

Planning Commission Vote Report

Meeting Date: January 25, 2021

From: Annisa Kumerow, Planner

Location: 13426 Olive Boulevard

Petition: **P.Z. 09-2020 Total Access Urgent Care (13426 Olive Blvd):** A request for a change in zoning from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for a 3.23 acre tract of land located south of Olive Boulevard, east of North Woods Mill Road (16Q330911).

SUMMARY

Total Access Urgent Care, LLC has submitted a request for a zoning map amendment from the “C-8” Planned Commercial District to the “PC” Planned Commercial District. This request is to allow for the development of an urgent care facility. The applicant is requesting one use (medical office), a maximum building height of 30 ft, and limited hours of operation from 8AM – 8PM CST. In conjunction with the application for the zoning map amendment, the required Preliminary Development Plan and narrative statement are attached for the Planning Commission’s review.



Figure 1: Aerial of the Subject Site

SITE HISTORY

The subject site was originally zoned “C-8” Planned Commercial District by St. Louis County prior to the City’s incorporation. A Final Development Plan for the previous restaurant development was approved by St. Louis County in 1976, and later amended in 1989 to include a drive-through. In 1994, the City of Chesterfield adopted Ordinance 958, which reduced the front and side yard setbacks to accommodate a renovation of the existing structure.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The zoning and land use for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	“C2” Shopping District & “PC” Planned Commercial District	Chesterfield Plaza Shopping Center
East	“R-3” Residence District	Incarnate Word Parish
South	“C-8” Planned Commercial District	The Pines Office Complex
West	“R-3” Residence District & “C-8” Planned Commercial District	Décor Interiors & First Bank

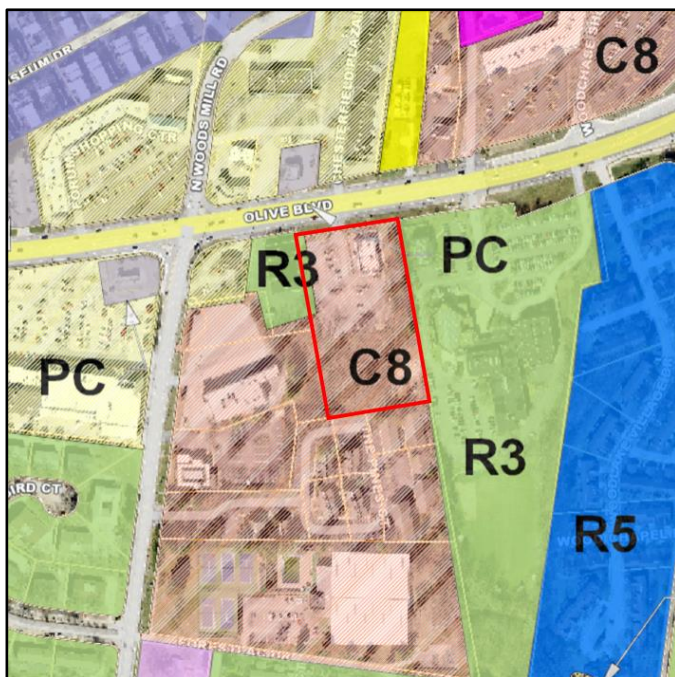


Figure 2: Zoning Map

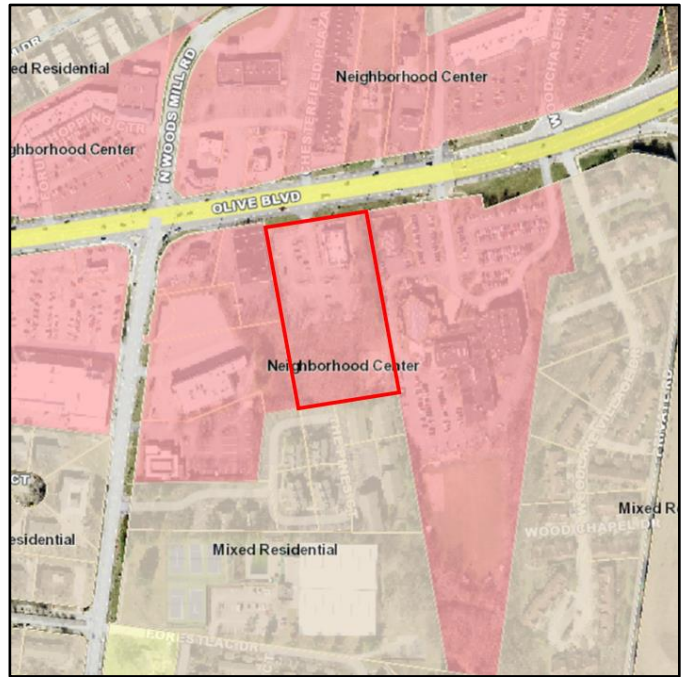


Figure 3: Comprehensive Land Use Map

UNIFIED DEVELOPMENT CODE

The Unified Development Code contains minimum standards of design for the “PC” Planned Commercial District, which include the following:

- Density: 0.55 FAR
- Open space: 35%
- Setbacks: No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or

park/recreation, and no parking shall be permitted within twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.

- Hours of Operation: Hours to be determined in the site specific ordinance.

The applicant has proposed a density of 0.55 FAR and 35% open space. The proposed hours of operation are 8AM-8PM CST. The proposed structure and parking setbacks are compliant with the standards set forth in the "PC" Planned Commercial District requirements, and are listed below:

Structure Setbacks

- 20 feet from the right-of-way of Olive Boulevard
- 35 feet from the eastern boundary of the "PC" Planned Commercial District
- 35 feet from the southern boundary of the "PC" Planned Commercial District
- 35 feet from the western boundary of the "PC" Planned Commercial District

Parking Setbacks

- 25 feet from the right-of-way of Olive Boulevard
- 10 feet from the eastern boundary of the "PC" Planned Commercial District
- 25 feet from the southern boundary of the "PC" Planned Commercial District
- 10 feet from the western boundary of the "PC" Planned Commercial District

PUBLIC HEARING

A public hearing was held at the December 14th, 2020 City of Chesterfield Planning Commission meeting. Issues associated with the request were identified by the Planning Commission, and below is a summary of the issues mentioned incorporating the applicant's response and staff input in italics:

1. **Setbacks:** There was considerable discussion by both Planning Commission and the attendees regarding the requested 10' setback from Olive Boulevard. Specific concerns included the appropriateness of the setback given the 30' landscape buffer requirement along arterial roadways. Provide a response that necessitates the 10' setback.

The applicant revised the proposed setback from Olive Boulevard from their initial request of 10' to 20'. The applicant noted that the request is driven by the need for visibility from Olive Boulevard, particularly with the close position of the building on the adjacent property to the west to Olive Boulevard. Per the applicant's response, prominent visibility from a main roadway is crucial for patients in need of services to locate the facility. The applicant further added that the building will be designed in a way that is integral to the community of the City of Chesterfield.

2. **Landscape Buffer:** Similar to Issue Comment 1, there was discussion regarding the required 30' landscape buffer in contrast to the proposed 10' landscape buffer. Provide a response that necessitates the 10' landscape buffer.

The applicant responded that the existing Steak 'n Shake building has a landscape buffer that is less than 20'. The applicant has proposed a 20' landscape buffer between the building and Olive Boulevard, with substantial amounts of landscaping in other areas of the site.

STAFF ANALYSIS

Comprehensive Plan

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this development is within the "Neighborhood Center" land use designation along with the adjacent properties to the north, east, and west. The Comprehensive Plan designates primary land uses of the "Neighborhood Center" as "retail, residential, office, and institutional."

The City of Chesterfield's Comprehensive Plan identifies specific development policies pertaining to the Neighborhood Center land use designation. Outlined below are the specific policies that are applicable to this request:

Development Policies – Neighborhood Center

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Suburban retrofit should include walkable connection points to support the surrounding residential neighborhoods

The City of Chesterfield's Comprehensive Plan includes overall goals for the City that complement the City's vision for the future, which are separated into five categories: 1) development, 2) residential, 3) open space, 4) transportation, and 5) resiliency. Within each of these goal categories are actionable strategies, two of which are applicable to this petition and are further described below.

