

**APRIL 13, 2016**

Posted 2:30 p.m., Tuesday, April 5, 2016

**7:00 P.M. CITY OF ELLISVILLE – PLANNING AND ZONING COMMISSION**

- I. Call to Order – Chairman Hoffman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – March 9, 2016 [Pages 3-15](#)
- VI. Public Hearings

- 1) The Planning and Zoning Commission will discuss and consider City initiated petitions for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to the following: (1) R-1 Single-Family Residential Zoning District area requirements; and (2) Board of Zoning Adjustment. [Pages 17-34](#)

Action on Petition #16-04-01

- 2) The Planning and Zoning Commission will discuss and consider the petition of McBride & Son Homes requesting approval for Rezoning to R-2 Planned Residential and associated Site Development Plan pertaining to a tract of land measuring approximately 21,270 square feet and located at 104 Jacob Lane (partial lot) allowing the land to become part of the Arbors at Bluebird Park Subdivision. [Pages 35-51 and plans](#)

Action on Petition #16-04-02

- 3) The Planning and Zoning Commission will discuss and consider the petition of Pro-Tech Collision Center for consideration and approval of (1) Text Amendments to the C-4 Ellisville Business Park Zoning District allowing Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses in the district; (2) a Conditional Use Permit to allow Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses; and (3) a Lot Consolidation Plat associated with the property located at 16360 (and 16201) Truman Road within the C-4 Commercial Zoning District. [Pages 53-78 and plans](#)

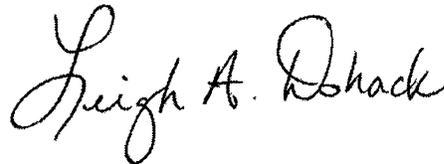
Action on Petition #16-04-03

- 4) The Planning and Zoning Commission will discuss and consider the petition of The Fountains of Ellisville, LLC for Rezoning (from C-3 to C-2), Lot Consolidation Plat, Conditional Use Permit and Site Development Plan approvals to allow an addition for an independent living facility and a building height over 30 feet at 15834 Clayton Road within the C-3 Commercial Zoning District. [Pages 79-106 and plans](#)

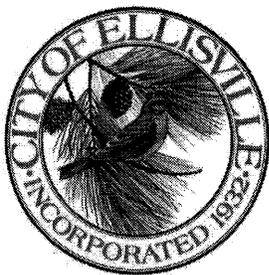
Action on Petition #16-04-04

- VII. Resolution honoring Commissioner Chris Turner for his service as a Planning and Zoning Commissioner
- VIII. Adjournment

Respectfully submitted,



LEIGH A. DOHACK  
City Clerk



# City of Ellisville

## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: March 9, 2016

### TABLE OF CONTENTS

1. Approval of Agenda
2. Approval of Minutes: February 10, 2016
3. Public Hearings
  - A. Petition #16-03-01: The Planning and Zoning Commission will discuss and consider City initiated petitions for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to the following: (1) R-1 Single-Family Residential Zoning District area requirements; (2) Board of Zoning Adjustment; and (3) building setback requirements in commercial zoning districts.
  - B. Petition #16-03-02: The Planning and Zoning Commission will discuss and consider the petitions of Gambrell Gardens, LLC for amendment to C-5 Planned Commercial District, for amendment to an existing conditional use permit, and for approval of associated site development plan, to allow the construction and operation of additions to the Gambrell Gardens Retirement Complex, at the location known and numbered as 1 Strecker Road, within the C-5 Planned Commercial Zoning District of the City of Ellisville, Missouri.
4. Petitions for Recommendations
  - A. Petition #16-03-03: Petition of Chick-Fil-A for consideration of a conditional use permit and associated site development plan to allow the construction and operation of a restaurant with drive-through at the location known and numbered as 304 Clarkson Road, within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.
  - B. Petition #16-03-04: Petition of Chris Greer for consideration of a conditional use permit to allow the operation of a microbrewery with liquor sales, at the location known and numbered as 16050 Manchester Road, within the C-3 Commercial Zoning District.
  - C. Petition #16-03-05: Petition of Lee Allen, on behalf of Old State Investments, Inc., for consideration of a conditional use permit to allow the construction and use of a structure in excess of 30 feet, at the location known and numbered as 525 Old State Road, within the M-1 Light Industrial Zoning District.
  - D. Petition #16-03-06: Petition of McBride Bluebird LLC for consideration of a Boundary Adjustment Plat (Partial Lot 60 Klamberg Lane), Lot Split Plat (Partial Lot 104 Jacob Lane) and Subdivision Plat authorizing a new 20 lot single family residential subdivision known as the Arbors at Bluebird Park on a tract of land totaling 8.79 acres.
5. Petitions for Approval
  - A. Petition #16-03-07: Petition of Lorene Samson, on behalf of Dewey's Pizza, for approval to amend Ordinance #2846 to allow the sale of every class of liquor by the drink at 1312 Clarkson Clayton Center Drive within the C-3 Commercial Zoning District.
6. Adjournment

**PLANNING AND ZONING COMMISSION MEETING SUMMARY**

Chairman Hoffman called the meeting to order at 7:00 p.m. Commissioner McGrath led the Pledge of Allegiance. Other Commissioners present were: Ellebrecht, Sticksel, Gundlach, Reel, and Boggs. A quorum was present for the meeting.

Also present were City Planner Hood, Assistant City Attorney Parnell, Mayor Paul, and Council Members McGrath, Cahill, Baker, and Voss.

**1. APPROVAL OF AGENDA**

A motion was made by Commissioner McGrath to approve the Agenda, as written, and was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**2. APPROVAL OF MINUTES**

A motion was made by Commissioner Ellebrecht to approve the February 10, 2016, Regular Meeting Minutes, as written, and was seconded by Commissioner Gundlach. Hearing no questions or discussions, the votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**3. PUBLIC HEARING(S)**

**Petition #16-03-01: City initiated petition for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to (1) R-1 Residential Zoning District area requirements, (2) Board of Adjustment, and (3) building setback requirements in commercial zoning districts.**

Assistant City Attorney Parnell read the Exhibit List, and Chairman Hoffman swore in Planner Hood.

Planner Hood summarized this is a City initiated petition to consider text amendments in regard to the following items:

- R-1 Single-Family Residential Zoning District area requirements: Staff has reviewed data pertaining to minimum lot width in the R-1 Single Family Zoning District. The data was incorporated in to two distinct maps. The first map shows the lots (zoned R-1) measuring 70 linear feet to 99 linear feet. The second map illustrates lots (zoned R-1) which measure 140 to 199 linear feet in width and could potential be subdivided if the minimum lot width is reduced. We had planned on discussing granny units, but additional research and time is required. We will schedule a hearing in April to discuss the matter.
- Board of Zoning Adjustment: Changes to this section of the code will include the various applications and petitions the Board of Adjustment is authorized to consider. Currently the language is limited to 'appeals.' Additionally, language will be added to clarify that 4 votes are required to grant a variance.
- Building setback requirements in commercial zoning districts: Changes to this section of the code will clarify the setbacks for 'unified shopping centers' which pre-date our 'planned districts'.

Commissioner Sticksel commented that she did not receive this information in her packet and was not prepared to move forward with a recommendation on all proposed amendments. Discussions ensued among Commissioners, Assistant City Attorney Parnell, and Planner Hood.

Commissioner McGrath moved to continue the public hearing for further review and discussion. The motion was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-03-02: Petition of Gambrill Gardens, LLC, for an amendment to the C-5 Planned Commercial District and associated site development plan to allow the construction and operation of additions to the Gambrill Gardens Retirement Complex, at the location known and numbered as 1 Strecker Road, within the C-5 Planned Commercial Zoning District of the City of Ellisville, Missouri.**

Assistant City Attorney Parnell read the Exhibit List. Chairman Hoffman swore in applicant, Tom Walt, and his representative, Bill Remis.

Planner Hood summarized the applicant is proposing a small addition to the one-story community building. The overall addition consists of three parts, which are a new canopy over the front entrance of the community building and expand the circle drive, a small addition to be added to the front of the building (south façade), and a larger addition to be located behind the building (north elevation). The proposed changes will allow for the internal reconfiguration within the community building. No new beds will be included as part of the scope of work.

Discussions ensued among Commissioners and Mr. Remis regarding recommendations. Mr. Remis stated the applicant was not in favor of installing a new trail.

Commissioner Ellebrecht moved to remove Item #9 from the list of recommendations, and was seconded by Chairman Hoffman. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
<b>John Ellebrecht</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Nanci Sticksel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Suzanne Gundlach</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Greg Sanborn</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sandie McGrath</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Linda Reel</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Curtis Boggs</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Carl Hoffman</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VACANT</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vote failed for Item #9 to be removed from recommendations.

Commissioner Reel moved to forward a favorable recommendation to the City Council, subject to the following condition(s):

1. That Petitioner secures Architectural Review Board approval as required by this Ordinance and as otherwise required by the Code; and
2. Petitioner shall prepare and submit a landscape plan for the overall site and secure plan approval from the City's third party landscape architect; and
3. Petitioner shall obtain approval from the Metropolitan St. Louis Sewer District prior to issuance of any permit; and
4. Petitioner shall submit an Erosion Control Plan prior to issuance of any permit; and
5. That all slopes on the Property be less than 3:1; and
6. Petitioner shall comply with Section 500.020 B which requires a 3 foot (3') landscaped area or guard for retaining walls measuring 4 feet (4') to 6 feet (6') in height, and a guard rail is required for all retaining walls over 6 feet (6') in height; and

7. Petitioner shall install a ten foot (10') wide sidewalk to the north of the new addition to be constructed so as to accommodate trash and delivery vehicles; and
8. Petitioner shall remove and replace all dead plant materials, enhance the required 5-foot (5') berm along the northern property line with additional landscaping as required by this ordinance and resolve any standing water issues along the northern property line abutting R-1 single family residential zoning district; and
9. That the petitioner installs a shared use trail 8 feet (8') in width from the new trail at the Gambrill entrance through the woods, staying away from Strecker, then when leaving the woods move closer to Strecker (on the west) terminating at the northwest corner of the property, as depicted on the rendering attached hereto as Exhibit A; and
10. That the Petitioner agrees to coordinate with City staff to identify the location and size of right of way dedication along Strecker Road necessary for future improvements; and
11. The Petitioner agrees to dedicate such right of way, as determined in Item 10 above; and
12. The Petitioner agrees to install fully-shielded site lighting fixtures at the time of new installation or when replacing existing fixtures.

The motion was seconded by Commissioner Stickssel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickssel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**4. PETITION(S) FOR RECOMMENDATION**

**Petition #16-03-03: Petition of Chick-Fil-A for consideration of a conditional use permit and associated site development plan to allow the operation of a drive-through facility in association with a new restaurant located at 304 Clarkson Road within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.**

Assistant Attorney Parnell informed the Commission the petition for Chick-fil-A was contingent on the approval of Petition #16-03-01: City initiated petition for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations pertaining to building setback requirements in commercial zoning districts. Without a favorable recommendation on this part of the petition, the Chick-fil-A petition would have to be continued to the following month.

Commissioner Ellebrecht moved to reopen the public hearing regarding Petition #16-03-01 limited to discussion on subsection (3) of Petition #16-03-01 regarding the proposed changes to the C-3 Zoning section only, and was seconded by Commissioner Stickssel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

City Planner Hood summarized the proposal was to add an exception to the C-3 Commercial setback regulations to allow the Clarkson Clayton Center to continue to make use of their current setbacks, which would also allow all properties to benefit the original setback distance,

Commissioner Ellebrecht moved to forward a positive recommendation regarding subsection (3) of Petition #16-03-01 pertaining the proposed changes to the C-3 Zoning section only, and was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairman Hoffman closed the public hearing solely on subsection (3) of Petition #16-03-01. Petition #16-03-03 was reintroduced and a discussion ensued. Planner Hood summarized the applicant is requesting consideration of a Conditional Use Permit to allow the operation of a drive-through facility. Per the current zoning code, drive-through facilities are conditionally permitted within the C-3 commercial zoning district. The site has been vacant for approximately a decade and the building was torn down shortly after it became vacant.

A representative from CBB Traffic Consultants also stated were no significant traffic issues at this location, along with plenty of drive-through storage and parking. Discussions ensued among Commissioners and applicant.

Commissioner Reel moved to waive the public hearing, determine an environmental report is not required, and forward a favorable recommendation to the City Council, subject to the following condition(s):

1. Petitioner shall comply with all applicable landscape requirements and all recommendations made by the City's Third Party Landscape Architect; and

2. Petitioner and the property owner agree to implement traffic recommendations #1, #2 and #5, as part of the project; and
3. That the property owner agrees to implement traffic study recommendations #3 and #4 in the future, if traffic volumes and circulation issues warrant them, as determined by the City Council; and
4. Petitioner secures ARB approval; and
5. Petitioner depicts bike racks on the site plan; and
6. Petitioner relocates the trash enclosure to comply with the 15-foot setback requirement; and
7. Petitioner buries all utility lines providing service to the building; and
8. Petitioner incorporates colored and stamped concrete across the (1) drive-through exit; (2) the entrance drives along Clarkson Clayton Drive; and (3) across the parking lot to serve as partial pedestrian walkways; and
9. That the property owner installs new street lights along Clarkson Road, similar to those installed at the McDonald's restaurant; and
10. Petitioner considers a public art piece/city logo located elsewhere on-site, other than on the 40-foot high pole sign, and
11. Petitioner pays \$500 in fees associated with the zoning applications.

