



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, October 02, 2023
6:30 PM**

I. Appointments – President Pro-Tem Mary Ann Mastorakos

II. Council Committee Reports

A. Planning and Public Works Committee – Chairperson Merrell Hansen,
Ward IV

1. Proposed Bill No. 3470 – Public Street Acceptance – Schoettler Grove Subdivision: An ordinance pertaining to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield. **(Second Reading) Planning & Public Works Committee recommends approval.**

2. Proposed Bill No. 3471 – P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC): A request to amend an existing “PI” Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments.**

3. Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone’s Crossing. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

4. Next Meeting – Thursday, October 21, 2023 (5:30pm)

B. Finance and Administration Committee – Chairperson Michael Moore,
Ward III

1. Next Meeting – Tuesday, October 03, 2023 (Committee of the Whole) – (5:30pm)

C. Parks, Recreation and Arts Committee – Chairperson Mary Monachella,
Ward I

1. Next Meeting – Wednesday, November 01, 2023 (5:30pm)

D. Public Health and Safety Committee – Chairperson Mary Ann Mastorakos, Ward II

1. Next Meeting – Not yet scheduled

III. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

A. Contract Authorization – Audio Visual Equipment – Authorization for the City Administrator to enter a contract with Tech Electronics in an amount not to exceed \$44,000, which corresponds to the remaining budgeted funding for audio visual equipment in City Hall Chambers **(Roll Call Vote)**

B. Liquor License – Game Show Battle Room (178089 N Outer 40 Rd, #136) – has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales. **(Voice Vote) Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations**

IV. Other Legislation

V. Unfinished Business

VI. New Business

VII. Adjournment

***NOTE:** City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

***Notice** is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups*



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 02, 2023
7:00 PM

- I. CALL TO ORDER** – President Pro-Tem Mary Ann Mastorakos

- II. PLEDGE OF ALLEGIANCE** – President Pro-Tem Mary Ann Mastorakos

- III. MOMENT OF SILENT PRAYER** – President Pro-Tem Mary Ann Mastorakos

- IV. ROLL CALL** –City Clerk Vickie McGownd

- V. APPROVAL OF MINUTES** – President Pro-Tem Mary Ann Mastorakos
 - A. City Council Meeting Minutes** – September 18, 2023

- VI. INTRODUCTORY REMARKS** – President Pro-Tem Mary Ann Mastorakos
 - A. Tuesday, October 03, 2023 – F&A Committee of the Whole (5:30pm)**
 - B. Thursday, October 05, 2023 – Planning & Public Works (5:30pm) - CANCELLED**
 - C. Monday, October 09, 2023 – F&A Committee Meeting (5:30pm)**
 - D. Monday, October 09, 2023 – Planning Commission (7:00pm)**
 - E. Tuesday, October 10, 2023 – Finance and Administration Budget Workshop #1**
 - F. Monday, October 16, 2023 – City Council (7:00pm)**

- VII. COMMUNICATIONS AND PETITIONS** – President Pro-Tem Mary Ann Mastorakos

VIII. APPOINTMENTS – President Pro-Tem Mary Ann Mastorakos

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Merrell Hansen, Ward IV

- 1. Proposed Bill No. 3470 – Public Street Acceptance – Schoettler Grove Subdivision:** An ordinance pertaining to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield. **(Second Reading) Planning & Public Works Committee recommends approval.**
- 2. Proposed Bill No. 3471 – P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC):** A request to amend an existing “PI” Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments.**
- 3. Chesterfield Commons Six, Lot 3 (ASDSP):** A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone’s Crossing. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 4. Next Meeting – Thursday, October 21, 2023 (5:30pm)**

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- 1. Next Meeting – October 03, 2023 - Committee of The Whole (5:30pm)**

C. Parks, Recreation and Arts Committee – Chairperson Mary Monachella, Ward I

- 1. Next Meeting – Wednesday, November 01, 2023 (5:30pm)**

D. Public Health and Safety Committee – Chairperson Mary Ann Mastorakos, Ward II

1. Next Meeting – not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Contract Authorization – Audio Visual Equipment – Authorization for the City Administrator to enter a contract with Tech Electronics in an amount not to exceed \$44,000, which corresponds to the remaining budgeted funding for audio visual equipment in City Hall Chambers **(Roll Call Vote)**

A. Liquor License – Game Show Battle Room (178089 N Outer 40 Rd, #136) – has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales. **(Voice Vote) Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations**

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

NOTE: *City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

AGENDA REVIEW – MONDAY, OCTOBER 02, 2023 – 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 PM, on Monday, October 02, 2023.**

Please let me know, ASAP, if you will be unable to attend these meetings.

UPCOMING MEETINGS/EVENTS

- A. Tuesday, October 03, 2023 – F&A Committee of the Whole (5:30pm)**
- B. Thursday, October 05, 2023 – Planning & Public Works (5:30pm)**
CANCELLED
- C. Monday, October 09, 2023 – F&A Committee Meeting (5:30pm)**
- D. Monday, October 09, 2023 – Planning Commission (7:00pm)**
- E. Tuesday, October 10, 2023 – Finance and Administration Budget Workshop #1**
- F. Monday, October 16, 2023 – City Council (7:00pm)**

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

SEPTEMBER 18, 2023

The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the September 5, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the September 5, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation to Pastor T.D. Stubblefield in recognition of his service as Police Chaplain for the Chesterfield Police Department.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, October 2, at 7 p.m.

APPOINTMENTS

No appointments were scheduled on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3466 Repeals City of Chesterfield ordinance number 3197 for a “PI” Planned Industrial District and creates a new “PI” Planned Industrial District located east of Eatherton Rd. and north of Wings Corporate Dr (17W130064) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3466. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3466 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3466 with the following results: Ayes – Mastorakos, Hansen, Wahl, McGuinness, Monachella, Moore, Hurt and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3466 approved, passed it and it became **ORDINANCE NO. 3258**.

Bill No. 3467 Amends the Unified Development Code of the City of Chesterfield by changing the ordinance of the existing “PC” Planned Commercial District to a new “PC” Planned Commercial District with Landmark Preservation Area for 0.32 acres of the Historical District, located on the south side of Old Chesterfield Road (P.Z. 11-2023 Burkhardt Place, Lot 11, 17T220036) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, for the second reading of Bill No. 3467. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3467 was read for the

second time. A roll call vote was taken for the passage and approval of Bill No. 3467 with the following results: Ayes – Budoor, Hansen, Wahl, Monachella, Moore, McGuinness, Mastorakos and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3467 approved, passed it and it became **ORDINANCE NO. 3259**.

Bill No. 3468 Repeals the 2015 International Property Maintenance Code and local amendments thereto **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3468. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3468 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3468 with the following results: Ayes – Hurt, McGuinness, Moore, Monachella, Hansen, Mastorakos, Wahl and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3468 approved, passed it and it became **ORDINANCE NO. 3260**.

Bill No. 3470 Pertains to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3470. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3470 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, September 21, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee is scheduled for Tuesday, October 3, at 5:30 p.m., as a Committee of the Whole.

Parks, Recreation & Arts Committee

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Wednesday, November 1, at 5:30 p.m.

Public Health & Safety Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is requesting authorization for an extension of the current lease with TSG Downtown Chesterfield Redevelopment, LLC. Councilmember Hansen made a motion, seconded by Councilmember Moore, to authorize the City Administrator to execute the Community Center lease renewal. A roll call vote was taken with the following results: Ayes – McGuinness, Monachella, Hansen, Mastorakos, Wahl, Moore, Budoor and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

There was no other legislation scheduled for this meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:25 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Merrell Hansen

Vice-Chair: Councilmember Dan Hurt

Proposed Bill No. 3470 – Public Street Acceptance – Schoettler Grove

Subdivision: An ordinance pertaining to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield. **(Second Reading) Planning & Public Works Committee recommends approval.**

Proposed Bill No. 3471 – P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley

Real Estate, LLC): A request to amend an existing “PI” Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments.**

Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone’s Crossing. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, October 5th, 2023, at 5:30pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Monday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Planning Director
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 21, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 21, 2023 in Conference Room 101.

In attendance were: **Chair Merrell Hansen** (Ward IV); **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III),

Also in attendance were: Justin Wyse, Planning Director, Petree Powell, Assistant City Planner served as Recording Secretary at the meeting; Alyssa Ahner, Planner; Shilpi Bharti, Planner.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 7, 2023 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

II. UNFINISHED BUSINESS

- A. Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned "C 8" Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone's Crossing.

STAFF PRESENTATION

Shilpi Bharti, Planner explained that the project was previously reviewed by Planning and Public Works on August 24, 2023. At that time, the Committee postponed the vote on the project and the applicant was asked to work on the Site Plan to increase the parking spaces on site.

Since then, the applicant has revised the Site Plan. The updated site plan now removes 11 parking spaces instead of 14. Additionally, the applicant is now requesting parking reduction request for 40.84%, previously the request was for 45%. The addition of the landscape berm along the west side of the parking lot allowed for the increase in the number of parking spaces and maintain the open space requirement. The open space requirement is set forth in the site specific ordinance.

DISCUSSION

The initial discussion centered on the Committee's request from the previous meeting that the open space requirement be relaxed to allow more parking. Justin Wyse explained that the open space requirement (30%+) is in the governing ordinance of the entire subdivision. To reduce that requirement an entire ordinance amendment would be needed and that includes the notice and consent of the other parcel owners (54 Street Grill, the Bank, Culvers, Aminis), not just Chick-fi-la. Because of the age of the ordinance, it could open up the Ordinance to other changes that may not be acceptable to one or more of the parcel owners. This would also add considerably to the time frame. Moreover, the owner of Chick-fi-la stated that he did not think the Levee District would consent to less open space even if the City did. There was further discussion about the amount of open space per parking spot they would gain if they cut back on the landscaped berm. The Owner stated that you would have to sacrifice 180 feet of open space for one parking space. Members agreed that it was probably not worth sacrificing open space for one additional parking space.

The members were not entirely sure the addition of the extra drive-thru queue would solve the problem of patrons lining up onto Arnage Road and even Chesterfield Airport Road but this was as good as possible for now.

The members also learned that Chick-fi-la and Aminis have come to an agreement. Employees at Chick-fi-la will go over to Aminis parking lot three times a day to pick up trash. Members expressed gratitude that the parties are able to work together.

Motion

Councilmember Monachella made a motion to forward Chesterfield Commons Six, Lot 3 to City Council with a recommendation to approve. The motion was seconded by **Councilmember Mastorakos** and **passed by a voice vote of 4-0.**

III. NEW BUSINESS

- A. P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC):** A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148).

STAFF PRESENTATION

Alyssa Ahner, Planner explained that the request is for an ordinance amendment to allow for the outdoor sale of automobiles. The applicant is adding the use to the 1999 ordinance that will apply only to the northern parcel. The owner of the property wants "retail use" to remain permitted so the ordinance was not completely updated.

A public hearing was held on July 10th, 2023 at which time the Planning Commission discussed the proposed amendments.

The Planning Commission on September 11th, 2023 recommended approval with one amendment. The amendment included restricting the hours of operation for use "u" from 6 a.m. to 11 p.m. for the property located north of Long Road Crossing.

DISCUSSION

Chair Hansen remarked that Kia dealership next door is a mess with cars parked on the road and in haphazard fashion. She hoped that the applicant (for a Genesis dealership) would have better control of their site. Director Wyse indicated that KIA is undergoing dealership renovation and that they are looking to develop the parcel to the south for vehicle storage and a service facility and that should help with the over abundance of cars. Chair Hansen remarked that since this road is a City road, the City could add “no parking” signs to prevent the overflow of cars along the road. Members discussed dealerships and also what people think as they are driving into Chesterfield. John Nation, counsel for the applicant, stated that Chesterfield has sought to avoid looking like I-70 in O’Fallon with nothing but car dealerships lining the highway.

Member Hurt stated that there is consensus that landscaping between the interstate and the Genesis building. Members do not want inventory in that space except for a few display cars. Inventory is to be on the sides of the building and in front. Director Wyse stated that there is requirement for a landscape buffer as well. Member Hurt stated that it will be the sign with the dealership name that will draw people from the highway, not the display.

The members agreed and proposed the following amendment:

“U. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises:

- i. Outdoor sales of motor vehicles are permitted north of Long Road Crossing. ***Areas for outdoor sales, storage, and display must be shown and approved on the Site Development Section Plan and shall be screened from I-64. Screening shall include, but not be limited to, landscaping.***
- ii. Hours of operation for use “u” shall be restricted from 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.

Motion

Councilmember Hurt made a motion to amendment P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC) Attachment A that was approved by the Planning Commission. The motion was seconded by Councilmember Monachella. and passed by a **voice vote of 4-0 approved.**

Then the members took up the motion to forward the entire rezone:

Motion

Councilmember Mastorakos made a motion to forward P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a **voice vote of 4-0 approved.**

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:40 p.m.

