



VIII. A.

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: October 23, 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.

Since the Public Hearing, the petitioner has removed the request to reduce the open space requirement.

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. The items requested in 2014 are similar to those being requested by the applicant in the current petition.

Throughout the 2014 zoning petition process, the Planning Commission found issues with the four items described below; the text in italics provides the differentiation between the former petition, and the petition before you for consideration today:

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

At the time that the original "C8" Planned Commercial District governing ordinance was passed in 1997, the City did not have a minimum open space requirement for commercial developments. Today, the City requires a minimum of 30% open space preservation for each lot in a development to ensure no lot is deemed undevelopable due to the 30% open space requirement. At the time of the ordinance amendment in 2014, the City introduced a requirement of 27% open space in the overall development, to ensure the open space would not be impacted by further development of the site.

The request before you today does not further reduce the open space but keeps it at 27% for the development as a whole, and 43.48% for the parcel to the south (the subject site driving the petition).

- 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. The current circulation of the site would remain, however, the capacity for in-building bays, as well as 3 additional parking spaces, is being proposed. While parking is typically reviewed as a part of the site development plan phase, Staff can confirm that the plan meets the City parking requirements for either a vehicle repair facility, or an oil change facility as these are the uses currently approved for the site.

- 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 from the 2014 petition were already permitted uses (filling station and convenience store with pump stations, restaurant-fast food, and oil change facility), and 1 use (vehicle repair and service facility) was additional.

The petitioner is not requesting additional uses at this time.

- 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.

The petitioner is not requesting that the size of the building be unlimited, however, they are requesting that the allowable size be increased by 1150 square feet (54.8%) while still meeting all other requirements of the City Code and governing ordinance.

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.



Figure 1: Aerial Image

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

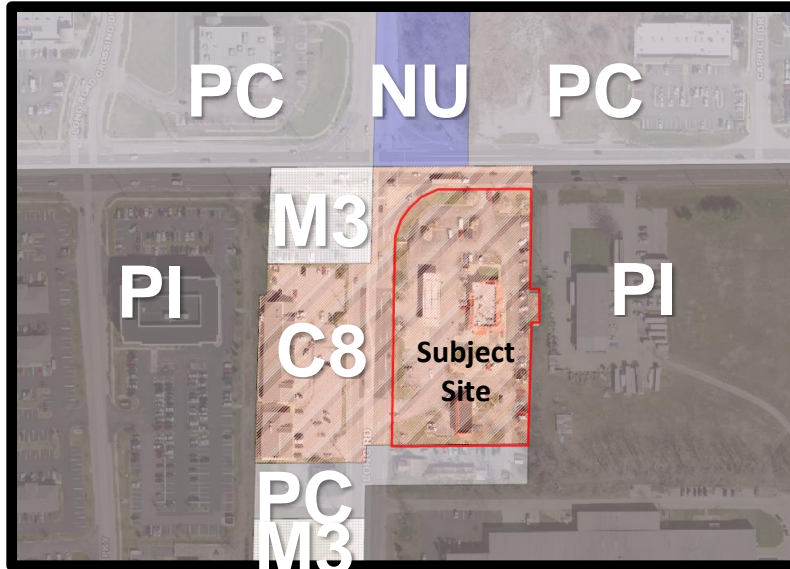


Figure 2: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

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

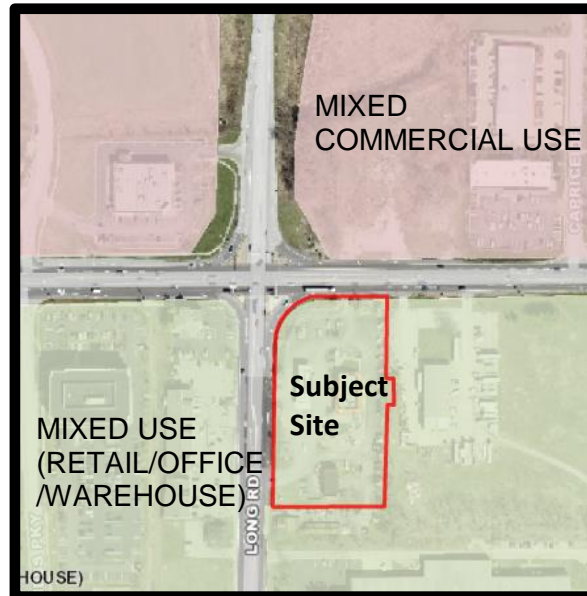


Figure 3: Future Land Use Plan

ISSUES

A Public Hearing was held on this request at the August 28, 2017 Planning Commission meeting. Two issues were raised at the Public Hearing. A summary of the issues is presented below, and 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 further below the typical 30% required of developments today.

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

As previously mentioned, the original "C8" Planned Commercial District governing ordinance passed in 1997, did not have a minimum open space requirement. At the time of the ordinance amendment in 2014, the City introduced a requirement of 27% open space in the overall development, to ensure the open space would not be impacted by further development of the site. The request before you today does not further reduce the open space but keeps it at 27% for the development as a whole, and 43.48% for the parcel to the south (the parcel driving the petition).

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 Commission's consideration. This correspondence includes a number of photos where the current cross access easement has been blocked by the users of the subject site.

