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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning Commission Issues Report

**Subject:** Change of Zoning Issues Report

**Meeting Date:** October 27, 2014

**From:** Jessica Henry, Project Planner

**Location:** North side of Olive Street Road, at its intersection with Chesterfield Airport Rd.

**Petition:** P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 (Caplaco Seven Inc. & Dierbergs Four Seasons Inc.)

### **Proposal Summary**

Doster Ullom, LLC, on behalf of Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc., has submitted a request for a zoning map amendment from the “C-2” Shopping District and “PC” Planned Commercial District to create a new “PC” Planned Commercial District and to add an additional use and amend the development criteria within the existing “PC” Planned Commercial District. A Public Hearing for this request was held on April 28, 2014. Please note that the Petitioner is continuing to work through the issues generated at the Public Hearing and that no vote is requested at this time. The intent of this meeting is to present the Planning Commission with an update on the outstanding issues that must be resolved prior to requesting a recommendation from the Planning Commission and to preserve the Public Hearing in accordance with the Unified Development Code which states the following: “Petitions for zoning map amendments and ordinance amendments must be scheduled for subsequent meetings before the Planning Commission within six (6) months of the time of their Public Hearing.” Further, as the Petitioner is still working through the issues, a revised Preliminary Plan has not been submitted for review at this time. As you are aware, Staff typically prepares a draft Attachment “A” for the Planning Commission’s consideration at the Issues Meeting. However, due to the extent and nature of the remaining outstanding issues and lack of a revised Preliminary Plan, Staff has not prepared a draft Attachment “A.” **In addition, please note that Staff has received two letters of opposition for this Petition; these letters are attached for your consideration.**

### **Site History**

Adjusted Lot 1 of the subject was zoned “C-2” Shopping District by St. Louis County in 1965. There is no site-specific ordinance for this site and no changes to the zoning have occurred in the decades since that time.

Adjusted Lot 2 of the subject site was originally zoned “C-8” Planned Commercial District by St. Louis County in 1975 under Ordinance 7836. In the decades since, the site-specific governing ordinance has been amended several times.

The most recent zoning amendment occurred in 2008, when the City of Chesterfield approved Ordinance 2492 which changed the zoning from the “C-8” Planned Commercial District to the “PC” Planned Commercial District. At that time, several modifications were made to the ordinance. As it pertains to this proposal, fast food restaurants were permitted; however, although included in the original request, after concern was expressed by the Planning Commission, drive-thru and free-standing fast food uses were specifically excluded during the zoning process. This was first raised at the Public Hearing on the request and the owner agreed to remove the drive-thru use from the request. As such, the entitlement for a drive-thru fast food facility has never existed on this site and has specifically been excluded to ensure this use (as well as a free-standing fast food facility) would not be permitted on the site.

One of the reasons the drive-thru use and free-standing fast food restaurant have historically been restricted from this site is due to the close proximity of this commercial development to the existing residential subdivision. The Four Seasons residential subdivision was constructed in the late 1960’s, prior to the construction of the Four Seasons commercial development. Residential structures currently abut the property limits of this development without much landscaping or buffering provided because the City’s landscaping and buffering requirements for commercial developments did not exist until after the City’s incorporation in 1988.