Memorandum

Department of Public Works



TO: Michael O. Geisel, PE
City Administrator

cc: James A. Eckrich, PE
Director of Public Works / City Engineer

Justin Wyse, AICP, PTP
Director of Planning

Zachary S. Wolff, PE
Assistant City Engineer

FROM: Jeff Paskiewicz, PE *JSP*
Senior Civil Engineer

DATE: August 16, 2023

RE: Public Street Acceptance
Schoettler Grove

Public Works staff recently conducted an inspection of the Schoettler Grove subdivision. As part of the inspection, we have determined that the following street meets the City of Chesterfield's design and construction standards for acceptance as public streets:

(1) Schoettler Grove Court:	Approximately 1,965 feet; from Schoettler Road to the cul-de-sac Book 364, Pages 109-110
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A draft ordinance and a map showing the location of the above referenced street and the associated record plat exhibit are attached.

Action Recommended

I recommend forwarding the acceptance of the above-referenced street and associated sidewalks to the Planning and Public Works Committee for its consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

BILL NO. 3470

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF SCHOETTLER GROVE COURT IN SCHOETTLER GROVE AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Schoettler Grove; and

WHEREAS, the street in Schoettler Grove was intended to be a public street and was therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield.

WHEREAS, Benton Home Builders, Inc. has completed required street improvements in Schoettler Grove.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following street is hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Schoettler Grove Court:	Approximately 1,965 feet; from Schoettler Road to the cul-de-sac Book 364, Page 109-110
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Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2023.

PRESIDING OFFICER

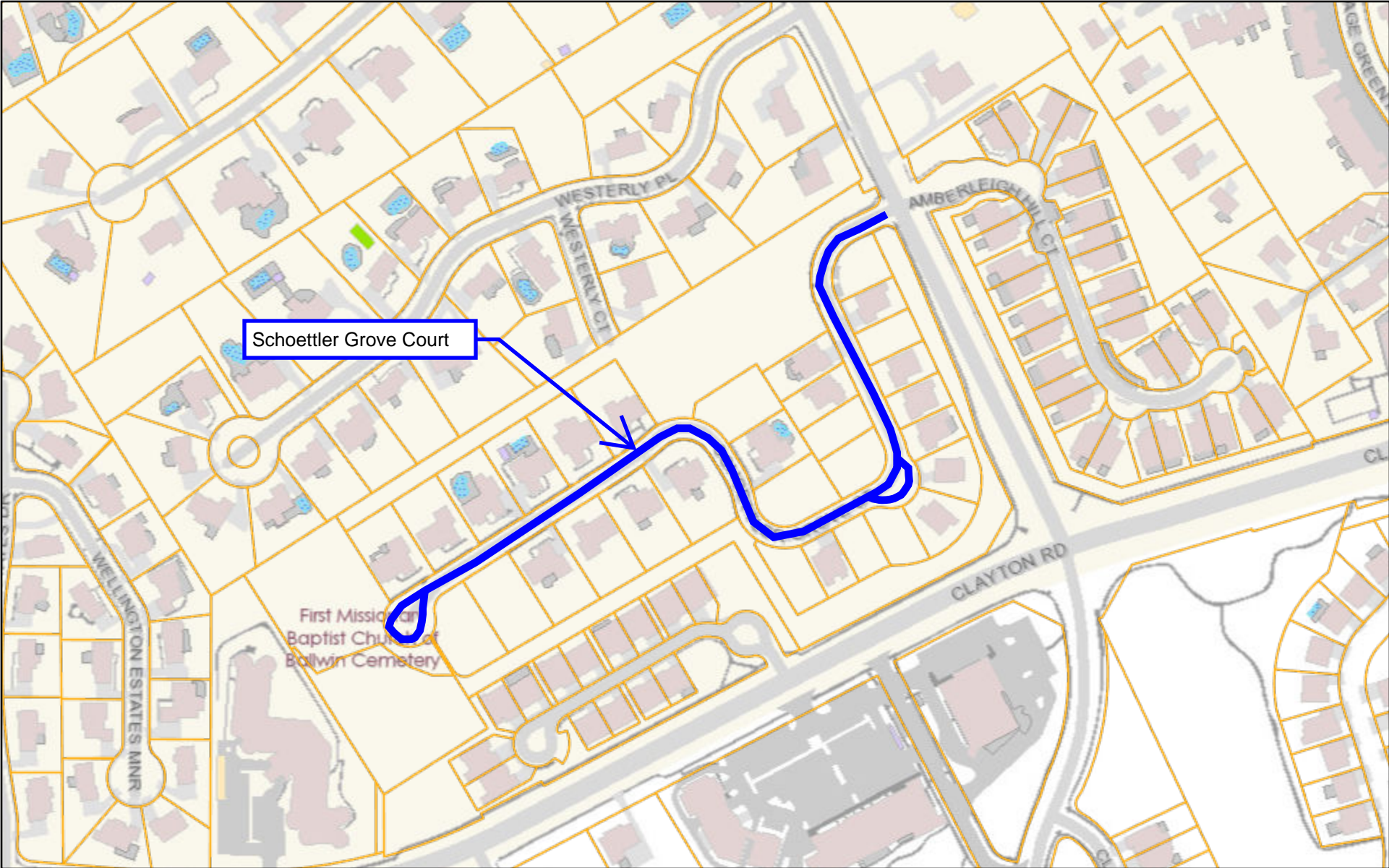
Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

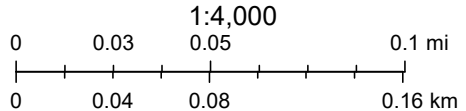
FIRST READING HELD: _____

Schoettler Grove Court



8/16/2023, 7:22:29 AM

Parcels



Esri, Inc., City of Chesterfield, Missouri

SCHOETTLER GROVE

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 24
IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 740,647 SQ. FT. OR 17.002+- ACRES

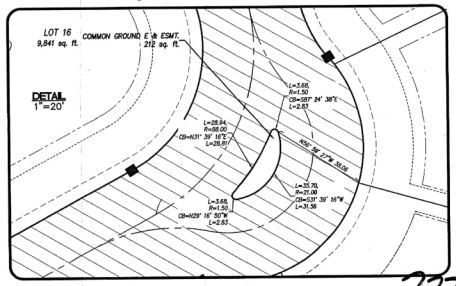
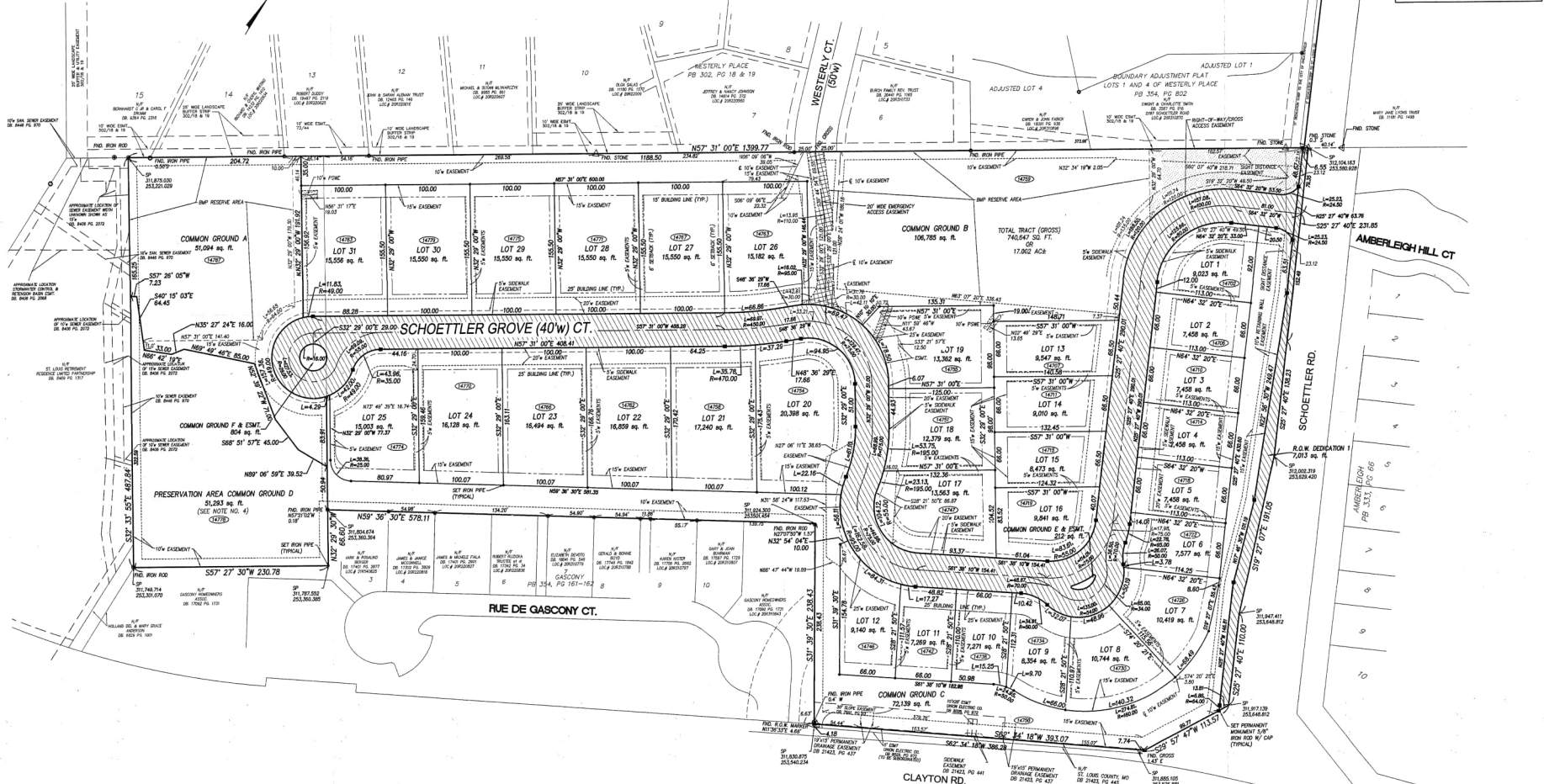
109

201603030662
PLAT, BK. 364, PG. 109-110
FILED FOR RECORD
MAY 03, 2016 1:44 PM
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.
Without any field and official seal
on this day and year aforesaid

Graphic Scale
1 inch = 50 ft.

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARK
- SET IRON PIPE
- SET PERMANENT SURVEY MONUMENT
- 5/8 IRON NIP / ALUM. CAP



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chestnut Hill Business Parkway
St. Louis, MO 63103
314.241.1300 FAX 314.241.1300
http://www.stockandassociates.com

RECORD PLAT
SCHOETTLER GROVE
CLAYTON AND SCHOETTLER ROAD
CHESTERFIELD, MO.

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/03/2016	COUNTY
2	05/03/2016	CITY
3	05/03/2016	CITY
4	05/03/2016	CITY
5	05/03/2016	CITY
6	05/03/2016	CITY

DATE: 05/03/2016
DRAWN BY: J.M.
CHECKED BY: J.M.
SCALE: AS SHOWN
PROJECT: SCHOETTLER GROVE
SHEET NO.: 109 OF 110

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/03/2016	COUNTY
2	05/03/2016	CITY
3	05/03/2016	CITY
4	05/03/2016	CITY
5	05/03/2016	CITY
6	05/03/2016	CITY

RECORD PLAT
1 OF 2

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: October 2, 2023

RE: P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC): A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148).



Summary

Cronin Valley Real Estate, LLC, has submitted a request to amend a "PI" Planned Industrial District governed under [Ordinance 1540](#) to allow for the outdoor sale of automobiles. The existing ordinance encompasses 18.54 acres of land; however, the proposed use amendment is only being requested for 8.83 acres of the development – or the land north of Long Road Crossing.

A public hearing was held on July 10th, 2023 at which time the Planning Commission discussed the proposed amendments. Staff noted that since the existing ordinance is from 1999, the uses and development criteria differ from today's Unified Development Code. The Planning Commission requested that the existing ordinance be updated to reflect today's terminology.

Following the public hearing, Staff worked with the applicant on translating the 1999 use terms to current use terms. A majority of the uses were easily translated – however, it was discovered that Planned Industrial Districts in 1999 allowed retail sales. Retail sales establishments are no longer permitted in Planned Industrial Districts but rather Planned Commercial Districts. The applicant is requesting that the use terms not be updated to today's terminology but rather just amend the use related to the sale of motor vehicles. Staff explained that this request could be brought forward to the Planning Commission and that the decision of approval/denial would be dependent on the Commission's judgement in addition to City Council.

The petition was then reviewed by the Planning Commission on September 11th, 2023. At that time, Commission made a motion to recommend approval with one amendment. The amendment included restricting the hours of operation for use "u" from 6 a.m. to 11 p.m. for the property located north of Long Road Crossing. The motion passed by a vote of 9-0.