Since the petitioner requested that the Planning Commission hold the meeting on September 25, 2017, the petitioner has taken into consideration the concerns and suggestions made by the neighboring property owner and provided a letter describing why the proposal drawn and suggested by the neighbor in his correspondence in opposition does not work, and further detailing the intent of the petitioner to "right size" the facility for an Automotive Repair Facility. The petitioner has also proposed additional signage and striping of the cross access easement to ensure all users of the site understand that the easement is to remain clear.

In working with the applicant to ensure all issues are fully resolved, Staff agrees with the rationale provided by the petitioner describing why this is the best solution for the cross access of the site as it ensures the vehicles entering off of Long Road are quickly moved off the access point and into the site. Additionally, Staff agrees that by striping and adding signage along the cross access easement, all users of the site will be more inclined to ensure that area is kept clear. To ensure these measures are taken, Staff recommends language be incorporated into the Attachment A requiring the signage and striping be provided for the cross access easement to the south. Recommended language has been incorporated in the draft Attachment A for the Planning Commission's consideration, and is shown in the redline changes below.

ORDINANCE CHANGES

The following is a redline version of the proposed changes to Ordinance 2841. Those items in sections A and C are requests by the petitioner, while those items in sections F and G are proposed by Staff. 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.

F. ACCESS/ACCESS MANAGEMENT *(see page 3 of the draft Attachment A. The amendment in this section is language recommended by Staff to ensure the measures proposed by the petitioner are taken to address the concerns of the property owner to the south.)*

1. Cross access to adjacent properties shall be required as directed by the City of Chesterfield.
2. Cross access to adjacent property to the south shall be striped and signage shall be placed to ensure it remains clear at all times.
3. 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 *(see page 4 of the draft Attachment A. This amendment is recommended by Staff to ensure sidewalks are placed on the site.)*

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 Issues Response Letter
2. Petitioner's Letter Dated October 4, 2017
3. Petitioner's Narrative Statement
4. Monarch Fire District Comment Letter
5. Draft Attachment A
6. Preliminary Plan
7. Public Correspondence (links provided in the Agenda on City's website)

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. Cross access to adjacent property to the south shall be striped and signage shall be placed to ensure it remains clear at all times.
3. 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.

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

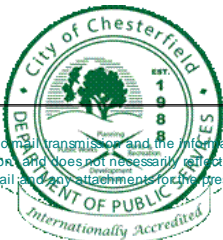
From: Kathy Reiter [<mailto:KReiter@chesterfield.mo.us>]
Sent: Thursday, July 20, 2017 8:33 AM
To: david.human@huschblackwell.com; Tina Schmitz (tina.Schmitz@modot.mo.gov); Riley, Jennifer; rheine@stlouisco.com; Roger Herin; jtpete@stlmsd.com
Cc: Cecilia Dvorak
Subject: Comments for P.Z. 11-2017 Steve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

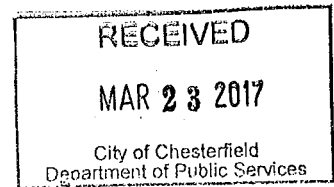
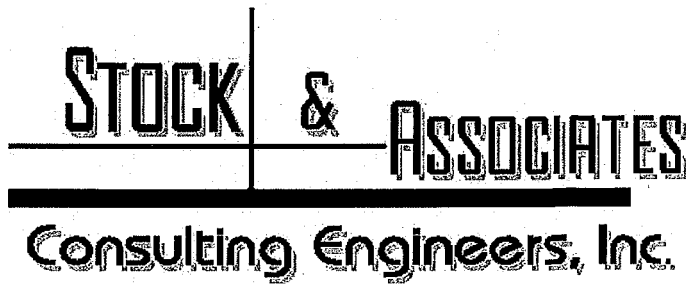
Please send your comments by August 11, 2017, Preliminary Plans are attached.

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
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NARRATIVE STATEMENT

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.B.1.a.: A minimum of twenty-six percent (26%) open space is required for this development.
- I.C.1.c: Ten (10) feet from the southern boundary of this 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.

257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

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

STOCK & ASSOCIATES
Consulting Engineers, Inc.

October 4, 2017

Via E-Mail: (cdvorak@chesterfield.mo.us) & Hand Delivery

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Attention: Ms. Cecilia A. Dvorak, Project Planner

Re: P.Z. 11-2017 Steve W. Wallace Automotive and Trailer II
(Stock Project No. 215-5495.1)

Dear Ms. Dvorak:

Pursuant to our meeting on Monday, 10/2/17, we are pleased to offer the following Supplemental Information relative to Petition P.Z. 11-2017.

First, regarding the existing Cross Access Easement, Book 345, Page 701 located near the eastern portion of the site. This drive and easement area will be striped "red" and signed "no parking or blocking" (see attached drawing). This will ensure no incidental obstructions occur and block the neighbor's access.

Secondly, the location of the Cross-Access Easement is located to provide efficient and safe on-site circulation. Both the McDonald's Restaurant and BP Gas Store's site circulation depend on the access easement remaining in its current location.