**Surrounding Land Use and Zoning**

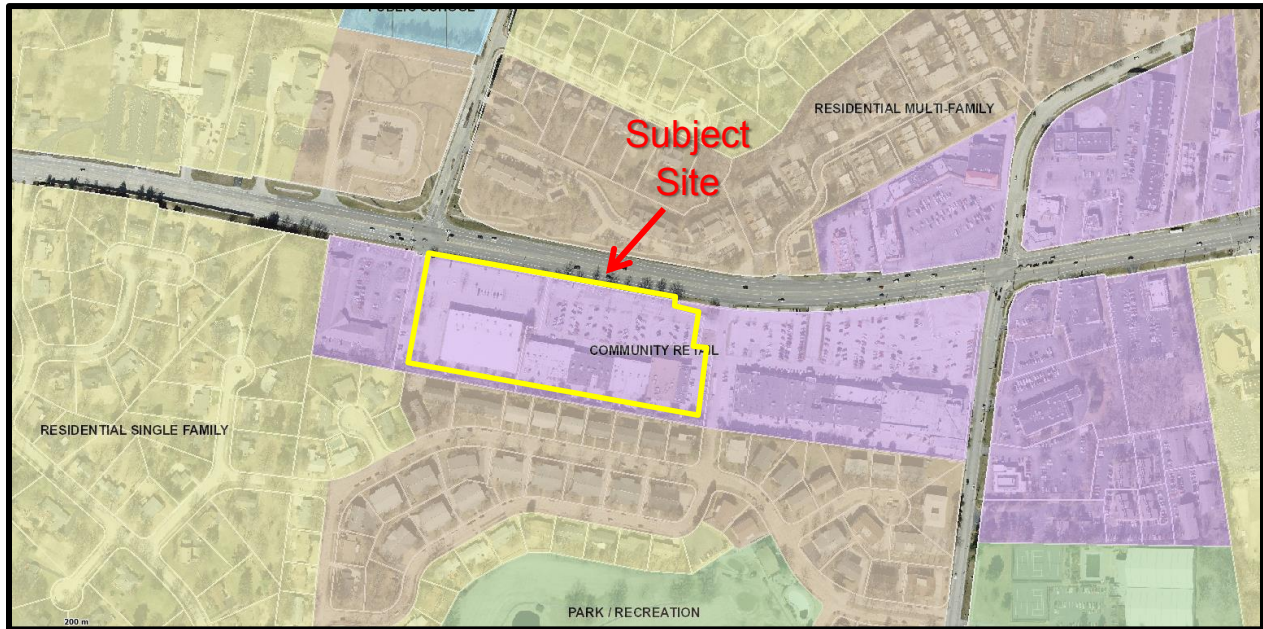
The land use and zoning for the properties surrounding this parcel are shown in the aerial image below and are as follows:

- North:** The property to the north across Olive Boulevard is the River Valley Condominiums residential subdivision and is zoned “R-2” Residence District.
- South:** The property to the south is the Four Seasons residential subdivision and is zoned “R-3” Residence District.
- East:** The property to the east is the Four Seasons Plaza Lot One commercial development and is zoned “C-2” Shopping District.
- West:** The property to the west is the Four Seasons West commercial development and is zoned “C-8” Planned Commercial District.



### **Comprehensive Plan Analysis**

The subject site is located within the Community Retail designation. The Comprehensive Plan defines Community Retail as a “Center characterized by one national anchor store or grocery store at a maximum of 150,000 square feet that provides general merchandise and services and attracts customers from multiple neighborhoods within Chesterfield and neighboring municipalities that will generally travel up to 15 minutes to reach the center.”



### **Staff Analysis and Issues**

The Petitioner’s Narrative and Preliminary Plan that were included in the Public Hearing packets are included for your reference. Essentially, this request can be broken down into three components, described below, along with the issues generated around certain components and the Petitioner’s responses.

1. **A zoning map amendment for a portion of Adjusted Lot 1:** The property boundary line between Adjusted Lot 1 and Adjusted Lot 2 falls within the parking island adjacent to the parking area that is being proposed as the drive-thru location if this request is approved, as shown in the image on the following page. In order to contain all physical elements of the request within the boundaries of a single zoning designation, the Petitioner is requesting a zoning map amendment for a portion of Adjusted Lot 1, which is currently zoned “C-2” Shopping District, to incorporate this small portion into the existing “PC” Planned Commercial District and form a new “PC” Planned Commercial District.

Additionally, the Petitioner has filed an application for a Boundary Adjustment Plat in order to adjust the boundary line in question to match the proposed zoning district boundaries. This item is scheduled to be reviewed at the November 3, 2014 City Council meeting. Approval of the Boundary Adjustment Plat does not then require or suggest approval of this zoning request. While the Plat is being pursued because of the zoning request, these are separate, independent projects.



- 2. Amendments to the development criteria contained within site specific governing Ordinance 2492:** The existing ordinance for the development contains structure and parking setbacks that conflict with the proposed drive-thru use. In order to accommodate various elements of the proposed drive-thru use as well as ensure that the development as it currently exists conforms to all required setbacks, multiple revisions must be made to the current structure and parking setbacks contained in Ordinance 2492.

Additionally, the Petitioner is requesting to modify certain landscaping requirements contained within Ordinance 2492. Rather than the deciduous trees required along the western north-south access road, the applicant is proposing to plant landscape beds with flowering plants, shrubs, and grasses.