The petition was reviewed by the Planning & Public Works Committee on September 21st, 2023. At that time, the Committee made a motion to recommend approval with one amendment. This amendment was as follows: "Areas for outdoor sales, storage, and

display must be shown and approved on the Site Development Section Plan and shall be screened from I-64. Screening shall include, but not be limited to, landscaping." This has been included as a green sheet amendment. The motion passed by a vote of 4-0.



Figure 1: Subject Site Aerial

Attachments:

- 1) Green Sheet Amendment
- 2) Legislation
- 3) Attachment A
- 4) Preliminary Development Plan

GREEN SHEET AMENDMENT

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1: (Page 2 of 10)

Section I. Specific Criteria, A

Amend permitted use “u” to include the language depicted in green:

“u. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises

- i. Outdoor sales of motor vehicles are permitted north of Long Road Crossing. Areas for outdoor sales, storage, and display must be shown and approved on the Site Development Section Plan and shall be screened from I-64. Screening shall include, but not be limited to, landscaping.
- ii. Hours of operation for use “u” shall be restricted from 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.”

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING AN EXISTING "PI" PLANNED INDUSTRIAL DISTRICT FOR 18.54-ACRES OF LAND LOCATED NORTH OF CHESTERFIELD AIRPORT RD AND SOUTH OF INTERSTATE 64.

WHEREAS, the petitioner, Cronin Valley Real Estate, LLC, has requested to amend an existing "PI" Planned Industrial District to allow an additional permitted use for 8.83-acres of an 18.54-acre development; and,

WHEREAS, a Public Hearing was held before the Planning Commission on July 10, 2023; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by amending an existing "PI" Planned Industrial District designation to allow an additional permitted use for 8.83-acres of an 18.5-acre development located north of Chesterfield Airport Road and south of Interstate 64 and as described as follows:

A TRACT OF LAND IN U.S. SURVEY NO. 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST, FIFTH PRINCIPAL MERIDIAN (DESCRIBED IN BOOK 7132 PAGE 2298, ST. LOUIS COUNTY RECORD) LOCATED IN ST. LOUIS COUNTY, MISSOURI AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF VSS PARTNERSHIP (BOOK 7811 PAGE 555, ST. LOUIS COUNTY RECORDS), SAID CORNER MARKED WITH AN EXISTING IRON PIPE; THENCE SOUTH 88 DEGREES 27 MINUTES 04 SECONDS WEST ALONG THE NORTHERLY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE (FORMERLY KNOWN AS OLD OLIVE STREET ROAD AND OLD HIGHWAY 40) 560.75 FEET TO AN EXISTING IRON PIPE MARKING A POINT OF CURVE ON THE NORTHERLY LINE OF SAID ROAD; THENCE ALONG SAID NORTHERLY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5,679.15 FEET, THROUGH A CENTRAL ANGLE OF 00

DEGREES 59 MINUTES 37 SECONDS, AN ARC DISTANCE OF 98.49 FEET (CHORD OF SOUTH 88 DEGREES 56 MINUTES 53 SECONDS WEST 98.49 FEET) TO A SET IRON PIPE; THENCE NORTH 03 DEGREES 36 MINUTES 57 SECONDS WEST 1,358.47 FEET TO A SET IRON PIPE ON THE SOUTHERLY LINE OF MISSOURI STATE ROUTE 40 TR (325 FEET WIDE); THENCE SOUTH 85 DEGREES 12 MINUTES 18 SECONDS EAST ALONG SAID SOUTHERLY LINE 665.94 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 03 DEGREES 36 MINUTES 57 SECONDS EAST ALONG THE EASTERLY LINE OF SAID VSS PARTNERSHIP LANDS (THE BASIS OF BEARINGS FOR THIS DESCRIPTION) 1,285.69 FEET (1,285.85 FEET PER PLAT E-2644 BY BOOKER ENGINEERS) TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 20,000 ACRES MORE OR LESS ACCORDING TO A LAND SURVEY BY LOOMIS DEBENPORT BOULTON DURING FEBRUARY, 1986.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Cronin Valley Real Estate, LLC, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of July 2023, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2023

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

FIRST READING HELD: 10/02/2023

Vickie McGownd, CITY CLERK

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 "PI" Planned Industrial District shall be:
 - a. Animal hospitals, veterinary clinics, and kennels
 - b. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
 - c. Cafeterias for employees and guests only
 - d. Childcare centers, nursery schools, and day nurseries
 - e. Financial institutions
 - f. Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open for longer than twenty-four (24) hours
 - g. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private)
 - h. Hotels and motels
 - i. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
 - j. Medical and dental offices

- k. Offices or office buildings
 - l. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
 - m. Permitted signs
 - n. Police, fire, and postal stations
 - o. Printing and duplicating services
 - p. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith
 - q. Restaurant, fast food
 - r. Restaurant, sit down
 - s. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture
 - i. Outdoor storage is prohibited.
 - t. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
 - u. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises
 - i. Outdoor sales of motor vehicles are permitted north of Long Road Crossing.
 - ii. Hours of operation for use "u" shall be restricted from 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.
 - v. Vehicle service centers for automobiles
 - w. Vehicle washing facilities for automobiles
-

2. Hours of Operation

- a. Hours of operation for this “PI” District shall not be restricted with exception to the hours of operation for use “u” which shall be restricted to 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.

- 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. Height

- a. The maximum height of any building shall not exceed three (3) floors or forty-five (45) feet.

2. Building Requirements

- a. Gross floor area for the development shall not exceed 185,796 square feet. The square footage constructed shall be based on the developer’s ability to comply with the parking regulations of the City of Chesterfield code.

C. SETBACK REQUIREMENTS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag pole will be located within the following setbacks:

- a. Ninety (90) feet from the new or existing right-of-way limits of Interstate 64/40.
- b. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- c. Thirty (30) feet from the right-of-way limits of Chesterfield Industrial Drive.
- d. Thirty (30) feet from the right-of-way limits of the Long Road Crossing Drive.
- e. Thirty (30) feet from the eastern boundary of this “PI” district.
- f. Thirty (30) feet from the western boundary of this “PI” district.
- g. Fifteen (15) feet from internal lot lines.

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 limits of Interstate 64/40.
 - b. Thirty (30) feet from the right-of-way limits of Chesterfield Airport Road.
 - c. Thirty (30) feet from the right-of-way limits of Chesterfield Industrial Drive.
 - d. Thirty (30) feet from the right-of-way limits of Long Road Crossing Drive.
-

- e. Fifteen (15) feet from internal lot lines.

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. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. 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. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield/Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL REQUIREMENTS

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 Plan 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 St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site and both sides of interior roadways. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within the Chesterfield Airport Road right-of-way, if permitted by St. Louis County or on private property within a 6-foot-wide sidewalk, public access and utility easement dedicated to the City. The sidewalk shall be maintained by the property owner.
4. Provide sidewalk connections from the required 5-foot-wide sidewalk along Chesterfield Airport Road to internal sidewalks and/or pedestrian paths.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and St. Louis County 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.
-

L. POWER OF REVIEW

1. 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 an adequate piped system.
2. 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. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans.

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

1. Prior to Site Development Section 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 Section Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
 2. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. 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.
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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 St. Louis County 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. TRUST FUND CONTRIBUTION

- A.** The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the City of Chesterfield. Allowable credits for required improvements will be awarded as directed by the City of Chesterfield. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule.
- B.** The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.
- C.** 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 St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
- D.** The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2024, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

E. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$915.62 per acre for the total area as approved on the Site Development Section Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Section Plan or Concept Plan unless

otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County/City of Chesterfield.

F. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,905.08 per acre for the total area as approved on the Site Development Section Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County/City of Chesterfield.

G. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

IV. RECORDING

1. 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.

V. ENFORCEMENT

1. 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.
 2. 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.
 3. 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.

4. Waiver of Notice of Violation per the City of Chesterfield Code.
 5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.
-

ATTACHMENT A

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

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

- 1. Height
a. The maximum height of any building shall not exceed three (3) floors or forty-five (45) feet.
2. Building Requirements
a. Grass floor area for the development shall not exceed 185,796 square feet.

C. SETBACKS

- 1. Structure Setbacks
No building or structure, other than: a freestanding project identification sign, light standards, or flag pole will be located within the following setbacks:
a. Ninety (90) feet from the new or existing right-of-way limits of Interstate 64/40.

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.

E. LANDSCAPE AND TREE REQUIREMENTS

- 1. 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.

G. LIGHT REQUIREMENTS

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

PRELIMINARY DEVELOPMENT PLAN
DEAN TEAM HYUNDAI/GENESIS
LOTS 3, 4, 5, 6 AND 7 OF
"LONG ROAD CROSSING/LIPTON PARCEL"
U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES

- 1. Total Area of Tract = 807,678 sq. ft. (18.541 Acres)
2. Tract is currently zoned: "P1" Planned Industrial District
3. Adjoining properties are zoned: Interstate 64, U.S. Routes 40 & 61 (North) "PC" Planned Commercial District (East) "P1", "M3", "PC" Districts (South) "P1" Planned Industrial District (West)

M.S.D. BENCHMARK

M.S.D. BENCHMARK #11-44 ELEV.=461.85
"SO" ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #17839 CHESTERFIELD AIRPORT ROAD.

SITE BENCHMARK

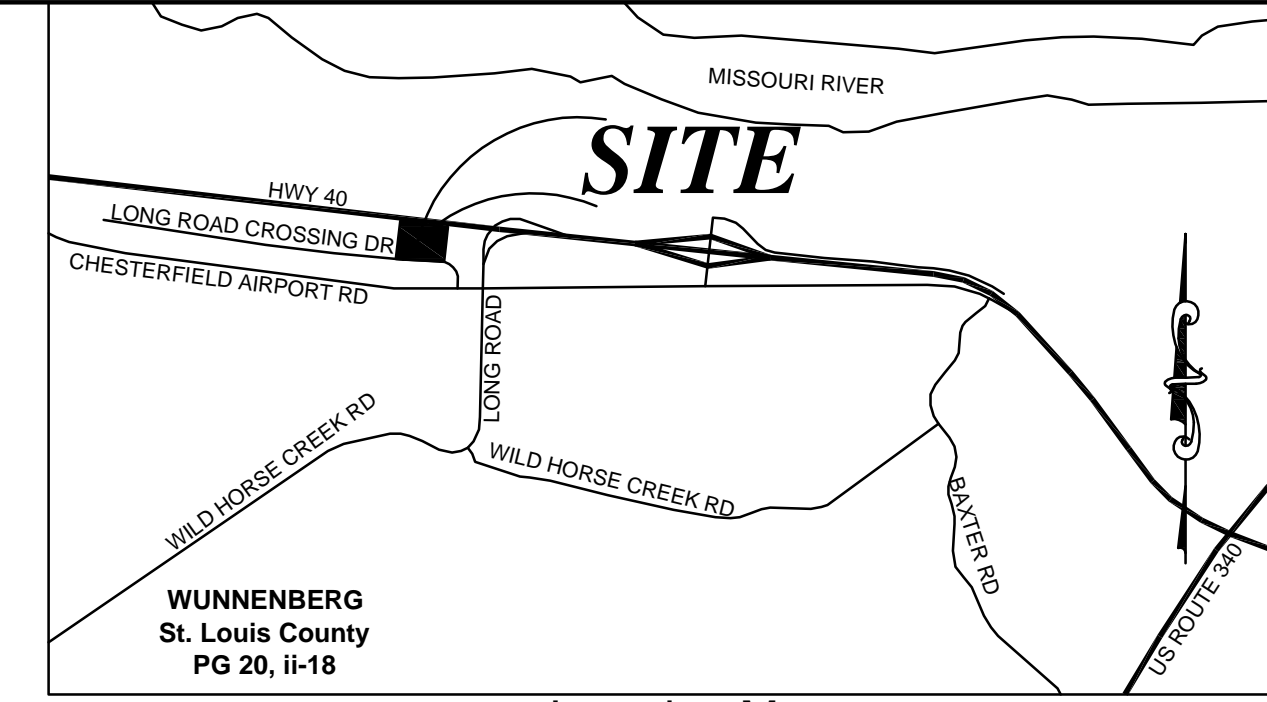
ELEV.=458.00
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 190' SOUTH OF SOUTHWEST CORNER OF CAMBRIDGE ENGINEERING WAREHOUSE BUILDING.

