Long Road.

The petitioner’s narrative outlines the request, and includes an increase to the maximum floor area from 2,100 square feet to 3,250 square feet, a decrease to the required open space from 27% (existing condition) to 26%, and a modification to the structure setbacks from the southern boundary of the subject site from 15 feet to 10 feet to accommodate the relocation of a trash enclosure.

HISTORY OF SUBJECT SITE

The subject site was zoned “C-8” Planned Commercial by the City in May of 1997 by ordinance number 1248. In October of the same year, an amendment was requested by the Department of Planning in order to correct errors relative to signage and entrances, and resulted in ordinance number 1328.

Another amendment was requested in 2014 by the property owner of the southernmost parcel (the subject site before you today) to add thirty-three (33) uses, eliminate the maximum square footage required of the oil change facility, and to change the parking setback from ten (10) feet to three (3) feet from the southern boundary line.

Throughout the process, the Planning Commission found issues with the following:

- **Minimizing open space:** The 2014 petition would have taken the open space to 25%.

- Site circulation: The 2014 petition included a drive aisle along the southern boundary of the site which both decreased the open space and would have required an amendment to the parking setbacks. This is not a part of the request before you today.
- Intensity and number of proposed uses: The 2014 petition included a request for 33 uses, including brew pub, fast food, sit down and take out restaurants, and retail sales establishment. Issues were raised throughout the process with the intensity and number of uses, as well as the traffic and parking necessary for these uses. Of the 33 uses requested, 29 uses were removed from the request in the end. Three of the 4 uses which were not removed were already permitted, and 1 (vehicle repair and service facility) was additional.
- Removing the size limitation: Concerns were raised throughout the 2014 petition process for removing the maximum square footage of the oil change facility and vehicle repair and service facility due to the constraints of the site. This request was ultimately removed from the petition because the new owner of the site felt they could operate under the existing footprint.

Ultimately, with the exception of the request for the vehicle repair use as an additional permitted use, all other requests were removed by the petitioner due to issues that arose at the public hearing and subsequent meetings. The petition was ultimately approved in April 2015 resulting in ordinance number 2841 with the following additional restrictions:

- Outdoor storage of derelict, wrecked or dismantled vehicles is prohibited;
- Unscreened outdoor storage is prohibited; and
- 27% open space be required.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“NU” Non-Urban District, and “PC” Planned Commercial District	Vacant
East	“PI” Planned Industrial District	Equipment Sales and Service Center
South	“PC” Planned Commercial District	Auto Body Repair
West	“M-3” Planned Industrial District, and “C8” Planned Commercial District	Medical office Strip center commercial

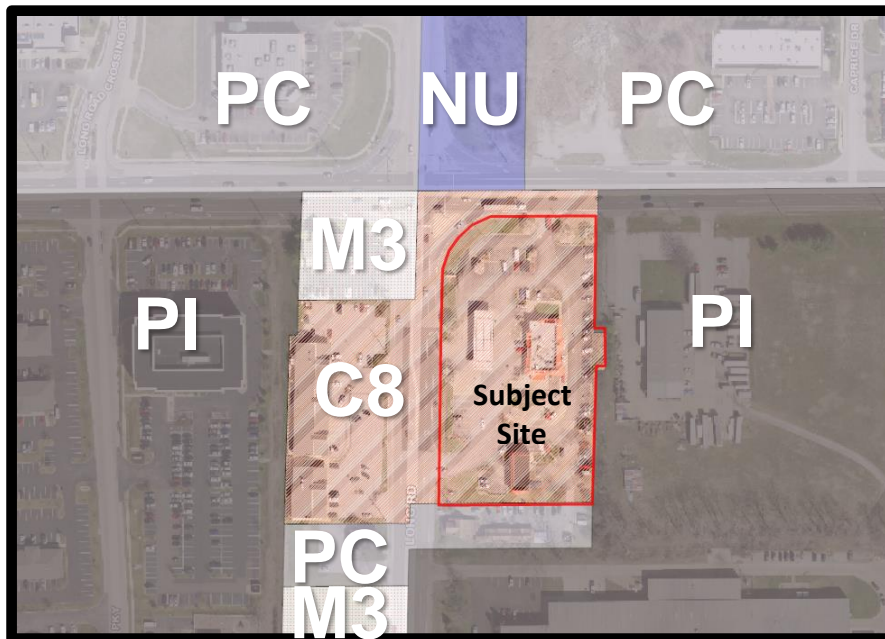


Figure 2: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located in the Chesterfield Valley and is designated as Mixed Use (Retail/Office/Warehouse).