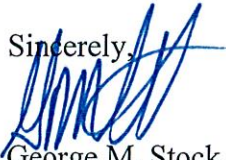
Third, this Petition is "different" from a previous Petition, which was not related to the Northwest Automotive Use or Business. Unlike the original Petition, we are not requesting thirty-three (33) additional uses or building expansion without a "cap" on the maximum building areas. Our Petition is specific. We request three (3) additional Bays and "no" additional Uses. The existing building was designed as an "Oil/Lube Facility" which caters to a potential high-volume, 15-minute service of a vehicle. Northwest Automotive is a full-service car repair which, on average, has one (1) vehicle per hour. The purpose of the three (3) bay addition is to "right-size" this facility from a Vehicle Oil and Lube Facility to a Full-Size Automotive Repair Facility. Certain bays are specialized in an automotive repair facility. For example, one (1) bay is designated for wheel alignment. As a result, that bay has specialty equipment that other bays will not have. Northwest Automotive moved from their previous facility on Chesterfield Airport Road, which had six (6) bays.

257 Chesterfield Business Parkway, St. Louis, MO 63005
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Northwest Automotive's request to add three (3) bays and three (3) additional surface parking is to accommodate their customer base more efficiently. The project will not negatively impact site circulation, but improve parking capacity and automotive repair services in a building "right-sized" for the repair business vs. solely oil/lube services.

Should you have any questions or comments, please feel free to call.

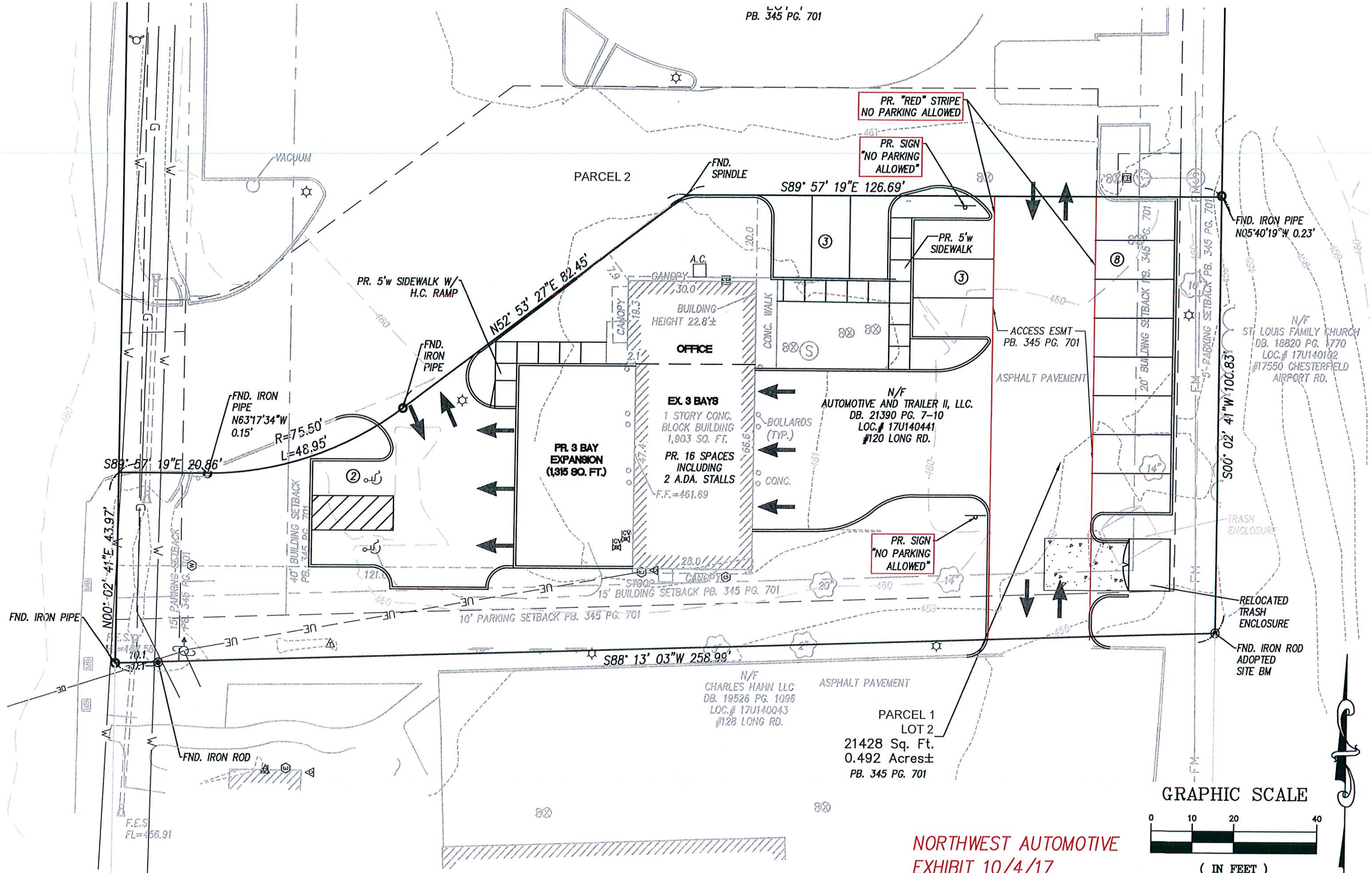
Sincerely,



George M. Stock, P.E.,
President

Enclosure: Site Exhibit showing "Striping & Signage"–
Restricting Parking at the Cross-Access Easement