The Comprehensive Plan denotes the enhancement of existing neighborhood centers as a development strategy, and states that as time passes, existing neighborhood centers may need to be enhanced to maintain quality. These enhancements should be limited to existing sites, and should be "*contextually sensitive*" and "*respect surrounding neighborhoods in terms of use, scale, and character*". The proposed petition is for a change in zoning to allow a medical office, which is a compatible land use with the Neighborhood Center land use designation. The proposed medical office will be similar in size to the existing restaurant building at a gross floor area of 4,616 square feet. The proposed request includes a 20' setback from the right-of-way of Olive Boulevard, whereas the current governing ordinance requires a 35' setback.

The Comprehensive Plan also denotes the promotion of tree preservation as a resiliency strategy, and states that the City should "*enforce code requirements for tree preservation as well as protection during construction to minimize impacts to trees on developing sites.*" There is an estimated 63,910 sf of tree canopy currently existing on the site. The applicant has stated in the project narrative that "*existing landscaping, such as the wooded area to the east, west, and south sides of the site will be undisturbed to the best of [their] abilities.*"

Additionally, the Unified Development Code (UDC) contains requirements for landscape buffers along arterial roadways. Per § 405.04.020(K)(2) of the UDC, a 30' landscape buffer is required along Olive Boulevard. The applicant has requested a 20' landscape buffer in lieu of the 30' landscape buffer, in order to obtain visibility from Olive Boulevard due to the positioning of the neighboring retail building to the west. A landscape area approximately 40' wide will be also be provided at the northwest corner of the site. The 20' landscape buffer requested is directly correlated to the 20' building setback request previously discussed. It should also be noted that the applicant has requested a 25' parking setback, which conflicts with the requirement for a 30' landscape buffer.

Unified Development Code

As previously noted, the UDC contains a requirement for a 30' landscape buffer along arterial roadways. The applicant has requested a 20' landscape buffer in lieu of the 30' landscape buffer in order to obtain visibility from the roadway.

Regarding access management, Staff will recommend that language be included in the draft Attachment A that indicates that cross access shall be provided to the adjacent parcels. The intent of the cross access is to provide a parallel route to Olive across parcels in order to allow for increased safety and access.

Furthermore, the Olive corridor is characterized by a lack of consistent setbacks. The variation in setbacks impacts both the aesthetics of the area as well as access management. The petition is the first major redevelopment of a commercial site in this corridor. Rather than being the first property to move in a direction consistent with other development throughout the City of Chesterfield, the petition is maintaining the existing built form by requesting a 20' front setback and positioning the proposed building closer to Olive Boulevard. The applicant has stated that the 20' setback is being requested for the purpose of increasing the building's visibility.

Additionally, there is an existing non-conforming pole sign located on this property. Similar to a recent petition located on the north side of Olive Boulevard, the proposed ordinance language requires removal of the existing non-conforming sign.

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned zoning district, such as "PC" Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission packet and is depicted in Figure 4 below.

Notable features of the Preliminary Development Plan include, but are not limited to:

- Development of a medical office along the northern property line of the site with parking to the west of the building.

- A reduction in the landscape buffer requirement along Olive Boulevard from the required thirty feet (30') to twenty feet (20'). The applicant had previously proposed a buffer of ten feet at the Public Hearing.
- Utilization of the existing access into the site, so no new access points are required.

PLAYGROUND

There is an existing playground on the property that is currently utilized by Incarnate Word to the east of the subject site. Staff observed the presence of the playground on the outboundary survey and on the Preliminary Development Plan and has confirmed with the applicant that the playground is intended to remain.

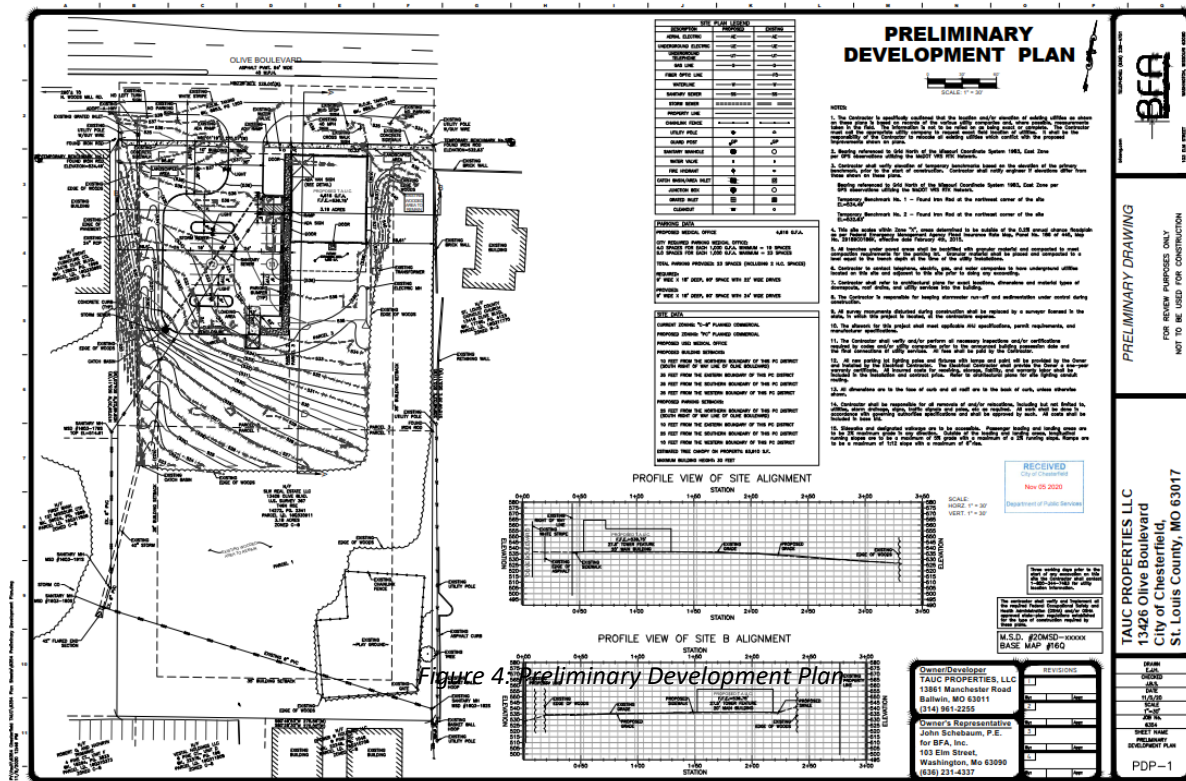


Figure 4: Preliminary Development Plan

REQUEST

A Public Hearing was held on December 14, 2020, and the applicant has responded to the issues raised as noted in this staff report. Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 09-2020 Total Access Urgent Care (13426 Olive Boulevard).

Attached, please find a copy of the Petitioner’s Narrative Statement and Preliminary Plan packet.

Attachments

1. Draft Attachment A

2. Narrative Statement
3. Preliminary Development Plan
4. Outboundary Survey

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 use allowed in this “PC” Planned Commercial District shall be Office, Medical.
2. Hours of Operation.
 - a. Hours of operation for this “PC” District shall be from 8:00 AM to 8:00 PM.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area
 - a. Total building floor area shall not exceed 4,616 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 30 feet.
3. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for 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, playground, or flag poles will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Olive Boulevard on the northern boundary of this “PC” District.
 - b. Thirty-five (35) feet from the eastern boundary of this “PC” District.
 - c. Thirty-five (35) feet from the southern boundary of this “PC” District.
 - d. Thirty-five (35) feet from the western boundary of this “PC” District.
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. Thirty (30) feet from the right-of-way of Olive Boulevard on the northern boundary of this “PC” District.
- b. Ten (10) feet from the eastern boundary of this “PC” District.
- c. Twenty-five (25) feet from the southern boundary of this “PC” District.
- d. Ten (10) feet from the western boundary of this “PC” District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. 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.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

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 Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.
3. Prior to approval of the Site Development Plan, confirmation that the existing non-conforming pole sign will be removed is required.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

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 as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation 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.
3. Provide cross access to adjoining properties as required by the City of Chesterfield.