Finally, as required by Ordinance 2492, a six (6) foot high sight proof wooden fence exists along the the southern property line. However, the ordinance mandates that the fence be located “three (3) feet north of the southern property line with evergreen trees located along both sides of the fence.” As it currently exists, the fence varies in distance from the southern property line, ranging from zero (0) feet to approximately six and a quarter (6.25) feet from the property line. Although a landscape buffer of mature evergreens exists between the Four Seasons Plaza commercial development and the Four Seasons residential subdivision, the varying distance precludes the location of evergreen trees on both sides of the fence as required by Ordinance 2492. Therefore, the Petitioner is seeking a revision to the ordinance language to accommodate the existing fence conditions.

- As noted in the attached issues response letter from the Petitioner, necessary revisions to the setbacks will be included on a revised Preliminary Plan and information pertaining to specific setback requests will be submitted at a future date. Once these have been received, Staff will include language pertaining to the setbacks, landscaping, and fence requirements requests in the draft Attachment “A” for the Planning Commission’s consideration at a future meeting.

**3. Request for an additional use:** The Petitioner is requesting that “Restaurant, with drive-thru window” be added as a permitted use within the “PC” Planned Commercial District. As stated on page one of the Petitioner’s narrative statement, the purpose of the request is to allow the Panera Bread restaurant that currently operates on Adjusted Lot 1 to relocate to the end-cap tenant space currently occupied by the Mongolian BBQ restaurant on Adjusted Lot 2. This relocation would entail renovations to suit the tenant’s requirements, including the addition of a drive-thru. Staff’s analysis of this request is detailed below.

- When the property owner was granted a change of zoning to the “PC” Planned Commercial District in 2008, the drive-thru use was specifically excluded. Prior to the change to “PC”, the site did allow for a drive-thru bank; however, fast food restaurants were not permitted. During the May 2008 Public Hearing on the request, concerns were expressed regarding the use, the history of the project, and the proximity to the existing residential properties (approximately 60 feet from building to property line), and the owner agreed to remove the drive-thru use from the request. As such, the entitlement for a drive-thru fast food facility has never existed on this site and has specifically been excluded to ensure this use (as well as a free-standing fast food facility) would not be permitted on the site.
- The current ordinance has restrictions on the hours of operation (Sunday – Friday morning 6:00 AM to 1:30 AM and Friday – Sunday morning 6:00 AM until 2:30 AM) for all uses. In the attached narrative, the Petitioner is proposing hours of operation be restricted for the fast food restaurant from 6:00 AM to 10:00 PM. The Planning Commission may accept this language or be more restrictive if so desired.
- If the request is approved, Staff would recommend that the drive-thru use be restricted by ordinance to a single drive-thru of any type at any given time for the subject property and that the drive thru location be restricted to an area designated on the Preliminary Plan. **As indicated on page two of the Petitioner’s issues response letter, the Petitioner is amendable to these restrictions.**
- Staff would advise both the Petitioner and the Planning Commission that if this request is approved, any construction to this site to accommodate a drive thru will be required to meet all parking, landscaping, access, and other City Code requirements. If this request is not approved, this is a non-issue as this project will not reach the site development plan phase of the review process.

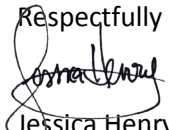
### **Request**

The purpose of this meeting is for the discussion of issues, including Staff issues and issues raised during the Public Hearing, as well as any additional concerns that the Planning Commission and/or public may have concerning the request for a change in zoning to the “PC” Planned Commercial District. No vote is requested

at this time for this project. As discussed in this report, several of the issues remain outstanding and the Petitioner is presently working to resolve these issues. To summarize, the remaining outstanding issues are as follows:

1. Clarification from the Petitioner regarding the requested parking and structure setbacks, including identification of the various structures included in the request and setback requirements for said structures;
2. Submittal of a revised Preliminary Plan for Staff review and formulation of recommendations to the Planning Commission;
3. The appropriateness of the addition of the drive thru restaurant use within this development given the close proximity of the Four Seasons residential subdivision.

Respectfully submitted,



Jessica Henry  
Project Planner

Attachments

1. Response to Issues Letter
2. Petitioner's Narrative from Public Hearing Packet
3. Preliminary Plan from Public Hearing Packet
4. Letters of Opposition

cc: Aimee Nassif, Planning and Development Services Director



St. Louis  
16090 Swingley Ridge Road  
Suite 620  
Chesterfield, MO 63017  
(636) 532-0042  
(636) 532.1082 Fax

**William B. Remis**  
bremis@dosterullom.com

October 10, 2014



**Sent Via E-mail**

Aimee Nassif  
City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, Missouri 63017

***RE: P.Z. 06-2014 Four Seasons Plaza, Lot 2 (Caplaco Seven, Inc. and Dierbergs Four)***

Dear Ms. Nassif:

We are in receipt of your June 30, 2014 letter outlining and restating issues regarding the Zoning Application for the above. Currently, Petitioner is working with the Trustees of Four Seasons Subdivision to resolve some concerns. Once we have completed our discussions with the Trustees, we will provide final responses to the Issues Letter, file a final preliminary plan and request a vote from the Planning Commission.