CC: Dr. Andrew Abele – Automotive and Trailer II, LLC (aabele63@gmail.com)
Mr. Michael Waitsmann – Automotive & Trailer II, LLC (Michaelwaitsman@charter.net)
Mr. Michael Hejna – Gundaker Commercial Group (mhejna@gundakercommercial.com)
Ms. Kate Stock-Gitto, E.I., Project Engineer (kate.stock@stockassoc.com)
Mr. Ryan Schriber, P.E., Associate (ryan.schriber@stockassoc.com)



PR. "RED" STRIPE
NO PARKING ALLOWED

PR. SIGN
"NO PARKING
ALLOWED"

PR. SIGN
"NO PARKING
ALLOWED"

**NORTHWEST AUTOMOTIVE
EXHIBIT 10/4/17**

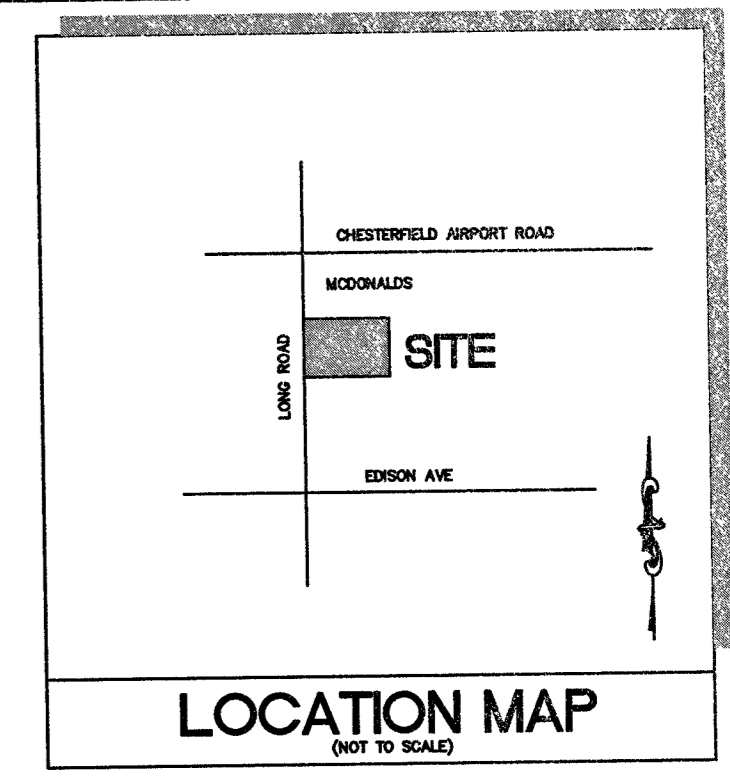
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