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 which the entrance is constructed. No gate installation will be permitted on public right-of-way.

2. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard frontage of the site. The sidewalk shall be coordinated with the Missouri Department of Transportation Project J6S3255 which is planned along the MO 340 corridor. The sidewalk may be located within Missouri Department of Transportation right-of-way, if permitted by that agency, or on private property within an easement dedicating the sidewalk for public use and identifying the property owner as the responsible party for maintenance of the sidewalk.
3. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
4. 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 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, for the proposed entrance onto Olive Boulevard. 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

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

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).
3. 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.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. 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.
6. 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

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.

R. 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. 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.
4. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
5. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
6. 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 the Missouri Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. 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 a 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.

III. 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.

IV. 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.

Total Access Urgent Care – Chesterfield, MO

DATE: December 21, 2020
TO: City of Chesterfield, MO
FROM: John Schebaum – BFA, Inc. on behalf of TAUC Properties, LLC
SUBJECT: 13426 Olive Blvd. Total Access Urgent Care Development Narrative



To Whom It May Concern:

On behalf of TAUC Properties, LLC, I would like to introduce the proposed development of a Total Access Urgent Care (TAUC) Facility located at 13426 Olive Boulevard in the City of Chesterfield, MO. The current property is a vacant Steak N' Shake building and parking lot. The proposed redevelopment of the site will include the demolition of the existing building and parking lot, and construction of a new TAUC building with parking and landscaping.

The current property is zoned C-8 Planned Commercial. We are requesting the property to be rezoned to PC Planned Commercial.

The proposed use requested is Office-Medical. The requested development standards are listed below:

- Building Setbacks:
 - 20 Feet from the northern boundary of this PC District (south right of way line of Olive Boulevard)
 - 35 Feet from the eastern boundary of this PC District
 - 35 Feet from the southern boundary of this PC District
 - 35 Feet from the western boundary of this PC District
- Parking Setbacks:
 - 25 Feet from the northern boundary of this PC District (south right of way line of Olive Boulevard)
 - 10 Feet from the eastern boundary of this PC District
 - 25 Feet from the southern boundary of this PC District
 - 10 Feet from the western boundary of this PC District
- Density: Maximum floor area ratio of 0.55
- Open Space: Minimum of 35%
- Maximum Building Height: 30 ft
- Hours of Operation: 8 am – 8 pm

This development will have less than a 30 ft. wide landscaped area directly in front of the building along Olive Boulevard. The proposed landscaped area in front of the building will only be approximately 20 ft. wide, and will include the existing 5 ft. wide concrete sidewalk. The location of the building is important to this development in order to obtain visibility from Olive Boulevard, due to the minimum building setback provided on the retail building west of the subject property.

103 Elm Street
Washington, MO 63090



636.239.4751
www.bfaeng.com

Additional landscaping along the frontage of Olive Boulevard and throughout the site will be provided in lieu of the standard 30 ft. front yard landscape requirement. The northwest corner of the site will provide a landscaped area approximately 40 ft. wide. The landscaping at the northeast corner of the site will tie directly into the existing wooded area, which will remain.

Existing landscaping, such as the wooded area to the east, west, and south sides of the site will be undisturbed to the best of our abilities. This will maintain the look of the solid perimeter with mature vegetation. The proposed development will have a positive impact on the area and surrounding properties. The existing playground at the southeast corner of the property is also intended to remain.

We appreciate your time and assistance with this development, and look forward to continuing working with the City of Chesterfield. Should you have any questions or comments, please feel free to contact me at 636-231-4337.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Schebaum'.

John Schebaum, P.E.

Annisa Kumerow

From: John Schebaum <jschebaum@bfaeng.com>
Sent: Monday, December 21, 2020 4:44 PM
To: Annisa Kumerow
Cc: mbruckel@tauc.com; 'jgodfrey@tauc.com'; John Shuff; Justin Wyse; Jeff Paskiewicz; 'jgodfrey@tauc.com'
Subject: RE: PZ 09-2020 TAUC Public Hearing Issues Letter Chesterfield, MO - BFA 6354
Attachments: TAUC Preliminary Development Plan.pdf; TAUC Exhibit.pdf; Chesterfield, MO TAUC Project Narrative 12-21-20.pdf; 2020-12-16 PZ 09-2020 PH Issues Letter.pdf

Follow Up Flag: Follow up
Due By: Tuesday, December 22, 2020 8:05 AM
Flag Status: Flagged

Annisa,

Thank you for the comments. Our team has taken time to consider all of the comments and discussions that were brought up during the public hearing for our project, and have revised our plan to increase the building setback from 10 ft. to **20 ft.** along Olive Boulevard. Please see our comment responses and additional discussion below.

Public Hearing Comments:

1. Setbacks: There was considerable discussion by both Planning Commission and the attendees regarding the requested 10' setback from Olive Boulevard. Specific concerns included the appropriateness of the setback given the 30' landscape buffer requirement along arterial roadways. Provide a response that necessitates the 10' setback.
 - **We appreciate the feedback provided by the Planning Commission and attendees during our public hearing, as well as the input from City Staff throughout the project. After much discussion amongst the Total Access Urgent Care Development Team, we have revised our proposed Building Setback along Olive Boulevard to 20'.**

As previously discussed, the nature of our reduced setback request is based on the need for our development to have proper visibility to motorists along Olive Boulevard. Our site has limited visibility due to the existing development to the west with a building setback of less than 10', and to the east by an existing wooded area that we propose to maintain in order to keep a natural separation between our property and Incarnate Word. Total Access Urgent Care strives on the quality of the medical service provided and the efficiency of customer service. By providing prominent visibility along a main roadway, those in need of critical services are able to conveniently and effortlessly locate our facility and obtain the assistance needed. The TAUC building has been designed to provide an appealing and tasteful look that will integrate into the City of Chesterfield community, and provide a welcoming presence to the Olive Boulevard corridor.

2. Landscape Buffer: Similar to Issue Comment 1, there was discussion regarding the required 30' landscape buffer in contrast to the proposed 10' landscape buffer. Provide a response that necessitates the 10' landscape buffer.
 - **Based on the response to the previous comment, our proposed landscape buffer will also be revised to 20' along Olive Boulevard. The proposed landscape buffer along Olive Boulevard is directly correlated with the building setback.**

The existing Steak N' Shake development has less than a 20' landscape buffer along Olive Boulevard. The proposed TAUC Development will have a 20' landscape buffer between the building and Olive

Blvd., and a minimum of 30' landscape buffer along the remaining frontage (excluding the access point). I have attached an exhibit to further detail the extensive improvements in terms of landscaping and stormwater runoff that the proposed TAUC will have compared to the existing Steak N' Shake. The TAUC Development will be converting 0.66 Acres of existing pavement into landscaping, while also maintaining the existing 1.47 Acres of wooded area.

Staff Comments:

1. The plan depicts an existing playground located on the southeast corner of the property, which is proposed to remain. The playground was also discussed at the December 14th, 2020 Public Hearing. Please provide clarification as to how the playground will be incorporated into the proposed use for the property.
 - **The existing playground will not have any impact on the proposed use of the property. The existing playground is separated from the proposed development by an existing wooded area to remain. At this time, TAUC is working on ways to donate the playground area to the adjacent church.**
2. Revise the plan to remove the labels for the number of parking spaces, and replace with labels indicating "general parking areas." The number of parking spaces is addressed at the Site Development Plan stage.
 - **The plan has been updated.**
3. Be advised, any future expansion would require an ordinance amendment, as the current request is for a 4,616 sf GFA area building, and all site-specific criteria is for the current proposed structure only. Any future expansion would also require additional parking.
 - **Understood.**

John Schebaum, PE

BFA, Inc. | 103 Elm Street | Washington, MO 63090
Direct 636.231.4337
Office 636.239.4751

From: Annisa Kumerow <AKumerow@chesterfield.mo.us>

Sent: Wednesday, December 16, 2020 4:22 PM

To: John Schebaum <jschebaum@bfaeng.com>

Cc: mbruckel@tauc.com; 'jgodfrey@tauc.com' <jgodfrey@tauc.com>; John Shuff <JShuff@paceproperties.com>; Justin Wyse <JWyse@chesterfield.mo.us>; Jeff Paskiewicz <JPaskiewicz@chesterfield.mo.us>

Subject: PZ 09-2020 TAUC Public Hearing Issues Letter

Good afternoon,

Please see the attached Issues Letter for P.Z. 09-2020 Total Access Urgent Care (13426 Olive Blvd). Let me know if you have any questions or concerns.