Also, Petitioner has filed a Boundary Adjustment Plat with the City. The Boundary Adjustment Plat is scheduled to be considered for approval by the City Council at the November 3<sup>rd</sup> City Council meeting.

We have provided some preliminary responses to the issues raised in the June 30, 2014 letter from staff as noted below.

1. The parking and structural setback lines noted on the plan (eastern and southern) should continue through the proposed drive thru and vendor access ramp areas.

***Petitioner's Response – Revisions will be addressed on the revised Preliminary Plan.***

2. As you are aware, the preliminary plan is to provide a conceptual layout of the entire development only and is attached to the legislation which will be written for this request. Therefore all future site plans must substantially conform to the preliminary plan. As such, please remove the text blocks and notes on the preliminary plan regarding the drive thru elements and associated parking and other such setbacks. This will be addressed in the Attachment A. However, you may submit this information under separate document if you wish to do so.

***Petitioner's Response – Revisions will be addressed on the revised Preliminary Plan.***

3. It appears the ramp at the rear of the building is much smaller than the footprint shown for the vendor access ramp. Please clarify what is proposed at this location. The footprint shown on the Plan should also correspond to the dimensions provided in your issues response letter which was received by the City previously.

***Petitioner's Response – We have not yet identified a specific location nor completed a design for the access ramp. However, we will identify on the Preliminary Plan the boundaries for the general area where we will install the ramp. The height of the platform is only intended to accommodate the difference between the pavement and the finished floor elevation of the building. As noted in our prior response letter, the ramp and platform are designed for product delivery and personnel access and egress. The exact location of this improvement will fall within the boundaries of the tenant space in an east to west direction and shall not extend more than 8'-0" from the south face of the building. The existing door locations on this wall will be revised as the tenant plan is developed. New door openings will be coordinated as necessary as part of the tenant improvement to coincide with the platform location.***

4. The title and all associated notes on the Preliminary Plan for Readjusted Lot 2 should be updated to refer to the area under this zoning request as it is presently subdivided which is Adjusted Lot 2 and a portion of Adjusted Lot 1. Please also provide all locator numbers and metes and bounds for such.

***Petitioner's Response – Revisions will be addressed on the revised Preliminary Plan.***

5. Language pertaining to required cross access shall remain as currently written in Ordinance 2492 which currently governs this development.

***Petitioner's Response – Petitioner acknowledges this requirement.***

6. Language permitting a restaurant, fast food use with drive thru window shall be restricted to a single user at any given time and shall be restricted to the area shown on the preliminary plan.

***Petitioner's Response – Petitioner acknowledges this requirement.***



October 10, 2014  
Page 3

Please contact the undersigned if you have any questions or wish to further discuss. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'WBR', with a checkmark at the end.

William B. Remis

WBR/kml

RECEIVED  
City of Chesterfield

APR 22 2014

Department of Public Services

## NARRATIVE STATEMENT

### Dierbergs Four Seasons Adjusted Lot 2

Caplaco Seven, Inc. and Dierberg's Four Seasons, Inc. (collectively, "Owner") are requesting a zoning map amendment to create a new "PC" Planned Commercial District from a small portion of Adjusted Lot 1 and Adjusted Lot 2 of the Dierbergs Four Seasons Shopping Center (the "Shopping Center"). The zoning change will add an additional use, modify the development criteria within the "PC" Planned Commercial District and add a small portion of Adjusted Lot 1 to Adjusted Lot 2. Adjusted Lot 2 is currently zoned as a "PC" Planned Commercial District pursuant to Ordinance No. 2492.

Owner is seeking the zoning change in connection with the relocation and new lease of the St. Louis Bread Company Restaurant at the Shopping Center. St. Louis Bread Company would like to relocate its existing restaurant to a new location in order to upgrade to a more modern store which will include a drive through. Owner and St. Louis Bread Company have identified a new location within the Shopping Center to accommodate St. Louis Bread Company's request.

