

# B

## Memorandum Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Cassie Harashe, Project Planner

**Date:** December 21, 2017

**RE:** **P.Z. 08-2017 Brite Worx Carwash (Wallis Companies):** A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960).

### **Summary**

Wallis Companies, on behalf of Brite Worx Carwash, has submitted a request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District. The request is for a 1.8 acre parcel located on the western corner of the intersection of Baxter Road and Clayton Road.

The public hearing was held on May 8, 2017, at which time several issues were raised regarding noise, traffic, waste and storm water, the proposed masonry wall, lighting, and architectural standards.

Planning Commission recommended approval of the request, as presented, on September 25, 2017 by a vote of 5 to 3.

This item was presented to the Planning and Public Works Committee on October 4, 2017, where it received a recommendation of denial by a vote of 4-0 citing concerns of continued growth towards residential properties.

At the City Council Meeting on October 16, 2017, the applicant requested to hold their first reading until November 6, 2017. The City Council honored this request. The applicant wished to make changes to the plan to address the concerns of the Planning and Public Works Committee members. The applicant revised the plan, and at the November 6, 2017 City Council Meeting the applicant requested to return to the Planning and Public Works Committee. City Council agreed and also encouraged the applicant to meet with the residents.

The applicant has made revisions to the plan based on feedback from the Planning and Public Works Committee, increasing the setbacks along the north and western sides of the development. At the December 7, 2017 meeting additional discussion was held regarding traffic, noise, and lighting. A number of residents spoke at that meeting and indicated that while they appreciated the changes to the architecture and repositioning of the building closer to the intersection, they remained concerned about noise and traffic.

### **Traffic**

Concern has been raised regarding existing U-turn movements at adjacent residential subdivision. While this condition is not necessarily attributed to the existing or proposed development on the site, the applicant has indicated their willingness to install signs at two residential locations indicating no U-turn allowed. Given that these signs would be located on private streets within subdivisions, the appropriate mechanism for the petitioner to provide these signs is through a private agreement between the petitioner and Homeowners Associations, and not through the Attachment A. Therefore, no changes to the Attachment A are recommended. However, the Petitioner affirmed their commitment to providing these signs at the December 7 meeting, and the City expects the petitioner to keep working in good faith with the residents to come to a private agreement on the matter. This practice is consistent with other projects that include special agreements between the property owners and developers for off-site provisions.

### **Lighting**

The last concern raised was lighting. The lighting standards for the City of Chesterfield have been revised to more restrictive standards since the site was originally developed. Additionally, there are even stricter requirements within the current governing ordinance which specify shorter heights for light poles; these requirements have been carried over into the Draft Attachment A prepared by Staff. To further address this issue, reducing the time non-security lights can be on is recommended. Staff recommends the following language be added to the Attachment A

- I. Specific Criteria
  - G. Light Requirements
    - 3. Non-security lighting shall not be on for more than 30 minutes prior to opening or past closing.

### **Noise**

There was a large amount of discussion regarding the amount of noise generated by traffic and the carwash, and how these different elements interact. The applicant offered to install a second 6' masonry wall along the north property line of the subject property in order to help deflect some of the traffic noise. This second wall could be located on a berm in the common ground of the subdivision to the north in order to provide maximum sound mitigation by increasing the overall height. The installation of the masonry fence on the berm would require a coordination between the property owners. To reflect this, Staff has recommended the following language for the Attachment A:

- I. Specific Criteria
  - E. Landscape and Tree Requirements
    - 3. A 6' masonry screening wall will be required on or near the north property line. Locating the wall on berm to the north with consent from adjacent property owners shall satisfy this requirement.

#### H. Zoning Performance Standards

1. Zoning Performance Standards, including regulations on requirements for noise, shall comply with the Zoning Performance Standards in Article 4.13 of the Unified Development Code. When evaluating compliance along the northern and western property lines with Chapter 625 of St. Louis County Regulating Ordinance Table 1, Residential Land Use Category, shall be utilized as was utilized in the acoustical sound study prepared by AcousiControl dated August 29, 2017.

In addition to proposing a second sound wall, the applicant has submitted a sound study showing compliance with Section 31.04.13.C.2 of the Unified Development Code which states that “Every use shall be so operated that the pressure level of sound or noise generated does not exceed the limitations of the Noise Control Code, set by Chapter 625 SLCRO.” This code governs all communities in St. Louis County with populations less than 75,000, without health departments, and without ordinances or resolutions that are less stringent than St. Louis County’s requirements. Staff has communicated with St. Louis County’s Health Department, the enforcing department, to determine the process in which violations are handled.

If a noise violation is reported, a St. Louis County Health Department technician will go to the site, usually within 1 business day, and take a series of measurements using sophisticated audiometers to determine source and ambient noise. If the source noise is found to be in violation of the noise ordinance (Chapter 625), St. Louis County will issue a violation and work with the property owner to abate the violation. Since the City’s UDC has noise level requirements in Article 4-13 that match St. Louis County’s requirements, City Staff may also issue a violation to the subject site. The subject site, along with all other properties within the city are subject to the Enforcement standards of Article 8 of the UDC. This article allows for the issuance of a violation, which includes penalties, such as fines and up to three months in jail, in addition to any penalties imposed by St. Louis County.

Attached to this report, please find a copy of Staff’s Planning Commission report, Attachment “A”, Applicant’s Response Letter, Preliminary Development Plan, and Acoustical Sound Study. Links to public comment are in the agenda on the City’s website. Should the Planning and Public Works Committee wish to incorporate any of the draft restrictions discussed in this report, or any other restrictive language into the Attachment A, Greensheet amendments will be prepared by Staff in conjunction with the City Council Packet.

Respectfully submitted,

Cassie Harashe, AICP  
Project Planner

Attachments: Attachment A  
Preliminary Plan

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this Planned Commercial District shall be:
  - a. Car wash
2. Hours of Operation.
  - a. Hours of operation for this "PC" District shall be restricted to 7:00 am to 8:00 pm all days of the week.

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

1. Height
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed 25 feet.
2. Building Requirements
  - a. A minimum of 35% openspace is required for each lot within this development.
  - b. This development shall have a maximum F.A.R. of 0.55.

#### **C. SETBACKS**

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.

#### **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. A masonry screening wall with landscaping on both sides shall be required as depicted on the Preliminary Plan attached hereto as Attachment B.

#### **F. SIGN REQUIREMENTS**

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

#### **G. LIGHT REQUIREMENTS**

1. Provide a lighting plan and light fixture cut sheets.
2. No on-site light standard shall exceed sixteen (16) feet in height, nor be so situated that light is cast directly on adjoining properties or public roadways. Light standards north and west of the building shall not exceed eight (8) feet in height, shall be directed toward the building, and shall be a shoe box design. The light standard at the entrance on Clayton Road shall not exceed sixteen (16) feet in height and shall be a box design.

## **H. ARCHITECTURAL**

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

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to the development shall be from one right-in/right-out on Clayton Road and one right-in/right-out on Baxter Road and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

## **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Clayton Road and Baxter Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility

easement dedicated to the City of Chesterfield.

5. Required accessibility improvements associated with this commercial development shall include new and existing sidewalk along the project frontage, replacing non-compliant curb ramps, and any upgrades to the connected signalized intersection corner to ensure that current accessibility standards are met. If the intersection requires upgrades for ADA compliance, the signalized intersection shall be brought up to current Saint Louis County design standards, as directed by the St. Louis County Department of Transportation.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

#### **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County. 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, for the proposed entrance onto Clayton and Baxter. 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 Missouri Department of Transportation.

#### **L. 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.

#### **M. 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 or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s). Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
4. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

#### **N. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

#### **O. 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.

## **P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. 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 Saint Louis County Department of Transportation. 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 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 City Council may extend the period to commence construction for two (2) additional years.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.

12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## V. TRUST FUND CONTRIBUTION

### A. ROADS

As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Car Wash	\$75,988.71/acre

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Transportation will provide rates.