FLOODPLAIN INFORMATION:

Special Flood Hazard Area per FIRM Map No. 29188C0120 and Map No. 29188C0140, both of which have been revised to reflect LOMR dated April 17, 2000. The floodplain information shall be corrected accordingly 100 YEAR HIGHWATER ELEVATIONS PER THE CITY OF CHESTERFIELD MASTER STORMWATER PLAN

Note

-ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGHWATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
-STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF THE PUBLIC ROAD IN ACCORDANCE WITH SECTION 1005.340 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
-STREET LIGHTING ALONG LONG RD. CROSSING, TERRA CORP. PARK DRIVE AND CHESTERFIELD AIRPORT ROAD TO BE REQUIRED AS PER THE CHESTERFIELD VALLEY MASTER STREET LIGHTING PLAN.
-TEMPORARY OFFSITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFFSITE GRADING



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11000 S. Olive, Suite 200, St. Louis, MO 63104

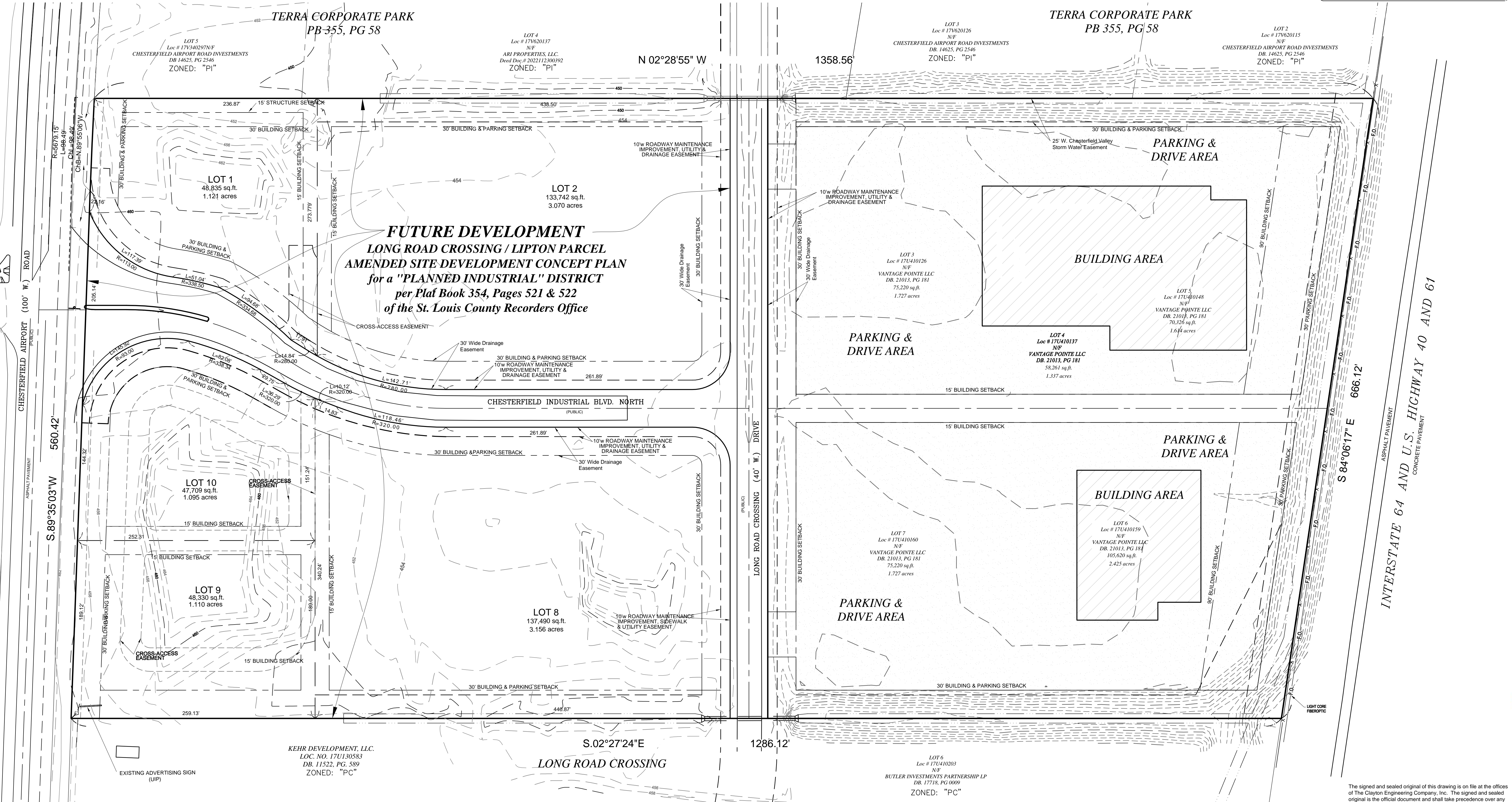
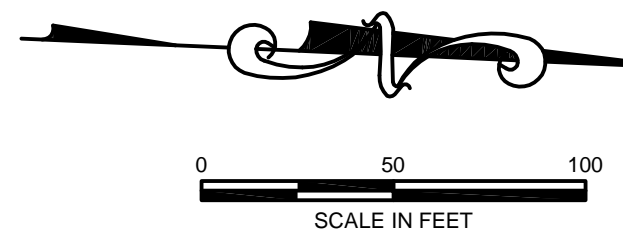


Table with 2 columns: REVISIONS, and rows for revision tracking.

Project information including: PRELIMINARY PLAN, DEAN TEAM HYUNDAI/GENESIS, CRONIN VALLEY REAL ESTATE, 15121 Manchester Road, Ballwin, Missouri 63011, Eric A. Skelton - Professional Engineer, E-2000150069, August 30, 2023, Project Number 23041, Sheet Number 1 of 1.

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.

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

JW

Date: October 2, 2023

RE: **Chesterfield Commons Six, Lot 3 (ASDSP):** A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone’s Crossing.

Summary

CPH, LLC has submitted an Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan, and Amended Architectural Elevations for an existing fast-food restaurant, Chick-fil-A, located at 17365 Chesterfield Airport Road.

Proposed Development includes:

- Expanding the drive-thru lane on the west
- Removing of some parking spaces
- Parking reduction request
- Relocating existing order canopy to west
- New canopy proposed on the east
- Amended Landscape Plan
- Lighting Plan



Figure 1: Subject Site Aerial

The petition was reviewed by the Planning Commission on August 14, 2023. At that time, the Commission recommended approval of the request as submitted by a vote of 4-2, along with a recommendation of Power of Review by City Council. The City Council has called for Power of Review under Section 405.02.200 of the City Code.

The project was reviewed by Planning and Public Works on August 24, 2023. At that time the Committee postponed to vote on the project, and the applicant was asked to work on the Site Plan to increase the parking spaces on site. Since then, the applicant has revised the Site Plan. The updated site plan now removes 11 parking spaces from

the site instead of 14 parking spaces. Based on the redesign, the applicant is requesting a 40.84% parking reduction (previously the request was for 45% reduction).

The Planning and Public Works Committee reviewed the revised submittal on September 21, 2023. At that time, the Committee made a motion to forward the revised submittal to the City Council with a recommendation to approve as revised. The motion was passed by vote 4-0.

Attachments: Revised Amended Site Development Section Plan
Revised Parking Reduction request
Landscape Plan
Lighting Plan

CONSTRUCTION PLANS FOR



17365 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, ST. LOUIS COUNTY, MO 63005

STORE # 01976

SECTION 125 - TOWNSHIP 45 NORTH- RANGE 4 EAST

PARCEL ID: 17U330189



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



www.cphcorp.com
Building Better Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JASON L. TOOLE, P.E.
202309223

This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONSULTANTS

OWNER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
ATTN.: MICAH DOWDY
(678) 764-6637
micah.dowdy@cfacorp.com

ENGINEER
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PANAMA CITY, FLORIDA 32405
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jtoole@cphcorp.com

SURVEYOR
SHERRILL ASSOCIATES INC.
316 MAIN STREET, EDWARDSVILLE,
IL. 62025
ATTN.: DAVID J. SHERRILL
(618) 656-9251

ARCHITECT
CPH, LLC.
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SANFORD, FLORIDA 32771
ATTN.: BROOK K. SHERRARD,
AIA, NCARB, LEED AP
(407) 322-6841
bsherrard@cphcorp.com

LANDSCAPE ARCHITECT
MANLEY LAND DESIGN
51 OLD CANTON ST.
ALPHARETTA, GA 30009
ATTN.: AARON NEITZKE, RLA,
(770) 442-8171 EXT 102

UTILITY PROVIDERS

ELECTRIC
AMEREN CORPORATION
PO BOX 66149 ST. LOUIS, MO 63166
(314) 342-1111
myhomeamerenmissouri@ameren.com

TELEPHONE/CABLE/FIBER
SOUTHWESTERN BELL TELEPHONE
COMPANY
12851 MANCHESTER ROAD SUITE 1E
ST. LOUIS, MO 63131
(314) 505-0843

WATER & SEWER
MISSOURI-AMERICAN WATER COMPANY
727 CRAIG ROAD
ST. LOUIS, MO 63141
ATTN.: DELLA STRODER
(866) 430-0820
della.stroder@amwater.com

STORM DRAINAGE
CITY OF CHESTERFIELD PUBLIC WORKS
690 CHESTERFIELD PARKWAY W
CHESTERFIELD, MO 63017
ATTN.: JIM ECKRICH
(636) 537-4764
jeckrich@chesterfield.mo.us

APPROVAL AGENCIES

CITY OF CHESTERFIELD
PLANNING AND ZONING
CITY OF CHESTERFIELD
690 CHESTERFIELD PARKWAY W
CHESTERFIELD, MO 63017
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cdorough@chesterfield.mo.us

BUILDING DEPARTMENT
CITY OF CHESTERFIELD
690 CHESTERFIELD PARKWAY W
CHESTERFIELD, MO 63017
ATTN.: JUSTIN WYSE
(636) 537-4000
pdsdirector@chesterfield.mo.us

HEALTH DEPARTMENT
ST. LOUIS COUNTY DEPARTMENT OF PUBLIC HEALTH
6121 N. HANLEY ROAD
ATTN.: MS. CATHERINE
(314) 615-0894
mredecker@stlouiscountymo.gov

INDEX OF SHEETS

C-1.0 COVER SHEET
SHEET 1 OF 1
C-2.0 ALTA/NSPS LAND TITLE SURVEY
C-2.1 SITE PLAN
C-2.2 PARKING EASEMENT EXHIBIT
ES-1.0 SITE LIGHTING PHOTOMETRIC PLAN
ES-2.0 SITE LIGHTING CUT SHEETS
L-100 LANDSCAPE PLAN

(AND INCLUDE THIS SECTION)

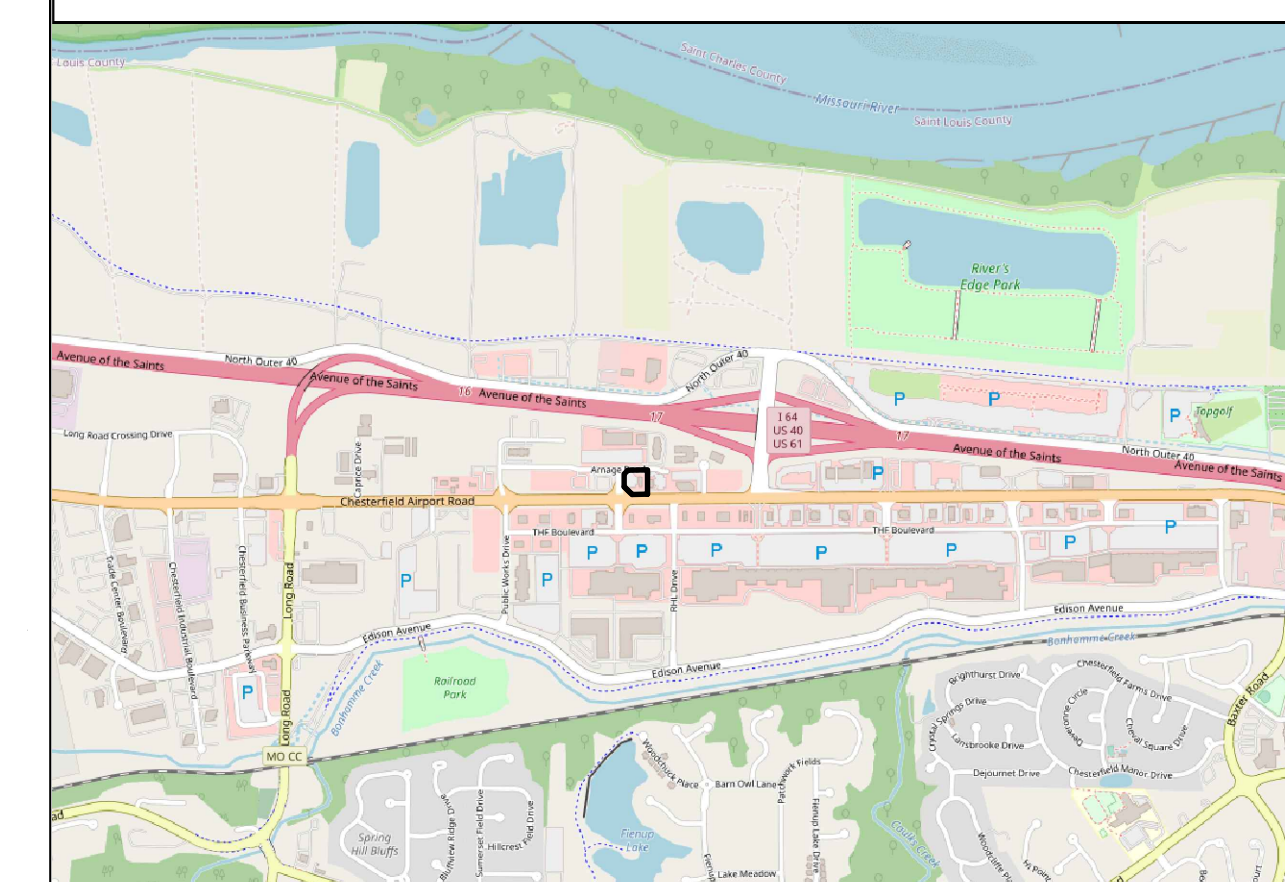
This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Justin Wyse, ACP
Director of Planning
City of Chesterfield, Missouri