Sincerely,

Annisa Kumerow

Planner

690 Chesterfield Parkway West

Chesterfield, Missouri 63017

(636) 537-4743

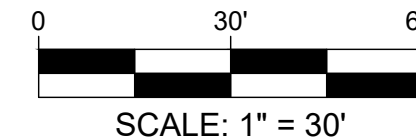
akumerow@chesterfield.mo.us



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This electronic file is transmitted for informational purposes only. It is understood that BFA, Inc. is not responsible for the contents, use, or loss of any data contained herein.

PRELIMINARY DEVELOPMENT PLAN



SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
FIBER OPTIC LINE	—FO—	—FO—
WATERLINE	—W—	—W—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	=====	=====
PROPERTY LINE	=====	=====
CHAINLINK FENCE	—●—	—○—
UTILITY POLE	●	○
GUARD POST	GP	GP
SANITARY MANHOLE	●	○
WATER VALVE	●	○
FIRE HYDRANT	●	○
CATCH BASIN/AREA INLET	■	□
JUNCTION BOX	■	□
GRATED INLET	■	□
CLEANOUT	●	○

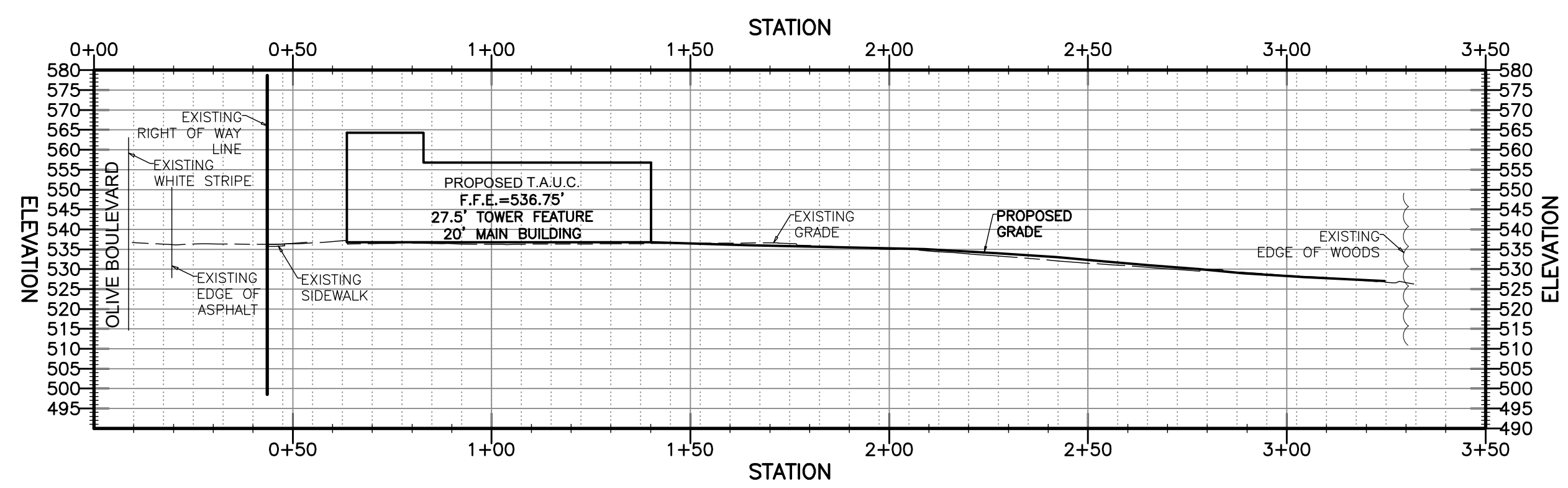
NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
 - Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
- Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Temporary Benchmark No. 1 – Found Iron Rod at the northwest corner of the site EL=534.49'
- Temporary Benchmark No. 2 – Found Iron Rod at the northeast corner of the site EL=532.63'
- This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 186 of 445, Map No. 29189C0186K, effective date February 4th, 2015.
 - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
 - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
 - Contractor shall refer to architectural plans for exact locations, dimensions and material types of downspouts, roof drains, and utility services into the building.
 - The Contractor is responsible for keeping stormwater run-off and sedimentation under control during construction.
 - All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
 - The sitework for this project shall meet applicable AHJ specifications, permit requirements, and manufacturer specifications.
 - The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
 - All new parking lot lighting poles and fixtures with lamps and paint will be provided by the Owner and installed by the Electrical Contractor. The Electrical Contractor shall provide the Owner a one-year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.
 - All dimensions are to the face of curb and all radii are to the back of curb, unless otherwise shown.
 - Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.
 - Sidewalks and designated walkways are to be accessible. Passenger loading and landing areas are to be a 2% maximum grade in any direction. Outside of the loading and landing areas, longitudinal running slopes are to be a maximum of 5% grade with a maximum of a 2% running slope. Ramps are to be a maximum of 1:12 slope with a maximum of 6" rise.

PARKING DATA	
PROPOSED MEDICAL OFFICE	4,616 G.F.A.
CITY REQUIRED PARKING MEDICAL OFFICE:	
4.0 SPACES FOR EACH 1,000 G.F.A. MINIMUM = 19 SPACES	
5.0 SPACES FOR EACH 1,000 G.F.A. MAXIMUM = 23 SPACES	
TOTAL PARKING PROVIDED: 23 SPACES (INCLUDING 2 H.C. SPACES)	
REQUIRED:	
9' WIDE X 18' DEEP, 90° SPACE WITH 22' WIDE DRIVES	
PROVIDED:	
9' WIDE X 18' DEEP, 90° SPACE WITH 24' WIDE DRIVES	

SITE DATA	
CURRENT ZONING:	"C-8" PLANNED COMMERCIAL
PROPOSED ZONING:	"PC" PLANNED COMMERCIAL
PROPOSED USE:	MEDICAL OFFICE
PROPOSED BUILDING SETBACKS:	
20 FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT (SOUTH RIGHT OF WAY LINE OF OLIVE BOULEVARD)	
35 FEET FROM THE EASTERN BOUNDARY OF THIS PC DISTRICT	
35 FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT	
35 FEET FROM THE WESTERN BOUNDARY OF THIS PC DISTRICT	
PROPOSED PARKING SETBACKS:	
25 FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT (SOUTH RIGHT OF WAY LINE OF OLIVE BOULEVARD)	
10 FEET FROM THE EASTERN BOUNDARY OF THIS PC DISTRICT	
25 FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT	
10 FEET FROM THE WESTERN BOUNDARY OF THIS PC DISTRICT	
ESTIMATED TREE CANOPY ON PROPERTY:	63,910 S.F.
MAXIMUM BUILDING HEIGHT:	30 FEET

PROFILE VIEW OF SITE ALIGNMENT



SCALE:
HORZ. 1" = 30'
VERT. 1" = 30'

