

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
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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 parked in the background. The scene is outdoors with trees and a building visible 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



SAME DAY
AUTOBODY



8-18-17

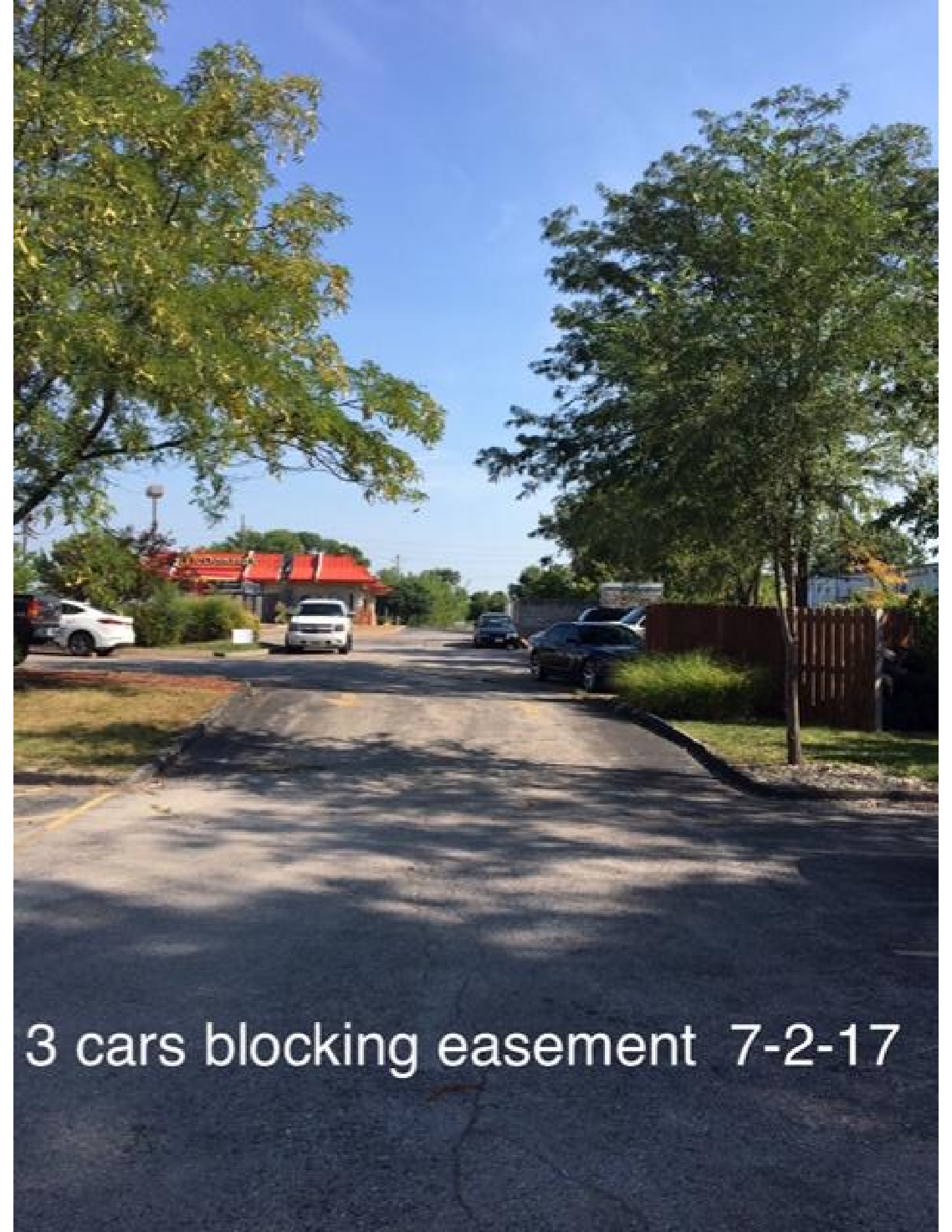


Notice white van parked and tow truck working for 35 min of blocking entrance 8-3-17