Vickie McConnel, City Clerk
City of Chesterfield, Missouri

Rev. 02/2020

MAPS



VICINITY MAP
SCALE: 1" = 3,000'



LOCATION MAP
SCALE: 1" = 500'



DEPARTMENT OF PLANNING

SCRIPT FOR A SITE DEVELOPMENT PLAN

See attached Legal Description

THE Chesterfield Six Development, L.L.C., the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. _____ of the Ordinance of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature)
Robert J. Jankbeck, as Manager of
Milan Green Management, L.L.C.
(Name Typed)

Rev. 02/2020

(AND EITHER INCLUDE THIS SECTION FOR A CORPORATION)

State of Missouri)
County of St. Louis) SS.
On this 13th day of June, A.D., 2022, before me personally appeared Robert J. Jankbeck, to me known, who, being by me sworn in did say (Official of Corporation) Milan Green Management, L.L.C., as Manager of THF that he/she is the Manager of Chesterfield Six Development, L.L.C. I, the undersigned, a Notary Public in and for the State of Missouri, and that the seal affixed to the foregoing instrument is the true and correct seal of said Notary Public, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said Robert J. Jankbeck (Official of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in St. Louis County, Missouri, the day and year last above written.
My term expires 11/07/2026.

Nancy Public-Neely, Notary Public
My Commission Expires 11/07/2026

(OR INCLUDE THIS SECTION FOR AN INDIVIDUAL)

State of _____)
County of _____) SS.
On this ____ day of _____, A.D., 20____, before me personally appeared _____ and _____, his wife, to me known (Individual) (Wife) to be the person(s) described in, and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her, or their free act and deed.
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____, the day and year last above written.
My term expires _____.

Rev. 02/2020

CHICK-FIL-A
CHESTERFIELD
17365 CHESTERFIELD
AIRPORT ROAD
CHESTERFIELD, MO 63005

FSR#01976

BUILDING TYPE / SIZE: S06C-R
RELEASE: vX.YY.MM

NO.	DATE	DESCRIPTION
▲		
▲		
▲		

CONSULTANT PROJECT # C291126
PRINTED FOR Permit
DATE 9/8/2023
DRAWN BY CPH, LLC

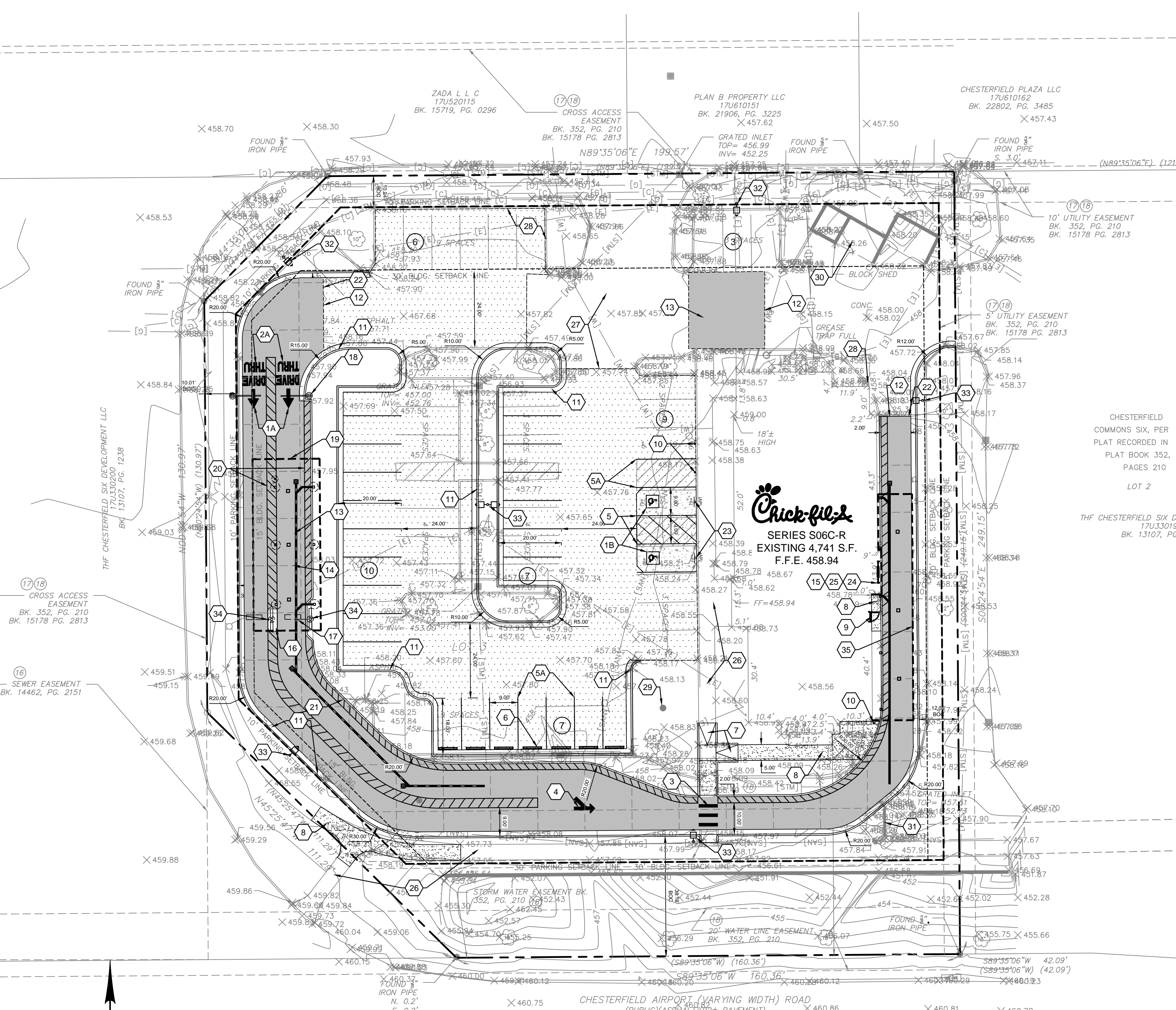
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SHEET COVER SHEET

SHEET NUMBER
C-1.0

DISTURBED AREA

NEW PAVEMENT AREA	1,613 S.F.
REPLACEMENT OF EXISTING PAVEMENT	7,128 S.F.
TOTAL DISTURBED AREA	8,741 S.F.



DESIGN NOTES & KEY PLAN

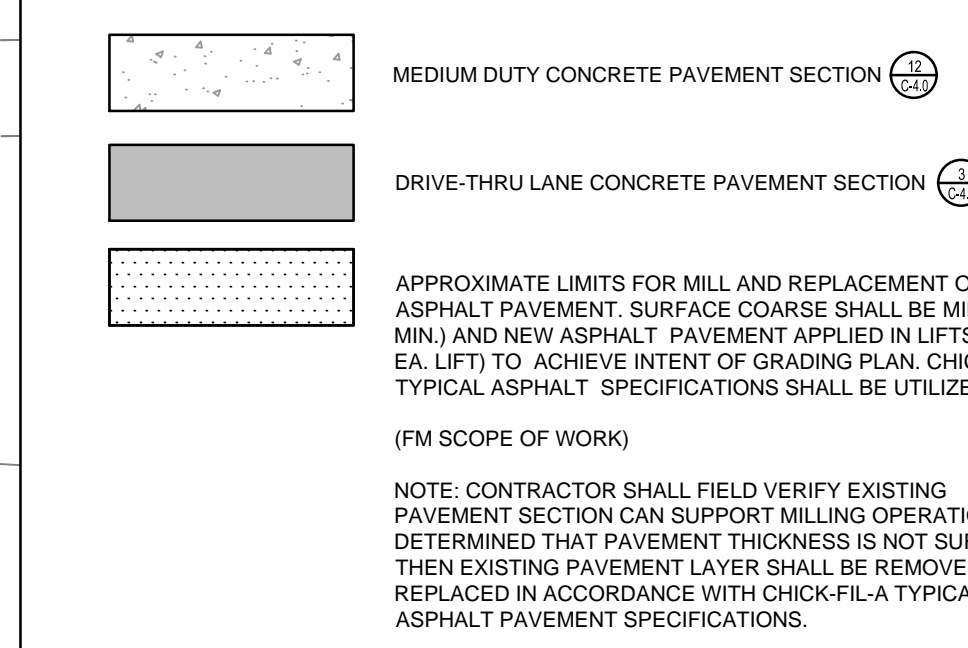
- 1A PROPOSED DIRECTIONAL ARROW
- 1B PROPOSED PAINTED HANDICAP PARKING SYMBOL
- 2A PROPOSED DRIVE-THRU GRAPHICS
- 3 PROPOSED CROSSWALK MARKINGS
- 4 PROPOSED MULTI-LANE DIRECTIONAL GRAPHICS
- 5 PROPOSED STANDARD OR HANDICAP PARKING STALL PER CODE
- 6A PROPOSED 4" SOLID WHITE STRIPING
- 6 PROPOSED SOLID PLASTIC WHEEL STOP (TYP)
- 7 PROPOSED SIDEWALK ACCESSIBLE RAMP
- 8 PROPOSED CONCRETE SIDEWALK
- 9 PROPOSED ENTRY DOOR FROST SLAB DETAIL
- 10 PROPOSED CONCRETE BOLLARD
- 11 PROPOSED CONCRETE CURB & GUTTER (TYP)
- 12 PROPOSED BUTT JOINT
- 13 PROPOSED CONCRETE PAVEMENT DRIVE-THRU LANE
- 14 PROPOSED EXPANSION JOINT
- 15 PROPOSED DRIVE-THRU ISOMETRIC
- 16 PROPOSED DRIVE-THRU ORDER POINT ISLAND
- 17 PROPOSED MENU BOARD LOOP DETECTION SYSTEM
- 18 PROPOSED DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 19 PROPOSED FREE-STANDING ORDER POINT CANOPY (REFER TO ARCH. PLANS)
- 20 PROPOSED CHEVRON & DIAGONAL STRIPED WALKWAY, SINGLE YELLOW SOLID LINE / 4" WIDE PER CFA SPECIFICATIONS.
- 21 PROPOSED CONCRETE INTEGRAL CURB
- 22 PROPOSED SAWCUT LIMITS. CONTRACTOR SHALL NEATLY SAWCUT, REMOVE AND MATCH EXISTING PAVEMENT & CURBING WITH SMOOTH TRANSITION.
- 23 PROPOSED BOLLARD MOUNTED SIGN
- 24 PROPOSED DRIVE-THRU PLAN - FLUSH WITH FFE
- 25 PROPOSED DRIVE-THRU DOOR. REFER TO ARCH PLAN
- 26 EXISTING CONCRETE SIDEWALK TO REMAIN
- 27 EXISTING CONCRETE PAVEMENT TO REMAIN
- 28 EXISTING CONCRETE CURB & GUTTER (TYP) TO REMAIN
- 29 EXISTING FLAG POLE TO REMAIN
- 30 EXISTING TRASH ENCLOSURE TO REMAIN
- 31 EXISTING Pylon SIGN TO REMAIN. SIGNAGE VENDOR TO UPDATE EXISTING Pylon SIGN TO CURRENT CFA BRAND STANDARD. PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT AND CFA DESIGN PRIOR TO COMPLETING ANY FABRICATION OR WORK.
- 32 NEW LIGHT FIXTURES MOUNTED ON EXISTING LIGHT POLE. REFER TO LIGHTING PLAN.
- 33 PROPOSED LIGHT POLE AND FOUNDATION
- 34 PROPOSED MENU BOARD
- 35 PROPOSED MEAL DELIVERY CANOPY (REFER TO ARCH. PLANS)

SIGN LEGEND

- ** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **
- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12' X 18" (TYP.)
 - B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6' X 12" (TYP.)
 - C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6' X 12" (TYP.)