The motion was seconded by Commissioner Boggs. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
<b>John Ellebrecht</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Nanci Sticksel</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Suzanne Gundlach</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Greg Sanborn</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sandie McGrath</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Linda Reel</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Curtis Boggs</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Carl Hoffman</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VACANT</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-03-04: Petition of Chris Greer for issuance of a conditional use permit to allow the operation of a microbrewery with liquor sales, at the location known and numbered as 16050 Manchester Road, within the C-3 Commercial Zoning District.**

Planner Hood summarized the applicant is requesting approval of a Conditional Use Permit to allow the operation of a microbrewery and liquor sales. The applicant is also proposing to feature a tasting room and dining area. Seating will be available indoors and outdoors on the covered loading dock. No umbrellas or music are proposed outdoors. The hours of operation will be from 12:00 pm to 10:00 pm, seven days per week. The applicant is proposing storage in the basement and has agreed to limit the storage to comply with the Zoning Code.

The rear yard abuts residential along the rear property line. A 25 foot building setback and landscape buffer are required. The applicant or property owner will have to verify that 25 feet of landscape buffer exists between the rear property line and the existing building and parking lot. A landscape survey should be prepared to ascertain that the required plantings are installed and maintained within the required buffer.

Also, a sight-proof fence is required along the rear property line. The applicant or property owner will have to replace the existing chain link fence (with slats) with a wood or vinyl sight-proof fence. The City Council may consider requiring a block wall (similar to that required of the bank at 10 Old State Road) to help with sound mitigation.

Due to a city clerk error in mailing letters to neighboring residents notifying them that this meeting was a public hearing, the Commission agreed to allow the public to comment.

Chairman Hoffman moved to suspend the rules so public comments could be heard, and was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Several residents stated their deep concerns regarding noise and traffic issues along Covert Lane. The applicant stated he is fine with all recommendations required, and was eager to maintain peace with neighbors. Discussion ensued among residents, Commissioners, and applicant.

Upon completion of discussions, Commissioner Reel moved to reinstate rules, and was seconded by Commissioner Sticksel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Commissioner Reel moved to waive the public hearing and forward a favorable recommendation to the City Council, subject to the following condition(s):

1. That Petitioner complies with the maximum beer production limits (15,000 barrels per year of beer or ale and 5,000 cases per year of wine); and
2. Petitioner secures ARB approval for the façade changes associated with the canopy and glass atrium, if applicable; and
3. That there be no outdoor seating and no music outdoors; and
4. That the hours of operation are limited from 12:00PM (noon) to 10:00PM seven days per week; and
5. That Petitioner complies with the limits on the amount of storage to a maximum of 40% of the gross floor area; and
6. That a landscape plan is prepared and submitted for approval by the City's third party landscape architect; and
7. That the required rear yard 25-foot landscape buffer is verified or waived by the City Council; and
8. That the required plantings within the 25-foot buffer are verified and installed, or waived by the City Council; and
9. That the existing chain link fence is replaced with a sight proof wood or vinyl fence or block wall, if a block wall is deemed appropriate by the City Council; and
10. That the City Council grants a downward adjustment of the number of required parking spaces. Petitioner is to provide 40-45 parking spaces, including at least 2 ADA compliant parking spaces, instead of the required 189 to 271 parking spaces. One of the ADA compliant parking spaces shall be van accessible. The ADA compliant parking spaces shall be connected to an accessible route to the front of the building including an ADA accessible ramp and access aisle from the parking lot to the sidewalk along the front of the building; and
11. That Petitioner installs the required landscaping within the parking area, consisting of at least 800 square feet of landscaped area, including 5 ornamental trees; and
12. That the City Council grants a waiver from the required front yard planting strip to allow less than 20 feet (20') width. However, the street trees and plantings should still be installed; and
13. Petitioner installs a bike rack; and
14. Petitioner installs a pedestrian walkway through the parking lot to the front door, and pedestrian connections from the parking lot to the sidewalks along Manchester Road and Covert Lane; and
15. That the property owner installs new street lights (to match those at McDonald's and Jimmy Johns) along Manchester Road; and
16. That the property owner provides a cross access easement and install a connection to the adjacent property to the east; and
17. That the property owner installs a trash enclosure with sight proof gates; and
18. That the property owner agrees to coordinate with staff to remove or replace existing wall packs and install light poles to properly illuminate the parking lot; and
19. That the green canopy at the front entrance and the glass atrium along the front façade are removed, repaired or replaced.

The motion was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-03-05: Petition of Lee Allen, on behalf of Old State Investments, Inc., for consideration of a conditional use permit to allow the construction and use of a structure in excess of 30 feet, at the location known and numbered as 525 Old State Road, within the M-1 Light Industrial Zoning District.**

Planner Hood summarized the City Council previously approved a lot consolidation plat authorizing 517, 525, and part of 541 Old State Road to be consolidated into one lot. The lot consolidation has been recorded in compliance with the City's approval. The applicant is now proposing to add a one-story addition to accommodate office use. As proposed, the overall building height will be 32 feet. Therefore, as per Section 400.320.G, a conditional use permit is required when the maximum height for any structure in this district is two (2) stories or thirty (30) feet. Any structure in excess of two (2) stories or thirty (30) feet will not be allowed except as a conditional use.

Applicant, Lee Allen, stated he wants to expand his building to allow all employees to be on the same level, with file storage downstairs, while trying to keep the appearance of a residential building. He also stated he would like to construct a 6-foot chain-link fence with privacy slats along the rear of property rather than the recommended white vinyl fence. The front property line would still have the white vinyl fence. Applicant also stated he would like to omit the recommended bike rack.

Commissioner Ellebrecht moved to waive the public hearing, determine an environmental impact report is not required, and forward a favorable recommendation to the City Council, subject to the following condition(s):

1. Petitioner secures approval from St. Louis County for the access to the site and throat depth of the access drive; and
2. Petitioner provides a deceleration lane into the property, if deemed necessary by St. Louis County; and
3. That the light poles not exceed 20 feet (20') in height and that fixtures are fully shielded; and
4. Petitioner secures ARB approval; and
5. Petitioner obtains approval of the landscaping plan from the city's third party landscape architect; and
6. Petitioner secures approval from the City Council to continue use of the gravel area in the rear of the property as an exterior storage area; and
7. If exterior storage on the gravel area is allowed, that Petitioner installs a fence along the rear and partial side property lines to help screen the exterior storage area from view. Additionally, it is recommended the City Council allow said fence to be six foot (6') high chain link with privacy slats; and

8. That Petitioner installs additional landscaping along the front property line to fully screen the exterior storage area from view, if deemed necessary by the City; and
9. That Petitioner obtains approval from St. Louis County Department of Transportation for all work within Old State Road right-of-way; and
10. That Petitioner obtains all necessary approvals from the Metropolitan St. Louis Sewer District, including drainage areas maps, pre-developed and post drainage area maps, storm water easements, storm profiles, bmp drainage area map, water quality maintenance agreements, etc.; and
11. That Petitioner obtains approval, including temporary slope construction licenses, for any work conducted on adjacent property; and
12. That Petitioner obtains a Land Disturbance Permit from the Missouri Department of Natural Resources; and
13. That Petitioner submits a Storm Water Pollution Prevention Plan prior to permit issuance, and provides weekly erosion control inspection reports to the City in an electronic format; and
14. That the City Council waives the requirement for bike racks; and
15. Petitioner prepares and submits a photometric parking lot lighting plan for approval by the City Engineer; and
16. That Petitioner secures approval from MWFPD and Missouri American Water Company for the location of all fire hydrant locations, water mains, etc.; and
17. That Petitioner installs a guard rail along sections of the rear retaining wall; and
18. That Petitioner installs a sidewalk along the front of the property, if feasible; and
19. That Petitioner provides pedestrian walkways within the parking lot, including a pedestrian path from the sidewalk along Old State Road to the parking lot, in compliance with code requirements; and
20. That Petitioner complies with the trash enclosure requirements; and
21. That Petitioner provides Engineer's cost estimate of the site improvements (Excel format if possible). This document will be used to establish the escrow. Once the cost estimate is approved, the owner will need to establish an escrow via a bond or irrevocable letter of credit.

The motion was seconded by Commissioner Reel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-03-06: Petition of McBride Bluebird, LLC, for consideration of a Boundary Adjustment Plat (Partial Lot 60 Klamberg Lane), Lot Split Plat (Partial Lot 104 Jacob Lane) and Subdivision Plat authorizing a new 20-lot single-family residential subdivision known as the Arbors at Bluebird Park on a tract of land totaling 8.79 acres.**

Planner Hood stated the City Council had previously approved rezoning of the subject lots on Klamberg Lane from R-1 to R-2 Planned Residential. Also, the City Council approved the associated site development plan allowing up to 20 single family residential lots. The applicant is proposing a boundary adjustment associated with the property at 60 Klamberg Lane. More specifically, the applicant will transfer a strip of land measuring 25 feet in depth from the south side of 60 Klamberg Lane and add this strip of land to the overall subdivision. A total area of 2,994 square feet will be transferred from 60 Klamberg Lane to 69 Klamberg Lane. The process for approval of a Boundary Adjustment Plat requires City Council approval via an ordinance. A recommendation from the Planning and Zoning Commission and a public hearing are not required.

The applicant is also proposing a lot split associated with the property at 104 Jacob Lane. More specifically, the applicant will divide 104 Jacob Lane, so that the new lot line will line up with the new corporate boundary between Ellisville and Ballwin. The lot created (located within Ellisville's jurisdiction) will measure 26,296 square feet in size. The process for approval of the proposed Lot Split Plat requires a recommendation from the Planning and Zoning Commission and City Council approval via an ordinance. A public hearing is not required. However, the City of Ballwin will also have to approve the Lot Split Plat.

The Engineering Department has determined that the subdivision plat is consistent with the site development plan approved by the City Council in September 2015.

Commissioner Sticksel moved to forward a favorable recommendation to the City Council, subject to the following condition(s):

1. That the City Council approves the proposed Boundary Adjustment Plat associated with 60 Klamberg Lane; and
2. That Petitioner secures City of Ballwin approval for the Lot Split associated with 104 Jacob Lane; and
3. That Petitioner rezones 104 Jacob Lane (Partial Lot), to R-2 Planned Residential to be consistent with the City's previous approval of the overall subdivision and associated site development plan; and
4. That Petitioner adds a note to Lots 1 and 2, limiting building height to single story homes only.

The motion was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Petition #16-03-07: Petition of Lorene Samson, on behalf of Dewey's Pizza, for approval to amend Ordinance #2846 to allow the sale of every class of liquor by the drink at the location known and numbered as 1312 Clarkson Clayton Center Drive within the C-3 Commercial Zoning District.**

Planner Hood stated that on October 3, 2007, the City Council adopted Ordinance #2846, which would allow the sale of beer and wine at the aforementioned address. The applicant is now requesting to amend the Conditional Use Permit to allow for a full drink license, including Sunday sales. As of 2015, the City has been authorizing liquor sales for full drink licenses, including Sunday sales with every application for Conditional Use Permit. Therefore, the request is consistent with current practice.

Commissioner Sticksel moved for approval of the petition as proposed, and was seconded by Commissioner Gundlach. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

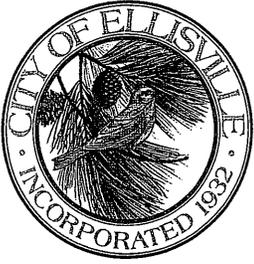
**5. ADJOURNMENT**

Chairman Hoffman adjourned the meeting at 9:50 p.m.

Respectfully Submitted,

Angie Shoemate

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# City of Ellisville

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## Memo

To: Chairman Hoffman and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner *ah*

Meeting

Date: April 16, 2016

Re: CONTINUED PUBLIC HEARING: City Initiated petition to consider Text Amendments to Chapter 400 of the Land Use Regulations, pertaining to the following: (1) R-1 Single-Family Residential Zoning District area requirements; and (2) Board of Zoning Adjustment.

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### SUMMARY

This is a City initiated petition to consider Text Amendments to Chapter 400 of the Land Use Regulations, pertaining to Zoning Regulations as follows:

- (1) R-1 Single-Family Residential Zoning District area requirements: Staff has reviewed data pertaining to minimum lot width in the R-1 Single Family Zoning District. The data was incorporated in to two distinct maps. The first maps shows the lots (zoned R-1) measuring 70 linear feet to 99 linear feet. The second map illustrates lots (zoned R-1) which measure 140 to 199 linear feet in width and could potential be subdivided if the minimum lot width is reduced. A draft of the proposed changes to allow second units on SFR detached properties is attached for your review.
- (2) Board of Zoning Adjustment: Changes to this section of the code will include the various applications and petitions the Board of Adjustment is authorized to consider. Currently the language is limited to 'appeals.' Additionally, language will be added to clarify that 4 votes are required to grant a variance.