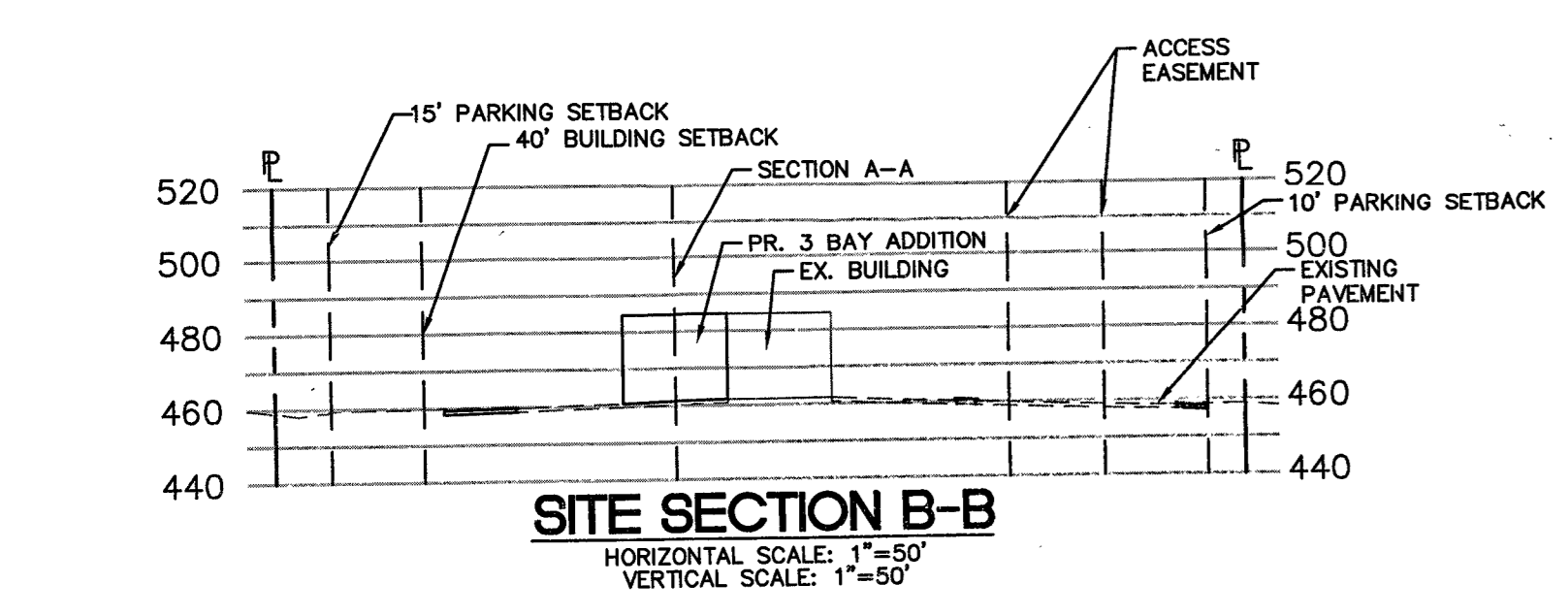
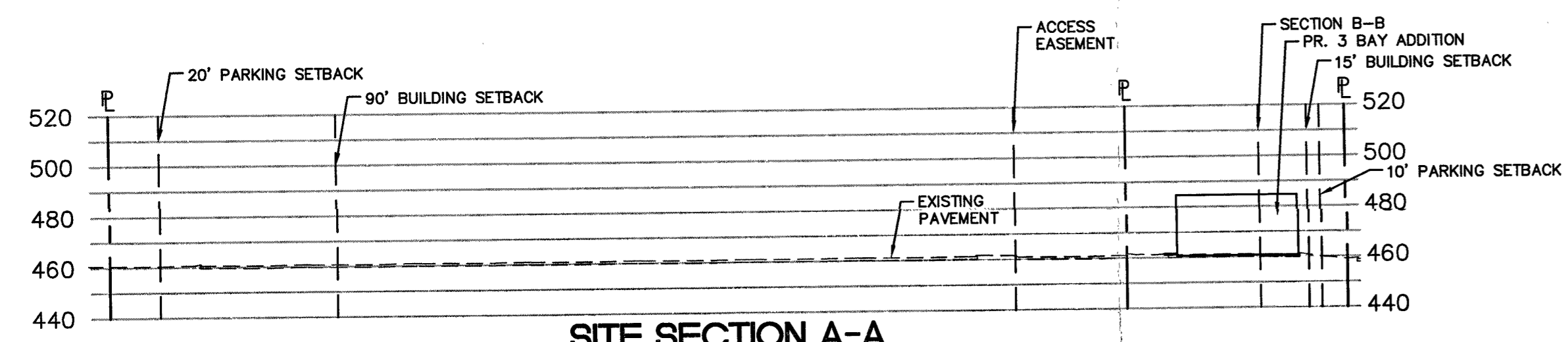
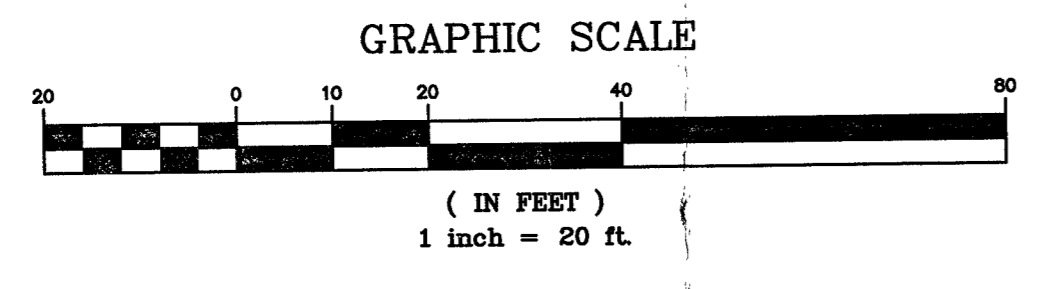
A TRACT OF LAND LOT 2 OF STEVE W. WALLACE SUBDIVISION AS RECORDED IN PLAT BOOK 345, PAGE 701 LOCATED IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 957 Chesterfield Business Parkway
 St. Louis, MO 63015 PH: (636) 598-9300
 FAX: (636) 598-9300
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