Proposed restrictions on the drive through would be as follows:

1. The drive through would be permitted only for fast food restaurants.
2. Hours of operation for the drive through would be restricted to between 6:00 a.m. and 10:00 p.m.
3. Only one (1) drive through would be permitted for the Shopping Center.
4. The only permitted location for the drive through would be in the area generally as shown on the preliminary plan.

Additionally, in order to accommodate the drive through and the St. Louis Bread Company Restaurant, Owner is requesting the following additional modifications:

1. Revision to the structure setback from the southern property line to accommodate trash enclosures and a loading platform for the building in the location generally as shown on the preliminary plan. Setback modification for the loading platform would be forty (40) feet. Setback modification for the trash enclosures would be ten (10) feet.
2. Revision to the structure setback from the northern and eastern property line to accommodate various "structural" elements of the drive through which are the menu board, canopy/ speaker, preview board, clearance bar and directional signage. Setback adjustment would be to zero feet for these drive through elements only.

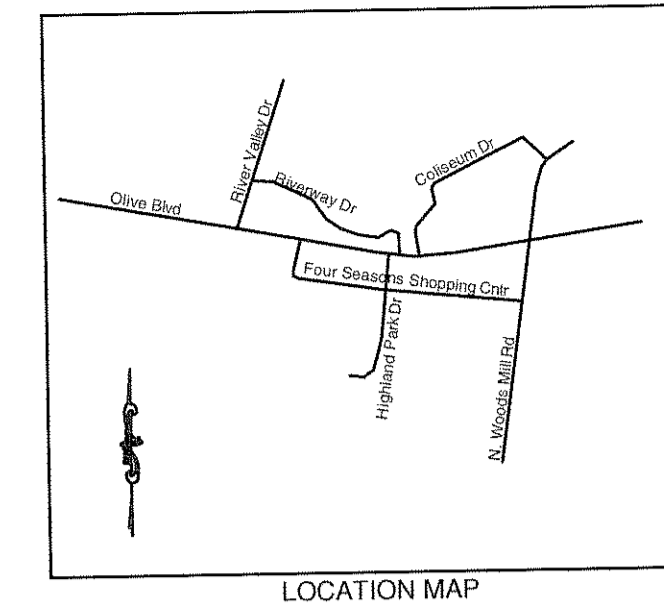
3. Revision to the parking setback from the eastern and northern property line to accommodate the drive through lane. Setback adjustment would be zero feet for this drive through lane only in accordance with the preliminary plan.
4. Minor adjustment to a portion of the eastern boundary of the property line and the zoning district to provide for sufficient space within the property's boundaries to accommodate the proposed drive through location. A boundary adjustment plat has also been filed to address the shift to this property line.
5. Modification to the requirements for the landscape buffer strip along the eastern service road and the western north-south access road and within the center dividing esplanade of such road. The modification would be to replace deciduous and evergreen trees with low growing shrubs or grasses and with beds of annual flowering plants for such area (or such landscaping as otherwise complies with city requirements).
6. To reflect existing conditions at the Shopping Center, Owner will also request modifications of parking setbacks, structure setbacks and requirements regarding the location of the six (6) foot high sight proof wooden fence along the southern property line.

The applicants are not seeking any other changes other than as described herein.