### COMPREHENSIVE PLAN

The proposed changes will codify existing practices/situations and bring our code into compliance with specific state statute requirements. The proposed changes to the R-1 Residential Zoning District may also be deemed consistent with adopted Plan, if careful consideration is given to the maintaining appropriate densities.

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission holds a public hearing, solicits input as required by the Zoning Code and forwards a favorable recommendation on those changes they deem appropriate.

March 31, 2016





## EXHIBIT A

### (Minimum Lot Size)

#### Section 400.210. "R-1" Single-Family Residential Zoning District.

##### G. Area Requirements.

1. *Lot sizes.* The size of lots or other provisions for residential use shall be as follows:
  - a. *Option I—minimum lot area per dwelling unit.* One-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet), including twenty-five (25) feet of roadway frontage and twelve thousand (12,000) square feet minimum lot area for existing platted lots for residential use.
  - b. *Option II.* The following requirements are established as exceptions to Option I if, at the discretion and choice of the City, a park area of ten percent (10%) of the total subdivision area is established or a sum of money equal to ten percent (10%) of the market value of the unimproved land intended to be subdivided is paid to the City. If the City elects to require said sum of money, such sum is to be used by the City, as determined by the Council who may first request a recommendation from the Park Board, for the purchase, development or maintenance of City parks and/or facilities.
    - (1) The overall density shall not exceed two and one-half (2½) single-family residential dwelling units per acre including parks and roadways. No lot shall be less than twelve thousand (12,000) square feet in area exclusive of roadways or park areas or both.
    - (2) For a proposed subdivision application to receive consideration for acceptance by the City, such proposed park area(s) must be usable and suitably located with adequate road entrances and must be reviewed and recommended by the Planning and Zoning Commission and approved by the Council who may first request a recommendation from the Park Board. Such park area shall be established by the subdivider either by dedication to public use in the plat approved by the City Planning and Zoning Commission or shall be established by covenants running with the land contained in deeds for each lot in the subdivision and shall be recorded with the St. Louis County Recorder of Deeds.
    - (3) If the proposed park dedication is denied by the City of Ellisville, the developer may still elect to develop under Option II by paying to the City a sum of money equal to ten percent (10%) of the market value of the unimproved land intended to be subdivided, paid on basis of the market value of the entire area to be developed, not only on the basis of individual lots which do not conform with Subsection (F)(1)(a).
    - (4) The market value of such unimproved land to be subdivided may be determined by real estate appraisal or mutual agreement between the Council and the developer. Said real estate appraisal may be waived if the subdivider or developer and the Council are able to enter into a voluntary

agreement regarding the value of the unimproved land. Such agreement is to be reached at a public meeting of the Council with minutes recording the basis of the agreement. If an appraisal must be made, said appraisal must be performed by a State certified general real estate appraiser and the cost of same shall be paid by the subdivider or developer with the selection of an appraiser made by the City.

- (5) The Council may give consideration to other park dedication and/or sums of money in lieu thereof options including, but not limited to:
  - (a) A combination of park ground dedication and cash in lieu park to comprise a combined area and/or amount equal to the total requirement of this Section.
  - (b) Land outside of the subject subdivision being considered as part or all of the park dedication requirement of this Section.
- (6) Each developer or subdivider who establishes such a park as provided for herein or has complied with Subsection (F)(1)(b)(3) shall pay to the City the sum of thirty-five dollars (\$35.00) for each lot in the subdivision, payable upon issuance of each individual building permit, to be used for the development or maintenance of City parks.
- (7) The architectural design of the houses in each subdivision shall be sufficiently varied so as to eliminate undue uniformity in appearance.

~~2.~~ ~~*Minimum width of lot.* One hundred (100) feet measured at the required building line.~~

~~32.~~ *Minimum floor area.* One thousand five hundred (1,500) square feet and a minimum of six (6) rooms. For existing dwelling units as of the date of enactment of this Section, minimum floor area shall be nine hundred (900) square feet. It is the intention of this Section that existing lots with nine hundred (900) square foot or larger dwelling units are to be considered as conforming lots and structures for purposes of the application of Section 400.120.

~~43.~~ *Minimum depth of front yard.* Thirty-five (35) feet. Consideration shall be given by the Council to adjusting the setback or front building line from that required for residential development to retain, whenever possible, existing topography, rock formations, large trees, natural features, natural watercourses, historical sites or other similar assets. The minimum front yard setback for properties within the Autumn View Subdivision shall be twenty-five (25) feet.

~~54.~~ *Minimum width of side yard.* Ten (10) feet.

~~65.~~ *Minimum depth of rear yard.* Thirty (30) feet.

~~76.~~ Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot. No accessory building shall project beyond the front building line on either street.

~~87.~~ Where lots have a double frontage, the required front yard shall be provided on both streets.

~~98.~~ All buildings shall occupy no more than fifty percent (50%) of the lot or tract.

## EXHIBIT B

### (Second Units)

#### D. *Accessory Uses.*

1. Accessory building, private garages, carports, storage and ancillary structures, all as defined in Section 400.090.

a. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced.

b. ~~No accessory building shall be used for dwelling purposes.~~ Accessory Dwelling Unit.

i. Definition. A residential living unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling it accompanies.

ii. Accessory Dwelling Units must be approved by the conditional use permit process.

2. Residential swimming pools and hot tubs (St. Louis County Health Department Standards Regulations shall govern).

E. Area Requirements For Accessory Building(s), ~~And~~ Ancillary Structure(s), and Accessory Dwelling Units.

1. Any accessory building or ancillary structure which is not a part of the main building shall not be located in front of the front building line.

2. Any accessory building and ancillary structure which is not a part of the main building may be built on a required side or rear yard, but such accessory building or ancillary structure shall not be nearer than ten (10) feet to any side or rear lot line.

3. Accessory buildings and ancillary structures shall not occupy more than thirty percent (30%) of the required rear yard. There shall be not more than two (2) accessory buildings or ancillary structures ~~with a combined maximum area of six hundred (600) square feet.~~

4. The height of a private garage or carport, storage garage or structure, accessory building or ancillary structure shall not exceed the maximum height of the existing building.

5. A private garage or carport, storage garage or structure, accessory building or ancillary structure shall not exceed seventy-five percent (75%) of the floor space of the principal living area of the original structure as determined and/or measured from and around the outside wall faces of said area.

6. Unenclosed decks and porches which are attached to the main structure shall comply with the setbacks required for the principal structure, unless otherwise approved by the City Council.

7. Persons wishing to construct and use more than two (2) accessory buildings or ancillary structures or any combination within this zoning district or which do not comply with the above must receive approval from the City Council as well as review and approval of the proposed construction by the Building Official. However, the City Council may not authorize an accessory building or ancillary structure to exceed the parameters of the definition of an accessory building, which requires it be subordinate in use and size.

8. Only one (1) Accessory Dwelling Unit per lot is permitted.
9. All Accessory Dwelling Units shall comply with the requirements of Chapter 505: Ellisville Property Maintenance Code, Article IV: Light, Ventilation and Occupancy Limitation
10. Prior to using an accessory building or ancillary structure as an Accessory Dwelling Unit, and upon each change in occupancy, an occupancy permit shall be obtained.

*Parking Requirements.*

1. Single-family dwelling. Minimum of two (2) parking spaces, covered or uncovered.
  - a. Single-family dwelling with Accessory Dwelling Unit. Minimum of three (3) parking spaces, covered or uncovered.
2. Off-street parking for non-residential uses in this zoning district must be approved by the conditional use procedure.
3. Any new driveway, driveway extension, driveway widening, expansion, turnaround area, addition, pad areas or other driveway improvement shall be constructed of a finished hard surfaced material and shall be similar to that which already exists.
4. No motor vehicle licensed in excess of eighteen thousand (18,000) pounds gross vehicle weight may be parked in this zoning district. Motor vehicles licensed eighteen thousand (18,000) pounds gross vehicle weight or less, but in excess of twelve thousand (12,000) pounds gross vehicle weight, must be parked or stored in the driveway or behind the front building line. Vehicles, while making local deliveries or providing local services, are exempt from the provisions of this Section.
5. Driveways and surfaced parking areas shall not occupy more than thirty percent (30%) of a front yard.

**R-2 Planned Residential Zoning District**

*D. Accessory Uses And Structures.*

1. Accessory building, private garages, carports, storage and ancillary structures.
2. Parking lots, carports and parking garages.
3. Private recreational facilities as an accessory use to residential developments for the exclusive use of residents of the development.
4. Residential swimming pools and hot tubs.
5. Accessory Dwelling Unit.
  - i. Definition. A residential living unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling it accompanies.
  - ii. Accessory Dwelling Units must be approved by the conditional use permit process.
  - iii. Only one (1) Accessory Dwelling Unit per lot is permitted.
  - iv. Accessory Dwelling Units may only be permitted in connection with single-family residential uses.

- v. All Accessory Dwelling Units shall comply with the requirements of Chapter 505: Ellisville Property Maintenance Code, Article IV: Light, Ventilation and Occupancy Limitation
- vi. Prior to using an accessory building or ancillary structure as an Accessory Dwelling Unit, and upon each change in occupancy, an occupancy permit shall be obtained.

5-6. The following commercial uses when located within a multi-family structure, provided these occupy not more than five percent (5%) of the floor area of the structure; and provided further, that no displays are visible from the outside of the structure:

- a. Food store or drugstore;
- b. Barber or beauty shop;
- c. Self-service laundry facility;
- d. Restaurant, by conditional use permit, if required;
- e. Newspaper and magazine stand.

6-7. Any accessory building that is not a part of the main structure shall not be located in front of the front building line and must conform with all other applicable setback requirements.

7-8. Accessory buildings, except those within a multi-family development, which are not a part of the main building although connected by an open breezeway may be built on a required side or rear yard, but such accessory building shall not be nearer than ten (10) feet to any side or rear lot lines nor shall any such accessory building occupy more than thirty percent (30%) of the required rear yard. There shall be not more than two (2) accessory buildings.

8-9. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced and no accessory building shall be used for dwelling purposes.

9-10. A garage or carport shall conform with all building and other regulations applicable to the residential structure.

10-11. All private garages, storage and structures and ancillary structures shall comply with setback requirements applicable to this zoning district.

11-12. The height of a private garage or carport, storage garage or structure or ancillary structure shall not exceed the maximum height of the existing building and a private garage or carport, storage garage or structure or ancillary structure shall not exceed seventy-five percent (75%) of the floor space of the principal living area of the original structure as determined and/or measured from and around the outside wall faces of said area.

12-13. Persons wishing to construct and use additional attached or detached garages or carports, storage garages or structures or ancillary structures within this zoning district must receive a building permit from the Building Official.

13-14. Persons wishing to construct and use more than one (1) detached garage, carport, storage garage or structure, ancillary structure or any combination of the aforementioned within this zoning district or which do not comply with the above must receive approval from the Architectural Review Board as well as review and approval of the proposed construction by the Code Enforcement Officer. However, the Architectural Review Board may not authorize an accessory structure to exceed the parameters of the definition of an accessory structure, which requires it be subordinate in use and size.

E. Parking Requirements.

1. Single-family dwelling. Minimum of two (2) enclosed parking spaces.

2. Two-family dwelling. Minimum of two (2) enclosed parking spaces.

3. Multiple-family dwelling/condominium. Minimum of two (2) parking spaces for each unit with a minimum of thirty percent (30%) of the spaces covered.

4. ~~Single-family dwelling with Accessory Dwelling Unit.~~ Minimum of three (3) parking spaces, covered or uncovered.

4-5. No motor vehicle licensed in excess of eighteen thousand (18,000) pounds gross vehicle weight may be parked in this zoning district. Motor vehicles licensed eighteen thousand (18,000) pounds gross vehicle weight or less, but in excess of twelve thousand (12,000) pounds gross vehicle weight, must be parked or stored in the driveway or behind the front building line of a two-family dwelling or parked or stored in the required parking area of a multi-family development. Vehicles, while making local deliveries or providing local services, are exempt from the provisions of this Section.

5-6. Off-street parking for non-residential uses in this zoning district must be approved by the conditional use procedure.

6-7.

Any new driveway or existing driveway widened from a single driveway to a double driveway shall be constructed of a finished hard surfaced material and shall be similar to that which already exists.

7-8. Driveways and surfaced parking areas shall not occupy more than thirty percent (30%) of a front yard, or as may be approved by the City Council.

8-9. Light standards throughout any multi-family development are to be high pressure sodium, backshilded and limited to twenty (20) feet in height.

### **R-3 Residence District Regulations**

D. *Accessory Land Uses And Developments.* Subject to compliance with the procedures of this Section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use and serves only to further the successful utilization of the primary use. Detached above ground accessory structures shall not cover more than a total of seven percent (7%) of the lot area. Accessory uses include the following:

1. Devices for the generation of energy, such as solar panels, wind generators and similar devices.

2. Individual sewage treatment facilities serving an individual dwelling or non-residential use as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

3. Private stables.

4. Signs (directional and informational).

5. ~~Accessory Dwelling Unit.~~

- i. Definition. A residential living unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling it accompanies.
- ii. Accessory Dwelling Units must be approved by the conditional use permit process.
- iii. Only one (1) Accessory Dwelling Unit per lot is permitted.
- iv. Accessory Dwelling Units may only be permitted in connection with single-family residential uses.
- v. All Accessory Dwelling Units shall comply with the requirements of Chapter 505: Ellisville Property Maintenance Code, Article IV: Light, Ventilation and Occupancy Limitation
- vi. Prior to using an accessory building or ancillary structure as an Accessory Dwelling Unit, and upon each change in occupancy, an occupancy permit shall be obtained.