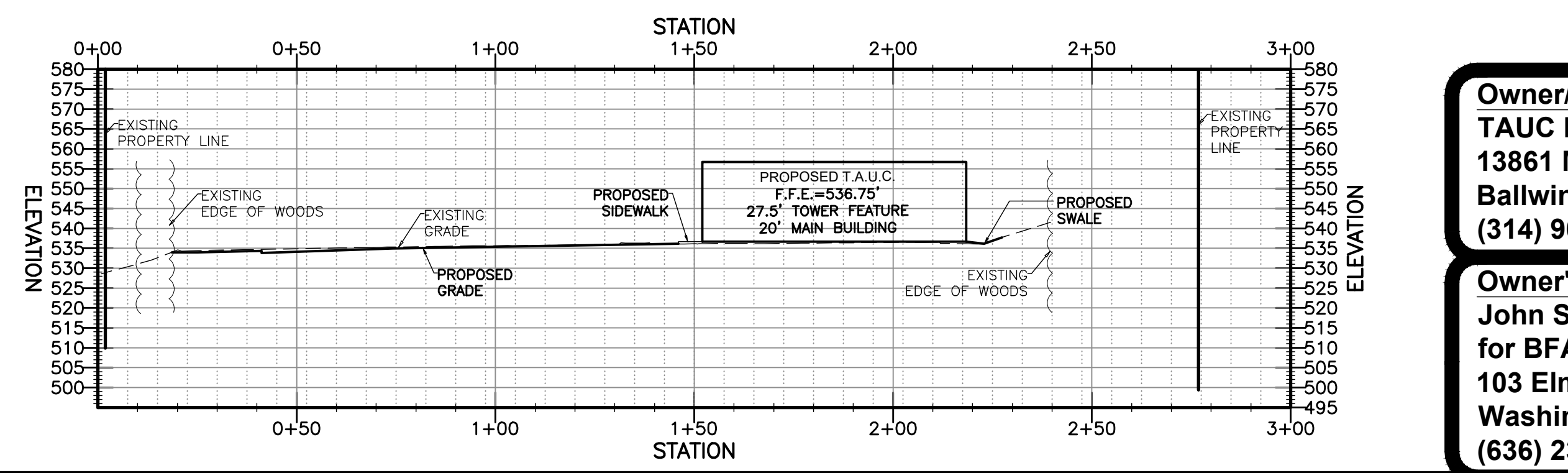


Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

M.S.D. #20MSD-xxxxx
BASE MAP #16Q

PROFILE VIEW OF SITE B ALIGNMENT



Owner/Developer
TAUC PROPERTIES, LLC
13861 Manchester Road
Ballwin, MO 63011
(314) 961-2255

Owner's Representative
John Schebaum, P.E.
for BFA, Inc.
103 Elm Street,
Washington, Mo 63090
(636) 231-4337

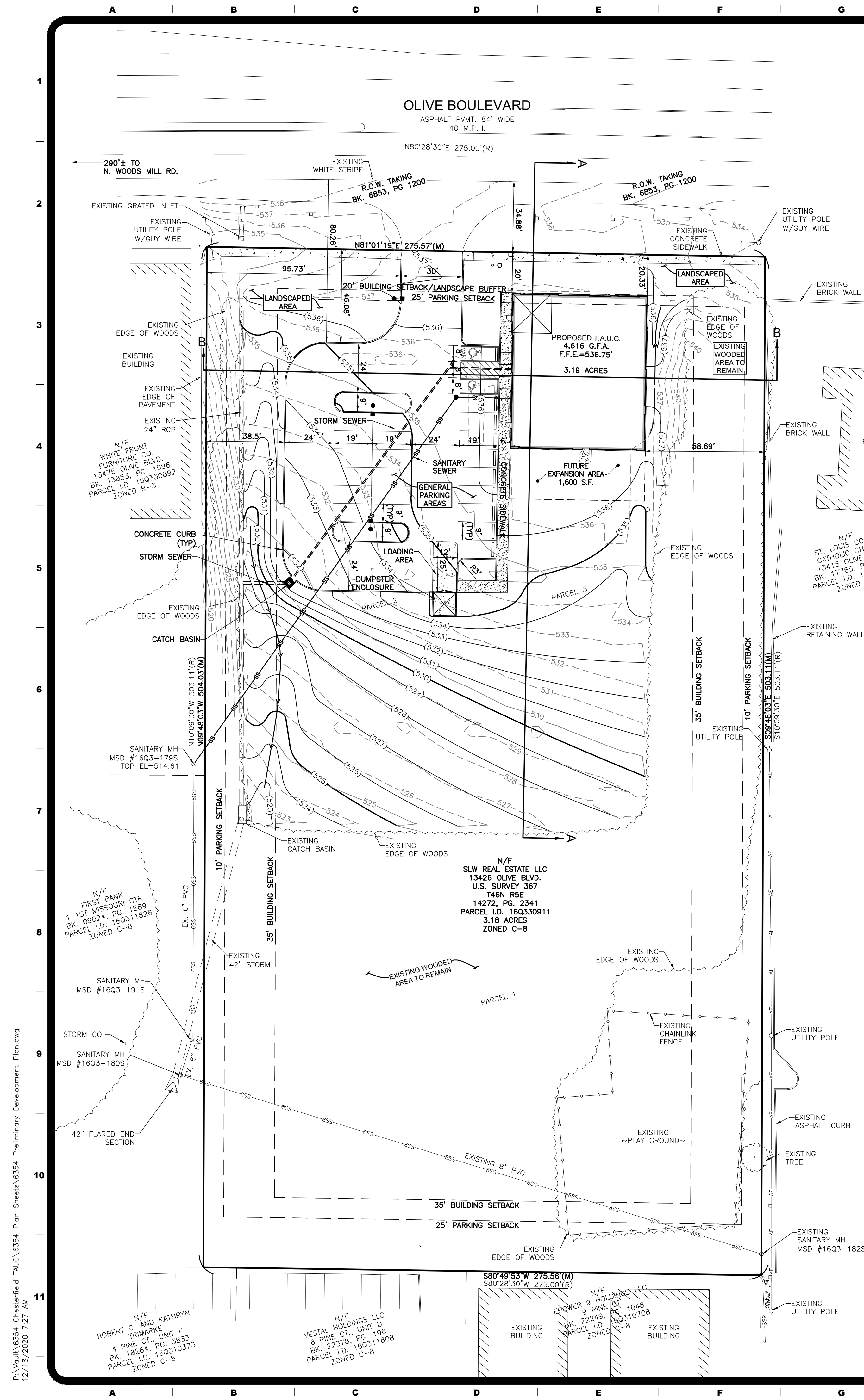
REVISIONS	
1	
2	
3	
4	

TELEPHONE: (636) 239-4751
BFA
Engineering-Surveying
103 ELM STREET
WASHINGTON, MISSOURI 63090

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

TAUC PROPERTIES LLC
13426 Olive Boulevard
City of Chesterfield,
St. Louis County, MO 63017

DRAWN
E.J.H.
CHECKED
J.B.S.
DATE
12/18/20
SCALE
1" = 30'
JOB No.
6354
SHEET NAME
PRELIMINARY
DEVELOPMENT PLAN
PDP-1



P:\Vault\6354 - Chesterfield TAUC\6354 - Plan Sheets\6354 - Preliminary Development Plan.dwg
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ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN U.S. SURVEY 367, TOWNSHIP 46 NORTH, RANGE 5 EAST IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EASEMENT NOTES, as per Old Republic National Title Insurance Company, Commitment For Title Insurance, File No. 125965TL, effective date: July 21, 2020. Revision #1 October 22, 2020. Schedule B-II Exceptions:

ITEM 4: Subject to easement granted to Union Electric Company of Missouri by the instrument recorded in Book 1653 page 95, **affects subject property and is shown on survey** and Book 2438 page 85, **affects subject property, not retracable**.

ITEM 5: Subject to easement granted to Laclede Gas Company by the instrument recorded in Book 4382 page 510, **does not affect subject property and is shown on survey**.

ITEM 6: Subject to easement granted to Fee Fee Trunk Sewer, Inc. by the instrument recorded in Book 5912 page 444, **affects subject property and is shown on survey**.

ITEM 7: Subject to terms and provisions of Condemnation Suit in Cause # 373601 to construct and maintain drainage ditch by instrument recorded in Book 6853 page 1200, **does not affect survey, lies within existing right of way of Olive Boulevard**.

ITEM 10: Subject to easement granted for Perpetual Sidewalk & Utility Easement by the instrument recorded in Book 6865 page 332, **affects subject property and is shown on survey**.

ITEM 11: Subject to easement granted for Perpetual Drainage Easement by the instrument recorded in Book 6865 page 334, **affects subject property and is shown on survey**.

ITEM 12: Subject to terms and provisions of Sewer Easement Plot by instrument recorded in Book 6866 page 1746, **affects subject property and is shown on survey**.