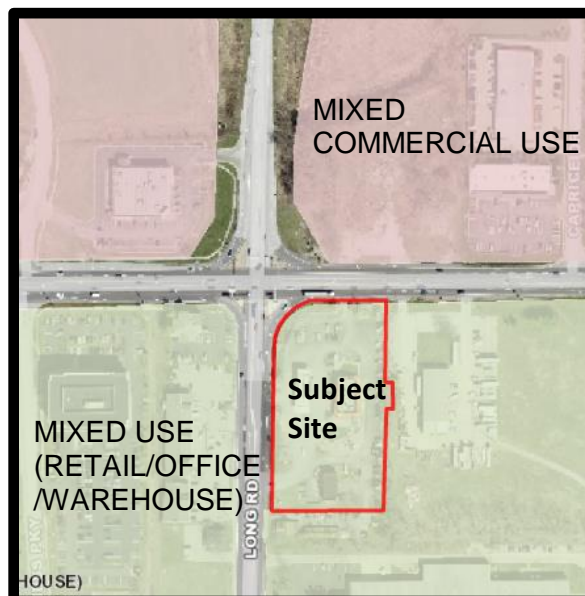


Figure 3: Future Land Use Plan

ISSUES

A Public Hearing was held on this request at the August 28, 2017 Planning Commission meeting. A couple of issues were raised at the Public Hearing. A summary of the issues is presented below. A formal response from the petitioner to each of the issues is attached to this report.

The first issue was regarding the need to reduce the open space below the typical 30% required of developments today.

The petitioner has removed the request to reduce the open space below 27%.

The second issue was regarding Fire District agency comments.

Monarch Fire District's no comment letter has been attached to this report. The petitioner has been made aware that while they have no comments at this time, they will be required to provide a letter of approval from the Fire District prior to the Site Development Plan approval by the City of Chesterfield.

The neighboring property owner who discussed his concerns at the Public Hearing, has submitted correspondence, which is attached for the Planning Commissions consideration. This correspondence includes a number of photos where the current cross access easement has been blocked by the users of the subject site. The concerns that the neighboring property owner has expressed are consistent with those concerns raised through the previous Public Hearing process in 2014. Additionally, it should be noted that an increase in the intensity of use could impact cross access easements, site circulation, noise, and visual aesthetic.

ORDINANCE CHANGES

The following is a redline version of the proposed changes to Ordinance 2841. The text in italics are Staff comments and will not be incorporated into the draft Attachment A. In addition to these changes, Staff has integrated changes to the TGA requirements from Saint Louis County.

A. PERMITTED USES *(see page 1 of the draft Attachment A)*

2. The above uses in the C8 District shall be restricted as follows:

- d. The oil change facility and vehicle repair and service facility uses shall be limited to ~~three (3)~~ six (6) bays and shall not exceed ~~2,100~~ 3,250 square feet.

C. SETBACKS *(see page 2 of the draft Attachment A)*

1. Structure Setbacks

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

- a. Ninety (90) feet from the right-of-way of Chesterfield Airport Road.
- b. Twenty (20) feet from the eastern boundary of this C8 District.
- c. Fifteen (15) feet from the southern boundary of this C8 District.

d. Forty (40) feet from the right-of-way of Long Road.

G. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION *(see page 4 of the draft Attachment A)*

1. Sidewalk adjacent to Chesterfield Airport Road and Long Road shall be as directed by the City of Chesterfield

REQUEST

Staff has completed review of this petition request for an amendment to an existing ordinance and all agency comments have been received. Staff requests action on P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment).

Respectfully Submitted,

Cecilia Dvorak
Project Planner

A copy of the current governing Ordinance 2841 may be obtained at
<https://www.chesterfield.mo.us/ord/2015/ord2841.pdf>

Attachments

1. Petitioner's Narrative Statement
2. Petitioner's Issues Response Letter
3. Monarch Fire District Comment Letter
4. Draft Attachment A
5. Preliminary Plan
6. Correspondence in Opposition

STOCK & ASSOCIATES
Consulting Engineers, Inc.

NARRATIVE STATEMENT – 03/22/2017
NARRATIVE STATEMENT REVISED – 09/15/17



Automotive and Trailer II, LLC is Petitioner with respect to this Application. The Application requests amendments to Section I.A.2.d and I.B.1.a, and I.C.1.c. of Ordinance 2841. Automotive and Trailer II, LLC is the Owner of the land identified in this Application as Lot 2 of Steve Wallace Subdivision, Plat Book 345, Page 701.

If this Application is approved, the amendment would accommodate Automotive and Trailer II, LLC's requirements. The changes requested pursuant to this Application for amendment include the following:

Section I of Ordinance 2814 – Proposed Minor Amendments

- I.A.2.d.: The Oil change facility and Vehicle repair and service facility uses shall be limited to six (6) bays and shall not exceed 3,250 square feet.
- I.C.1.c: Ten (10) feet from the southern boundary of the C8 District, to accommodate proposed trash enclosure.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

September 5, 2017

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



Attention: Cecilia Dvorak

Re: P.Z.11-2017 Steve W Wallace (Automotive and Trailer II, LLC) – Responses to issues/comments from the Public Hearing on August 28, 2014 at City Hall.

Dear Mrs. Dvorak

The following are written responses to your departmental letter dated August 31, 2017 regarding the above-mentioned project, and public hearing.

Issues Raised in the Public Hearing:

Comment 1. Open Space: 27% is already below the typical 30% required of developments today. Re-evaluate the need to reduce the open space.

Response: The proposed preliminary site plan has been revised, and we will maintain an open space of 27.00%.

Comment 2. Fire District Agency Comments: While the Monarch Fire District has no comments at this time, be advised that Fire District approval will be required at the Site Development Plan stage. Additionally, be advised that now and at all times in the future, the cross-access easement dedicated to the property owner to the south, must be kept clear.