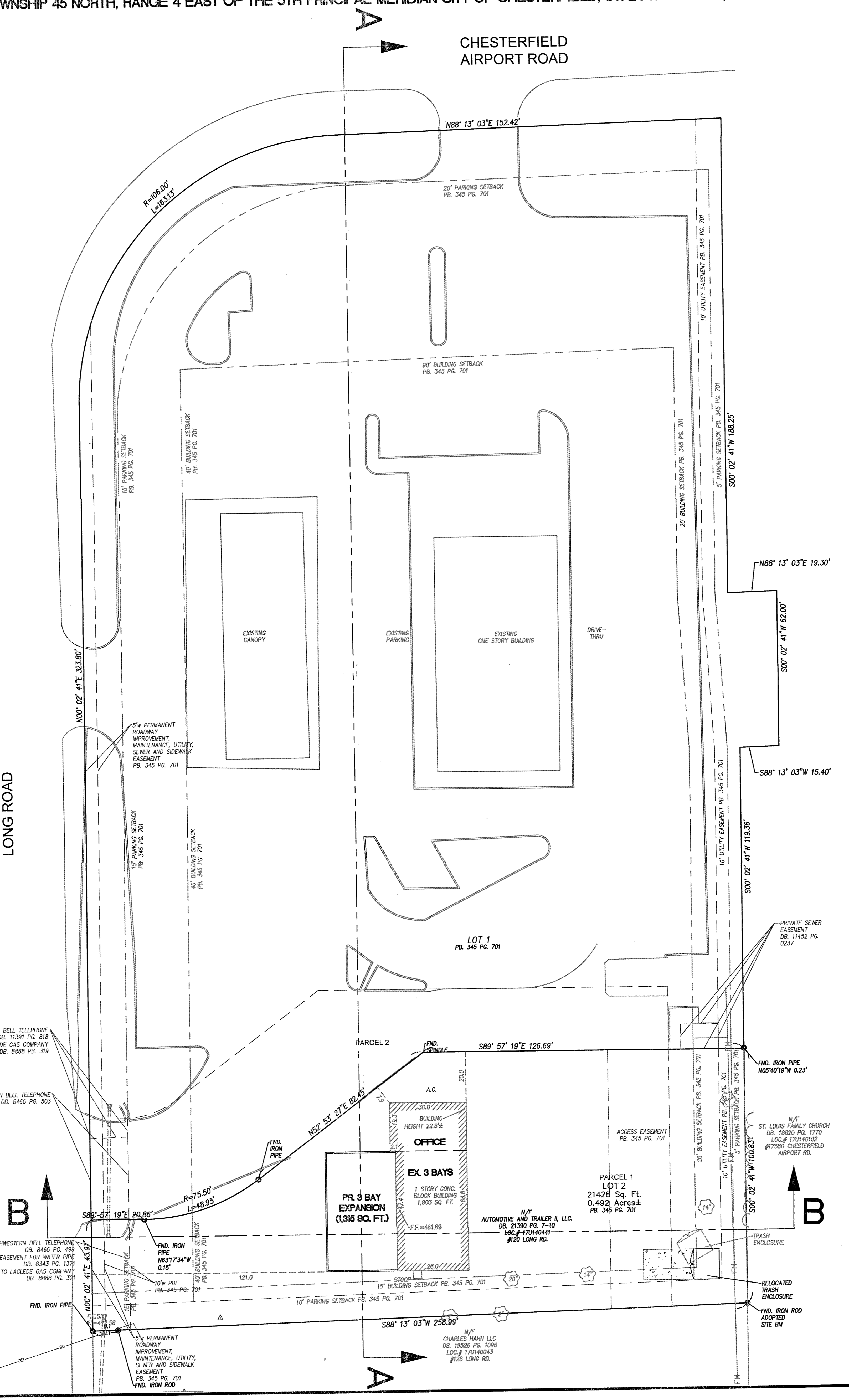
LEGEND

⊕ BENCH MARK	⊕ FIRE HYDRANT
⊕ FOUND IRON ROD	⊕ FIRE DEPARTMENT CONNECTION
⊕ FOUND IRON PIPE	⊕ WATER MANHOLE
⊕ RIGHT OF WAY MARKER	⊕ WATER METER
⊕ UTILITY POLE	⊕ WATER VALVE
⊕ SUPPORT POLE	⊕ POST INDICATOR VALVE
⊕ UTILITY POLE WITH LIGHT	⊕ CLEAN OUT
⊕ LIGHT STANDARD	⊕ STORM MANHOLE
⊕ ELECTRIC METER	⊕ GRATED MANHOLE
⊕ ELECTRIC MANHOLE	⊕ STORMWATER INLET
⊕ ELECTRIC PEDESTAL	⊕ GRATED STORMWATER INLET
⊕ ELECTRIC SPURCE BOX	⊕ SANITARY MANHOLE
⊕ GAS DRIP	⊕ TREE
⊕ GAS METER	⊕ BUSH
⊕ GAS VALVE	⊕ TRAFFIC SIGNAL
⊕ TELEPHONE MANHOLE	⊕ PARKING METER
⊕ TELEPHONE PEDESTAL	⊕ STREET SIGN
⊕ TELEPHONE SPURCE BOX	⊕ SPRINKLER
⊕ CABLE TV PEDESTAL	⊕ MAIL BOX



GENERAL NOTES:

- 1) Subject property is Zoned C6 Planned Commercial. Setbacks established within Ordinance governing the site.
- 2) Subject property lies within Flood Zone X (areas protected from the one percent annual chance (100-year) flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods.) according to the National Flood Insurance Rate Map Number 29188C0140 with an Effective Date of August 2, 1995 and revised to reflect LOMR dated April 17, 2000.