PREMIUM
ADV FAST





3 cars blocking easement 7-2-17

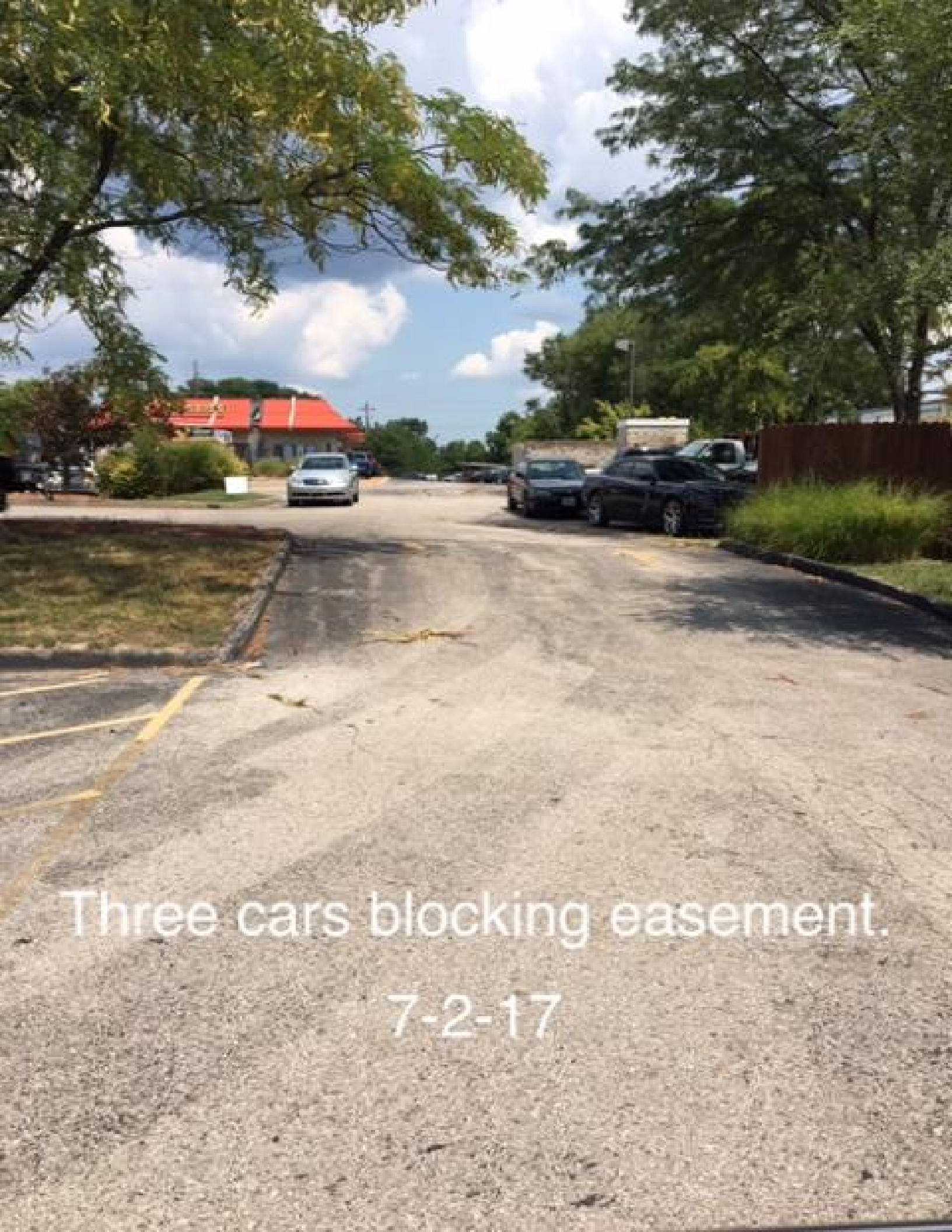






Parked on
grass

MEDAY
BODY.com



Three cars blocking easement.