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

Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The applicable rates limiting required road improvements shall be adjusted on January 1, 2018 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.

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

## **VI. RECORDING**

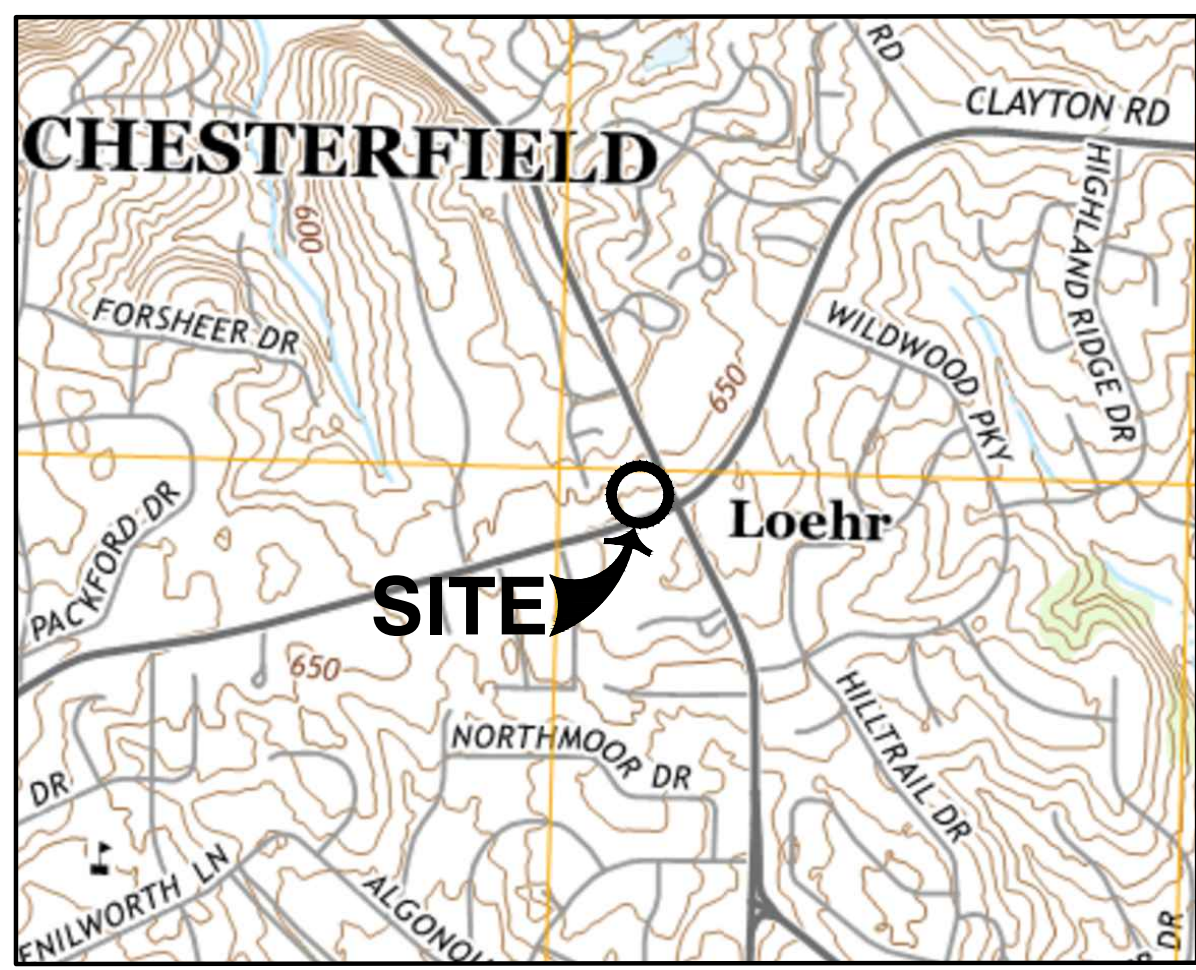
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII. 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.

# ZONING MAP AMENDMENT AND TPP FOR A PROPOSED BRITE WORX CARWASH

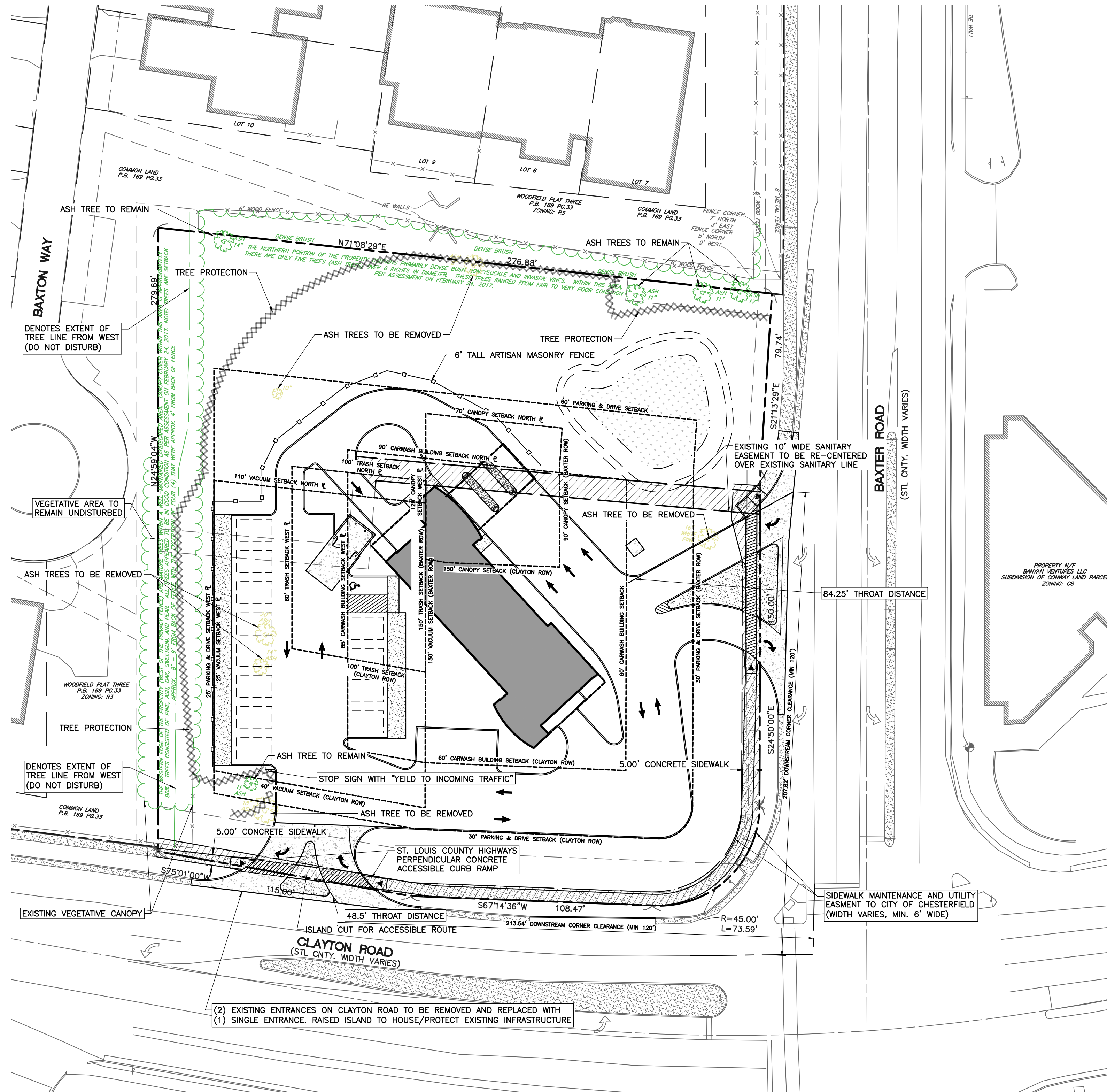
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 36, TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



**SITE USGS AND LOCATION MAP**  
U.S.G.S. 7.5 TOPOGRAPHIC MAP, MANCHESTER QUADRANGLE, MISSOURI DATED 2015  
SCALE 1" = 1,000'

### LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 36, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.



- DEVELOPMENT NOTES:**
- OVERALL AREA OF TRACT: 76,050 SQ.FT. (1.746 ACRES)
  - SITE ADDRESS: 14905 CLAYTON ROAD, CHESTERFIELD, MO 63017 [LOCATOR ID #21R410960]
  - CURRENT ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD) PREVIOUSLY APPROVED UNDER DEC 3, 2001; ORDINANCE #1803/BILL #2031  
PROPOSED ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
  - USE: EXISTING USE-- CONVENIENCE STORE, CARWASH & GAS SALES  
PROPOSED USE-- SINGLE USE: TUNNEL CARWASH (PER CITY UDC - "Mechanical facilities for the washing, waxing or vacuuming of private automobiles, light trucks and vans, but excluding heavy trucks and buses.")
  - OWNER: ARCH ENERGY, LCA, 106 E WASHINGTON CUBA, MO 65453
  - SETBACKS: REFER TO PLAN, THIS SHEET.  
SEC. 31-04-02 TREE PRESERVATION AND LANDSCAPE REQUIREMENTS:  
SECTION K. 3. LANDSCAPING FOR PARKING LOTS AND TREE ISLANDS.  
(B) PARKING LOTS--  
(3) VEHICULAR AREAS ALONG A COLLECTOR OR ARTERIAL ROADWAY SHALL HAVE A MINIMUM LANDSCAPE SETBACK OF THIRTY (30) FEET.  
SEC. 03-04-03 PLANNED ZONING DISTRICTS AND REGULATIONS  
SECTION C. 3. LANDSCAPING FOR PARKING LOTS AND RECREATION.  
(A) NO STRUCTURE SHALL BE PERMITTED WITHIN 35 FEET OF A PROPERTY LINE ADJOINING PROPERTY DESIGNATED ON THE COMPREHENSIVE LAND USE MAP AS BEING RESIDENTIAL OR PARK/RECREATION.  
(B) NO PARKING AREA, INTERNAL DRIVE, LOADING SPACE, OR STRUCTURE SHALL BE PERMITTED WITHIN 25 FEET OF A PROPERTY LINE ADJOINING PROPERTY DESIGNATED ON THE COMPREHENSIVE LAND USE MAP AS BEING RESIDENTIAL OR PARK/RECREATION.  
(C) ALL OTHER SETBACKS SHALL BE ESTABLISHED BY THE CONDITIONS OF THE PLANNED DISTRICT ORDINANCE.

- MAXIMUM BUILDING HEIGHT-- 25 FEET
- ALL UTILITY METERS AND SURFACE TRANSFORMER SWITCHING PADS SHALL BE SCREENED.
- FLOOD PLAIN NOTE:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0281 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES WITHIN SFHA ZONE X. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- FENCING PROPOSED SHALL BE OF CEMENTATIUS MATERIAL AND A PRODUCT OF ARTISAN'S PRECAST OR SIMILAR MANUFACTURER.
- VACUUMS SHALL UTILIZE A CENTRAL VACUUM SYSTEM WITH MOTOR HOUSED WITHIN BUILDING. VACUUMS SHALL BE OPERATIONAL ONLY DURING BUSINESS HOURS AND POWER CENTRAL UNIT SHALL BE TURNED OFF DURING OFF-HOURS.
- OPERATING HOURS SHALL BE BETWEEN 7AM AND 8PM.
- SITE SHALL OBTAIN APPROVAL FROM ST. LOUIS METROPOLITAN SEWER DISTRICT.
- LANDSCAPING WILL BE REQUIRED TO BE PLANTED ON BOTH SIDES OF THE PROPOSED SCREENING WALL.
- CANISTER VACUUMS AT INDIVIDUAL STATIONS WILL BE PROHIBITED. A CENTRAL VACUUM SYSTEM WILL BE REQUIRED TO BE LOCATED WITHIN THE BUILDING.
- LIGHTING RESTRICTIONS, INCLUDING THE HEIGHT OF SITE LIGHTING AND ATTACHED WALL SIGN LIGHTING, WILL BE ESTABLISHED IN ORDER TO ENSURE IT IS NOT VISIBLE FROM THE NEIGHBORING RESIDENTIAL PROPERTIES.
- ACCESS MANAGEMENT PRINCIPALS TO BE APPLIED TO THIS DEVELOPMENT CAN BE FOUND IN ARTICLE 04-10 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITH 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.
- US SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST PROTECTED AND SHALL BE RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
- A TREE PRESERVATION PLAN (TPP) SHALL BE SUBMITTED WITH THE "SITE DEVELOPMENT PLAN" FOR REVIEW  
WOODLAND CALCULATIONS--  
TOTAL WOODLANDS = 0.100 Acres  
WOODLANDS TO BE REMOVED = 0.0 Acres  
WOODLANDS TO REMAIN PROTECTED = 0.100 Acres (100%)  
TREE PRESERVATION CALCULATIONS--  
EXISTING TREES ON SITE > GREATER THAN 5" BHD (BREAST HIGH DIAMETER) OUTSIDE OF WOODLAND AREA = 10 TREES  
TREES TO BE REMOVED = 5 TREES  
TREES TO BE PRESERVED & PROTECTED = 5 TREES  
REQUIREMENTS:  
- NO PARKING SPACE SHALL BE LOCATED FURTHER THAN FIFTY (50) FEET FROM A TREE.  
NOTE: On February 24, 2017, Katie Astroth (Environmental Biologist) from CEC assessed the property located at 14905 Clayton Road, Chesterfield, Missouri for tree canopy cover. Trees and vegetation boundaries were georeferenced with a Trimble Geo7X GPS unit and photographed. Below is a brief description of the findings:  
The northern portion of the property (north of the parking lot) contains primarily dense bush honeysuckle and invasive vines. Within this area, there are only five trees (ash trees) over 6 inches in diameter. These trees ranged from fair to very poor condition.  
Along the western edge of the property (west of the privacy fence) are mature trees within a well-maintained landscaped area. Canopy cover within this area is approximately 80%. Trees consisted of pine, ash, oak, sweetgum, and pecan. All trees appeared to be in good condition.  
Five individual trees were also located along the perimeter of the parking lot. One (pine) located near the northeast corner and four (ash) located along parking lot's western edge. All five trees were in good condition.

**REFERENCE**  
1. TOPOGRAPHIC SURVEY CONDUCTED BY: FRAZIER LAND SURVEYING SERVICES, INC. 705 BALLANTRAE DRIVE, WENTZVILLE, MO. 63385  
PHONE: (636) 332-0610  
FAX: (636) 332-0710  
DATED 08/02/11 DRAWING NAME 11-1045 BAXTER CLAYTON.DWG

**BENCHMARK**  
PROJECT BENCHMARK: "1" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV.584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM4 12-89.  
SITE BENCHMARK: "1" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV.=661.29

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106 E WASHINGTON  
CUBA, MO 65453  
PHONE/FAX: (636)549-1602  
CELL:  
CONTACT: BILL GUFFEY  
EMAIL: BGuffey@mail.wallisco.com

**SITE MAP**  
SCALE 1" = 30'  
SCALE IN FEET

**CIVIL ENGINEER**  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
4848 PARK 370 BLVD., SUITE F  
HAZELWOOD, MO 63042  
PH: (314) 656-4566  
FX: (314) 656-4595  
CONTACTS: KEVIN KAMP, PE

**Sheet List Table**

SHEET NO.	DRAWING NO.	TITLE
01	C000	COVER AND TSD
02	C100	EXISTING CONDITIONS
03	C101	APPROVED PLAN ORD #1803
04	C200	SETBACK COMPARISON
05	C300	SITE & UTILITY PLAN
06	C301	SECTION VIEWS
1 OF 1		PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY

KEVIN T. KAMP  
2006019670  
\*HAND SIGNATURE ON FILE

**REVISION RECORD**

NO	DATE	DESCRIPTION
1	11/20/16	PRE-APPLICATION MEETING
2	03/01/17	SUBMITTAL FOR CHANGE OF ZONING
3	06/05/17	RE-SUBMITTAL FROM ISSUES MEETING COMMENTS
4	08/15/17	RE-SUBMITTAL FROM ISSUES MEETING COMMENTS
5	08/15/17	RE-SUBMITTAL WITH THE ADDITION OF ACOUSTIC STUDY REPORT
6	11/07/17	RE-SUBMITTAL FOR CHANGE OF ZONING WITH ADDITION OF TPP FOR DEC 7TH MEETING
7		
8		

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Civil & Environmental Consultants, Inc.  
CERTIFICATION/LICENSE NO. 2002013942  
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042  
314-656-4566 - 866-250-3679  
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106 EAST WASHINGTON  
CUBA, MO 65453  
(636) 549-1600

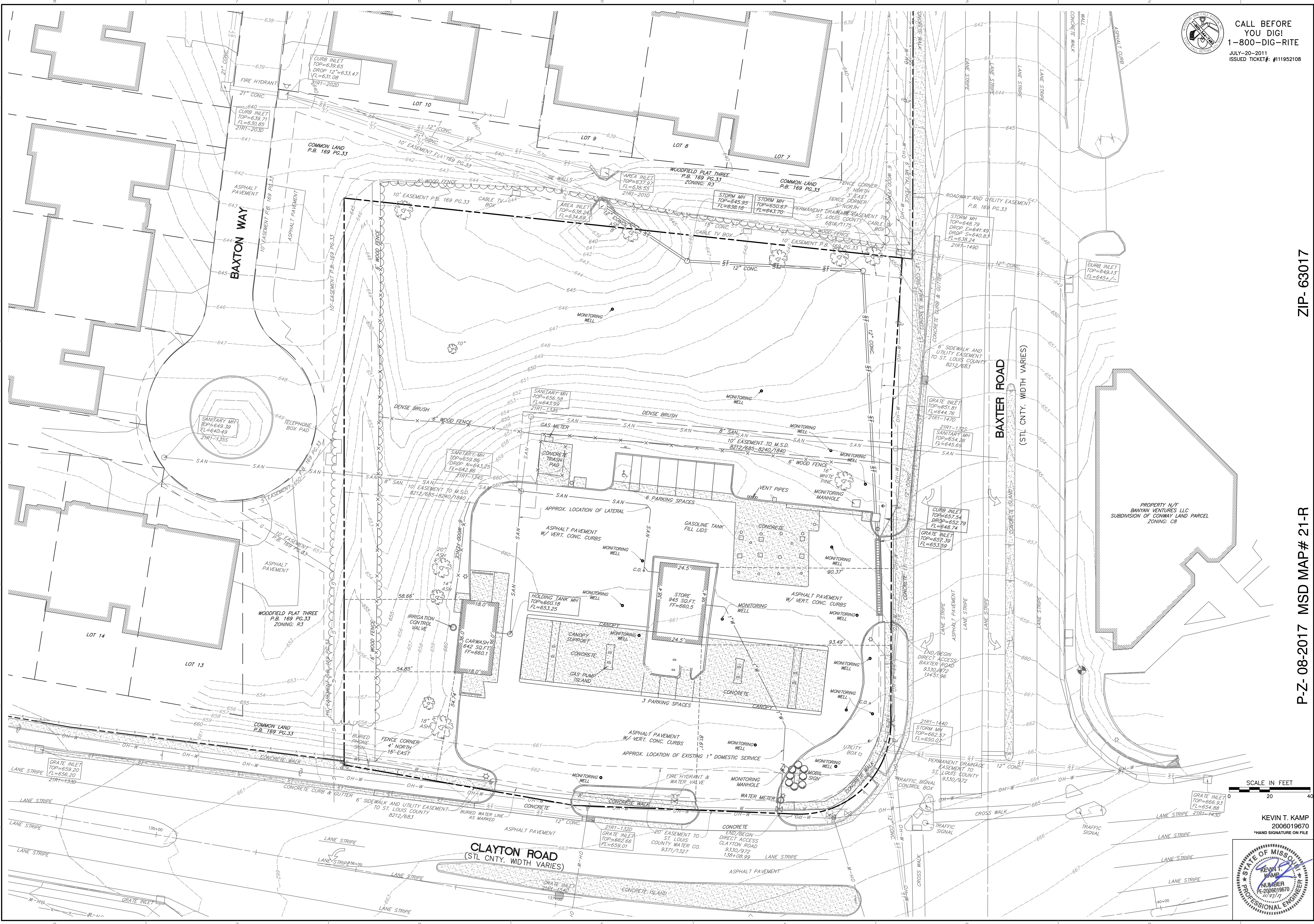
**PRELIMINARY DEVELOPMENT PLAN**  
BRITE WORX  
COVER AND TREE PRESERVATION  
DATE: NOV. 2016 DRAWN BY: CAC  
DWG SCALE: 1" = 30' CHECKED BY: KTK  
PROJECT NO: 163-224  
APPROVED BY: KTK

DRAWING NO. **C000**  
SHEET 01 OF 06

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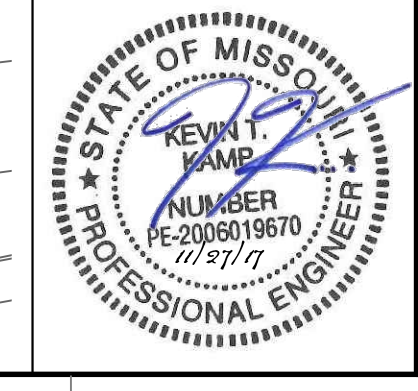


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ISSUED TICKET#: #111952108



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2006019670  
\*HAND SIGNATURE ON FILE



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5	08/09/17	RE-SUBMITTAL WITH THE ADDITION OF ACOUSTIC STUDY REPORT
6	11/09/17	RE-SUBMITTAL FOR CHANGE OF ZONING WITH ADDITION OF TRIP FOR REC TRIP MEETING
7		
8		