Response: Understood, the property owner of Lot 2 will keep the access easement for the property to the South clear at all times.

Staff Comments:

Comment 3. Depict and label the parking and structure setbacks on all sides of the entire development. be advised that staff will recommend that the structure setbacks remain the same, and that the trash enclosure be an exception, there we ask that you remove the proposed 10' building setback line.

Response: Setbacks have been added and the proposed 10' building setback line has been removed.

Comment 4. Label all easements throughout the development, including the record plat book and page number.

Response: Please see Preliminary Site Plan.

Comment 5. Label all property lines' bearing and distance for the entire development.

Response: Please see Preliminary Site Plan.

Comment 6. Remove Note 3 of General Notes regarding the number of parking stalls on site.

Response: Note has been removed.

Comment 7. Draft Version of Attachment "A"

Permitted Uses Restrictions:

The Oil Change facility and Vehicle repair and service facility uses shall be limited to six (6) bays and shall not exceed 3,250 square feet.

Response: Understood

Setbacks:

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

- a. Ninety (90) feet from the right-of-way of Chesterfield Airport Road
- b. Twenty (20) feet from the eastern boundary of this C8 District.
- c. Fifteen (15) feet from the southern boundary of this C8 District.
- d. Forty (40) feet from the right-of-way of Long Road.

Response: Understood

Public/Private Road Improvements:

Sidewalk adjacent to Chesterfield Airport Road and Long Road shall be as directed by the City of Chesterfield.

Response: Understood

Should you have any further comments and/or questions, please feel free to contact me.

Sincerely,

Kate M. Stock

Kate M. Stock, E.I., Project Engineer

CC: Mr. George M. Stock, P.E., President
Mr. Ryan Schriber, P.E., Associate
Dr. Andrew Abele – Automotive and Trailer II, LLC
Mr. Michael Waitsman – Automotive and Trailer II, LLC
Mr. Michael Hejna – Automotive and Trailer II, LLC c/o Gundaker Commercial Group

From: Roger Herin <herin.r@monarchfpd.org>
Sent: Wednesday, July 26, 2017 4:12 PM
To: Kathy Reiter; david.human@huschblackwell.com; Tina Schmitz (tina.Schmitz@modot.mo.gov); Riley, Jennifer; rheine@stlouisco.com; jtpete@stlmsd.com
Cc: Cecilia Dvorak; Fire Prevention
Subject: RE: Comments for P.Z. 11-2017 Steve W Wallace
Attachments: PZ 11-2017 - Preliminary Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kathy:

I have no comments or concerns with the ordinance amendment.

Thank you for the opportunity to comment.



Roger N. Herin, MCP
Deputy Chief/Fire Marshal
Monarch Fire Protection District
13725 Olive Blvd.
Chesterfield, MO 63017
Office 314-514-0900 ext. 2206
Direct Dial 314-682-6122
Cell 314-581-2206

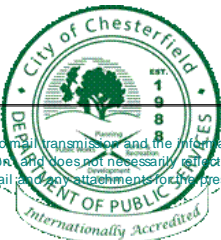
From: Kathy Reiter [<mailto:KReiter@chesterfield.mo.us>]
Sent: Thursday, July 20, 2017 8:33 AM
To: david.human@huschblackwell.com; Tina Schmitz (tina.Schmitz@modot.mo.gov); Riley, Jennifer; rheine@stlouisco.com; Roger Herin; jtpete@stlmsd.com
Cc: Cecilia Dvorak
Subject: Comments for P.Z. 11-2017 Steve W Wallace

P.Z. 11-2017 is a request for an ordinance amendment to permit an increase in the size of the existing building at 120 Long Road.

Please send your comments by August 11, 2017, Preliminary Plans are attached.

Thank you in advance for your prompt attention to this request. Should you have any questions or concerns, please contact Cecilia Dvorak, Project Planner at cdvorak@chesterfield.mo.us.

Kathy Reiter
Executive Assistant - Planning & Development Services
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017
636-537-4746
636-537-4798 (fax)



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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 C8 District shall be as follows:
 - a. Filling station and convenience store with pump stations;
 - b. Restaurant-fast food;
 - c. Oil change facility; and,
 - d. Vehicle repair and service facility.
2. The above uses in the C8 District shall be restricted as follows:
 - a. All uses within this C8 Planned Commercial District shall be contained within a total of two (2) single-story buildings.
 - b. The canopy structure associated with the Filling station and convenience store with pump stations shall not exceed 5,600 square feet in area and contain a total of six (6) fuel pumps.
 - c. The Convenience store/restaurant-fast food co-use shall not exceed 6,000 square feet in overall size. The restaurant-fast food portion of this co-use shall not exceed sixty (60) seats.
 - d. The Oil change facility and Vehicle repair and service facility uses shall be limited to six (6) bays and shall not exceed 3,250 square feet.
 - e. There shall be no outdoor display and/or selling of merchandise within the limits of the C8 Planned Commercial District.
 - f. Outdoor storage of derelict, wrecked or dismantled vehicles is prohibited.
 - g. Unscreened outdoor storage is prohibited.
3. Hours of Operation.
 - a. Hours of operation for this C8 District shall not be restricted.