SITE LEGEND

- 2 = PARKING SPACE PER ROW
- 16-35 = DETAIL NUMBER
- 16-35 = SHEET NUMBER
- ⬇ = LIGHT POLE



SITE DATA

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE DUAL LANE DRIVE THRU WITH CANOPY AND ENTRANCE DRIVE RELOCATION. EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 17365 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005

CHICK-FIL-A SITE AREA: 1.28 AC ± (55,757 S.F. ±)

ZONING: C8: PLANNED COMMERCIAL

PARCEL ID: 17U330189

BUILDING INFORMATION

EXISTING & PROPOSED CONDITION:
EXISTING BUILDING AREA: 4,741 S.F.
EXISTING FLOOR AREA RATIO: .065
NUMBER OF STORIES: 1

LAND COVERAGE SUMMARY

EXISTING CONDITION:	
IMPERVIOUS AREA:	39,171 S.F. (70.25%)
OPEN SPACE:	16,586 S.F. (29.75%)
TOTAL:	55,757 S.F. (100.00%)

PROPOSED CONDITION:	
IMPERVIOUS AREA:	39,915 S.F. (69.79%)
OPEN SPACE:	15,842 S.F. (28.21%)
TOTAL:	55,757 S.F. (100.00%)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	30'	38.16'
SIDE (WEST)	10'	167.44'
SIDE (EAST)	10'	25.3'
REAR (NORTH)	30'	63.4'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT (SOUTH)	10'	10.01'
SIDE (WEST)	5'	11.39'
REAR (NORTH)	10'	10.24'

PARKING INFORMATION

15 SPACES / 1000 SF = 4.741 SF/1000 SF X 15 = 71 SPACES
8% REDUCTION ALLOWED = 71 SPACES - 8% = 65 SPACES
REQUIRED AN ADDITIONAL REDUCTION.

PARKING PROVIDED

REGULAR	40 SPACES
OFF-SITE	21 SPACES
HANDICAP	2 SPACES
TOTAL	63 SPACES

EXISTING PARKING

REGULAR	51 SPACES
HANDICAP	2 SPACES
TOTAL	53 SPACES

CFA HAS ACCESS TO CROSS PARKING EASEMENT TO SATISFY PARKING REQUIREMENT. 21 PARKING SPACES AVAILABLE.

GENERAL NOTES

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
- ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
- ALL SIGNS SHALL HAVE A 70" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE, SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.
- ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
- ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
- ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.
- TRANSITIONS TO BE FLUSH ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT. EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.
- ALL AFFECTED SIDEWALKS, RAMP AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- ALL EXISTING STRIPING SHALL BE RE-STRIPED TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE ON PLAN.



Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JASON L. TOOLE, P.E.
202309223

This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A
CHESTERFIELD
17365 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005

FSR#01976

BUILDING TYPE / SIZE: S06C-R
RELEASE: vX.YY.MM

REVISION SCHEDULE

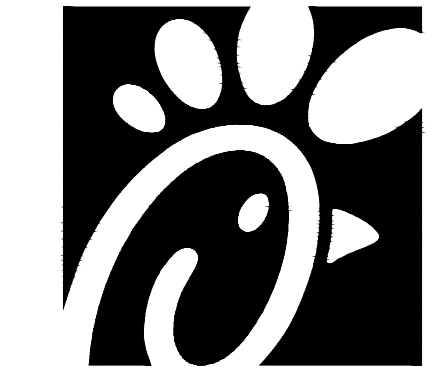
NO.	DATE	DESCRIPTION
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2		
3		
4		

CONSULTANT PROJECT # C291126
PRINTED FOR Permit
DATE 9/8/2023
DRAWN BY CPH, LLC

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AMENDED SITE DEVELOPMENT SECTION PLAN
SHEET NUMBER

C-2.0



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



www.cphcorp.com

Building Better
Communities Together

1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JASON L. TOOLE, P.E.
202309223

This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A CHESTERFIELD 17365 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO 63005

FSR#01976

BUILDING TYPE / SIZE: S06C-R
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		

CONSULTANT PROJECT # C291126

PRINTED FOR Permit

DATE 9/8/2023

DRAWN BY CPH, LLC

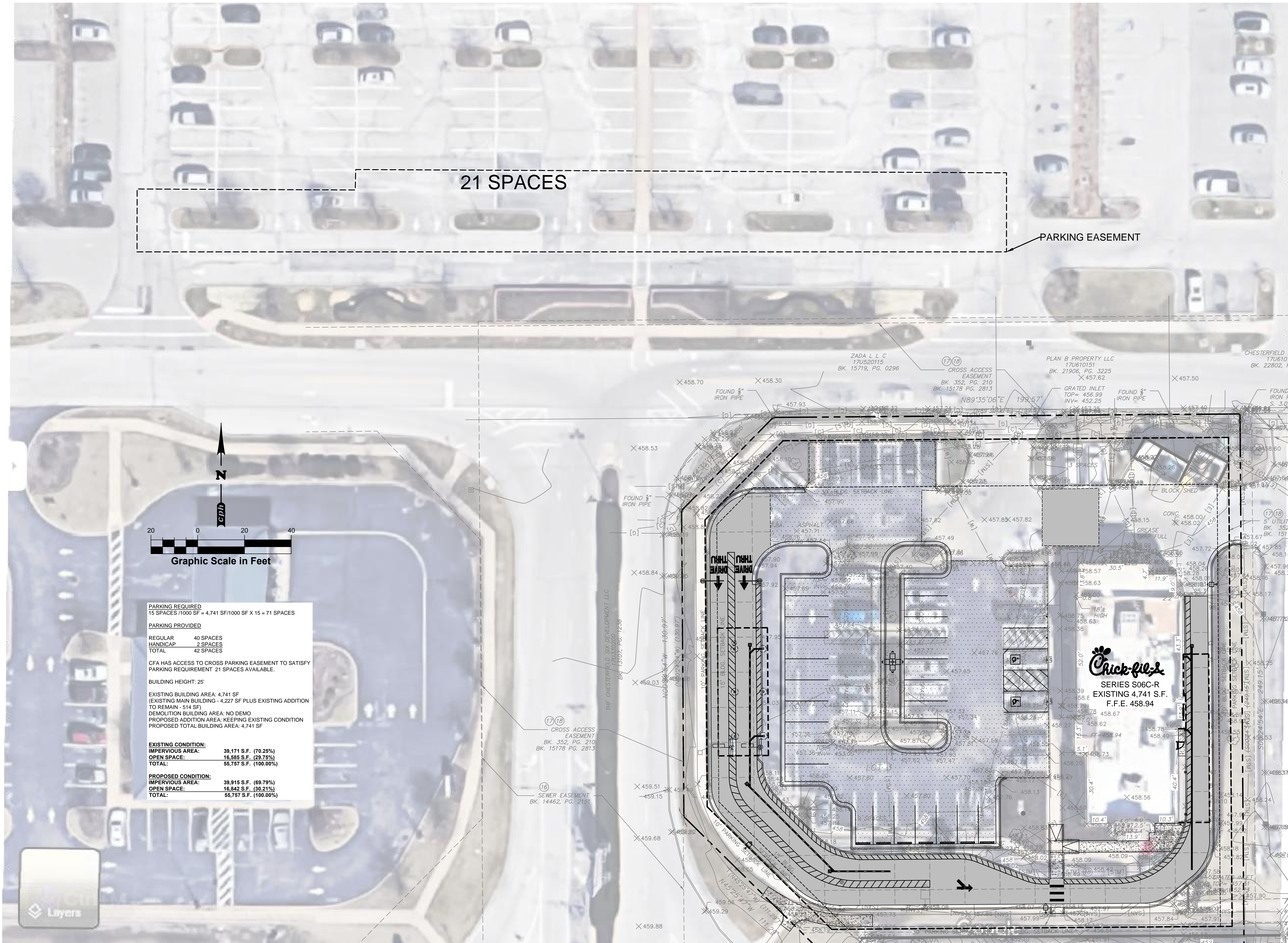
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SHEET
PARKING EASEMENT
EXHIBIT

SHEET NUMBER

C-2.1





500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

September 8, 2023

Parking Study For:

Chick-Fil-A; Store #1976
17365 Chesterfield Airport Road
Chesterfield, MO 63005-1414

Chick-fil-A is planning to remodel the interior of their existing restaurant located at 17365 Chesterfield Airport Road in the City of Chesterfield. In conjunction with interior remodeling, Chick-fil-A plans to reconfigure the parking lot and drive aisle areas to significantly lengthen the second drive-thru lane as well as relocate the drive thru lane order point canopy in order to relieve traffic congestion during peak demand. As the site exists currently, the drive-thru layout does not adequately handle the current drive-thru customer volume, due to a short dual lane drive-thru configuration. The drive-thru lane currently backs up into the parking lot which negatively impacts both the drive-thru and dine in customers as parking spots are not accessible without waiting in line.

The proposed drive-thru improvements will have a positive impact on the site by allowing additional vehicle queuing, by increasing the speed at which customers can place their orders, and by reducing the percentage of carry out and dine in customers. The change will keep drive-thru traffic from backing up into the parking lot and increase the overall efficiency of drive-thru operations.

The proposed drive thru improvements require that the existing parking lot be reconfigured and will reduce available onsite parking from 53 to 42. Chick-fil-A has a cross parking agreement with the neighboring Amini's site which allows for the use of 21 parking spaces. The City of Chesterfield recognizes the use of twenty (21) of these spaces to satisfy the Chick-fil-A parking count. Therefore, with the additional offsite parking that the City recognizes, the proposed improvements will result in a total available parking count of 63 spaces to offer its customers for use at their restaurant.

Per Section 405.04.040 of the current City of Chesterfield Ordinance, parking spaces are to be provided at 15 spaces per 1,000 square feet of building area for the "Restaurant, fast-food" category. The existing building area is 4,741 square feet, and will stay the same after the proposed site improvements. Based on the current parking code, the building square footage will require Chick-fil-A to provide 71 parking spaces, which is eight (8) more than what is proposed. Please see the proposed Site Development Plan under submission for detailed site layout information.

In previous phases of this sites development, the City of Chesterfield approved an 8% reduction of parking requirements due to the positive impacts of the Mulit-Lane Order Point (MLOP). Since a MLOP is still proposed at this time, Chick-fil-A would like to request an additional reduction for a total reduction of 11.3%. This would equate to a reduction of eight (8) parking spaces, considering the required 71 parking spaces. Not including the offsite parking spaces, the parking reduction requested is as follows:



Required 71 Spaces and Provided 42 Spaces. Therefore resulting in a parking reduction request of 40.84%.

In addition, based on typical store averages provided by Chick-fil-A, expanding an existing dual lane drive-thru has been shown on average to decrease the number of dine in customers by 13%, decrease the number of carry out customers by 7%, and increase the number of drive-thru customers by 20%. The overall reduction of 20% of the number of customers that need to occupy parking spaces, which results in a decreased parking demand. Since Chick-fil-A is required by the City code of Ordinance to provide 71 parking spaces and since previous sites have shown a reduced parking demand of up to 20%. This parking analysis reflects a required parking count of 63 spaces, which is eight (8) less than the City code typically requires with the proposed configuration. Please see the tables below which summarizes the Cities parking requirements, provided parking, and typical changes in drive-thru usage for Chick-fil-A sites that have significantly increased the length of an existing dual lane drive-thru.

City of Chesterfield Parking Requirements				
Use	Requirement	Units	Required	Rounded
Restaurant, Fast Food	15 spaces per 1,000 sq ft	4.741	71.1	71
	11.3% Parking Reduction		=	-8
				63

Chick-fil-A Parking Summary				
Existing Site	Building Sq Ft	Onsite Parking	Offsite Parking	Total Parking
	4,741	53	21	74
Proposed Site	Building Sq Ft	Onsite Parking	Offsite Parking	Total Parking
	4,741	42	21	63

Summary of Expanded Dual-Lane Drive-Thru Impacts			
Before	Percentage of customers who use the Drive-Thru	Percentage of customers who use Carry Out	Percentage of customers who use Dine-In
	55%	22%	23%
After	Percentage of customers using the Drive-Thru	Percentage of customers using Carry Out	Percentage of customers using Dine-In
	75%	15%	10%

Based on the data provided, Chick-fil-A feels that the site provides adequate parking as proposed and respectfully requests approval of the noted (11.3%) parking reduction considering offsite and/or 40.84% without offsite parking.



Sincerely,

Jason Toole, P.E.

MIDWEST LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions. Work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch. Rock Mulch to be provided around the building as shown and called out on the landscape plan, all other planting beds are to be mulched with double shredded hardwood mulch.
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
7	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5' Cal; 12' Hgt.	B & B
4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5' Cal; 12' Hgt.	B & B
Shrubs				
102	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	3 Gal.	
38	Taxus x media 'Densiformis'	Dense Yew	3 Gal.	
26	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	3 Gal.	
Groundcovers				
98	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal.	Plant 18" O.C.
102	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
1,438	Sod to match existing	Sod to match existing	SF; Sod	
Other				
960	Rock Mulch	Rock Mulch	SF.	See Specifications

NOTE:

- (3) crabapple, (2) bradford pear, (2) honeylocust, and (5) zelkova existing to be removed and replaced with (7) honeylocust and (4) zelkova.