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PRELIMINARY DEVELOPMENT PLAN  
BRITE WORX  
EXISTING CONDITIONS

DATE: NOV. 2016 (DRAWN BY: CAC)  
DWG SCALE: 1" = 20' (CHECKED BY: KTK)  
PROJECT NO: 153-224  
APPROVED BY: KTK

DRAWING NO: **C100**  
SHEET 02 OF 06

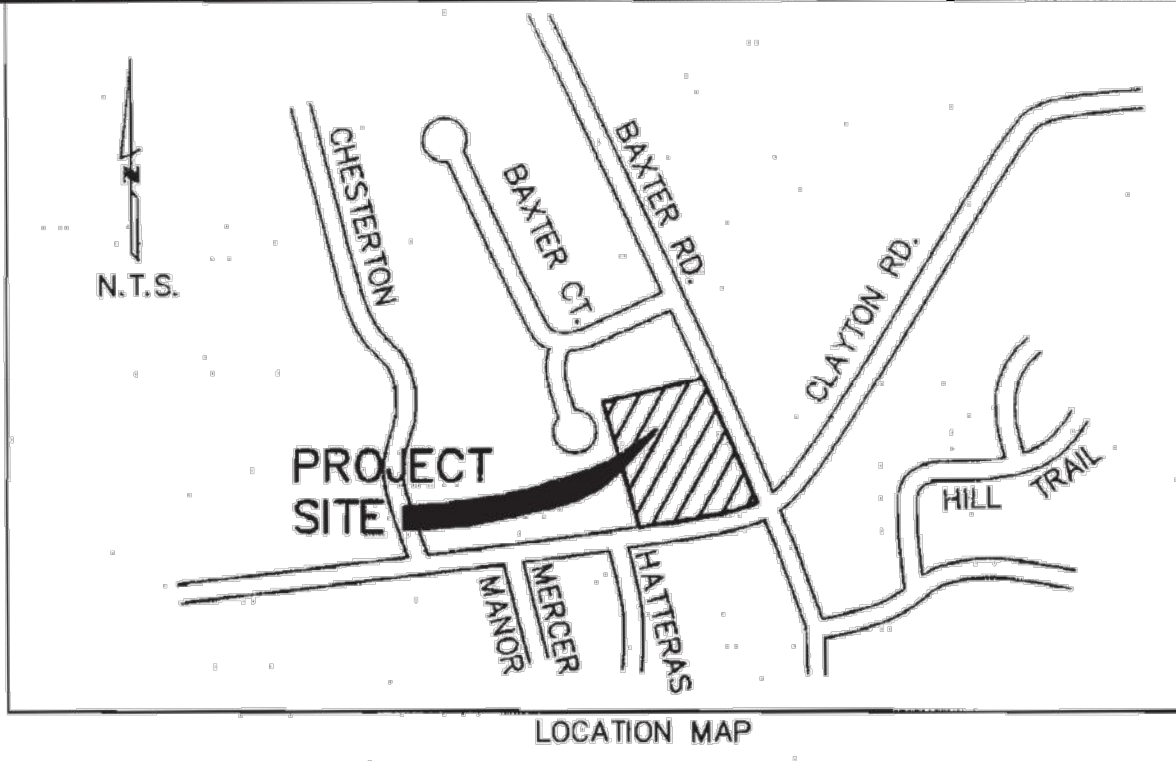
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BOOK 355 PAGE 509/512  
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 JUL 18 2007  
 AT 10:00 clock A.M.  
 RECORDER OF DEEDS  
 ST. LOUIS COUNTY, MO

1036

PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTERLINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV. = 584.94 (UGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM# 12-89.

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS, 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV. = 661.30



- INDEX
1. SITE DEVELOPMENT PLAN
  2. SETBACK LINES
  3. SECTIONS & DETAILS
  4. AERIAL TOPO
  5. LANDSCAPE PLAN

SCALE IN FEET  
 Scale 1" = 20'

509

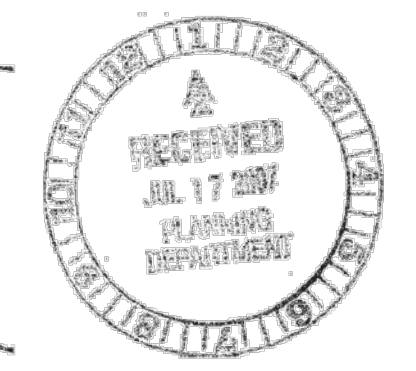
SITE DATA:

1.) TOTAL AREA OF THIS SITE IS 1.75 ACRES	76,055 S.F.	
BUILDING AREA	3,925 S.F.	5%
(RESTAURANT PORTION SHALL NOT EXCEED	981 S.F.)	
CAR WASH	1,920 S.F.	2%
PAVEMENT AREA	32,662 S.F.	44%
GREEN AREA	37,460 S.F.	49%

- SITE DATA:
- 1.) EXISTING ZONING IS C-8, PROPOSED ZONING IS PC PLANNED COMMERCIAL.
  - 2.) EXISTING USE IS MOBIL MART.
  - 3.) THE SITE IS SERVED BY THE FOLLOWING UTILITIES:  
 LA CLEDE GAS COMPANY  
 METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)  
 ST. LOUIS COUNTY WATER COMPANY  
 SOUTHWESTERN BELL TELEPHONE  
 UNION ELECTRIC COMPANY
  - 4.) EXISTING SITE LOCATOR NUMBER IS 21R41-0960.
  - 5.) SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
  - 6.) DRAINAGE NOTES:  
 A. SITE GRADING AND DRAINAGE PER CITY OF CHESTERFIELD STANDARDS.  
 B. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.  
 C. SITE DRAINAGE SHALL CONFORM TO THE MISSOURI HIGHWAYS AND TRANSPORTATION DEPARTMENT, THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND CITY OF CHESTERFIELD STANDARDS.
  - 7.) NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
  - 8.) ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF CHESTERFIELD AND ADA STANDARDS.
  - 9.) ALL PROPOSED IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
  - 10.) TO SURVEYORS KNOWLEDGE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
  - 11.) NO ONSITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. LIGHT STANDARDS NORTH AND WEST OF THE NORTH AND WEST BUILDING SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND SHALL BE A SHOEBOX DESIGN. THE LIGHT STANDARD AT THE WEST ENTRANCE ON CLAYTON ROAD SHALL NOT EXCEED SIXTEEN (16) FEET IN HEIGHT AND SHALL BE A BOX DESIGN.

PARKING CALCULATIONS  
 C-STORE  
 3- 1/3 per 1,000 S.F.  
 4,132 S.F. = 14 Spaces Required  
 14 Spaces Provided

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED CONDITIONS.



The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

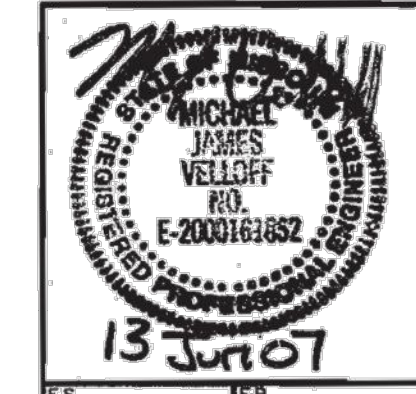
NO.	DATE	BY	REVISIONS
5	05/15/07	BMS	EXISTING FENCE TO REMAIN
4	04/10/07	SLH	ADDED MEDIAN
3	03/07/07	JAK	ADDED NOTE ABOUT MEDIAN
2	5/25/05	DSB	REVISIONS PER CITY OF CHESTERFIELD COMMENTS
1	3/14/05	MRW	REVISED CAR WASH ENTRANCE