#### **R-4A Residence Regulations**

##### *D. Accessory Uses And Structures.*

- 1. Accessory building, private garages, carports, storage and ancillary structures.
- 2. Parking lots, carports and parking garages.
- 3. Private recreational facilities as an accessory use to residential developments for the exclusive use of residents of the development.
- 4. Residential swimming pools and hot tubs.
- 5. Accessory Dwelling Unit.
  - i. Definition. A residential living unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling it accompanies.
  - ii. Accessory Dwelling Units must be approved by the conditional use permit process.
  - iii. Only one (1) Accessory Dwelling Unit per lot is permitted.
  - iv. Accessory Dwelling Units may only be permitted in connection with single-family residential uses.
  - v. All Accessory Dwelling Units shall comply with the requirements of Chapter 505: Ellisville Property Maintenance Code, Article IV: Light, Ventilation and Occupancy Limitation
  - vi. Prior to using an accessory building or ancillary structure as an Accessory Dwelling Unit, and upon each change in occupancy, an occupancy permit shall be obtained.
- 66. The following commercial uses when located within a multi-family structure, provided these occupy not more than five percent (5%) of the floor area of the structure; and provided further, that no displays are visible from the outside of the structure:
  - a. Food store or drugstore;

- b. Barber or beauty shop;
- c. Self-service laundry facility;
- d. Restaurant, by conditional use permit, if required;
- e. Newspaper and magazine stand.

~~6-7.~~ Any accessory building that is not a part of the main structure shall not be located in front of the front building line and must conform with all other applicable setback requirements.

~~7-8.~~ Accessory buildings, except those within a multi-family development, which are not a part of the main building although connected by an open breezeway may be built on a required side or rear yard, but such accessory building shall not be nearer than ten (10) feet to any side or rear lot lines nor shall any such accessory building occupy more than thirty percent (30%) of the required rear yard. There shall be not more than two (2) accessory buildings.

~~8-9.~~ No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced and no accessory building shall be used for dwelling purposes.

~~9-10.~~ A garage or carport shall conform with all building and other regulations applicable to the residential structure.

~~10-11.~~ All private garages, storage and structures and ancillary structures shall comply with setback requirements applicable to this zoning district.

~~11-12.~~ The height of a private garage or carport, storage garage or structure or ancillary structure shall not exceed the maximum height of the existing building and a private garage or carport, storage garage or structure or ancillary structure shall not exceed seventy-five percent (75%) of the floor space of the principal living area of the original structure as determined and/or measured from and around the outside wall faces of said area.

~~12-13.~~ Persons wishing to construct and use additional attached or detached garages or carports, storage garages or structures or ancillary structures within this zoning district must receive a building permit from the Building Official.

~~13-14.~~ Persons wishing to construct and use more than one (1) detached garage, carport, storage garage or structure, ancillary structure or any combination of the aforementioned within this zoning district or which do not comply with the above must receive approval from the Architectural Review Board as well as review and approval of the proposed construction by the Code Enforcement Officer. However, the Architectural Review Board may not authorize an accessory structure to exceed the parameters of the definition of an accessory structure, which requires it be subordinate in use and size.

#### E. Parking Requirements.

1. Single-family dwelling. Minimum of two (2) enclosed parking spaces.

2. Two-family dwelling. Minimum of two (2) enclosed parking spaces.

3. Multiple-family dwelling/condominium. Minimum of two (2) parking spaces for each unit with a minimum of thirty percent (30%) of the spaces covered.

4. Single-family dwelling with Accessory Dwelling Unit. Minimum of three (3) parking spaces, covered or uncovered.

~~4-5.~~ No motor vehicle licensed in excess of eighteen thousand (18,000) pounds gross vehicle weight may be parked in this zoning district. Motor vehicles licensed eighteen thousand (18,000) pounds gross vehicle weight or less, but in excess of twelve thousand (12,000) pounds gross vehicle weight, must be parked or stored in the driveway or behind the front building line of a two-family dwelling or parked or stored in the required parking area of a multi-family

development. Vehicles, while making local deliveries or providing local services, are exempt from the provisions of this Section.

~~5-6.~~ Off-street parking for non-residential uses in this zoning district must be approved by the conditional use procedure.

~~6-7.~~ Any new driveway or existing driveway widened from a single driveway to a double driveway shall be constructed of a finished hard surfaced material and shall be similar to that which already exists.

~~7-8.~~ Driveways and surfaced parking areas shall not occupy more than thirty percent (30%) of a front yard, or as may be approved by the City Council.

~~8-9.~~ Light standards throughout any multi-family development are to be high pressure sodium, backshilded and limited to twenty (20) feet in height.

## EXHIBIT C

### Section 400.020. Board of Adjustment Established — Purpose — Composition — Appointment — Removal — Alternate Members — Officers — Rules and Regulations — Powers and Duties.<sup>[1]</sup>

- A. *Establishment And Purpose.* The Ellisville Board of Adjustment is hereby established to, ~~in certain circumstances, determine and vary the application of the regulations and provisions relating to the construction or alteration of buildings or structures or the use of land, in harmony with the further the~~ general purpose and intent ~~of such regulations and provisions, and in accordance with the general or specific rules contained therein- and the other provisions set forth herein. of this Chapter~~ ~~by varying its terms, in appropriate circumstances subject to conditions and safeguards and in accord with the other provisions herein.~~
- B. *Composition, Appointment, Removal.* The Board of Adjustment shall consist of five (5) members who shall be residents of the City. The members shall be nominated by the Mayor and appointed by a majority of the Council members. The membership of the first Board appointed shall serve respectively, one (1) for one (1) year, one (1) for two (2) years, one (1) for three (3) years, one (1) for four (4) years, and one (1) for five (5) years. Thereafter members shall be appointed for terms of five (5) years each. Appointments to fill vacancies shall be for the unexpired portion of the term only. The City Clerk shall keep records of the appointments and unexpired terms which may be filled by appointment. All members and alternates shall be removable for cause by the Council upon written charges and after public hearing.
- C. *Alternate Members.* Three (3) alternate members may be appointed to serve in the absence of or the disqualification of the regular members. The term of office for the alternate members shall be five (5) years excepting that the three (3) members first (1st) appointed shall serve respective for a term of one (1) year, three (3) years and five (5) years; thereafter, alternate members shall be appointed for a term of five (5) years each. Insofar as practical, alternate members shall be called upon to serve in the absence of or the disqualification of the regular members on a rotation basis. An effort should be made by the Mayor and the Council members to equitably distribute the appointed among the districts.
- D. *Officers.* The Board of Adjustment shall elect a Chairman who shall serve for a term of one (1) year. The Board of Adjustment shall annually select a Vice Chairman from among its members.
- E. *Rules And Regulations.* The Board of Adjustment may adopt such rules as necessary from time to time to ~~provide for the exercise of its powers and duties as set forth herein, carry out the provisions of this Chapter,~~ provided they are not inconsistent with the provisions of this Chapter, ~~this Code, or~~ other ordinances of the City, ~~state statute, or any other~~

applicable law. Meetings of the Board of Adjustment shall be held as called by the Chairman and at such other times as the Board of Adjustment shall determine. The Chairman, or in his/her absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question or if absent or failing to vote, indicating such fact. All testimony, objections thereto and rulings thereon shall be taken down by a reporter employed by the Board for the purpose. It shall keep records of its examinations and other official actions and all records shall be immediately filed in the office of the City Clerk and shall be a public record. The Board shall be represented at all proceedings by either the City Attorney or special counsel.

F. *Powers And Duties.*

1. The Board of Adjustment shall have the following powers and duties:

- ~~1a.~~ To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official of the City in the enforcement of ~~this Chapter~~ any regulation or provision adopted by the City relating to the construction or alteration of buildings or structures or the use of land.
- 2b. To hear and decide all matters referred to it and upon which it is required to pass under ~~this Chapters 400 and 500 of this Code, including the following:~~
  - ~~4i.~~ To authorize variances of the regulations or provisions adopted by the City relating to the construction or alteration of buildings or structures or the use of land upon appeal in accordance with the provisions of Section 400.140 of this Chapter.
  - ~~5ii.~~ To permit the construction and/or use of a building or the use of premises for public utility purposes.
  - ~~6iii.~~ To permit the reconstruction of a non-conforming use or building within the intent of Section 400.120, which has been damaged by explosion, fire, act of God, vandalism, deterioration or public enemy to the extent of more than fifty percent (50%) of its St. Louis County Assessor's office appraised value, where the Board of Adjustment finds some compelling public necessity requiring a continuance of the non-conforming use.
- ~~3c.~~ In passing upon appeals, where there ~~are is~~ practical ~~difficulties~~ difficulty or unnecessary hardship in the way of carrying out the strict letter of ~~such ordinance~~ any regulation or provision adopted by the City relating to the construction or alteration of buildings or structures or the use of land, to vary or modify the application of any ~~of the such~~ regulations or provisions of ~~such ordinance relating to the construction or alteration of buildings or structures or the use of land~~ so that the spirit of ~~the ordinance~~ Chapters 400 and 500 of this Code shall be observed, public safety and welfare secured, and substantial justice done.
  - ~~4.~~ To authorize variances upon appeal in accordance with the provisions of Section 400.140 of this Chapter.
  - ~~5.~~ To permit the construction and/or use of a building or the use of premises for public utility purposes.

- ~~6. To permit the reconstruction of a non-conforming use or building within the intent of Section 400.120, which has been damaged by explosion, fire, act of God, vandalism, deterioration or public enemy to the extent of more than fifty percent (50%) of its St. Louis County Assessor's office appraised value, where the Board of Adjustment finds some compelling public necessity requiring a continuance of the non-conforming use.~~
- ~~7. To permit a variance in the yard requirements of any district where there are severe practical difficulties or extreme hardships in the carrying out of these provisions due to an irregular shape or size of the lot, the sites of pre-existing buildings, topographical or other site conditions; provided, that such variance shall not have a serious adverse impact on any adjoining property or the general welfare or establish an unsatisfactory precedent for other locations and situations.~~

2. In exercising the above-mentioned powers, the Board of Adjustment may, in conformity with the provisions of this Chapter, reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass or to effect any variation in the City's regulations and provisions relating to the construction or alteration of buildings or structures or the use of land.

[1] *Cross References—Public hearing, §§400.050 et seq.; appeals regarding signs, §410.100(G); fee for board of adjustment public hearings, §400.070. State Law Reference—Board of adjustment, §§89.080 et seq., RSMo.*

#### Section 400.140. Board of Adjustment — Appeals, Procedure.<sup>[1]</sup>

- A. *By Whom Appeals May be Taken.* Appeals to the Board of Adjustment may be taken by any person aggrieved, by any neighborhood organization, as defined in Section 32.105, RSMo., representing such person, or by any officer, department, board or bureau of the City affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal shall have been filed with him/her that by reason of facts stated in the certificate a stay would, in his/her opinion, cause immediate peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the

same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

B. H.—Application.

1. Time for appeals. Notice of appeal shall be filed within a reasonable time, not to exceed thirty (30) days from the time the event or action appealed from occurred.
2. Filing. Such appeal shall be taken by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. A fee and deposit shall be paid to the City at the time the appeal is filed as set forth in this Code.
3. Procedure. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.
4. Public hearing. The Board of Adjustment shall set a date for public hearing and notice of this hearing shall be given according to the provisions of Section 400.050. The hearing shall be held no later than forty-five (45) days from the date the appeal is filed, unless a longer time is required to comply with Subsection (A)(1) hereinabove.
5. Decisions on appeals. Within thirty (30) days of the close of the public hearing, the Board of Adjustment shall affirm or reverse fully or partly or modify the order, requirement, decision or determination or other event or action appealed from. The Board shall be guided in its deliberations by the Comprehensive Plan of the City and any special area plans and the purpose and intent of this Code and all Sections thereof.
6. Stay of proceedings. An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Adjustment after he/she received notice of appeal that by reason of facts certified by him/her, a stay would, in his/her opinion, cause imminent peril to life or property. In such case, the proceedings shall not be stayed otherwise than by a restraining order issued by the Board of Adjustment or a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

~~B.—Hearing And Procedural Rules. The Board of Adjustment shall hold public hearings on all applications for variances in accordance with the provisions of Section 400.050.~~

- C. Standards For Variance. The Board of Adjustment shall not grant a variance as authorized herein unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support all of the following conclusions:
1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner of the applicant;
  2. The granting of the variance shall not adversely affect the rights of adjacent property owners or residents;
  3. The particular physical surroundings, shape or topographical conditions of the property involved would result in a severe practical difficulty or extreme hardship

- B. *Decisions And Records.* No decision shall be rendered unless each member voting thereon has physically inspected the property. The Board of Adjustment, within sixty (60) days of the date the ~~appeal hearing~~ was filed or the matter was referred to the Board, shall render a decision followed by findings of fact and conclusions of law. If no decision is rendered ~~on an applicant's appeal~~ by the Board of Adjustment within sixty (60) days of the date the application was filed or the matter was referred to the Board, the Board of Adjustment decision shall be deemed to support the ~~City Planner's original~~ ruling, interpretation or decision and the ~~application appeal~~ shall be deemed denied unless said time period is extended by mutual agreement in writing. The Board of Adjustment shall render and send to the applicant a written decision on ~~an application for a variance~~ the appeal without unreasonable delay and in no case after more than thirty (30) days of the decision.
- G. *Period Of Validity.* No variance granted by the Board of Adjustment shall be valid for a period longer than one (1) year from the date on which it grants the variance, unless within such period:
1. A building permit is obtained and the construction and alteration of the construction is commenced and pursued diligently toward completion; or
  2. An occupancy permit is obtained and a use or occupancy commenced. The Board of Adjustment may grant extensions not exceeding one hundred eighty (180) days each, upon written application, without notice or hearing.