Notes:

- See notes for additional tree protection requirements.
- No pruning shall be performed except by approved arborist.
- No equipment shall operate inside the protective fencing including during fence installation and removal.
- See site preparation plan for any modifications with the Tree Protection area.

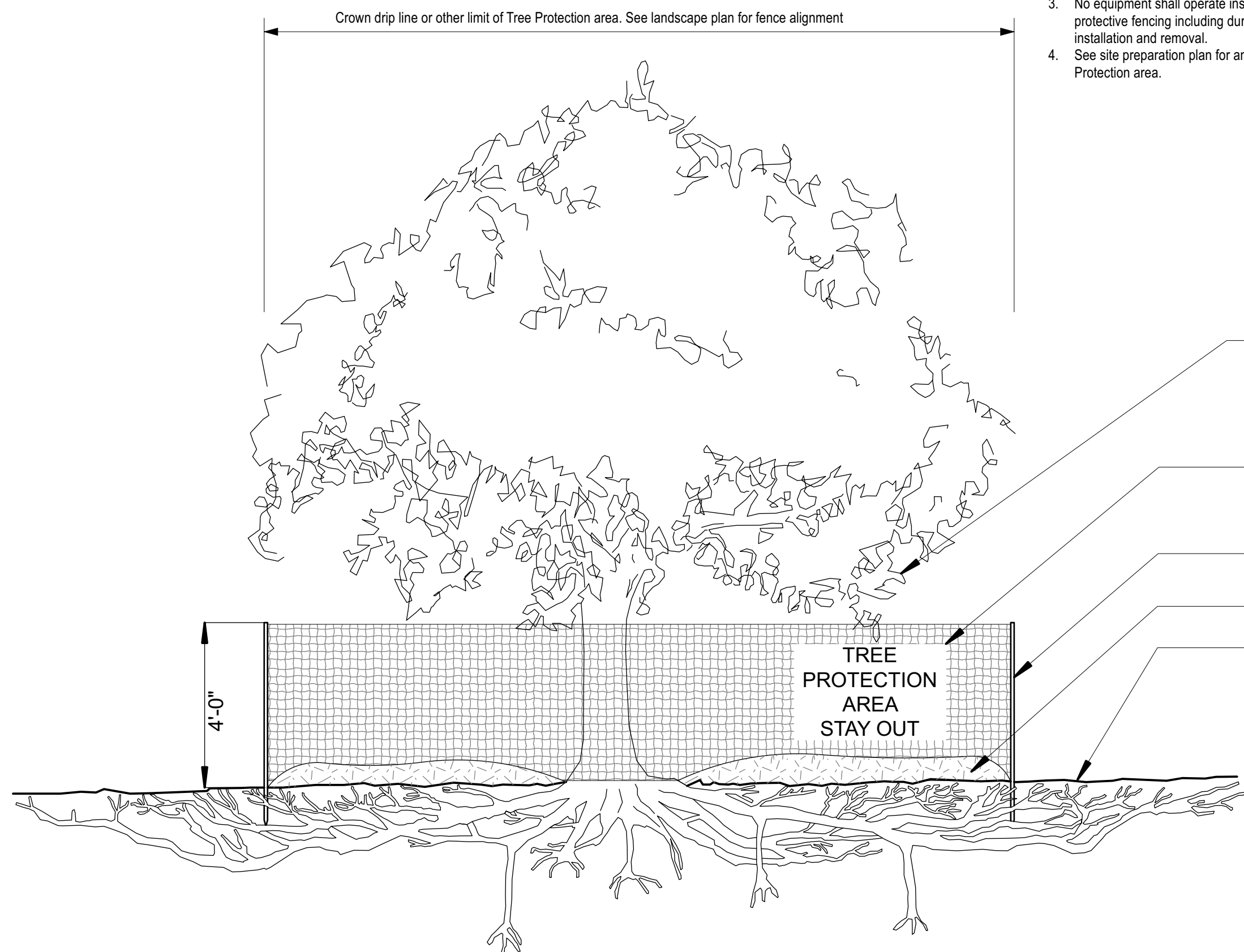
ACTIVE PROTECTION:
Chain link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material, high density polyethylene

12" x 18" sign laminated in plastic spaced every 100' along the perimeter of each protection area.

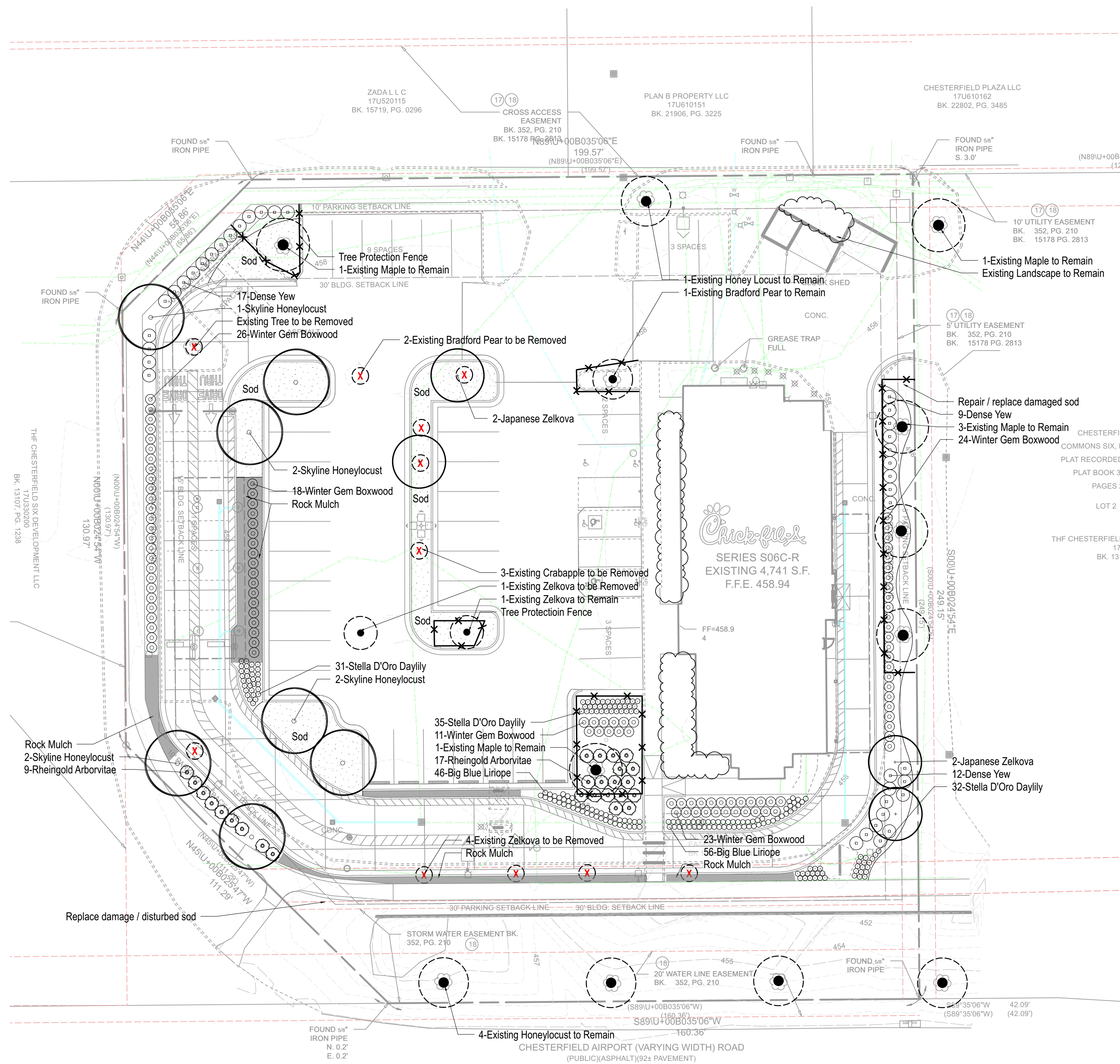
2" x 6" steel post/or approved equal.

5" thick layer of mulch.

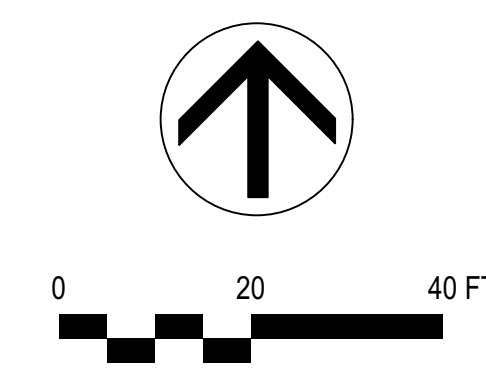
Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.



1 TREE PROTECTION FENCING DETAIL
SCALE: NTS



- IRRIGATION SYSTEM RETROFIT**
- Existing irrigation system shall be retrofitted to include 100% cover to all newly created landscaped areas.
 - Sprays and rotors shall be utilized on all sod and seeded areas.
 - Drip irrigation shall be utilized on all planting beds, shrubs, trees, and groundcover.
 - The Contractor shall be responsible to ensure new and existing irrigation components, and the system as a whole, are in proper working order.
 - Add valves, sprays, rotors, drip, and/or replace zones as needed to achieve proper coverage as required.
 - Only RainBird products shall be utilized.
 - Mainline shall be 1.5" CLS 200 PVC.
 - Lateral lines shall be 1" CLS 200 PVC.
 - Rain / freeze sensor shall be installed.
 - Prior to final completion, the Irrigation Contractor shall perform a walk-thru inspection with the Owner, or Owners Representative.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel



CHICK-FIL-A
CHESTERFIELD
17365 CHESTERFIELD
AIRPORT ROAD
CHESTERFIELD, MO 63005

FSU# 01976

REVISION SCHEDULE

NO.	DATE	BY	DESCRIPTION
1	8/15/23	1	New Site Plan
2	9/7/23	2	New Site Plan

MLD PROJECT # 2023094
PRINTED FOR PERMIT
DATE 4/20/23
DRAWN BY KCN

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PERMIT Landscape Plan
SHEET
SHEET NUMBER **L-100**

GENERAL NOTES

- POLE DETAIL IS SHOWN FOR PRESENTATION PURPOSES ONLY AND CONTRACTOR SHALL VERIFY THAT EPA RATING OF LIGHTING FIXTURE DOES NOT EXCEED CAPABILITY OF POLE.
- PHOTOMETRIC PLAN IS PROVIDED FOR LIGHT PHOTOMETRIC DATA ONLY. CIRCUITING OF THE SITE LIGHTING SHALL BE SPECIFIED IN BUILDING ELECTRICAL DESIGN DRAWINGS.
- PARKING AREA LIGHT FIXTURES ARE CLASSIFIED AS FULL CUTOFF FIXTURES PER IESNA LIGHT DISTRIBUTION GUIDELINES. ALL LIGHTING FIXTURES ARE DESIGNED, SHIELDED, AIMED AND LOCATED TO PREVENT LIGHT TRESPASS AND GLARE ONTO ADJACENT PROPERTIES OR ROADWAYS.
- REFER TO BUILDING ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING CONTROL.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



www.cphcorp.com
Building Better
Communities Together

1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm



This item has been digitally signed and sealed by Christopher J. DeWaal, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A
CHESTERFIELD
17365 CHESTERFIELD
AIRPORT ROAD
CHESTERFIELD, MO 63005