**SITE DEVELOPMENT PLAN**  
**MOBIL "ON THE RUN"**

14905 Clayton Rd. Chesterfield, MO 63017  
 Prepared for:

**ARCH ENERGY**  
 106 East Washington  
 Cuba, MO. 65453  
 (573) 885-2277

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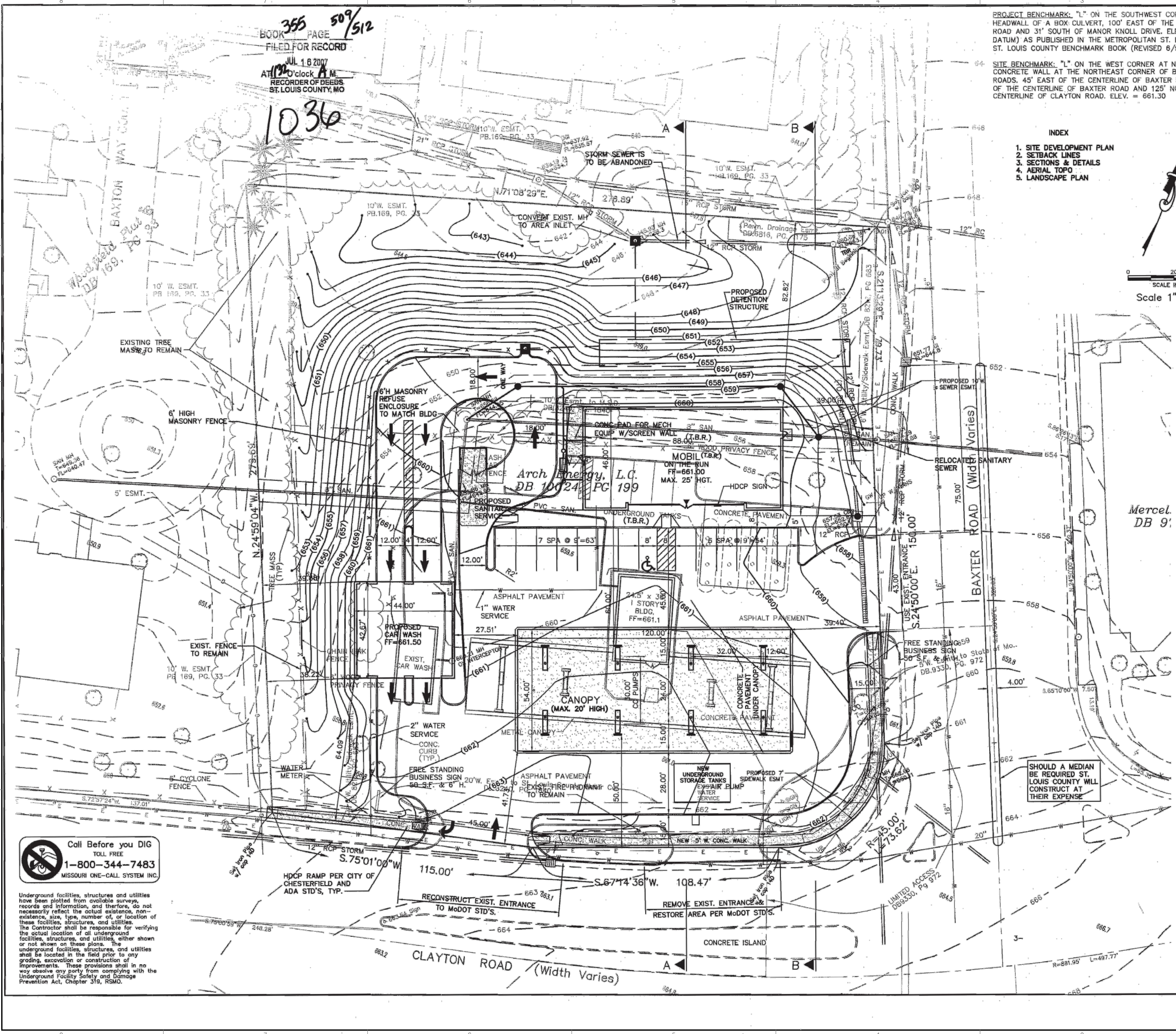
the clayton engineering company, inc.  
 ENGINEERS • SURVEYORS • PLANNERS  
 11920 WESTLINE INDUSTRIAL DRIVE  
 ST. LOUIS, MISSOURI 63146  
 (314) 892-8888 FAX (314) 892-8688  
 clayton-engineering.com

Designed: SWQ  
 Drawn: HRL, MRW  
 Checked: SWQ  
 Date: 03/10/05  
 Project Number: 97318  
 Sheet Number: 1 of 5

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SHOULD A MEDIAN BE REQUIRED ST. LOUIS COUNTY WILL CONSTRUCT AT THEIR EXPENSE



740

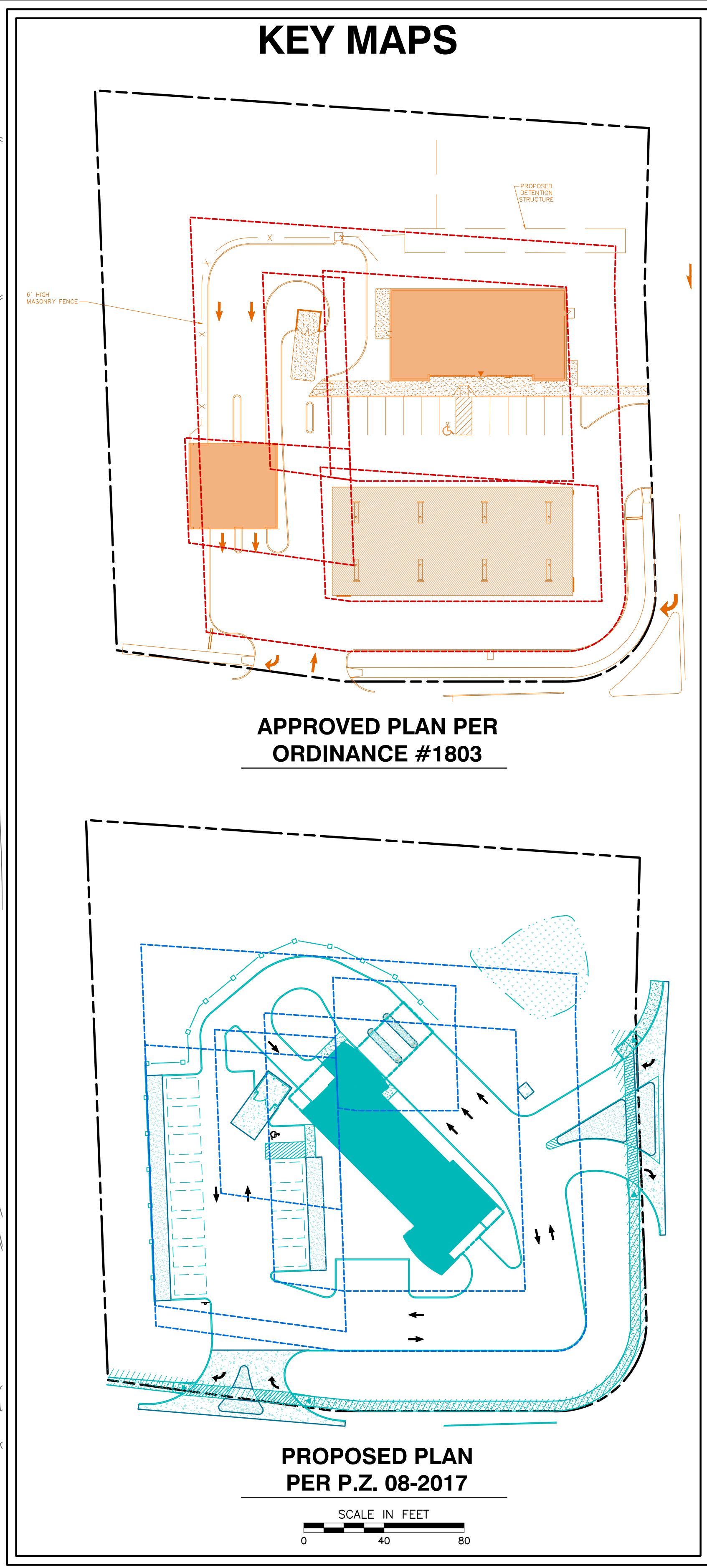
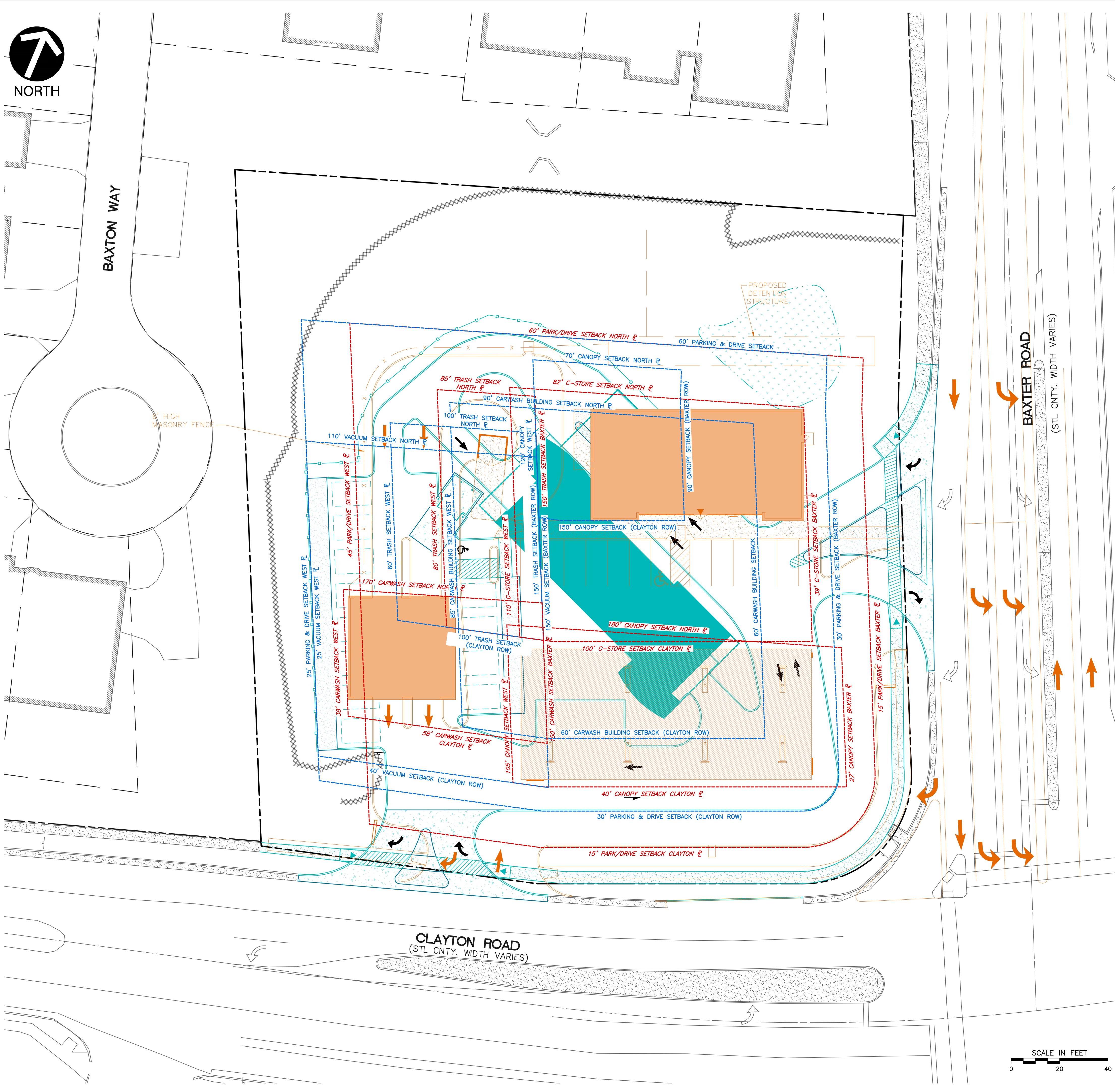
C101  
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sub