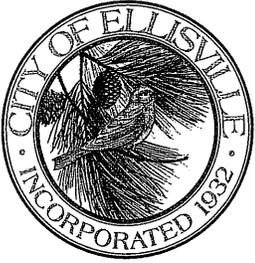
~~H. Application.~~

- ~~1. Time for appeals. Notice of appeal shall be filed within a reasonable time, not to exceed thirty (30) days from the time the event or action appealed from occurred.~~
- ~~2. Filing. Such appeal shall be taken by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. A fee and deposit shall be paid to the City at the time the appeal is filed as set forth in this Code.~~
- ~~3. Procedure. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.~~
- ~~4. Public hearing. The Board of Adjustment shall set a date for public hearing and notice of this hearing shall be given according to the provisions of Section 400.050. The hearing shall be held no later than forty five (45) days from the date the appeal is filed, unless a long time is required to comply with Subsection (A)(1) hereinabove.~~
- ~~5. Decisions on appeals. Within thirty (30) days of the close of the public hearing, the Board of Adjustment shall affirm or reverse fully or partly or modify the order, requirement, decision or determination or other event or action appealed from. The Board shall be guided in its deliberations by the Comprehensive Plan of the City and any special area plans and the purpose and intent of this Code and all Sections thereof.~~
- ~~6. Stay of proceedings. An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Adjustment after he/she received notice of appeal that by reason of facts~~

~~certified by him/her, a stay would, in his/her opinion, cause imminent peril to life or property. In such case, the proceedings shall not be stayed otherwise than by a restraining order issued by the Board of Adjustment or a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.~~

- I. *Appeals To The Circuit Court.* Any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment, any neighborhood organization, as defined in Section 32.105, RSMo., representing such person or persons or any officer, department, board or bureau of the municipality, may present to the Circuit Court of the County or City in which the property affected is located a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the Court within thirty (30) days after the filing of the decision in the office of the Board.

[1] *State Reference—Similar provisions, §89.080, RSMo.*



## City of Ellisville

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# Memo

To: Chairman Hoffman and Members of the Planning and Zoning Commission  
From: Ada Hood, City Planner   
Meeting  
Date: April 13, 2016  
Re: Petition of McBride & Son Homes requesting approval for Rezoning to R-2 Planned Residential and associated Site Development Plan pertaining to a tract of land measuring approximately 21,270 square feet and located at 104 Jacob Lane (partial lot) allowing the land to become part of the Arbors at Bluebird Park Subdivision.

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### SUMMARY

In 2015, the City Council approved a rezoning and associated site development plan for the Arbors at Bluebird Park located at 69 and 75 Klamberg Lane and part of 60 Klamberg Lane. At that time the 104 Jacob Lane (partial lot) was not within Ellisville's jurisdiction (it was part of Ballwin). In 2015, the application request included conceptual consideration for 104 Jacob Lane (partial lot) to be part of a twenty (20) lot subdivision.

As proposed, the subject area consists of two lots (plat approved March 16<sup>th</sup>). The applicant is requesting to rezone the subject area to R-2 Planned Residential Zoning District (R-2), consistent with the approval of the overall subdivision. The subject area will accommodate two single family detached homes.

### COMPREHENSIVE PLAN

The Comprehensive Plan is designed "as a general plan guiding decisions on development and redevelopment in Ellisville" Additionally, it is important to note that the Land Use Plan found in the Comprehensive Plan "offers a general development guide for Ellisville and does not represent specific project details or development proposals. The land use policies offer recommendations as to appropriate types of uses and intensity or density of development on properties throughout the City. The Zoning Code provides much more specific rules regarding the development or preservation of each parcel of land in Ellisville related to items such as density, lot coverage, building height, property line setbacks, parking, landscape requirements, etc."

As per the adopted Comprehensive Plan, the subject site is designated for Low-Density Residential, as follows:

**Low-Density Residential**

Low-Density Residential areas will primarily consist of single-family dwellings. The maximum residential density in these areas will not exceed two and one-half (2.5) dwelling units per acre. This land use classification covers lands with few development constraints. Besides residential developments, this land use classification will include schools, churches, government buildings, parks, and similar institutional and recreational uses that are commonly found in residential areas.

**Future Planning Considerations**

One item that will need to be revisited is residential densities in existing single-family areas with relatively large lots. Some of these areas have average lot sizes well in excess of one-half acre and have houses that are 50 years old or older. Over the next several years, there will be increasing development pressures to resubdivide or redevelop these areas for higher density development. While this redevelopment is contrary to the objectives of this plan and should not be allowed to occur on a piecemeal, lot by lot basis, there may be significant merit to allowing redevelopment in selected areas in the future. It is anticipated that economic factors will occur that would encourage redevelopment of some of these older subdivisions for single-family attached dwellings or new homes on smaller lots. Such redevelopment should be limited to relatively large tracts of land (tract of at least five acres in size), and should not consist of one duplex on a block surrounded by 50-year old houses.

**REZONING/PLANNED RESIDENTIAL**

As per the Zoning Code, the minimum lot size may be decreased at the discretion of the City Council if the developer deposits a park sum or park area per the requirements below:

4. *Park sum requirements.* The following requirement is established for compliance with the provisions relating to same contained in Subsections (F)(3)(a)(1) and (F)(3)(a)(2).

a. *Park sum/park dedication requirements for planned residential district.* At the discretion and choice of the City, a park area of ten percent (10%) of the total planned residential district shall be established, or a sum of money equal to ten percent (10%) of the market value of the unimproved land intended as the planned residential district shall be paid to the City. If the City elects to require said sum of money, such sum is to be used by the City, as determined by the Council, who may first request a recommendation from the Park Board, for the purchase, development or maintenance of City parks and/or facilities.

b. The market value of such unimproved land to be subdivided/developed may be determined by an independent real estate appraisal. Said appraisal must be performed by a State certified general real estate appraiser and the cost of same shall be paid by the subdivider or developer with the selection of an appraiser made by the City.

The applicant has agreed to pay the sum, as described above.

**SITE PLAN**

The proposed site plan and preliminary plat are consistent with the approval of the overall subdivision. Each home will feature a two car garage, minimum, as required by Code. The applicant will provide a tree lawn and a 4 foot sidewalk along both sides of the street. New

decorative street lights will be installed and will measure 16' in height. The homes will measure from 1,500 to 3,197 square feet in size. The maximum building height is two and half stories or 35 feet, excluding basements. The proposed lot sizes and setbacks are consistent with Ordinance 3236 approved for the overall subdivision, as follows:

- Lot sizes will range from 7,500 to 15,040 square feet in size, with an average lot size of 9,828 square feet.
- The proposed setbacks are:
  - Front Yard – 20 feet minimum
  - Side Yard- 5 feet minimum
  - Rear Yard – 15 feet minimum

**RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission holds a public hearing and solicits input as required, and considers approval as proposed.



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

MAR 18 2016

City of Ellisville

## APPLICATION COVER SHEET

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE  
AND CONSISTENT WITH SUBMITTED MATERIALS

Property Address: 104 Jacob Lane

Project Description: Part of the existing Arbors at Bluebird Park - residential development

### PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, a consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

#### Notice to Applicants

In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of APPLICANT: Jeannie M. Aumiller, Associate General Counsel,  
McBride Bluebird, LLC, Owner under Contract

Address: 16091 Swingley Ridge Road, Suite 300, Chesterfield, MO 63017

Phone Number: 314-336-0209 Email jaumiller@mcbridehomes.com

Name of Business Owner(s) - if different than above: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email \_\_\_\_\_

Name of Property Owner(s) - if different than above: Ronnie + Imogene Hopper

Address: 216 Spooners Mill Dr., Ballwin, MO 63011

Phone Number: 636-391-8200 Email rhopper@aol.com

Name of Architect, Landscape Architect, Planner or Engineer: The Sterling Co., c/o Mike Falkner

Address: 5055 New Baumgartner Rd., St. Louis, MO 63129

Phone Number: 314-487-0440 Email mfalkner@sterling-eng-sur.com

**PART B: SITE DESCRIPTION**

Legal Address of Property: 104 : Jacob Lane Locator No.: 23T340074  
Lot No.: \_\_\_\_\_ Block No.: \_\_\_\_\_ Current Zoning: N/A - recently acquired from  
the City of Ballwin  
Current Use of Site: residential 1

Proposed Use of Site: residential

**PART C: APPLICATIONS FILED (List the applications you will submit (i.e. Conditional Use Permit, Site Plan, etc.). A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where and when.**

Application for Rezoning  
Application for Planned Development

**PART D: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)**

McBride Bluebird, LLC  
Signature of Applicant (Required): [Signature] Date: 3-18-16  
Title/Interest in Property: Owner under contract  
under contract McBride Bluebird, LLC  
Signature of Property Owner (Required): [Signature] Date: 3-18-16  
Title/Interest in Property: Owner under contract



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

MAR 10 2016

City of Ellisville

## APPLICATION FOR REZONING/TEXT AMENDMENT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE  
FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$200.00 APPLICATION FEE AND  
\$50.00 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION

Property Address: 104 Jacob Lane

Applicant: McBride Bluebird, LLC

### PART A: REZONING (LOT AND ZONING INFORMATION)

Existing No. of lots: \_\_\_\_\_ Lot size(s): \_\_\_\_\_ Proposed No. of lots: 2 Lot size(s): 9,630 sq. ft. & 11,640 sq. ft.

Existing zoning N/A: recently acquired from City of Ballwin Proposed Zoning: R-2

### PART B: TEXT AMENDMENT

Existing Text: N/A: this is a zoning request

Proposed Text: N/A: this is a zoning request

### PART C: COMPREHENSIVE PLAN

Explain how the proposed rezoning/text amendment is consistent with the Comprehensive Plan.

The Comprehensive Plan suggests single-family residential which is consistent with this request.

**PART D: ENVIRONMENTAL STATEMENT**

Will the proposed request will not adversely impact the environment?: It will not

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?  
(Yes) or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

**PART E: CHECKLIST**

\_\_\_\_\_ Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.

\_\_\_\_\_ The public hearing deposit is used to cover the cost of publishing in the local paper as required by law. Depending on what the actual cost of the publication, an applicant may be owed a small refund or may be billed for additional monies.

\_\_\_\_\_ A detailed description and specific reason(s) the applicant is seeking the desired amendment, supplement, change, modification or repeal of any provision of this chapter.

\_\_\_\_\_ Also explain the section of the City's Code or chapter that would be impacted by the proposed change and the extent of this impact. If more than one section would be affected, each individual impact is to be detailed separately.

\_\_\_\_\_ Location map, including north arrow and map scale.

\_\_\_\_\_ Existing and proposed zoning district, subdivision name, lot number, dimensions and area of the proposed for rezoning, and zoning of adjacent parcels where different than said subject property.

\_\_\_\_\_ A certified metes and bounds description of the property which would be affected by the proposed zoning district change.

\_\_\_\_\_ Proposed use of the subject property, if any.

\_\_\_\_\_ Location and identification of all right-of-way and easements (existing and proposed).



# City of Ellisville

One Weis Avenue  
 Ellisville, MO 63011  
 (636) 227-9660 FAX: (636) 227-9486

RECEIVED

MAR 18 2016

City of Ellisville

## APPLICATION FOR PLANNED DEVELOPMENT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
 APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.  
 THIRTY-ONE (31) SETS OF SIGNED & SEALED DRAWINGS PLANS MUST BE FOLDED TO APPROXIMATELY 8 ½ x 11 or 8 ½ x 14 IN SIZE. A \$500.00 APPLICATION FEE AND \$50.00 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION

Property Address: 104 Jacob Lane

Applicant: McBride Bluebird, LLC

**PART A: PROPOSED PROJECT**

Briefly describe the project and intended use(s) This property was recently acquired from Ballwin and was included in the previously approved site plan for the Arbors at Bluebird Park. This zoning and planned development request is consistent with what was contemplated by the zoning originally approved by Ordinance No. 3236 approved on 10-21-15.