- Notes:**
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 15-00070, with an effective date of December 16, 2014 at 8:00 a.m. for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple as to Parcel 1 and Easement Rights as to Parcel 2, and title thereto is a fee simple as to Parcel 2.
 - (3) Title Commitment No. 15-00070 with Schedule B-Section 2 exceptions:
 - (4) Item No. 4. Easement granted to St. Louis County Water Company by the instrument recorded in Book 8343 page 1368. "NOT SHOWN" Does not affect subject property.
 - (5) Item No. 5. Subject to Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 8343 page 1371. "SHOWN"
 - (6) Item No. 6. Subject to Easement granted to Laclede Gas Company by the instrument recorded in Book 8888 page 319, and Book 8888 page 321. "SHOWN"
 - (7) Item No. 7. Subject to Easement granted to Laclede Gas Company by the instrument recorded in Book 8888 page 319, and Book 8888 page 321. "SHOWN"
 - (8) Item No. 8. Terms, provisions and conditions contained within the Easement Agreement dated November 19, 1997 recorded on December 23, 1997 in Book 11398 page 2094, amended by the instrument recorded in Book 11462 page 0237. "SHOWN"
 - (9) Item No. 9. Terms and provisions of Ordinance No. 5531 by the St. Louis County Council, a copy of which is recorded in Book 7168 page 942. "NOT SHOWN" Not a survey related item.
 - (10) Item No. 10. Subject to Terms and provisions of the Development Plan according to the plat thereof recorded in Plat Book 345 page 632. "NOT SHOWN" Not a survey related item.
 - (11) Item No. 11. Subject to Building lines, easements, covenants and restrictions established by the plat recorded in Plat Book 345 page 701. "SHOWN"
 - (12) Item No. 12. Restrictions as to the use of the subject property, for a term of Twenty (20) years contained within Special Warranty Deed dated December 16th, 1997 recorded on December 19th, 1997 in Book 11395 page 1505. "NOT SHOWN" Not a survey related item and does not affect subject property.
 - (13) Item No. 13. Subject property lies within the boundaries of the Chesterfield Monarch Levee District and may be subject to additional rights, claims or easements in favor of said district for which no constructive notice is evidenced in the chain of title.
 - (14) Item No. 14-16 "NOT SHOWN" Not survey related.

PROPERTY DESCRIPTION

Parcel No. 1:
 Lot 2 of the Steve W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat thereof recorded in plat Book 345 page 701 in the Recorder's Office of St. Louis County, Missouri

Parcel No. 2:
 Non-Exclusive easement for vehicular and pedestrian ingress and egress created by the Easement Agreement, dated November 19, 1997 recorded on December 23, 1997 in Book 11398 page 2094, as amended by the instrument recorded on Book 11462 page 0237 over a portion of the following described property to-wit:

Lot 1 of the Steve W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat thereof recorded in plat Book 345 page 701 in the Recorder's Office of St. Louis County, Missouri

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12171 (NGVD28 ELEV.=460.06)
 STANDARD B&E ALUMINUM DISK STAMPED SL-38
 SITUATED IN A GRASSY AREA NORTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT RD. AND CAPRICE DRIVE, S. OF THE PARKING FOR RETAIL STORE CENTER APPROX. 0.11 MILES EAST OF LONG RD; ROUGHLY 58' WEST OF THE CENTERLINE OF CAPRICE DR. 43' NORTH OF THE CENTERLINE CHESTERFIELD AIRPORT RD; AND 89' EAST OF A FIRE HYDRANT.

SITE BENCHMARK

ELEV=457.08
 FOUND IRON ROD AT THE S.E. CORNER OF THE SITE AS SHOWN HEREON

ABBREVIATIONS

C.O.	- CLEANOUT
D.B.	- DEED BOOK
E.	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
PAGE	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SC	- SQUARE
T.	- TELEPHONE CABLE
W.C.P.	- WATER
W.P.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

SURVEYOR'S CERTIFICATION

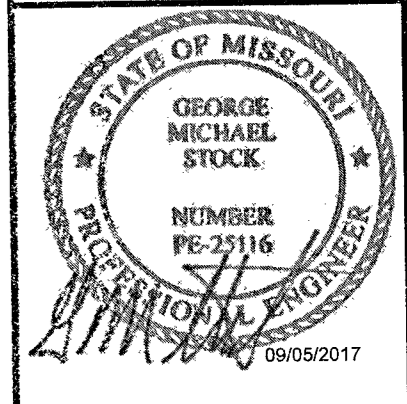
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan for Text Amendment from an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 By: DANIEL EHLMANN, Missouri, P.L.S. No. 2215

OCT 10 2017

PREPARED FOR:
 AUTOMOTIVE AND TRAILER II, LLC
 c/o GUNDAKER COMMERCIAL GROUP, INC.
 MR. MIKE HEJNA
 2458 OLD DORSETT RD. SUITE 311
 ST. LOUIS, MO. 63043