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SCALE IN FEET  
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SCALE IN FEET  
0 40 80

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2006019670  
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4	08/15/17	RE-SUBMITTAL FROM ISSUES MEETING COMMENTS	
5	08/15/17	RE-SUBMITTAL WITH THE ADDITION OF ACOUSTIC STUDY REPORT	
6	11/27/17	RE-SUBMITTAL FOR CHANGE OF ZONING WITH ADDITION OF TRIP FOR DEC 7TH MEETING	
7			
8			

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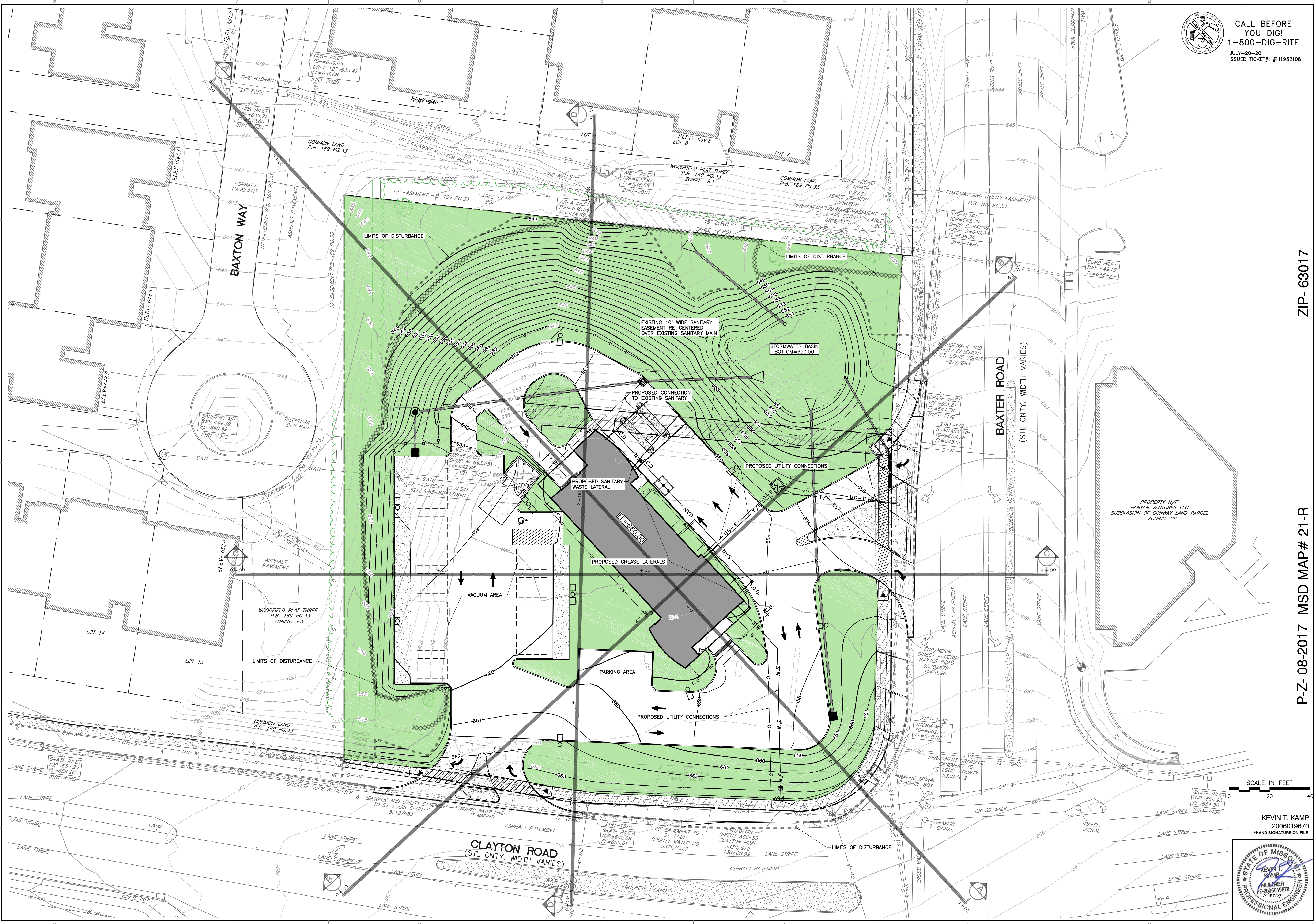
PRELIMINARY DEVELOPMENT PLAN  
 BRITTE WORX  
 SETBACK COMPARISON

DATE: NOV. 2016 DRAWN BY: CAC  
 DWG SCALE: (AS NOTED) CHECKED BY: KTK  
 PROJECT NO: 153-224  
 APPROVED BY: KTK

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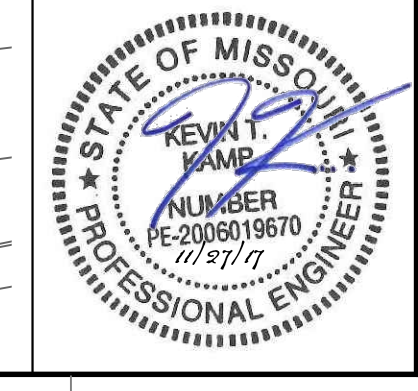
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**PRELIMINARY DEVELOPMENT PLAN**  
BRITE WORK  
**SITE DEVELOPMENT PLAN**