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Unified Development Code.

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

1. Building Requirements

- a. A minimum of twenty-seven percent (27%) 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 enclosure will be located within the following setbacks:

- a. Ninety (90) feet from the right-of-way of Chesterfield Airport Road.
- b. Twenty (20) feet from the eastern boundary of this C8 District.
- c. Fifteen (15) feet from the southern boundary of this C8 District.
- d. Forty (40) feet from the right-of-way of Long Road.

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. Twenty (20) feet from the right-of-way of Chesterfield Airport Road.
- b. Five (5) feet from the eastern boundary of this C8 District.
- c. Ten (10) feet from the southern boundary of this C8 District.
- d. Fifteen (15) feet from the right-of-way of Long Road.

D. SIGN REQUIREMENTS

1. Except as otherwise permitted by this ordinance, 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. No more than two (2) freestanding project identification monument signs shall be permitted within the limits of this C8 District development. The height of one (1) such sign shall not exceed twelve (12) feet with a maximum of one hundred (100) square feet, and the height of the other sign shall not exceed eight (8) feet with a maximum of fifty (50) square feet, for a total of one hundred and fifty (150) square feet as approved by the Planning Commission on the Site Development Plan. A third sign for pricing is permitted and shall be no larger than twenty (20) square feet. The pricing sign may be included in the monument identification sign not to exceed one hundred (100) square feet or be used as a part of two (2) completely separate signs, one at eighty (80) square feet and one at twenty (20) square feet, for a total of one hundred and fifty (150) square feet for the approved uses, including twenty (20) square feet for the permitted price sign.
3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.
4. No advertising signs or temporary signs (including balloons, banners, festoons of lights, strings of pennants, clusters of flags, twirlers or propellers, flares, spot lights and other similar devices of carnival nature) shall be permitted in this development.

E. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas shall 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 Site Development Plan.

F. ACCESS/ACCESS MANAGEMENT

1. Cross access to adjacent properties shall be required as directed by the City of Chesterfield.
2. Driveway accesses are subject to City of Chesterfield, St. Louis County Department of Traffic and Highways and the Missouri Department of Transportation.

G. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Sidewalk adjacent to Chesterfield Airport Road and Long Road shall be as directed by the City of Chesterfield.
2. Improve the southeast quadrant of the Chesterfield Airport Road and Long Road intersection to St. Louis County ADA standards as directed by the St. Louis County Department of Highways and Traffic.
3. 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.
4. No private features, such as signage or lighting shall be allowed within the Missouri Department of Transportation's right-of-way.

H. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic and 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.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic or Missouri Department of Transportation, for the proposed entrance onto Chesterfield Airport Road and Long Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic or Missouri Department of Transportation.

I. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor 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 twenty-four (24) 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.

J. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. This development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) acre or more. A copy of the permit application must be submitted to the City of Chesterfield prior to the issuance of a grading permit or approval of improvement plans.

K. SANITARY SEWER

Metropolitan St. Louis Sewer District approval will be required if the petitioner wishes to re-subdivide the parcels. Properties shall have access to the public sanitary sewer. Private laterals shall not cross property lines or be shared by multiple properties.

L. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of 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.

M. 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. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to 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.

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, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

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 Planning Commission may extend the period to commence construction for two (2) additional years.

IV. TRUST FUND CONTRIBUTION

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.

A. ROADS

The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Vehicle Repair	\$2,278.87/parking space
Loading Space	\$3,729.09/parking space

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

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

Road improvement Traffic Generation Assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no S.U.P. is required. 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. Funds shall be payable to Treasurer, St. Louis County.

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall 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 Transportation.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to the Treasurer, St. Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,907.99 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or before the issuance of building

permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, St. Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