FSR#01976

BUILDING TYPE / SIZE: S06C-R
RELEASE: vX.YY.MM

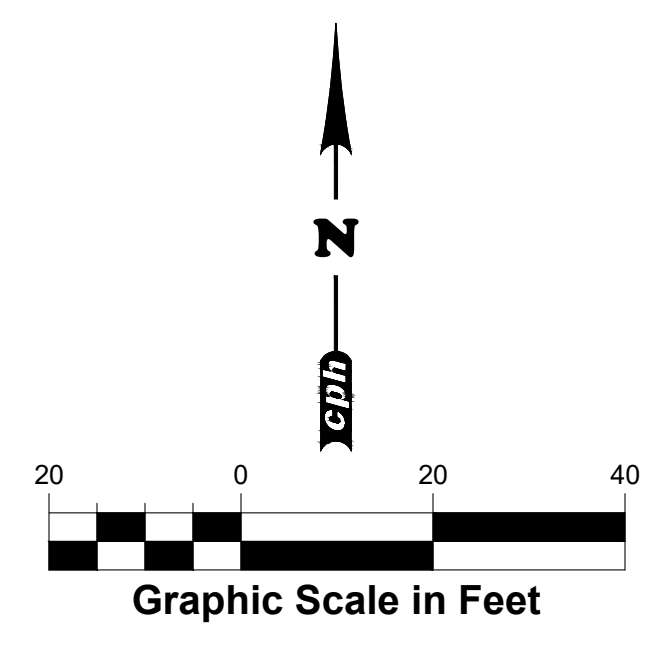
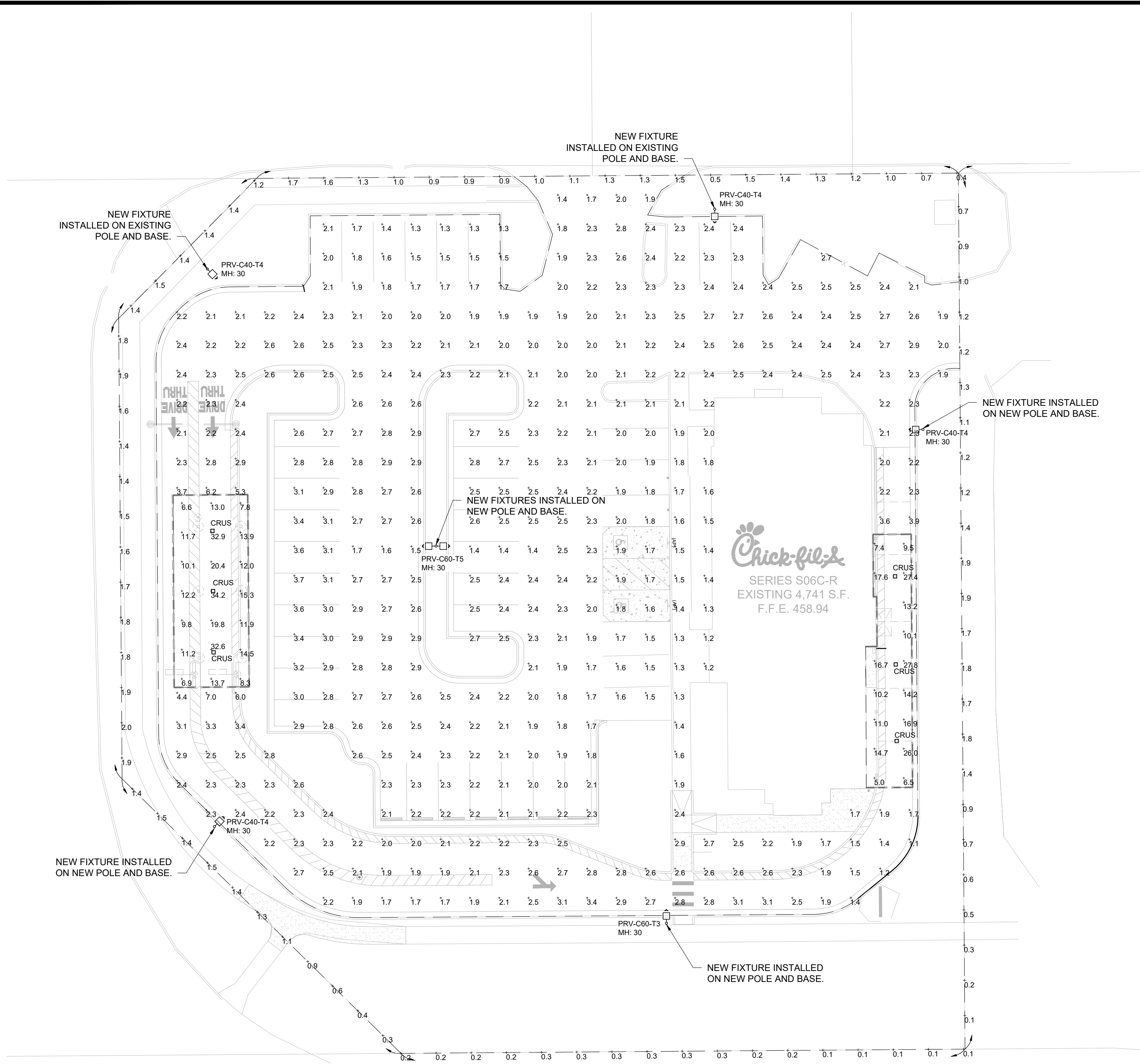
REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # C291126
PRINTED FOR Permit
DATE 3/29/2023
DRAWN BY CPH, LLC

Permit
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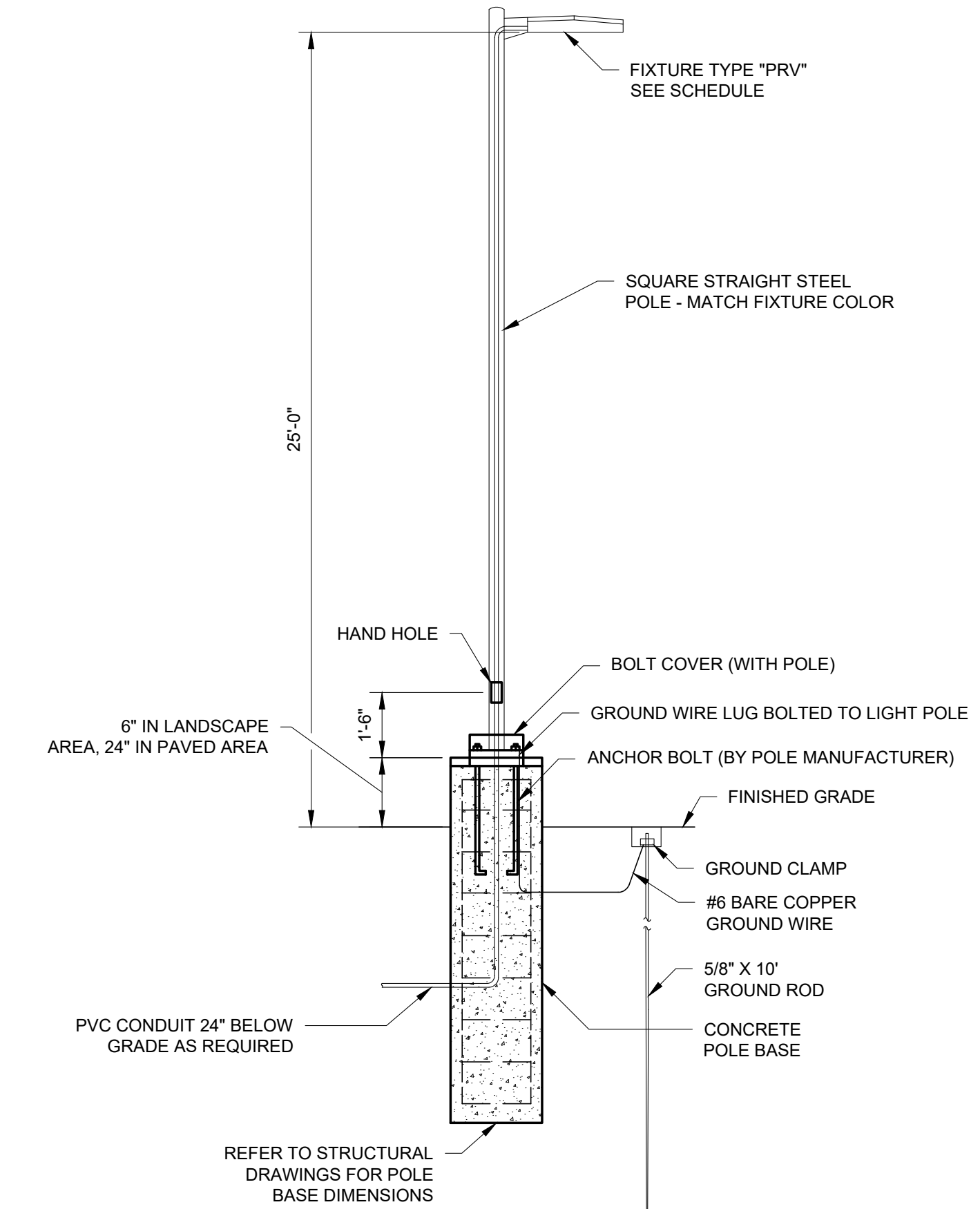
SHEET
SITE LIGHTING
PHOTOMETRIC PLAN
SHEET NUMBER
ES-1.0



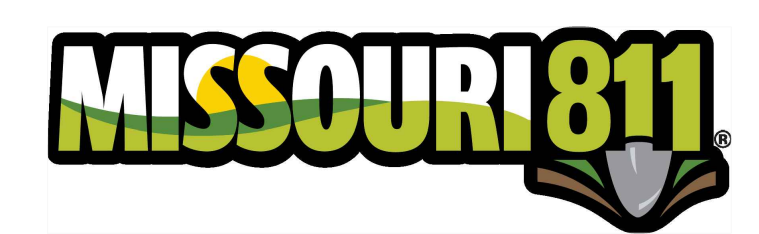
SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMINAIRE WATTS	LLF	DESCRIPTION
○	1	PRV-C60-T3	SINGLE	153	1.000	PRV-C40-D-UNV-T3-BZ
○	4	PRV-C40-T4	SINGLE	131	1.000	PRV-C40-D-UNV-T4-BZ-HSS
□	6	CRUS	SINGLE	74	0.850	CRUS-SC-LED-LW-30
◁	1	PRV-C60-T5	BACK-BACK	153	1.000	PRV-C60-D-UNV-T5 (2@180)

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OMD CANOPY	ILLUMINANCE	FC	14.64	27.8	5.0	2.93	5.56
ORDER POINT CANOPY	ILLUMINANCE	FC	15.18	34.2	6.6	2.30	5.18
PARKING LOT	ILLUMINANCE	FC	2.30	7.0	1.1	2.09	6.36
PROPERTY LINE_1	ILLUMINANCE	FC	1.05	2.0	0.1	N/A	N/A



LIGHT FIXTURE/POLE DETAIL
N.T.S.



FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Michael Moore

Vice-Chair: Barbara McGuinness

There are no Finance and Administration Committee action items scheduled for Monday's meeting.

NEXT MEETING

A meeting of the whole is scheduled for Tuesday, October 3rd, 2023 at 5:30 pm in Chambers. Among other agenda items, the agenda will include "Finance 104" and presentation of the Five-year projections.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Monday's meeting.

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mary Monachella

Vice Chair: Councilmember Gary Budoor

There are no Parks, Recreation and Arts Committee action items scheduled for Monday's meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee is scheduled for Wednesday, November 1st, 2023 at 5:30 pm.

If you have any questions or require additional information, please contact Parks, Recreation and Arts Director TW Dieckmann or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Mary Ann Mastorakos

Vice Chair: Councilmember Michael Moore

There are no Public Health and Safety Committee action items scheduled for Monday's meeting.

NEXT MEETING

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior to Monday's meeting.

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

Contract Authorization – Audio Visual Equipment – Audio Visual enhancements within City Hall are funded in the 2023 fiscal budget. The City previously contracted with Tech Electronics for the majority of the improvements, which are already in place. The remaining improvements include replacing the AV screen in Chambers, replacing the Dias microphones, and adding two microphones in the coffered ceiling within Chambers to pick up audio for tele-conference or zoom meetings. Staff requests authorization to contract with Tech Electronics in an amount not to exceed \$44,000, which corresponds to the remaining budgeted funding for this project.

Liquor License – Game Show Battle Room (178089 N Outer 40 Rd, #136) – has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales. **(Voice Vote)**
Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations

OTHER LEGISLATION

There are no other legislative action items scheduled for Monday's meeting.

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

MEMORANDUM



To: Mike Geisel – City Administrator
From: Matthew Haug – Director of Information Technology
Date: 9/22/2023
Re: American Recovery Plan Act Fund Allocation Request

In the 2022 budget there was an American Recovery Plan Act (ARPA) item for \$150,000 for replacement of the City Council Chambers A/V System. The initial project was bid and a purchase order was created for \$106,000. The total initial project cost was \$80,900. The additional monies were encumbered as we anticipated some additional equipment replacement that was readily apparent due to the system being 22 years old. I am requesting that an allocation of the remaining \$44,000 from the ARPA funds to be used for the following additional improvements to the Council Chambers A/V System.

- 1 – Replacement of the Council Dias Microphones –
- 2 – Replacement of the Projector Screens –
- 3 – The addition of two microphones to be installed in the gallery area to allow for better audio quality for virtual meetings –

The remaining balance and the addition of the allocation funds will be in line with our initial request of \$150,000 from the ARPA funds.

Attached is the add-on proposal from Tech Electronics.

Respectfully,

A handwritten signature in black ink that reads "Matt Haug".

Matthew Haug
Information Technology Director

Concurrence

A handwritten signature in black ink that reads "Michael O Geisel".

Michael O Geisel – City Administrator



MEMORANDUM

DATE: September 28, 2023

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak
Business Assistance Coordinator

SUBJECT: LIQUOR LICENSE REQUEST – GAME SHOW BATTLE ROOM

GAME SHOW BATTLE ROOM – 17089 N OUTER 40 RD, #136 ... has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales.

Business description – Host live game show experiences for the public.

Melissa Spears is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday, October 2, 2023 City Council meeting, I will immediately issue this license.