# PRELIMINARY PLAN

## DIERBERGS FOUR SEASONS - READJUSTED LOT 2

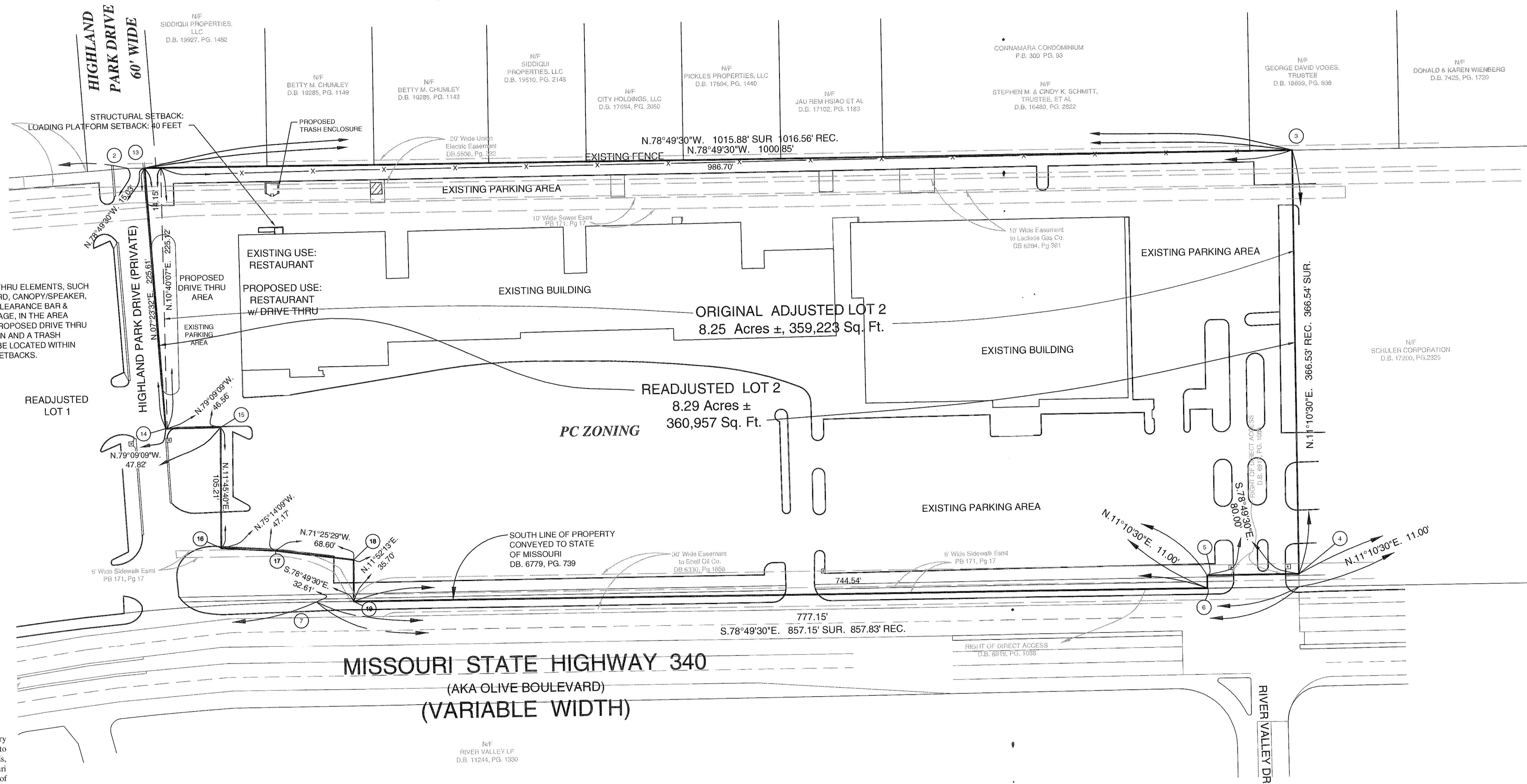
A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri



The following list of metric coordinates are referenced to the Missouri Coordinate System NAD 1983 (COORS 96) 2401 East Zone by a real time kinematic survey traverse with a Trimble 5800 Receiver to Station MOSI of the Missouri Department of Transportation (MoDOT) GNS5 Network. The average site Grid Factor = 0.9999258.

| POINT | NORTHING (Meters) | EASTING (Meters) |
|-------|-------------------|------------------|
| 1     | 315724.811        | 250028.146       |
| 2     | 315752.950        | 249788.742       |
| 3     | 315809.302        | 249484.295       |
| 4     | 315919.148        | 249504.627       |
| 5     | 315914.711        | 249528.602       |
| 6     | 315918.007        | 249529.212       |
| 7     | 315874.897        | 249762.116       |
| 8     | 315870.259        | 249950.513       |
| 9     | 316462.243        | 249870.832       |
| 10    | 315876.538        | 249997.165       |
| 11    | 315848.053        | 250001.760       |
| 12    | 315854.887        | 250044.125       |
| 13    | 315822.073        | 249792.264       |
| 14    | 315753.784        | 249784.237       |
| 15    | 315824.844        | 249777.918       |
| 16    | 315856.114        | 249784.077       |
| 17    | 315859.611        | 249770.131       |
| 18    | 315866.033        | 249750.233       |
| 19    | 315876.707        | 249752.343       |

PROPOSED DRIVE THRU ELEMENTS, SUCH AS THE MENU BOARD, CANOPY/SPEAKER, PREVIEW BOARD, CLEARANCE BAR & DIRECTIONAL SIGNAGE, IN THE AREA DESIGNATED AS "PROPOSED DRIVE THRU AREA" ON THIS PLAN AND A TRASH ENCLOSURE WILL BE LOCATED WITHIN THE STRUCTURE SETBACKS.