ITEM 13: Subject to terms and provisions of Sanitary Sewage Disposal Agreement by instrument recorded in Book 6869 page 595, **sanitary sewer disposal agreement, not a survey item**.

ITEM 14: Subject to terms and provisions of Sanitary Sewer Connection Agreement by instrument recorded in Book 6869 page 599, **sanitary sewer connection agreement, not a survey item**.

ITEM 15: Subject to terms and provisions of the instrument recorded in Book 6871 page 1941, **gross and landscape maintenance agreement, not a survey item**.

ITEM 16: Subject to terms and provisions of the unrecorded lease by and between Edward W. Willmering and Dorothy A. Willmering and Steak N Shake, Inc., a Delaware corporation for a term of 25 years with two options to renew of 10 years each, as evidenced by the Memorandum of Lease dated September 29, 1976 and recorded September 29, 1976 in Book 6901 page 802, **lease agreement between owner and tenant, not a survey item**.

Assignment of Lease by and between Edward W. Willmering and Dorothy A. Willmering and Scott Investors, a Missouri general partnership by instrument recorded in Book 9542 page 77, **lease assignment between owner and tenant, not a survey item**.

LEGAL DESCRIPTION (TITLE POLICY):

PARCEL 1:

A tract of land in U.S. Survey 367, Township 46 North, Range 5 East in St. Louis County, Missouri and described as: Beginning at a point in the South line of Olive Street Road, 60 feet wide, distant North 80 degrees 28-1/2 minutes East, 268.10 feet from the intersection of the South line of said Road, with the East line of Woodsmill Road (as widened) and being the Northwest corner of property conveyed to Gustave H. Sahn and wife, by deed recorded in Book 1650 page 30; thence along the West line of said Gustave H. Sahn property, South 10 degrees 09-1/2 minutes East, 303.11 feet to an iron pipe, which said point is the point of beginning for the tract hereinafter described; thence along the South line of property conveyed to Gustave E. Sahn and wife, by deeds recorded in Book 1650 page 30 and Book 2051 page 300, North 80 degrees 28-1/2 minutes East, 275 feet to an old iron pipe; thence South 10 degrees 09-1/2 minutes East, 250 feet to an iron pipe; thence South 80 degrees 28-1/2 minutes West 275 feet to an iron pipe and thence North 10 degrees 09-1/2 minutes West, 250 feet to the point of beginning, according to survey thereof executed by Kropp & Steele Surveying Company on July 28, 1947.

PARCEL 2:

A tract of land in U.S. Survey 367, Township 46 North, Range 5 East, more particularly described as follows, to wit: Beginning at an iron pipe in the South line of Olive Street Road, distant 1083.60 feet (Measured along the South line of Olive Street Road) West of the East line of a tract of land conveyed to Rudolph Sahn by deed recorded in Book 6 page 446 of the St. Louis County Records; thence South 10 degrees 09-1/2 minutes East, 303.11 feet to an iron pipe; thence South 80 degrees 28-1/2 minutes West, 150 feet to an iron pipe; thence North 10 degrees 09-1/2 minutes West, 303.11 feet to an iron pipe in the South line of Olive Street Road; thence along said Road line, North 80 degrees 28-1/2 minutes East, 150 feet to the place of beginning, according to survey made by Clayton Surveying & Engineering Company.

PARCEL 3:

A tract of land in U.S. Survey 367, Township 46 North, Range 5 East, and more particularly described as follows: Beginning at an old iron pipe in the South line of Olive Street Road, at the Northeast corner of property conveyed to Gustave H. Sahn and wife, by deed recorded in Book 1650 page 30; thence along Sahn's East line, South 10 degrees 9-1/2 minutes West, 303.11 feet to an iron pipe; thence North 80 degrees 28-1/2 minutes East, 125 feet to an iron pipe; the Southwest corner of property conveyed to Fred D. Sellenrick and wife, by deed recorded in Book 1524 page 640; thence along Sellenrick's West line, North 10 degrees 9-1/2 minutes East, 303.11 feet to an iron pipe in the South line of Olive Street Road; thence along the South line of said Road, South 80 degrees 28-1/2 minutes West, 125 feet to the beginning, according to Survey executed by Kropp and Steele Surveying Company on January 13, 1945. Excepting from above 3 parcels that part thereof taken for widening of Olive Street Road, by Commissioners Report in Condemnation Suit No. 373601, a certified copy of which is recorded in Book 6853 page 1200 of the St. Louis County Records.

ALSO KNOWN AS

SURVEYED LEGAL DESCRIPTION:

A tract of land being part of U.S. Survey No. 367, Township 46 North, Range 5 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri to wit:

Beginning at a set iron rod at the Northeast Corner of Condominium Plat 4 of The Pines, recorded in Plat Book 280, Pages 72 and 73 of the St. Louis County Recorder of Deeds Office; thence along the north line of said Plat 4 S80°49'53"W 275.56 ft. to a set iron rod on the east line of Continental Subdivision, recorded in Plat Book 154, Page 53 of said recorders office; thence leaving said line along said east line and the northerly projection thereof N09°48'03"W 504.03 ft. to a found iron rod in the south right of way line of Olive Boulevard; thence leaving said line along said south right of way line N81°01'19"E 275.57 ft. to a found iron rod; thence leaving said line S09°48'03"E 503.11 ft. to the point of beginning, containing 3.19 acres.

SURVEYORS CERTIFICATION:

To TAUC Properties LLC, Busey Bank, Old Republic National Title Insurance Company and St. Louis Title LLC and its successors and assigns.

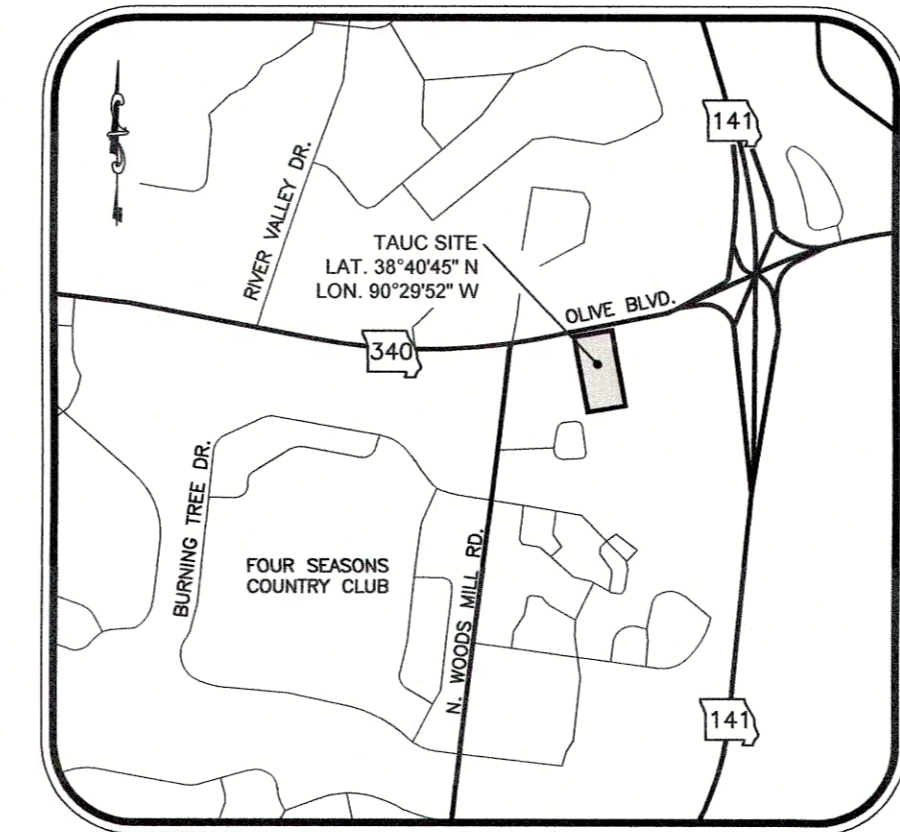
This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on August 21st, 2020.