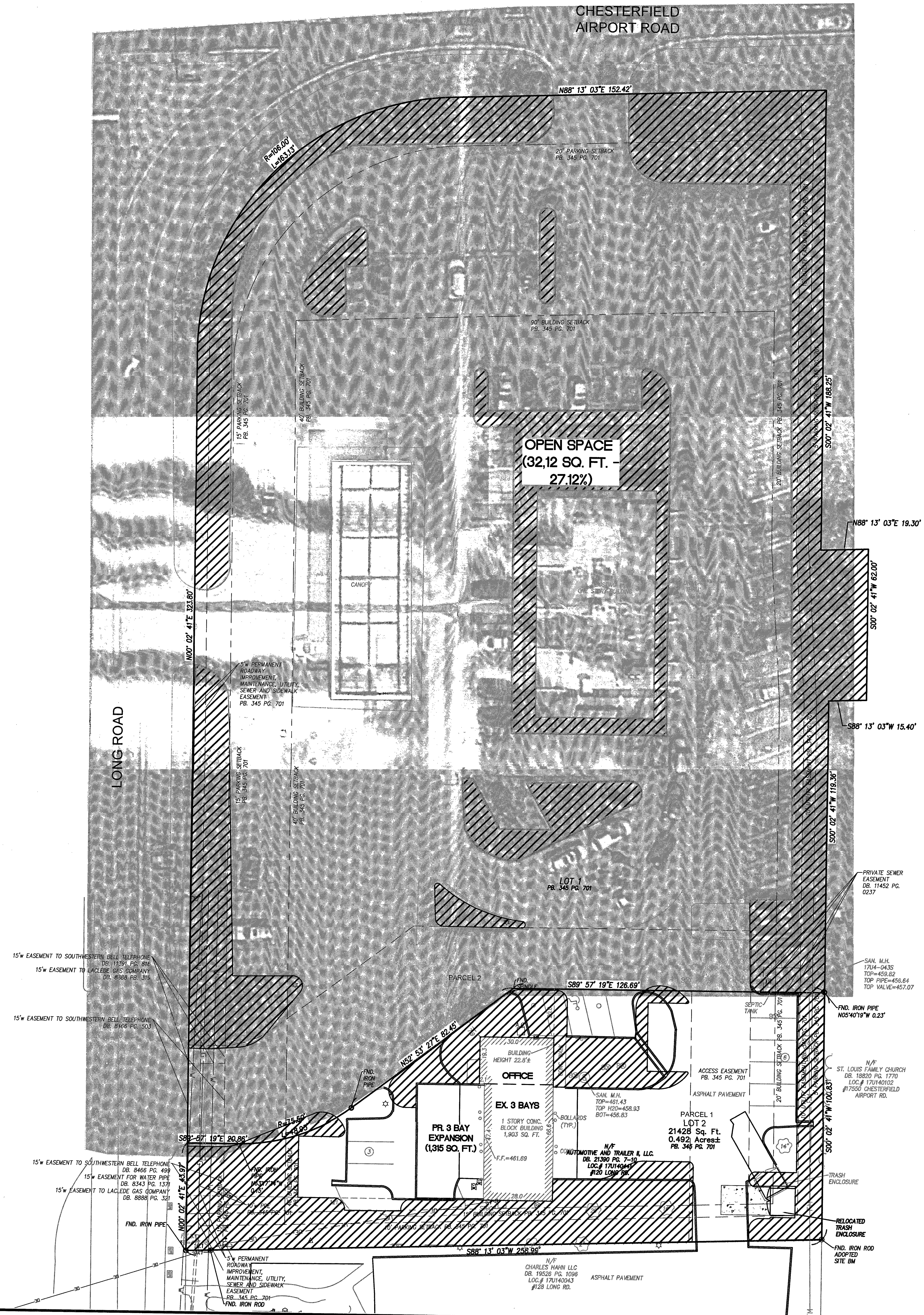
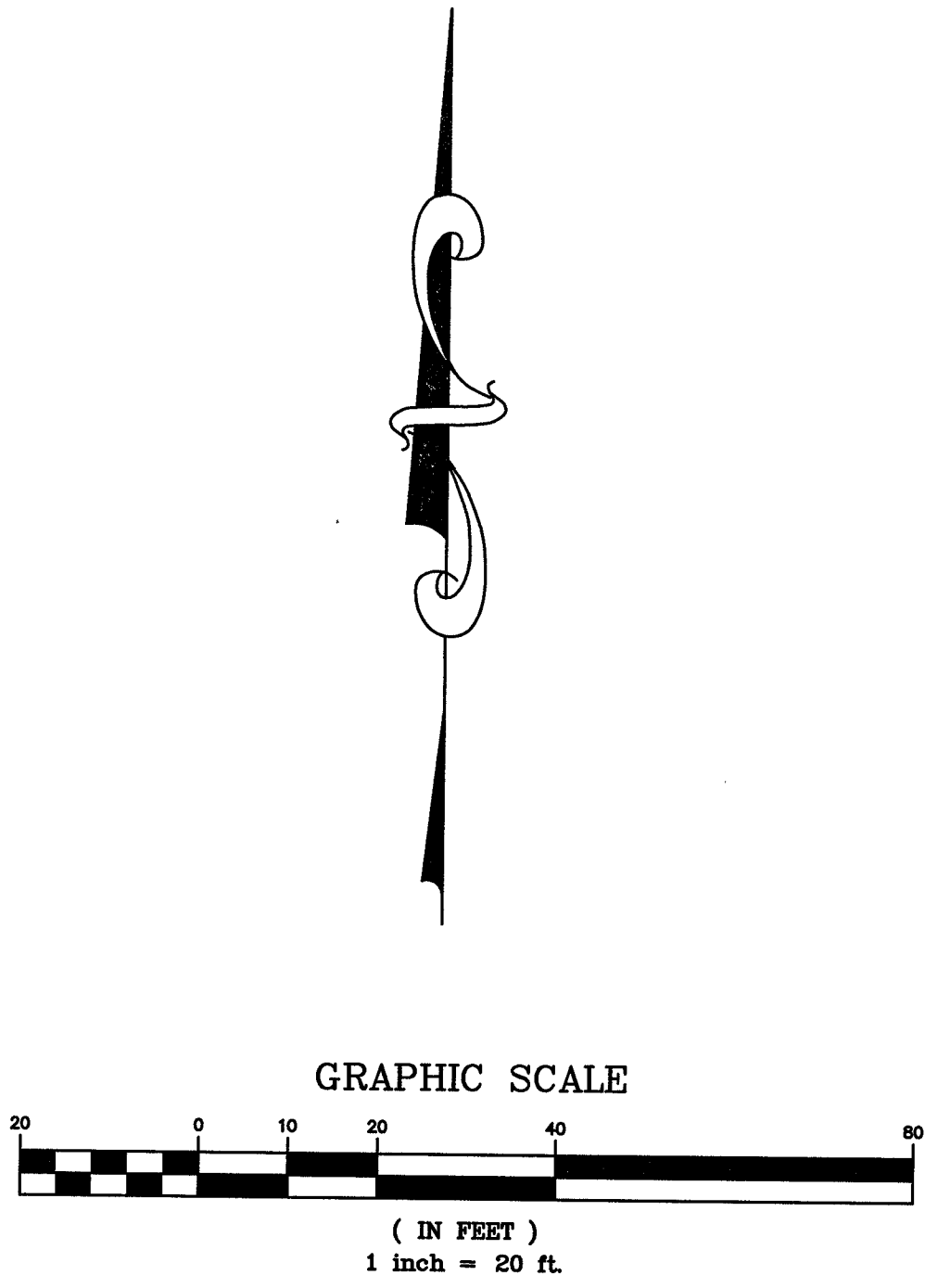
Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