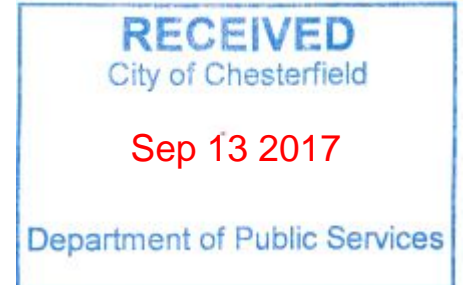
7-2-17

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

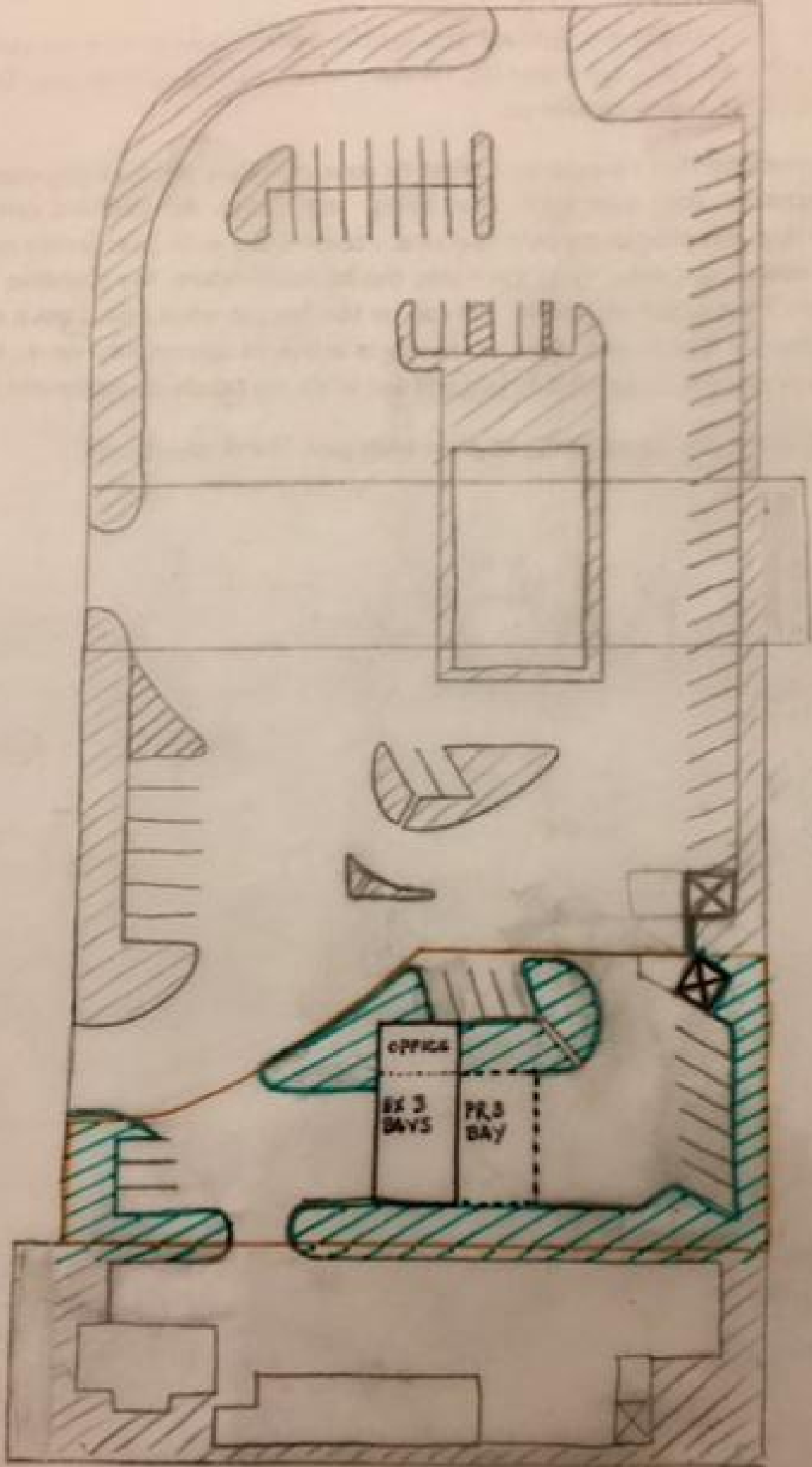
Follow Up Flag: Flag for follow up
Flag Status: Flagged

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



Cecilia Dvorak

From: Corry Schulz <minorautobody@gmail.com>
Sent: Wednesday, October 11, 2017 6:44 PM
To: Cecilia Dvorak
Subject: Re: PZ11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment)

Corry Schulz
Atlas Unlimited
134 Long Rd 63005
314-660-7260

I wish to make the council aware that since the last meeting on Sep 25, we have not been contacted in any form by the owners nor representatives of the 120 Long Rd property to discuss the possible solution to safety issues of the easement/entrance to our properties.

We see the current path of creating a fire lane to be a necessary addition to the current property easement arrangement as it stands.

We do not consider the fire lane to be a final solution to the dangers.

Simply marking the pavement and posting signs will in no way make it safe for an "increase" of traffic routed to the site.

The 120 Long Rd property is designed to be used as a quick in and out oil change service facility. It is now being used for larger mechanical repair. The customer cars are now parked for days. Thus the current parking lot and rear easement design is at maximum capacity.

One possible solution is,
The easement will need to be moved to the front of the property and widened to safely accommodate any further expansion of bays and traffic such as large trash trucks, tow trucks, employee and customer vehicles and recreational vehicles.

We are available to discuss further solutions with the owners and representatives of 120 Long Rd.

Thank you.

Corry Schulz
Pres. Atlas Unlimited LLC
314-660-7260

Sent from my iPhone

On Oct 9, 2017, at 3:59 PM, Cecilia Dvorak <cdvorak@chesterfield.mo.us> wrote:

Good afternoon Corry,

I just wanted to make you aware, as a neighbor in opposition, that the petitioner for the above reference project has resubmitted and is, as of now, intending to be scheduled for the Planning Commission meeting on 10/23/17.

If you have any questions, please don't hesitate to let me know.

Thank you,

Cecilia A. Dvorak

Project Planner

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

Phone: 636.537.4738

Fax: 636.537.4798

<image001.png>

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