Date of Plat or Map 10/27/20

Mark R. Frankenberg
Mark R. Frankenberg P.L.S. #2365
State of Missouri Registered Land Surveyor for
Buescher Frankenberg Associates,
Incorporated Land Surveying Corporation #000096



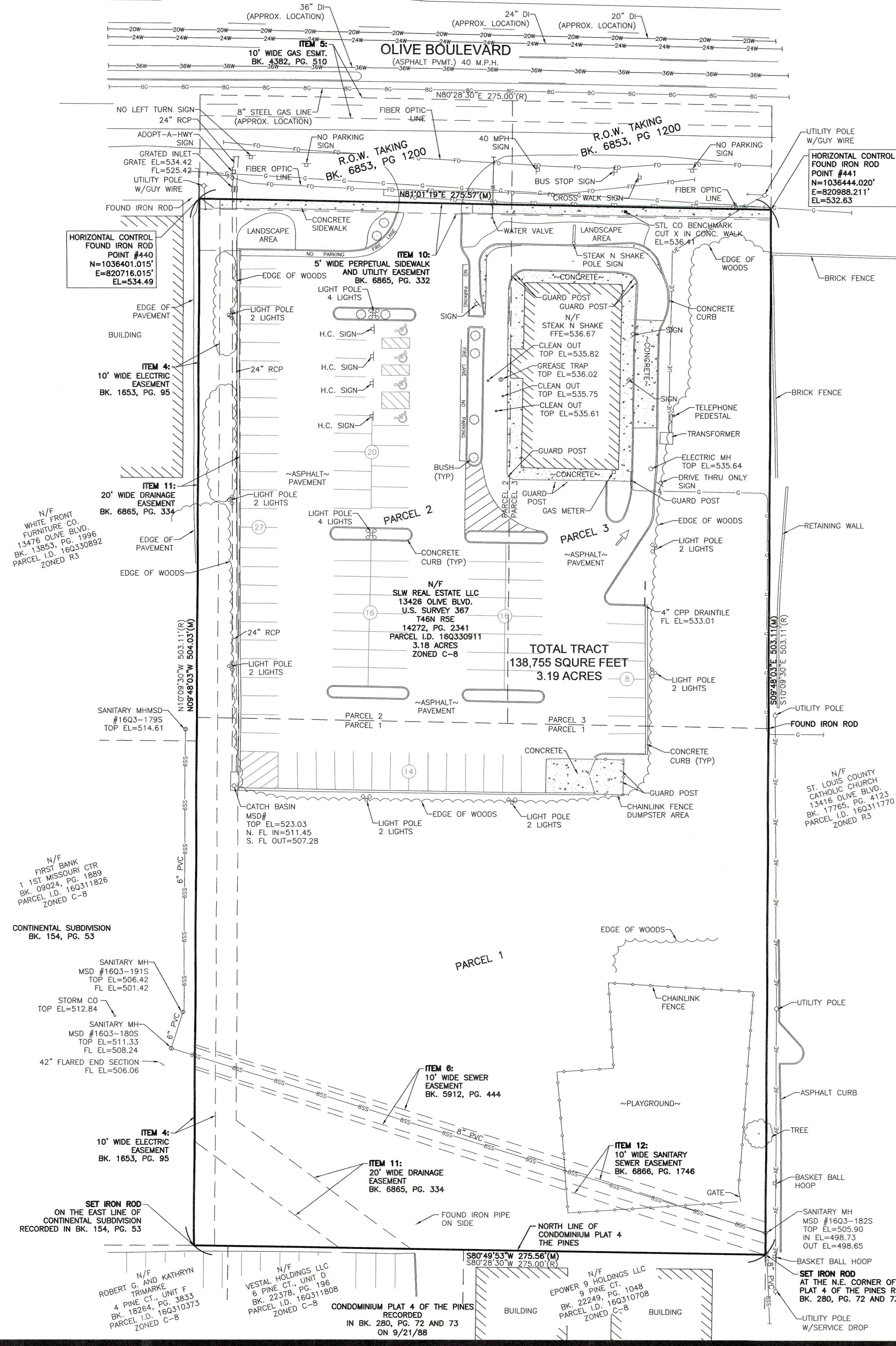
ALTA/NSPS SURVEY LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	—AE—
UNDERGROUND ELECTRIC	—UE—
UNDERGROUND TELEPHONE	—UT—
GAS LINE	—G—
FIBER OPTIC LINE	—FO—
WATERLINE	—W—
SANITARY SEWER	—SS—
STORM SEWER	—SS—
EASEMENT	—E—
PROPERTY LINE	—P—
CHAINLINK FENCE	—C—
UTILITY POLE	—U—
SANITARY MANHOLE	—M—
WATER VALVE	—V—
FIRE HYDRANT	—H—
CATCH BASIN	—CB—
JUNCTION BOX	—JB—
CLEANOUT	—CO—
GRATED INLET	—GI—



SITE LOCATION MAP
NOT TO SCALE

NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
 - Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Field work was completed on this site by Buescher Frankenberg Associates, Inc. on September 28, 2020.
 - (M) Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
 - (R) Indicates recorded outboundary information per Warranty Deed recorded in Book 14272, Page 2341 of the St. Louis County recorders Office.
 - This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 186 of 445, Map No. 29189C0186K, effective date February 4th, 2015.
 - No Zoning Report provided at time of survey. This site is zoned "C-8" Planned Commercial District.
- Building Setbacks are:
East Side: 35 ft.
West Side: 35ft.
South Side: None.
6. Missouri One Call ticket number 202660786.



RECEIVED
City of Chesterfield
Nov 05 2020
Department of Public Services

TAUC PROPERTIES LLC
13426 Olive Boulevard
City of Chesterfield,
St. Louis County, MO 63017

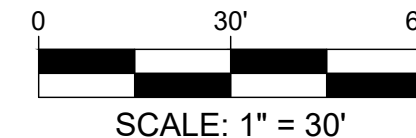
DRAWN	E.J.H.
CHECKED	M.R.F.
DATE	10/27/20
SCALE	1"=30'
JOB No.	6354
SHEET NAME	ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY
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PHONE: (636) 239-4751
BFA
Engineering & Surveying
WASHINGTON, MISSOURI 63090
103 ELM STREET