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.

PRELIMINARY PLAN FOR TEXT AMENDMENT TO SECTION I OF ORD. NO. 2841

A TRACT OF LAND LOT 2 OF STEVE W. WALLACE SUBDIVISION AS RECORDED IN PLAT BOOK 345, PAGE 701 LOCATED IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



OPEN SPACE CALCULATIONS

EXISTING:
LOT 1:
 OPEN: 23,220 SQ. FT.
 TOTAL: 98,551 SQ. FT.
 ●23.56% OPEN SPACE

LOT 2:
 OPEN: 10,050 SQ. FT.
 TOTAL: 21,428 SQ. FT.
 ●46.90% OPEN SPACE

PROPOSED:

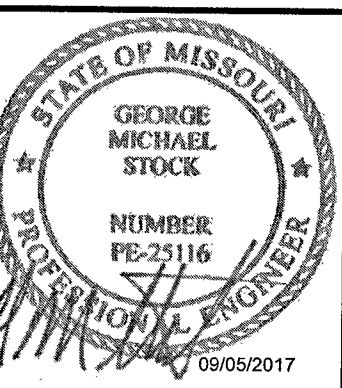
LOT 1:
 OPEN: 23,220 SQ. FT.
 TOTAL: 98,551 SQ. FT.
 ●23.56% OPEN SPACE

LOT 2:
 OPEN: 9,317 SQ. FT.
 TOTAL: 21,428 SQ. FT.
 ●43.48% OPEN SPACE

LOTS 1 AND 2:
 OPEN: 32,537 SQ. FT.
 TOTAL: 119,979 SQ. FT.
 ●27%

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63016 Ph: (636) 550-9100 Fax: (636) 550-0100
 Email: general@stockinc.com
 Web: www.stockinc.com

ZONING TEXT AMENDMENT
NORTHWEST TIRE & AUTO EXPANSION
 120 LONG RD.
 CHESTERFIELD, MO



GEORGE M. STOCK, E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00096

REVISIONS:
 1 CITY COMMENTS 07.27.2017
 2 CITY COMMENTS 08.05.2017

DRAWN BY: Z.P.S.
 CHECKED BY: G.M.S.
 DATE: 3/22/17
 JOB NO: 215-5495
 M.S.D. # # BASE MAP # #
 S.L.C. # # H&T S.U.P. # #
 M.G.N.R. # #

RECEIVED
 SEP 15 2017
 City of Chesterfield
 Department of Public Works

SHEET TITLE:
**PROPOSED SITE
 OPEN SPACE**

Cecilia Dvorak

From: Corry Schulz <minorautobody@gmail.com>
Sent: Thursday, September 07, 2017 11:59 AM
To: Cecilia Dvorak
Subject: Atlas Unlimited correspondence with Fire Chief
Attachments: image1.jpeg; image2.jpeg; image3.jpeg; image4.jpeg; image5.jpeg; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Corry Schulz
Atlas Unlimited Properties
134 Long Rd
Chesterfield MO. 63005



ATT00001

(Atlas Corry) There are more pics but I am sure you get the idea.
My guy said you stopped by.

(Chief Harri n) I drove through. I can see your concern - fire lane signage is definitely needed.

(Atlas Corry) Thank you. What is the next step?

(Chief Harri n) I'll need to know who the responsible party is to post the signs, so I can send a notice.
I could send it to both properties.

(Atlas Corry) I am the owner of Atlas Unlimited LLC, which owns the house and the auto shop with Sameday Auto 128 Long Rd. and 134 Long Rd.

The owner of the Northwest tire property at 120 Long Rd is Steve W Wallace Automotive Trailer LLC. I believe

(Chief Harri n) OK. Thanks.

(Atlas Corry) Thank you for coming to look and for sending notice.
This easement is being blocked often.
I wonder if there is any further action we can take that will prevent this.

(Chief Harri n) I will look into it.