**MISSOURI STATE HIGHWAY 340**  
(AKA OLIVE BOULEVARD)  
(VARIABLE WIDTH)

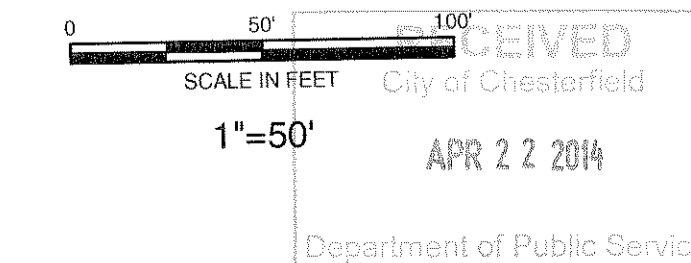
**PROPERTY DESCRIPTION**  
(Readjusted Lot 2)

A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2 and Lot 5 of Share 3 of the Missouri Stevens Estate, in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwest, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land hereon described; thence Northwest, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width, by deed recorded in Deed Book 6919, Page 1088 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southwesterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeasterly, continuing along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, South 79 degrees 09 minutes 09 seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less (360,957 square feet).

PROPERTY OWNER OF RECORD: DIERBERGS FOUR SEASONS, INC.  
 PROPERTY ADDRESS: 100 FOUR SEASONS SHOPPING CENTER, CHESTERFIELD, MO 63017  
 PROPERTY AREA: 8.29 Ac.  
 LOCATOR NUMBER: 16Q220719  
 FIRE DISTRICT: MONARCH  
 SCHOOL DISTRICT: PARKWAY  
 UTILITIES: MSD, MISSOURI AMERICAN WATER, LACLEDE GAS, AMEREN MO, CHARTER COMMUNICATIONS, AT&T  
 CURRENT ZONING: ADJUSTED LOT 1 - C2, ADJUSTED LOT 2 - PC PURSUANT TO ORD. NO. 2492  
 PROPOSED ZONING: READJUSTED LOT 2 - PC (8.29 AC)  
 PARKING: PER ZONING CODE REGULATIONS

GRADING WILL BE PER CITY OF CHESTERFIELD STANDARDS.  
 GRADING & DRAINAGE SHALL BE PER CITY OF CHESTERFIELD & MSD STANDARDS.  
 SLOPES SHALL NOT EXCEED 3:1 SLOPE UNLESS SUPPORTED BY GEOTECHNICAL INVESTIGATION.  
 STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.  
 IMPERVIOUS AREA WILL BE DECREASED FROM EXISTING CONDITIONS.



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 M.O. Corp. of Financial & Prof. Reg. Design & Engineering, Inc. #184,000879

REVISIONS

FILE: 699-2008082254\_455CONPLAN.dwg  
 PLOTTED: 4/10/2014 10:01 AM BY: GMS

CAPITOL LAND COMPANY  
 11850 Studt Avenue  
 St. Louis, Missouri 63141  
 (314) 991-8900

PRELIMINARY PLAN  
 FOUR SEASONS - READJUSTED LOT 2

Prepared for: GREG MICHAEL STALEY  
 REG. PROFESSIONAL ENGINEER  
 No. E-28988  
 Exp. 10/2014

Designed: GMS  
 Drawn: GMS  
 Checked: GMS  
 Date: 4/10/2014

Project Number: 95128.6  
 Sheet Number: 1 of 1



# 13570 Coliseum Dr Chesterfield, MO 63017

**(314) 514-8004**

City of Chesterfield

APR 29 2014

Department of Public Services

**April 29, 2014**

Subject: P.Z. 06-2014 Four Seasons Plaza

To: The City of Chesterfield Planning Commission:

My comments below will summarize the concerns that we, as the Woodsmill Pointe association trustees, have with regard to possible zoning changes that would allow a drive-thru order/pick-up area at the east end of what is now the Mongolian BBQ restaurant. The specific planning commission agenda item I am referring to is "P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 (Caplaco Seven Inc. & Dierbergs Four Seasons Inc.)".

The association trustees here are opposed to any consideration of this zoning change until street accesses are modified such that safe, ready exit and entrance to Coliseum Drive on the west end of our development is insured with what will be more congestion in that area as described below.