PRELIMINARY DEVELOPMENT PLAN



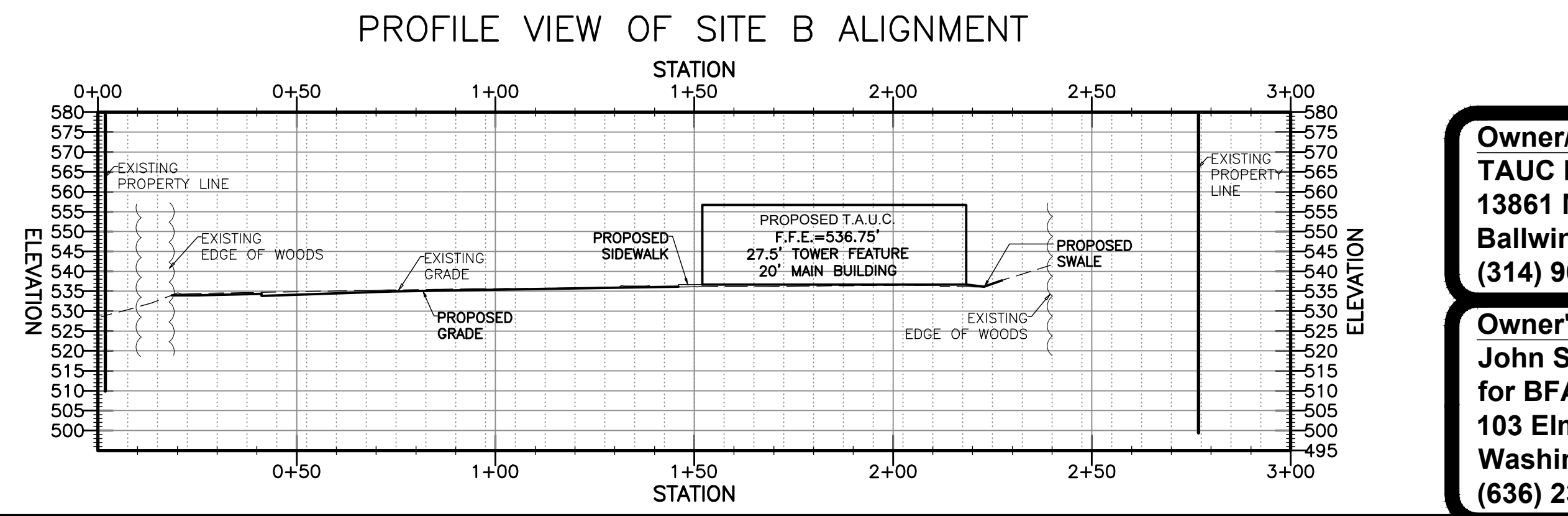
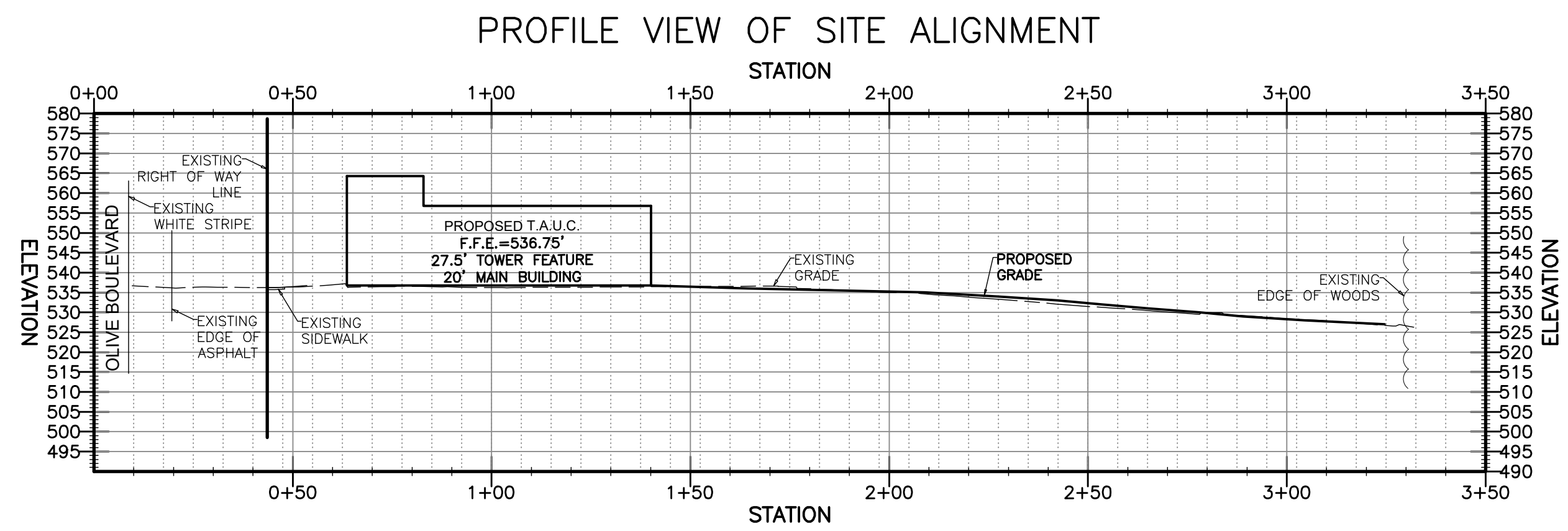
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UTILITY POLE	●	○
GUARD POST	GP	GP
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MAXIMUM BUILDING HEIGHT:	30 FEET



RECEIVED
City of Chesterfield
Dec 22 2020
Department of Public Services

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M.S.D. #20MSD-xxxxx
BASE MAP #16Q

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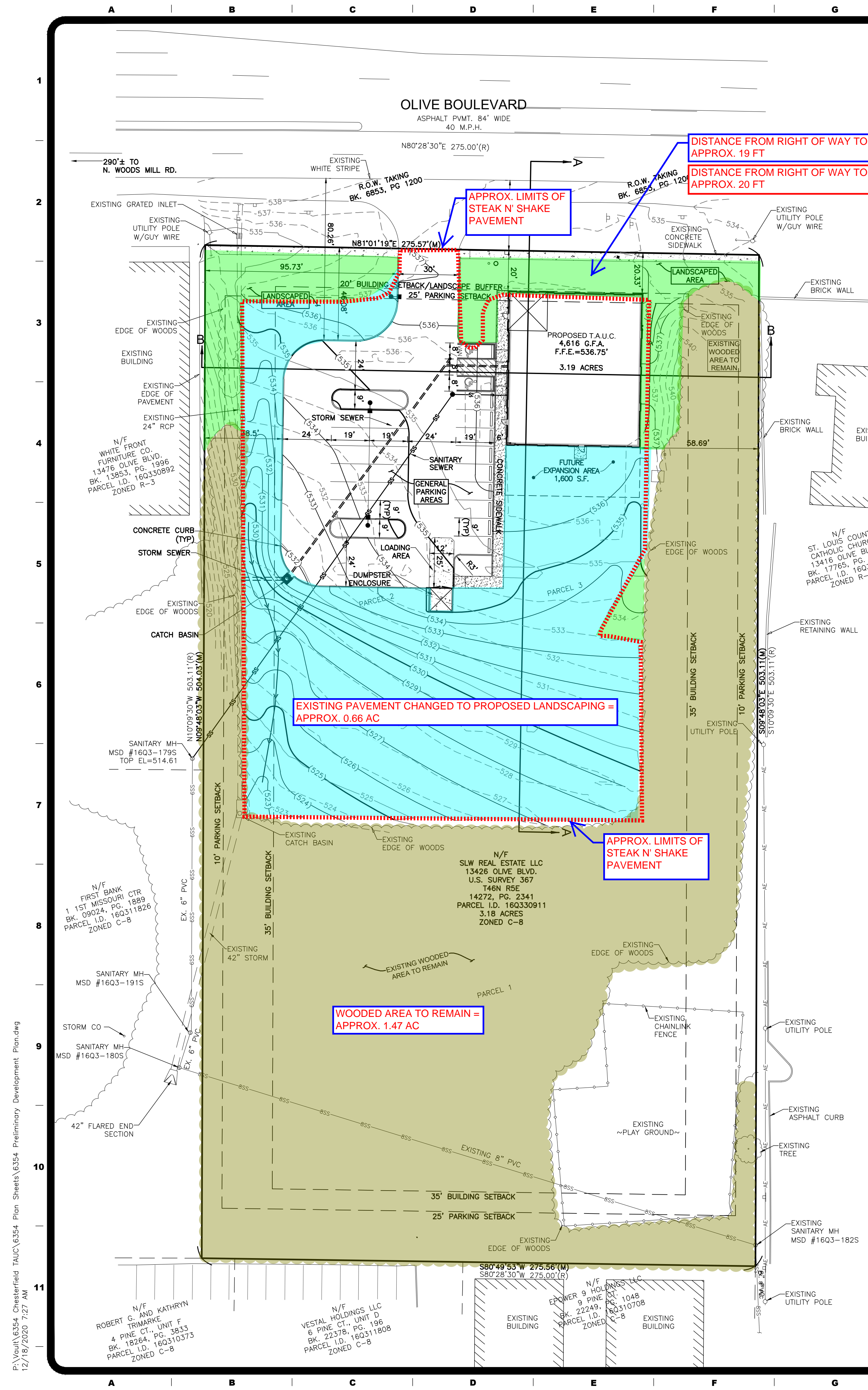
REVISIONS	
1	By: [] App: []
2	By: [] App: []
3	By: [] App: []
4	By: [] App: []

TELEPHONE: (636) 231-4751
BFA
Engineering-Surveying
WASHINGTON, MISSOURI 63090
103 ELM STREET

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

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City of Chesterfield,
St. Louis County, MO 63017

DRAWN
E.J.H.
CHECKED
J.B.S.
DATE
12/18/20
SCALE
1"=30'
JOB No.
6354
SHEET NAME
PRELIMINARY DEVELOPMENT PLAN
PDP-1



P:\Vault\6354 - Chesterfield TAUC\6354 - Plan Sheets\6354 - Preliminary Development Plan.dwg
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