Please provide a tabulation of how the Total Square Footage in the project breaks down for each intended use. Examples of uses are the principle building, parking, storage, landscaping, deck/patio, or other:

<u>Intended Use</u>	<u>Designated Square Footage of Floor Area</u>	<u>Percentage</u>	<u>Conditional Use or Permitted Use</u>
Residential lots	0.6037 acres	100 %	

How does proposed development meet good planning practices, enhance the City and surrounding neighborhood?

consistent with already approved site plan

How does the proposed development meet the general planning goal of the City and the City's Comprehensive Plan?

consistent with already approved site plan

How does the development implement the Great Streets Master Plan and the Bikeable Walkable Community Plan?

McBride plans to install sidewalks in the community which will provide pedestrian connectivity to roads and sidewalks within the City.

Give a statement showing how the proposed Planned Development differs from the zoning ordinance:

This request is consistent with the zoning in Ordinance No. 3236.

Explain why this difference from the zoning ordinance is necessary for the project to proceed: \_\_\_\_\_

This request is consistent with the zoning in Ordinance No. 3236.

What aspects of this project make it unusual and desirable enough for the City to allow the flexibility from the zoning ordinance: This project is consistent with the Comprehensive Plan and goals in

that it proposes single-family detached housing. This project meets market demands by bringing more modern housing options to Ellisville.

What, if any, public benefit is the developer willing to provide the City: Per Ordinance No. 3236, this project will provide public streets, new infrastructure and a park/recreation fee.

**Adjacent Land Use:**

How is the proposed development compatible with the surrounding neighborhood? The proposed development is the same as the surrounding areas - single-family residential, and consistent with Ordinance No. 3236.

Describe impact on the surrounding neighborhood or the City as a whole? The new homes and project investment will aid in raising surrounding property values. It is also consistent with Ordinance No. 3236.

Describe buffering be provided to protect adjacent land uses from light, noise, etc.? \_\_\_\_\_

All buffers will be implemented pursuant to Ordinance No. 3236.

How are the operating and delivery hours compatible with the adjacent land use? N/A

**Architecture:**

How are the architecture and building materials consistent with a high quality development and adjacent area?

McBride will provide quality architecture and submit an application for architectural approval.

Describe how the development preserves significant architectural/environmental features of the property. \_\_\_\_\_

N/A

Describe how the development preserves the designated historical features of the property. \_\_\_\_\_

N/A

**Landscape:**

Demonstrate how the landscaping is appropriate for the scale of the development and enhances greenspace in the City. Landscaping and tree preservation will be done in accordance with the landscape plan previously submitted.

What provisions will be made for care and maintenance of greenspace areas? Common ground will be uniformly maintained by the homeowners' association.

**Traffic:**

Will street and other means of access to the proposed development be suitable and adequate to any anticipated traffic without overloading the adjacent streets? Yes

If not, how will this be resolved? \_\_\_\_\_

How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians? Street width and layout support interior movement of vehicles and pedestrians.

**Utilities:**

Are the existing or proposed utility services adequate for the proposed development? Yes

**PART B: AMENDMENT** N/A

Briefly describe the project as approved: \_\_\_\_\_

Briefly describe the amendment to the project: \_\_\_\_\_

**PART H: CHECKLIST**

\_\_\_\_\_ Eight (8) full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later (31 copies) to forward to the Planning and Zoning Commission and/or City Council.

\_\_\_\_\_ The public hearing deposit is used to cover the cost of publishing in the local paper as required by law. Depending on what the actual cost of the publication, an applicant may be owed a small refund or may be billed for additional monies.

\_\_\_\_\_ \$800 deposit for Landscape Plan Review. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.

\_\_\_\_\_ \$6,000 deposit for Traffic Report. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF A LARGER TRACT OF LAND CONVEYED TO RONNIE AND IMOCENE HOPPER BY DEED RECORDED IN BOOK 17629, PAGE 2983 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, SAID POINT BEING NORTH 89° 53' 50" EAST, 20.00 FEET FROM THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LISA SUBDIVISION, AS RECORDED IN PLAT BOOK 97, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS, NORTH 89° 53' 50" EAST, 174.38 FEET; THENCE DEPARTING LAST SAID NORTHERLY LINE, SOUTH 08° 45' 18" WEST, 107.75 FEET; THENCE SOUTH 21° 48' 01" WEST, 63.00 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO NCRA M. UMPHRES, ETAL, BY DEED RECORDED IN BOOK 6055, PAGE 355 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG LAST SAID NORTHERLY LINE, SOUTH 88° 53' 36" WEST, 135.21 FEET TO THE NORTHWEST CORNER OF SAID UMPHRES TRACT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO STRAUB, L.L.C. BY DEED RECORDED IN BOOK 15686, PAGE 2833 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG LAST SAID EASTERLY LINE, NORTH 00° 13' 00" EAST, 164.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 26,296 SQUARE FEET OR 0.6037 ACRES, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING NOVEMBER, 2015 UNDER ORDER NO. 15-03-074.



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

MAR 29 2016

City of Ellisville

*pd. \$50  
chk # 1225*

## APPLICATION FOR SITE PLAN REVIEW

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.  
PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$50.00  
APPLICATION FEE MUST ACCOMPANY THIS APPLICATION**

Property Address: 104 Jacob Lane

Applicant: McBride Bluebird, LLC

**PART A: SITE DEVELOPMENT** *This property was recently acquired from Bullwin and was included in the previously approved site plan for the Arbors at*  
Briefly describe the intended project and use: Bluebird Park, per Ordinance No. 3236.

Is the intended use: Permitted \_\_\_\_\_ Conditionally Permitted: \_\_\_\_\_ Part of a Planned Development:

Total Square Footage of Site: .60 acres Total Square Footage of Building(s): 1,500 - 3,197 sq. ft. per unit

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: \_\_\_\_\_

Building Lot Coverage: \_\_\_\_\_ Total Impervious Lot Coverage: \_\_\_\_\_

Setbacks: Required: \_\_\_\_\_ Provided: Front 20' Rear 15' Side 5'

Buffer Landscape: Required: N/A Provided: \_\_\_\_\_

Parking Lot Landscape: Required: N/A Provided: \_\_\_\_\_

Fence: Required: N/A Location: \_\_\_\_\_ Type/Material: \_\_\_\_\_ Height: \_\_\_\_\_

Wall (Screen/Sound): Required: N/A Location: \_\_\_\_\_ Type/Material: \_\_\_\_\_ Height: \_\_\_\_\_

Public Art or Benefit Provided: N/A Describe: \_\_\_\_\_

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours):  
N/A

*Architectural review is required for any exterior renovation or facade changes. If any of these items are part of the project, complete an Architectural Review Board Application.*

### PART B: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

**Vibration.** Will the use be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located, excluding vehicular traffic unrelated to the subject use? Yes

**Noise.** Will the use be so operated that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes

**Odor.** Will the use be so operated that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes

**Smoke.** Will the use be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines? Yes

**Toxic gases.** Will the use be so operated that there is no emission of toxic, noxious or corrosive fumes or gases? Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? Yes

**Air pollution.** Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? Yes

**Radiation.** Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? Yes

**Operations, heat and glare.** Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? Yes

**Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)**

**Grease extraction efficiency:** Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? N/A

**Maintenance:** Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? N/A

**Cleaning:** Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this

standard? N/A

**PART C: STORM WATER QUALITY PROTECTION STANDARDS:**

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? \_\_\_\_\_
2. Can additional greenspace be preserved? \_\_\_\_\_
3. Can proposed development be located in already developed areas? \_\_\_\_\_
4. Can stormwater be captured and infiltrated into the ground? \_\_\_\_\_
5. Can stormwater be captured and reused for irrigation or décor? \_\_\_\_\_
6. Could permeable surface materials be used to promote infiltration and limit runoff? \_\_\_\_\_
7. Can land disturbance be restricted to less sensitive areas? \_\_\_\_\_
8. Is the development located outside the 100 year flood plain? \_\_\_\_\_
9. Is the development located outside the stream bank setback buffer? \_\_\_\_\_
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? \_\_\_\_\_
11. Does the development plan avoid sensitive areas? \_\_\_\_\_
12. Does the site development plan utilize stormwater credits? \_\_\_\_\_
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? \_\_\_\_\_
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? \_\_\_\_\_
15. Is over 1 acre of impervious area being added? \_\_\_\_\_
16. Is the development tributary to any existing basins that need to be upgraded? \_\_\_\_\_

*see plan and previously submitted information*

**PART D: ENVIRONMENTAL STATEMENT**

Will the proposed request will not adversely impact the environment?: It will not

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request? (Yes) or No) If yes, please submit a copy of the report/study with this application. - Submitted

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

**PART E: CHECKLIST**

- \_\_\_\_\_ Existing and proposed (1) Site Plan, (2) Landscaping Plan and (3) Natural Resources Plan. Scale may be 1"= 20'-0".
- \_\_\_\_\_ Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.
- \_\_\_\_\_ Boundary Map showing all boundaries, existing setbacks and other physical features.
- \_\_\_\_\_ Location map showing north arrow.

## Ada Hood

---

**From:** Dave Phipps  
**Sent:** Tuesday, March 29, 2016 10:28 AM  
**To:** Ada A. Hood A. I. C. P. (ahood@ellisville.mo.us)  
**Subject:** Arbors at Bluebird park lots 19 & 20

Ada,

There are no additional fire district requirements.

David E. Phipps  
Fire Marshal  
Metro West Fire Protection District  
(636) 821-5806



**SCI ENGINEERING, INC.**

130 Point West Boulevard  
St. Charles, Missouri 63301  
636-949-8200 Fax 636-949-8269  
[www.sciengineering.com](http://www.sciengineering.com)

**Phase One Environmental Site Assessment**

**ARBORS AT BLUEBIRD PARK  
ELLISVILLE, MISSOURI**

**November 4, 2015**

**Prepared for:**

**MCBRIDE BLUEBIRD, LLC**

**SCI No. 2015-0876.20**



**SCI ENGINEERING, INC.**

CONSULTANTS IN DEVELOPMENT,  
DESIGN AND CONSTRUCTION  
GEOTECHNICAL  
ENVIRONMENTAL  
NATURAL RESOURCES  
CULTURAL RESOURCES  
CONSTRUCTION SERVICES

November 4, 2015

Mr. Jeremy Roth  
McBride Arbors at Bluebird Park  
16091 Swingley Ridge Road, Ste. 300  
Chesterfield, Missouri 63017

RE: Phase One Environmental Site Assessment  
Arbors at Bluebird Park  
Ellisville, Missouri  
SCI No. 2015-0876.20

Dear Mr. Roth:

SCI Engineering, Inc. (SCI) has completed the Phase One Environmental Site Assessment at the above-referenced site, the report of which is contained herein. Phase One activities consisted of historical and public records research, historical review, interviews, and a reconnaissance survey.

Based on the activities which were performed in general accordance with the ASTM Practice E 1527-13 for Phase One Environmental Site Assessments, SCI identified no evidence of Recognized Environmental Conditions in connection with the subject site.

SCI appreciates being of service to you on this project. Please contact us if you have any questions or comments regarding this report.

Respectfully,

**SCI ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read 'Nick A. Baniel'.

Nick A. Baniel  
Staff Engineer

A handwritten signature in black ink, appearing to read 'Edwin P. Grimmer'.

Edwin P. Grimmer, P.E.  
Vice President

NAB/EPG/hmm

Enclosure

\\scieng\shared\StCharles\shared\soils\NEW\PROJECT FILES\2015 PROJECTS\2015-0876 Arbors at Bluebird Park\ES\2015-0876.20 Phase One ESA.doc

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# City of Ellisville

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## Memo

To: Chairman Hoffman and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner *AH*

Meeting

Date: April 13, 2016

Re: Petition of Pro-Tech Collision Center for consideration and approval of (1) Text Amendments to the C-4 Ellisville Business Park Zoning District allowing Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses in the district; (2) a Conditional Use Permit to allow Used Motor Vehicle Sales, Auto Repair, Auto Service and Auto Wash uses; and (3) a Lot Consolidation Plat associated with the property located at 16360 (and 16201) Truman Road within the C-4 Commercial Zoning District.

---

### TEXT AMENDMENT

The applicant is requesting text amendments to the C-4 Ellisville Business Park Zoning District (C-4). More specifically the applicant is proposing to add the following uses as 'conditionally permitted' in the C-4:

- Used Motor Vehicle Sales
- Automobile Repair
- Automobile Service
- Automobile Wash

Used Motor Vehicle Sales as a primary use is new to the City. The applicant is proposing several restrictions and criteria for this use, as outlined in the attachment included in this packet. The Automobile Repair, Service and Wash uses are currently allowed in the C-3 and M-1 zoning districts.

### COMPREHENSIVE PLAN

The adopted Plan calls designates this area for retail, as follows:

#### **Retail Commercial**

The retail commercial land use category is intended primarily for retail and offices uses. This category will allow a broad range of retail uses from florists to new car dealers and will include many uses allowed in the City's commercial zoning districts. Office uses will primarily consist of business and professional offices. Specific retail commercial land uses will be regulated by the City's zoning regulations. In addition to commercial buildings, this land use classification will

include schools, churches, government buildings, parks and similar institutional and recreational uses that are commonly found in retail commercial areas. Urban low-density and medium density residential developments may be also be allowed within this land use category.

The proposed changes may be deemed consistent with the Comprehensive Plan.