Cecilia Dvorak

From: Corry Schulz <minorautobody@gmail.com>
Sent: Thursday, September 07, 2017 8:54 AM
To: Cecilia Dvorak
Subject: Atlas Unlimited / 128 Long Rd easement blocked
Attachments: FullSizeRender.jpg; ATT00001.txt; FullSizeRender.jpg; ATT00002.txt; FullSizeRender.jpg; ATT00003.txt; IMG_2922.JPG; ATT00004.txt; FullSizeRender.jpg; ATT00005.txt; IMG_2926.JPG; ATT00006.txt; FullSizeRender.jpg; ATT00007.txt; IMG_3011.JPG; ATT00008.txt; FullSizeRender.jpg; ATT00009.txt; IMG_3040.JPG; ATT00010.txt

Follow Up Flag: Follow up
Flag Status: Flagged

ATT00010

There are pics of the trash truck blocking easement also, which would be at an even more extreme nature in they're new proposal.
Sent from my iPhone

ATT00005 (003)

Also note the customer patiently waiting to leave for 35 min Because they have no choice. This happens often.

A photograph of a parking lot. In the foreground, a silver sedan is parked. In the middle ground, a black tow truck is parked with a white van on its bed. Other vehicles, including a red car and a dark car, are visible in the background. The scene is outdoors with trees and a building in the distance.

Notice white van parked and tow
truck working for
35 min of blocking entrance 8-3-17



8-4-17







3 cars blocking easement 7-2-17



Manager's truck parked in
easement 8-3-17



SAMEDAY
AUTOBODY



8-18-17

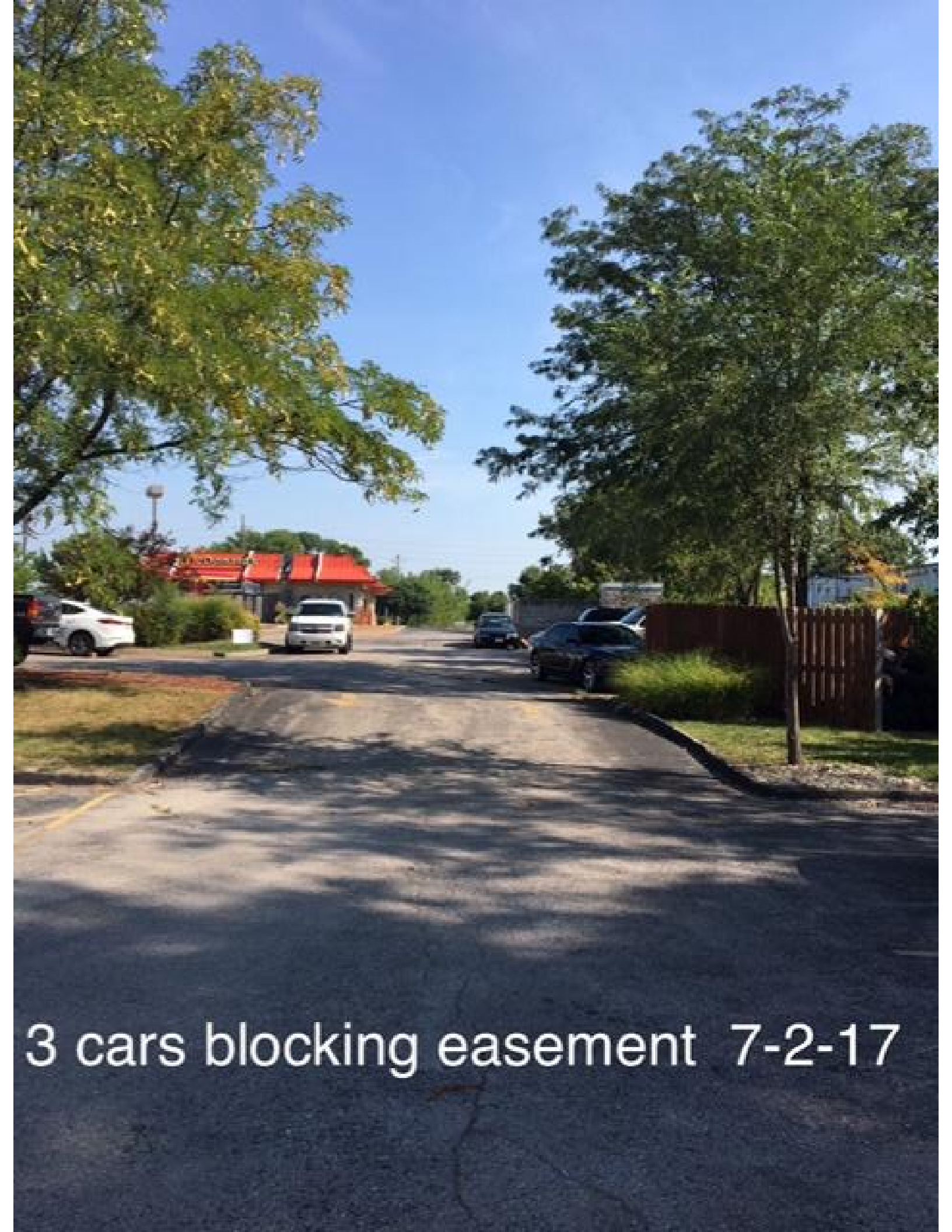


Notice white van parked and tow truck working for 35 min of blocking entrance 8-3-17