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



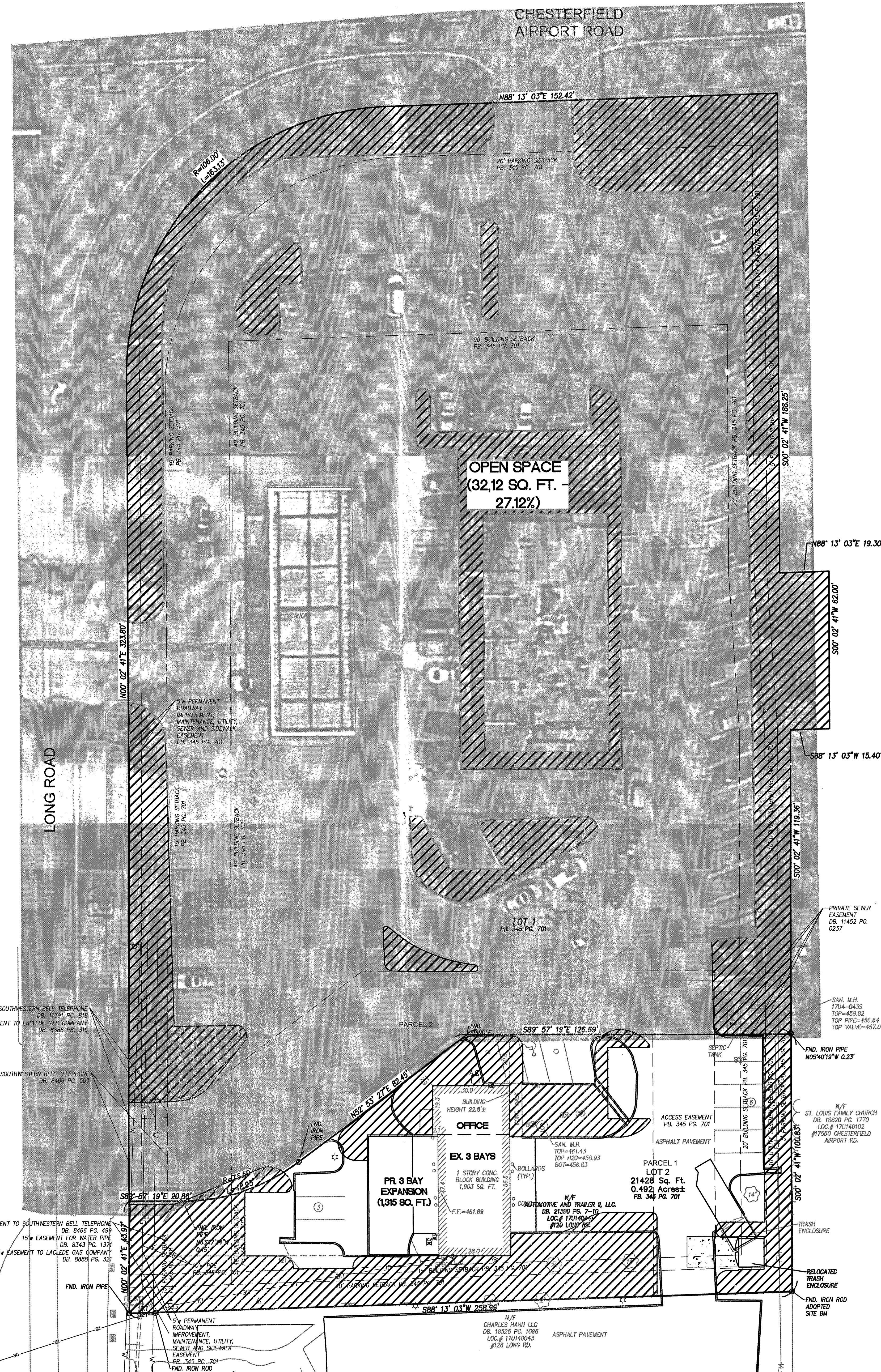
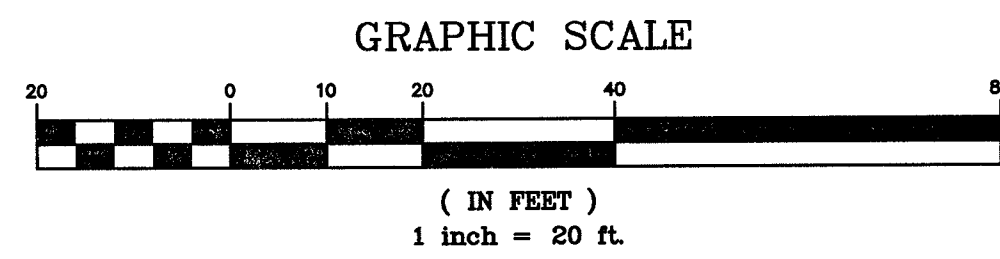
REVISIONS:

1	CITY COMMENTS 07.27.2017
2	CITY COMMENTS 09.05.2017

DRAWN BY: Z.P.S.
CHECKED BY: G.M.S.
DATE: 3/22/17
JOB NO.: 215-6495
M.S.D. P. #: BASE WAF #
S.L.C. HAT #: HAT SUP. #
S.D.A.S. #:
SHEET TITLE: PRELIMINARY SITE PLAN
SHEET NO.: C1

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

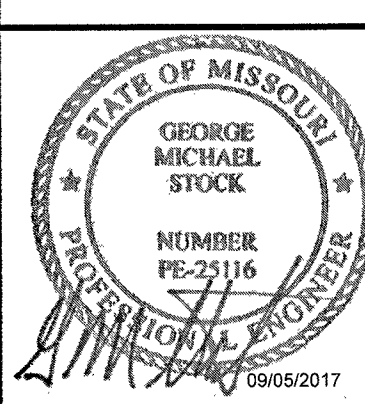
LOT 2:
 OPEN: 9,317 SQ. FT.
 TOTAL: 21,428 SQ. FT.
 ●43.48% OPEN SPACE

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 63005 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockinc.com
 Web: www.stockinc.com

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



GEORGE M. STOCK, E-29118
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:
 1 CITY COMMENTS 07.27.2017
 2 CITY COMMENTS 09.05.2017

DRAWN BY: Z.P.S. CHECKED BY: G.M.S.
 DATE: 3/22/17 JOB NO: 218-0895
 M.S.D. P.# BASE MAP #
 S.L.C. HAT # HAT S.L.P. #
 M.D.N.R. #
 SHEET TITLE:
 PROPOSED SITE
 OPEN SPACE
 SHEET NO.:
C2