### **CONDITIONAL USE**

The applicant is also requesting approval of a conditional use permit (CUP) to allow the operation of a Used Motor Vehicle Sales, Automobile Repair, Service and Wash shop at 16360 Truman Road. It is unclear based on the documents submitted whether Porsche of St Louis and Bommarito Automotive Group will continue to operate at this site. However, approval of a multi-tenant use may be approved via this CUP application.

### **LOT CONSOLIDATION**

The subject property currently consists of two separate lots 16360 and 16201 Truman Road. The existing building is built partially on both lots. The applicant has agreed to consolidate the lots and 'clean up' the property boundaries (buildings must comply with setback requirements and should not be built over two separate lots).

### **ISSUES**

After review, it appears that the following items may need a waiver from the City Council:

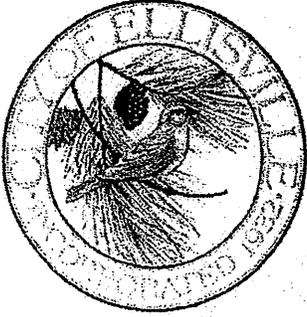
1. Compliance with landscape requirements, including replacing/adding additional landscaping on retaining wall.
2. New street lights along Truman Road.
3. New sidewalk, street lights and street trees along Westhills Park Drive.
4. Pedestrian accessibility, crosswalks and walkways as required by Section 400.490(I).

Additionally, staff requested the applicant to consider the following items (not required and no waiver needed)

- A. As this site is located at the west entrance to the City, staff requests that you consider installing a gateway entrance piece/landscaping.

### **RECOMMENDATION**

Staff recommends the Planning and Zoning Commission holds a public hearing and solicits input as required by the Zoning Code. Additionally, the Commission may add any conditions of approval it deems necessary.



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

## APPLICATION COVER SHEET

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE  
AND CONSISTENT WITH SUBMITTED MATERIALS**

Property Address: 16360 Truman Road, Ellisville, MO 63021

Project Description: Text amendment for re-used of existing commercial building for high end auto repair facility

### PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

### Notice to Applicants

In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of APPLICANT: Pro-Tech Collision Center c/o Bill Biermann

Address: 1795 Clarkson Road, Suite 190 Chesterfield, Missouri 63017

Phone Number: 314-517-4348 Email: bill@wmbiermannco.com

Name of Business Owner(s) - if different than above: Pro-Tech Collision Center

Address: 122 North First Street, Pacific, Missouri 63069

Phone Number: 636-271-6095 Email: protech1997@hotmail.com

Name of Property Owner(s) - if different than above: Same as above

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Architect, Landscape Architect, Planner or Engineer: Stock & Associates Consulting Engineers, Inc.

Address: 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005

Phone Number: 636-530-9100 Email: george.stock@stockassoc.com

Revised: August 25, 2014

1

**PART B: SITE DESCRIPTION**

Legal Address of Property: 16360 Truman Road Locator No.: 23U230206  
Lot No.: 1 & 3 Block No.: N/a Current Zoning: C-4 Ellisville Business Park  
Current Use of Site: Existing commercial building. Former tenant Tri-Star Mercedes dealership

Proposed Use of Site: High end auto repair facility with car sales

**PART C: APPLICATIONS FILED (List the applications you will submit (i.e. Conditional Use Permit, Site Plan, etc.). A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where and when.**

Conditional Use Permit, Text Amendment, Site Development Plan, Consolidation Plat

See attached letter.

**PART D: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)**

Signature of Applicant (Required): [Signature] Date: 3-23-16

Title/Interest in Property: \_\_\_\_\_

Signature of Property Owner (Required): [Signature] Date: 3/23/16

Title/Interest in Property: \_\_\_\_\_

# CND Equipment LLC

---

PO Box 31159, St. Louis, MO 63131 | 636.686.7111 |

**March 22, 2016**

City of Ellisville

1 Weis Ave.

Ellisville, MO 63011

**To Whom It May Concern:**

This letter serves as notice that CND Equipment LLC is aware that Pro-Tech Collision Center intends on moving a body shop into the facility located at 16360 Truman Road, Ellisville, MO 63011, with the potential for car sales in the future.

**Sincerely,**



**Nadir Djavaherian  
President  
CND Equipment LLC**



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

MAR - 9 2016

City of Ellisville

## APPLICATION FOR REZONING/TEXT AMENDMENT

PAID  
\$200  
CL 20120

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE. APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$200.00 APPLICATION FEE AND \$50.00 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION**

Property Address: 16360 Truman Road

Applicant: Pro-Tech Collision Center c/o Bill Biermann

### PART A: REZONING (LOT AND ZONING INFORMATION)

Existing No. of lots: 2 Lot size(s): 1.949, 3.91 Proposed No. of lots: 1 Lot size(s): 5.858

Existing zoning C-4 Ellisville Business Park Proposed Zoning: C-4 Ellisville Business Park Commercial

### PART B: TEXT AMENDMENT

Existing Text: Section 400.420 Motor Vehicle Sales With or Without Ancillary Rental or Leasing

Paragraphs A, B and C

Proposed Text: Section 400.425 Motor Vehicle Repair Facility (see enclosed text document)

### PART C: COMPREHENSIVE PLAN

Explain how the proposed rezoning/text amendment is consistent with the Comprehensive Plan.  

---

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**PART D: ENVIRONMENTAL STATEMENT**

Will the proposed request will not adversely impact the environment?: No adverse impact

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?  
No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

**PART E: CHECKLIST**

- X Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.
- X The public hearing deposit is used to cover the cost of publishing in the local paper as required by law. Depending on what the actual cost of the publication, an applicant may be owed a small refund or may be billed for additional monies.
- X A detailed description and specific reason(s) the applicant is seeking the desired amendment, supplement, change, modification or repeal of any provision of this chapter.
- X Also explain the section of the City's Code or chapter that would be impacted by the proposed change and the extent of this impact. If more than one section would be affected, each individual impact is to be detailed separately.
- X Location map, including north arrow and map scale.
- X Existing and proposed zoning district, subdivision name, lot number, dimensions and area of the proposed for rezoning, and zoning of adjacent parcels where different than said subject property.
- X A certified metes and bounds description of the property which would be affected by the proposed zoning district change.
- X Proposed use of the subject property, if any.
- X Location and identification of all right-of-way and easements (existing and proposed).



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

MAR - 9 2016

## APPLICATION FOR CONDITIONAL USE PERMIT

City of Ellisville  
**PAID**  
\$5900  
CK # 20720  
CK # 20721

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.  
THIRTY-ONE (31) SETS OF SIGNED & SEALED DRAWINGS PLANS MUST BE FOLDED TO  
APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$350.00 APPLICATION FEE AND \$50.00  
PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION**

Property Address: 16360 Truman Boulevard

Applicant: Pro-Tech Collision Center c/o Bill Biermann

### PART A: BUILDING CONSTRUCTION

Estimated Cost of Construction : N/A No. of Stories : single story

Total Square Footage of Site: 255,169 Total Square Footage of Building(s): 42,334

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: 0.165

Building(s) Height(s): 29 feet Number of Floors: 1 floor

Total Number of Available Parking Spaces: 303 parking spaces

Number of Parking Spaces as Required by the Zoning Ordinance: 128 spaces

Describe the Reason for Requesting a Conditional Use Permit: Add automobile repair,  
automobile service, and automobile wash to Section 400.300(D) (C-4)

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours): \_\_\_\_\_

*Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.*

### PART B: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: \_\_\_\_\_

Please describe why the proposed amendment is necessary: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART C: MULTI-TENANT/MIXED USE**

Total Square Footage of: Retail: \_\_\_\_\_ Residential: \_\_\_\_\_ Office: \_\_\_\_\_ Other: \_\_\_\_\_

How Many Dwelling Units Will Result From The Project: \_\_\_\_\_ Square Footage Per Unit: \_\_\_\_\_

Number of Floors Retail: \_\_\_\_\_ Residential: \_\_\_\_\_ Office: \_\_\_\_\_ Other: \_\_\_\_\_

Total Number of Parking Spaces: Retail \_\_\_\_\_ Residential: \_\_\_\_\_ Office: \_\_\_\_\_ Other: \_\_\_\_\_

Provide a tabulation of the total square footage of the site and what percentage and amount of square footage will be reserved for off-street parking, open spaces, parks, etc.

<u>Intended Use:</u>	<u>Square Footage</u>	<u>Percentage</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PART D-1: RESTAURANTS**

Briefly describe the type and character of the operation: \_\_\_\_\_

\_\_\_\_\_

Hours of Operation: \_\_\_\_\_

Will a liquor license be requested? Yes \_\_\_ No \_\_\_ If yes, which type: \_\_\_\_\_

Square Footage of Proposed Use: \_\_\_\_\_ No. of seats: \_\_\_\_\_

Number of Parking Spaces: \_\_\_\_\_ No. Employees: \_\_\_\_\_ Valet Parking? Yes \_\_\_ No \_\_\_

Location of Parking Facilities: \_\_\_\_\_

If restaurant is to offer deliveries, please describe this operation: \_\_\_\_\_

\_\_\_\_\_

Does the restaurant intend to participate in a recycling program? Yes \_\_\_ No \_\_\_

**PART D-2: OUTDOOR DINING/SEATING**

Please provide a copy of survey showing building line, property line, right-of-way line, proposed seating plan and landscaping.

Seating only? Or full service? \_\_\_\_\_ Square Footage of Patio: \_\_\_\_\_

Same Menu (Yes/No): \_\_\_\_\_ Same Hours (Yes/No): \_\_\_\_\_

No. Tables: \_\_\_\_\_ No. Seats: \_\_\_\_\_ No. Umbrellas: \_\_\_\_\_ Logo on Umbrellas: \_\_\_\_\_

Description of Furniture: \_\_\_\_\_

Description and proposed location of Pedestrian Barrier: \_\_\_\_\_

Description of Landscaping: \_\_\_\_\_

Description of Lighting: \_\_\_\_\_

**PART E-1: TELECOMMUNICATION INSTALLATIONS**

Location of Antenna(s): \_\_\_\_\_ Type of Antenna(s): \_\_\_\_\_

No. of Antenna(s) : \_\_\_\_\_ Dimension(s): \_\_\_\_\_

Location of cabinets(s): \_\_\_\_\_ Type of cabinets(s):: \_\_\_\_\_

No. of cabinets(s) : \_\_\_\_\_ Dimension(s): \_\_\_\_\_

Location of wiring/cable: \_\_\_\_\_ Type of wiring/cable: \_\_\_\_\_

Lineal Feet : \_\_\_\_\_ How will wiring/cable be screened: \_\_\_\_\_

Location of screening/ \_\_\_\_\_ Type of screening(s)

Enclosures: \_\_\_\_\_ enclosures: \_\_\_\_\_

Dimension(s): \_\_\_\_\_ Color/Description: \_\_\_\_\_

Will any illumination be used : \_\_\_\_\_ By what method : \_\_\_\_\_

**PART E-2: LEASE AND MAINTENANCE**

Fully executed lease: \_\_\_\_\_ How long is lease for: \_\_\_\_\_ Any Easements: \_\_\_\_\_ Describe: \_\_\_\_\_  
Yes / No Yes / No

Who will provide any maintenance: \_\_\_\_\_ Describe: \_\_\_\_\_

**PART F: ENVIRONMENTAL STATEMENT**

Will the proposed request adversely impact the environment?: \_\_\_\_\_ No \_\_\_\_\_ (Yes or No)

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?  
\_\_\_\_ N/A \_\_\_\_ (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

**PART G: CRITERIA**

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No). Please be sure to respond to all questions (a-r).

- No a. Will the use have any negative effect upon traffic conditions.  
(1) In the event that the proposed commercial use or building is a motor vehicle oriented business as defined by Section 400.430(A)(2), traffic impact consideration screening procedures as set forth in Section 400.430(A)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.  
(2) In the event that the proposed use or building is a multi-family development as defined by Section 400.430 (B)(2), traffic impact consideration screening procedures as set forth in Section 400.430(B)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
- No b. Will the use substantially increase fire hazards?
- No c. Will the use adversely affect the character of the neighborhood?
- No d. Will the use adversely affect the general welfare of the community?
- No e. Will the use overtax the sewage or public utilities?
- No f. Will the use adversely affect or overtax Police or other City services?
- Yes g. Will the use be the highest and best use of the location applied for?
- No h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- No i. Will the use have a substantial negative impact on the environment?
- Yes j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood?
- Yes k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- No l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas?
- No m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- Yes n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- No o. Does the use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Yes p. Does the proposed use comply with the standards of good planning practices?
- Yes q. Have sufficient measures been taken or will be taken by the applicant that would negate, to an acceptable level, potentially adverse impacts, as determined by the City Council?
- Yes r. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

**PART H: CHECKLIST**

- X Five full size copies of plans must be submitted initially for staff review. Additional plan sets (31 copies) will be required later to forward to the Planning and Zoning Commission and/or City Council.