PREMIUM
ADV FAST





3 cars blocking easement 7-2-17

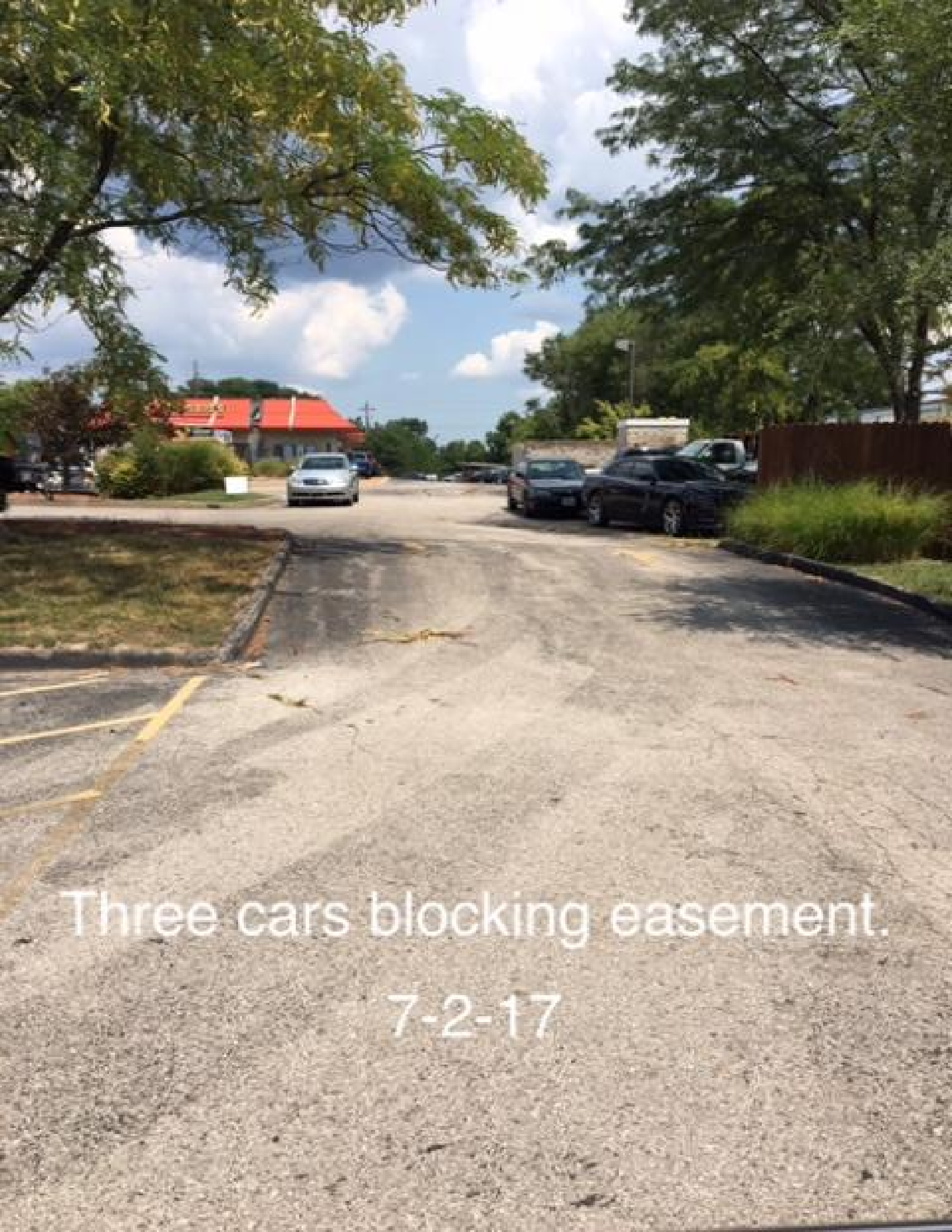






Parked on
grass

MEDAY
BODY.com



Three cars blocking easement.

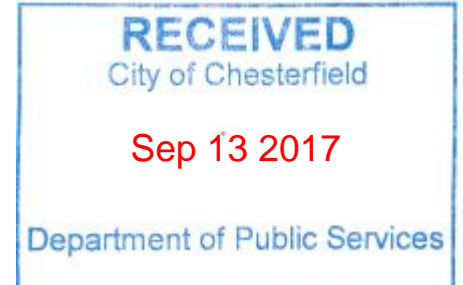
7-2-17

Cecilia Dvorak

From: Corry Schulz <minorautobody@gmail.com>
Sent: Tuesday, September 12, 2017 11:01 PM
To: Cecilia Dvorak
Subject: Re: Atlas Unlimited / 128 Long Rd easement blocked
Attachments: image1.JPG; ATT00001.txt

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Corry Schulz
Atlas Unlimited LLC.
134 Long Rd.
Chesterfield MO 63005



Concerning the Proposed development to 120 Long Rd, I would like to submit the following image as an alternative option for discussion and note as only a rough draft suggesting the easement move to front of subject property and the 3 bay addition be placed at rear of existing 3 bay building.

LONG RD