DATE: NOV. 2016 (DRAWN BY: CAC)  
DWG SCALE: 1" = 20' (CHECKED BY: KTK)  
PROJECT NO: 163-224  
APPROVED BY: KTK



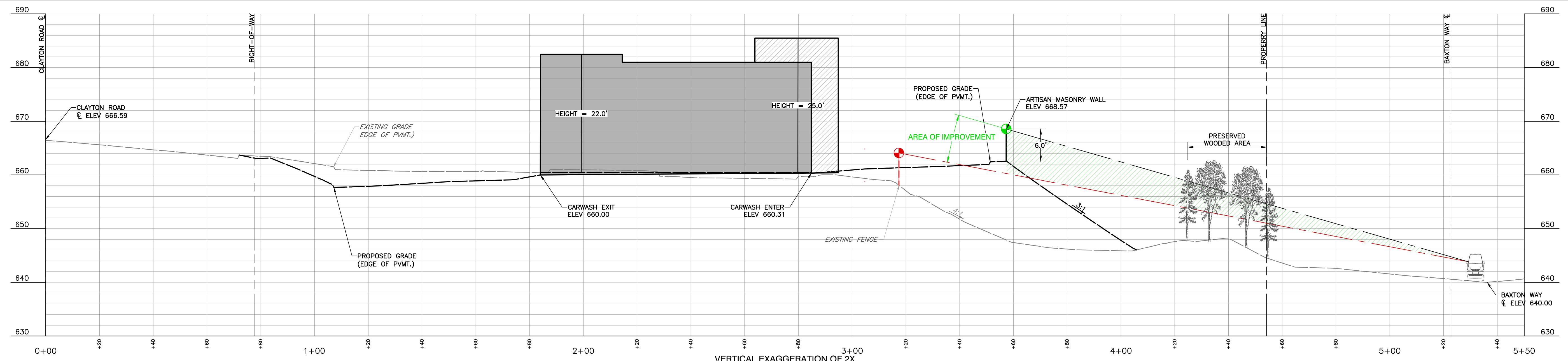
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2006019670  
\*HAND SIGNATURE ON FILE\*



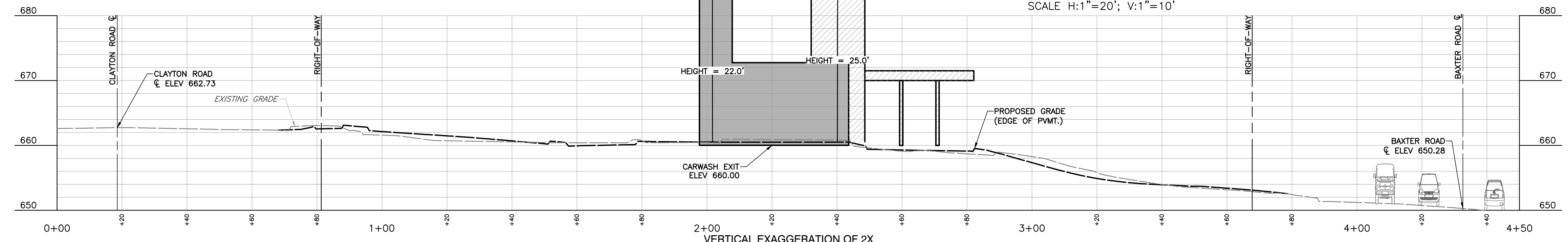
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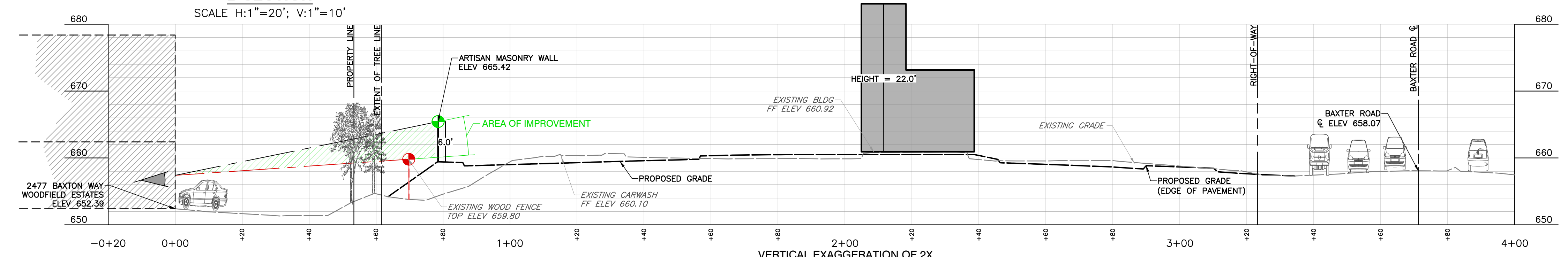
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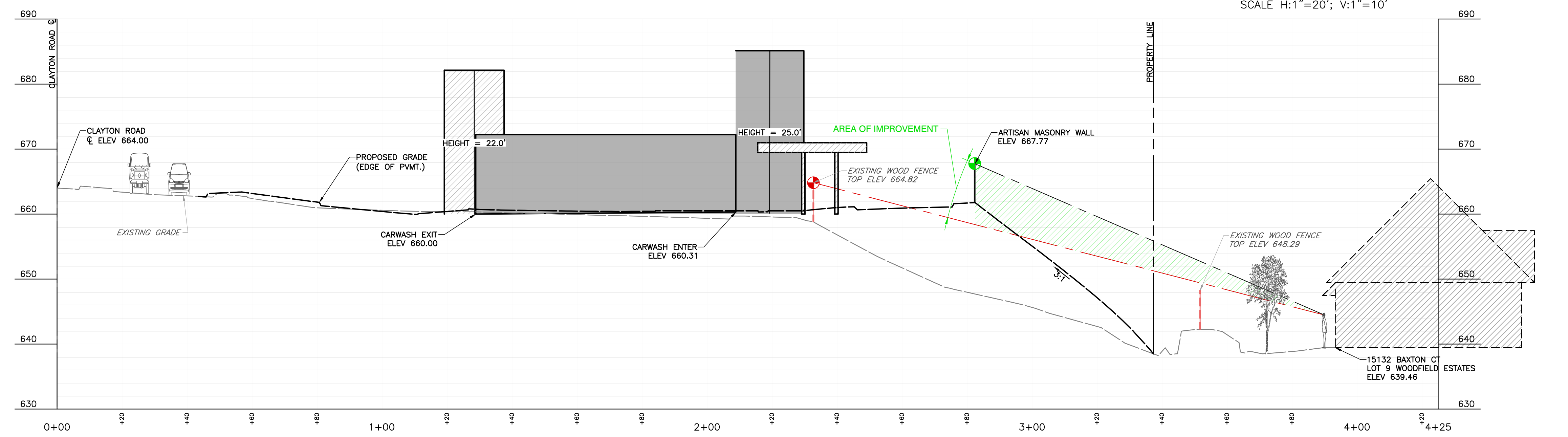
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 SCALE H:1"=20'; V:1"=10'



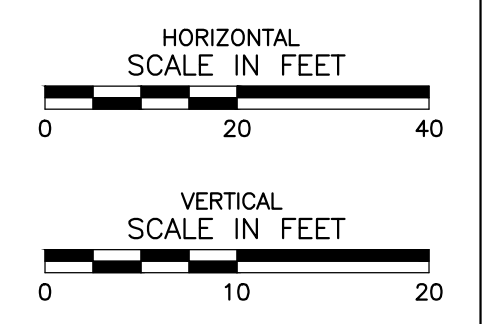
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**B SECTION**  
 SCALE H:1"=20'; V:1"=10'



VERTICAL EXAGGERATION OF 2X  
**C SECTION**  
 SCALE H:1"=20'; V:1"=10'



VERTICAL EXAGGERATION OF 2X  
**D SECTION**  
 SCALE H:1"=20'; V:1"=10'



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 2006019670  
 \*HAND SIGNATURE ON FILE\*



P-Z-08-2017 MSD MAP# 21-R ZIP- 63017

<b>PRELIMINARY DEVELOPMENT PLAN</b> <b>BRITE WORX</b>	
<b>SECTION VIEWS</b>	
DATE: NOV. 2016	DRAWN BY: CAC
DWG SCALE: 1" = 20'	CHECKED BY: KTK
PROJECT NO: 153-224	APPROVED BY: KTK
DRAWING NO: <b>C301</b>	
SHEET 06 OF 06	

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7		
8		

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