We have noted the long lines of cars waiting to access these type drive-thrus at both the McDonald's restaurant in our neighborhood as well as the Panera Bread located at Boone's Crossing-- especially at early morning commuting times. If there is a drive-thru next to what is now the Mongolian BBQ, that will translate into extended lines of cars west bound on Olive in the left turn lane waiting to turn on to Highland Park Dr. as well as east bound Olive traffic backing up on Olive waiting to make right turn into Highland Park Dr. Further, those cars leaving the proposed drive-thru, will have no option at these busy times except to drive west through Four Seasons parking lot to River Valley Drive. What all of this means to Woodsmill Point residents is that left turns onto Olive east bound may well be impossible at these busy times as well as no ability for our residents to approach and turn into Highland Park Drive.

The above changes and added congestion are especially troublesome because this is already our best option for accessing Olive and it may well become our only access in the near future. Currently the electric signals at Olive and Woodsmill Road are an extremely long green for traffic through on Olive. The wait for Woodsmill traffic can be 4 minutes at commute times and with the added traffic from 7-11 and Forum Center, waiting through two 4 minute cycles is a frequent experience. The result has been large amounts of cut-through traffic on Coliseum Drive at high unsafe speeds to avoid the signal wait (by non-resident traffic). To resolve this, we are seriously considering the closing of our east Coliseum Drive entrance.

We thank the Planning Commission for their consideration of these issues. This is a very real problem and safety issue that must be resolved by modifications in the accesses to Highland Park Drive before any approvals of changes that will increase the traffic as described above.

Sincerely,

David R. Meyer, Vice-President, Woodsmill Pointe Section II Board of Managers

## Kathy Reiter

---

**From:** Jessica Henry  
**Sent:** Thursday, May 29, 2014 11:04 AM  
**To:** Kathy Reiter  
**Subject:** FW: FYI!

Please log this in for P.Z. 06-2014.

Thanks,

Jessica

**From:** Aimee Nassif  
**Sent:** Thursday, May 29, 2014 10:56 AM  
**To:** Jessica Henry  
**Subject:** FW: FYI!



---

**From:** [atasiddiqui@hotmail.com](mailto:atasiddiqui@hotmail.com)  
**To:** [NGreenwood@chesterfield.mo.us](mailto:NGreenwood@chesterfield.mo.us); [DGrier@chesterfield.mo.us](mailto:DGrier@chesterfield.mo.us); [EGrissom@chesterfield.mo.us](mailto:EGrissom@chesterfield.mo.us);  
[MCasey@chesterfield.mo.us](mailto:MCasey@chesterfield.mo.us); [DHurt@chesterfield.mo.us](mailto:DHurt@chesterfield.mo.us); [CFults@chesterfield.mo.us](mailto:CFults@chesterfield.mo.us);  
[BNation@chesterfield.mo.us](mailto:BNation@chesterfield.mo.us); [BFlachsbart@chesterfield.mo.us](mailto:BFlachsbart@chesterfield.mo.us)  
**CC:** [Inlipsitz@aol.com](mailto:Inlipsitz@aol.com); [jamesfs@att.net](mailto:jamesfs@att.net)  
**Subject:** Proposed drive thru business in Four Seasons (olive and Highland Park)  
**Date:** Thu, 29 May 2014 03:40:18 +0000

Honorable Mayor and Council Members,

I am writing to my representatives of ward 1 as well as all other council members to let everyone know about our objection to a proposed drive thru for a business in place of current Mongolian Restaurant at Olive and Highland Park in City of Chesterfield, Ward 1.

I am owner of two separate properties right behind the proposed drive thru and myself, my fellow trustees and property owners/homeowners of this subdivision strongly object to the proposal since it would greatly increase the traffic on this small street that leads to a private golf course community which is few feet away from this lot. It would also greatly increase the noise level to affect people who live in this subdivision which roughly consists of 360 apartments and homes. It would adversely affect our rental apartments business and Golf course and would definitely lead to decreased property values. Decreased business at the golf course and property values means less revenue for the city and county.

We represent a 360 or more house holds and none of us got any notice from city that they are considering this proposal which is a little unsettling.

We, the trustees of Four Seasons urge you to please kill this proposal because it is bad for our neighborhood and bad for city of Chesterfield.

Looking forward to hear back from you and thank you in advance for your kind consideration in our favor.

Sincerely,

Ata Siddiqui

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