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

PAID  
\$50  
ck 20720

## APPLICATION FOR SITE PLAN REVIEW

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.  
PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$50.00  
APPLICATION FEE MUST ACCOMPANY THIS APPLICATION**

Property Address: 16360 Truman Road

Applicant: Pro-Tech Collision Center c/o Bill Biermann

### PART A: SITE DEVELOPMENT

Briefly describe the intended project and use: Proposed auto repair and vehicle sales

Is the intended use: Permitted  Conditionally Permitted:  Part of a Planned Development:

Total Square Footage of Site: 255,169 Total Square Footage of Building(s): 42,344

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: 0.165

Building Lot Coverage: 42,344 Total Impervious Lot Coverage: 160,505

Setbacks: Required: 30' front, 20' side, 25' rear Provided: 30' front, 20' side, 25' rear

Buffer Landscape: Required: n/a Provided: n/a

Parking Lot Landscape: Required: existing Provided: existing

Fence: Required: No Location: \_\_\_\_\_ Type/Material: \_\_\_\_\_ Height: \_\_\_\_\_

Wall (Screen/Sound): Required: Exist Location: Trash Enclosure Type/Material: CMU Height: 6'

Public Art or Benefit Provided: \_\_\_\_\_ Describe: n/a

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours):  
\_\_\_\_\_

*Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.*

### PART B: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

**Vibration.** Will the use be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located, excluding vehicular traffic unrelated to the subject use? Yes.

**Noise.** Will the use be so operated that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes.

**Odor.** Will the use be so operated that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes.

**Smoke.** Will the use be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines? Yes.

**Toxic gases.** Will the use be so operated that there is no emission of toxic, noxious or corrosive fumes or gases? Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? Yes.

**Air pollution.** Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? Yes.

**Radiation.** Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? Yes.

**Operations, heat and glare.** Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? Yes.

**Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)**

**Grease extraction efficiency:** Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? N/a

**Maintenance:** Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? Yes.

**Cleaning:** Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this

standard? Yes.

**PART C: STORM WATER QUALITY PROTECTION STANDARDS:**

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? No planned disturbance.
2. Can additional greenspace be preserved? Existing greenspace to be used in place.
3. Can proposed development be located in already developed areas? Yes.
4. Can stormwater be captured and infiltrated into the ground? Existing underground detention system to be used in place.
5. Can stormwater be captured and reused for irrigation or décor? Existing underground detention system to be used in place.
6. Could permeable surface materials be used to promote infiltration and limit runoff? Existing pavement to be used in place.
7. Can land disturbance be restricted to less sensitive areas? No planned land disturbance.
8. Is the development located outside the 100 year flood plain? Yes.
9. Is the development located outside the stream bank setback buffer? Yes.
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? No. Existing detention system to be used in place.
11. Does the development plan avoid sensitive areas? Yes.
12. Does the site development plan utilize stormwater credits? No.
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? Existing underground detention system to be used in place.
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? Property owner to maintain.
15. Is over 1 acre of impervious area being added? No. No planned land disturbance.
16. Is the development tributary to any existing basins that need to be upgraded? Existing detention basin to be used in place.

**PART D: ENVIRONMENTAL STATEMENT**

Will the proposed request will not adversely impact the environment?: No adverse impact.

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?  
N/A (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

**PART E: CHECKLIST**

- X Existing and proposed (1) Site Plan, (2) Landscaping Plan and (3) Natural Resources Plan. Scale may be 1"= 20'-0".
- X Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.
- X Boundary Map showing all boundaries, existing setbacks and other physical features.
- X Location map showing north arrow.

MAR - 9 2016



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

City of Ellisville  
**PAID**  
\$400  
CK# 20720

**APPLICATION FOR SUBDIVISION, LOT  
CONSOLIDATION, BOUNDARY  
ADJUSTMENT OR CONDOMINIUM PLAT**

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE. APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$400.00 APPLICATION FEE MUST ACCOMPANY THIS APPLICATION**

Property Address: 16201 Autumn View and 16360 Truman Road, Ellisville, MO 63011

Applicant: Stock & Associates Consulting Engineers, Inc.

**PART A: LOT INFORMATION**

**EXISTING LOT**

**PROPOSED LOT**

Lot size: \_\_\_\_\_

No. Lots: \_\_\_\_\_ Lot Size(s): \_\_\_\_\_

Topography: \_\_\_\_\_

Topography: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Water features/creeks/wetland and stormwater detention

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Layout of streets, right of way widths and street names:

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Location and width of pedestrian ways and easements:

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Location of all utilities:

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Setbacks:

Revised: March 1, 2016

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

**PART B: STORM WATER QUALITY PROTECTION STANDARDS:**

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? \_\_\_\_\_
2. Can additional greenspace be preserved? \_\_\_\_\_
3. Can proposed development be located in already developed areas? \_\_\_\_\_
4. Can stormwater be captured and infiltrated into the ground? \_\_\_\_\_
5. Can stormwater be captured and reused for irrigation or décor? \_\_\_\_\_
6. Could permeable surface materials be used to promote infiltration and limit runoff? \_\_\_\_\_
7. Can land disturbance be restricted to less sensitive areas? \_\_\_\_\_
8. Is the development located outside the 100 year flood plain? \_\_\_\_\_
9. Is the development located outside the stream bank setback buffer? \_\_\_\_\_
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? \_\_\_\_\_
11. Does the development plan avoid sensitive areas? \_\_\_\_\_
12. Does the site development plan utilize stormwater credits? \_\_\_\_\_
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? \_\_\_\_\_
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? \_\_\_\_\_
15. Is over 1 acre of impervious area being added? \_\_\_\_\_
16. Is the development tributary to any existing basins that need to be upgraded? \_\_\_\_\_

**PART C: LOT CONSOLIDATION PLAT**

<u>EXISTING LOT(S)</u>	<u>PROPOSED LOT</u>
Lot size: <u>Lot 1 - 3.909 Ac.</u>	Lot Size: <u>5.858 Ac.</u>
Lot size: <u>Lot 3 - 1.949 Ac.</u>	
Topography: _____	
Description of change: <u>Remove Lot Code from Building</u>	

**PART D: BOUNDARY ADJUSTMENT PLAT**

<u>EXISTING LOT(S)</u>	<u>PROPOSED LOT(S)</u>
Lot sizes: _____	Lot Size(s): _____
Lot sizes: _____	Lot Size(s): _____
Lot sizes: _____	Lot Size(s): _____
Topography: _____	
Description of change: _____	

**PART E: CONDOMINIUM PLAT**



## Ada Hood

---

**From:** John Collins  
**Sent:** Tuesday, March 15, 2016 3:28 PM  
**To:** Ada Hood  
**Cc:** John Calvert; Bill Schwer  
**Subject:** Pro-Tech Collision Center - 1630 Truman Road  
**Attachments:** City of Ellisville Cosolidation Plat Script.pdf

Ada,

The following are my review comments regarding the Consolidation Plat dated March 7, 2016:

1. Revise city script as shown on attachment. Substitute Leigh Dohack for Catherine Demeter.

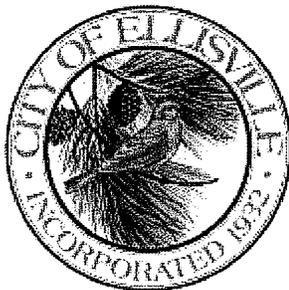
The following are my review comments regarding the Site Development Plan dated March 7, 2016:

1. It will be necessary to obtain approval from the Metropolitan St. Louis Sewer District for any modifications to the sanitary or storm sewer system.
2. It will be necessary to submit plumbing plans to the City of Ellisville for the proposed car wash.
3. Maintain "No Right Turn" restrictions for all three exists of the parking lot exits.
4. It will be necessary to obtain approval of the landscaping plan from the city's third party landscape planner. Replace/add additional landscaping on retaining wall.

Thanks,

John

John M. Collins  
Assistant City Engineer  
636.227.9660  
jcollins@ellisville.mo.us  
1 Weis Avenue  
Ellisville, MO 63011  
www.ellisville.mo.us



## Ada Hood

---

**From:** Dave Phipps  
**Sent:** Monday, March 14, 2016 1:58 PM  
**To:** Ada A. Hood A. I. C. P. (ahood@ellisville.mo.us)  
**Subject:** Pro-Tech Collision center

Ada,

The Bureau of Fire Prevention has reviewed the above mention site plan and there are no additional fire district requirements.

David E. Phipps  
Fire Marshal  
Metro West Fire Protection District  
(636) 821-5806



Friday, March 11, 2016

Ms. Ada Hood, A.I.C.P.  
Director of Planning and Community Development  
City of Ellisville  
1 Weis Avenue  
Ellisville, Mo 63011

Re: Landscape Plan Review #1  
Pro-Tech Collision Center—16360 Truman Road  
terraspec Job No. 11003.29

Dear Ms. Hood:

Per your request we have reviewed the submitted Plan(s) for the above referenced project and submit for consideration the following comments.

No Landscape Plan was included in the information packet received by this office, therefore, no landscape review was performed. It should be noted that the City's Regulations require that "a landscape plan shall be provided for all proposed commercial,.....uses and approved by the City's third party landscape architectural consultant", Article VIII, Section 400.480, Paragraph C. Site reconnaissance indicates that the current site does not meet the minimum landscape requirements for a commercially zoned property set forth in the City's Regulations.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,  
terraspec

A handwritten signature in black ink, appearing to read "Kenneth J. Keitel".

Kenneth J. Keitel, PLA, ASLA  
Landscape Architect

Missouri Department of Transportation

1590 Woodlake Drive  
Chesterfield, Missouri 63017-5712  
314.275.1500  
Fax: 573.522.6475  
1.888.ASK MODOT (275.6636)

Date: March 16, 2016

Subject: Pro-Tech Collision Center – 16360 Truman Road

Dear Ada Hood,

After review of the site plan for the subjected development MoDOT has the following comments;

1. Any work within MoDOT's right of way will require a MoDOT permit.
2. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.
3. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.

If you have any questions please feel free to contact me via email at [john.braden@modot.mo.gov](mailto:john.braden@modot.mo.gov) .

Sincerely



Jay Jay Braden  
Senior Traffic Specialist  
Missouri Department of Transportation



*Our mission is to provide a world-class transportation experience that delights our customers and promotes a prosperous Missouri.*

[www.modot.org](http://www.modot.org)

## Ada Hood

---

**From:** Knoll, James  
**Sent:** Tuesday, March 15, 2016 11:39 AM  
**To:** 'Ada Hood'  
**Cc:** Knoll, James  
**Subject:** Pro-Tech Collission Ceneter - 16360 Truman Road

Ada,

I appreciate you letting us take a look at this.

St. Louis County has no comment on the project.

Thanks,  
Jim

*James M. Knoll, PE, CFM*

Supervisor, Project Managers | Civil Plan Review and Special Use Permits Groups

St. Louis County Department of Transportation

41 S. Central Ave. | Clayton, MO 63105

direct 314-615-8554 | office 314-615-8517 | fax 314-615-7084

[jmknoll@stlouisco.com](mailto:jmknoll@stlouisco.com) | [www.stlouisco.com](http://www.stlouisco.com)

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## Section 400.425 Used Motor Vehicle Sales

A. Definition. As used in this Section, the following terms shall have the prescribed meaning:

### USED MOTOR VEHICLE SALES

The use of any building, land area or other premises or portion thereof for the display or sale of used automobiles, light duty trucks or vans, sport utility vehicles not over two (2) ton capacity as a primary use.

Unless specifically set out below, all requirements regarding building area, setback, buffers, site design, etc. shall be in conformance with the zoning district.

### B. Permitted Ancillary Uses.

1. Any repair work, body and fender work, painting, towing and other repair services conducted as an accessory use, excluding any and all activities relating to an auto salvage operation.

2. Retail sales of products and parts incidental to and accessory to motor vehicle repair and sales.

3. Sales of new automobiles, light duty trucks or vans, sport utility vehicles, recreation vehicles and light duty trailers.

4. Rental or leasing of new or pre-owned automobiles, light duty trucks or vans or sport utility vehicles.

5. Automobile repair and automobile service.

6. Open storage of inventory.

### C. Building Requirements.

1. Enclosed sales floor area (show room) shall contain a minimum of one thousand five hundred (1,500) square feet.

2. Enclosed service/repair building shall contain minimum one thousand five hundred (1,500) square feet. The building shall be at least one hundred fifty (150) feet from any residential zone. All motor vehicle repair and service work shall be conducted within the enclosed building. All garage-type doors for service buildings within two hundred fifty (250) feet of adjacent residential zone must not face a residential zone.

D. Parking Requirements. Retail sales ratio plus an additional two (2) spaces for each bay, not counting a bay as a space, and an additional space for each employee on largest shift. Landscaped islands are waived in areas located behind the front building line and used for inventory storage.

E. Additional Requirements.

1. Minimum lot area. Four (4) acres.
2. Road frontage. Must be located within 150 feet of a road of at least five lanes.
3. Zoning. Can only be located in the C-4 Zoning District and is expressly prohibited in the C-3, C-4 and C-5 Zoning Districts.
4. Open storage of inventory is permitted. Storage yards for vehicles awaiting repair/painting or wholesale sales shall be screened with landscaping and a six (6) foot high sightproof fence from any adjacent properties on which such yards are not permitted or do not exist.

E. Storm Water Control Provisions:

1. All storm water improvements shall meet the City standards which are the standards promulgated by the Metropolitan St. Louis Sewer District.
2. There shall be a minimum of one (1) detention basin.

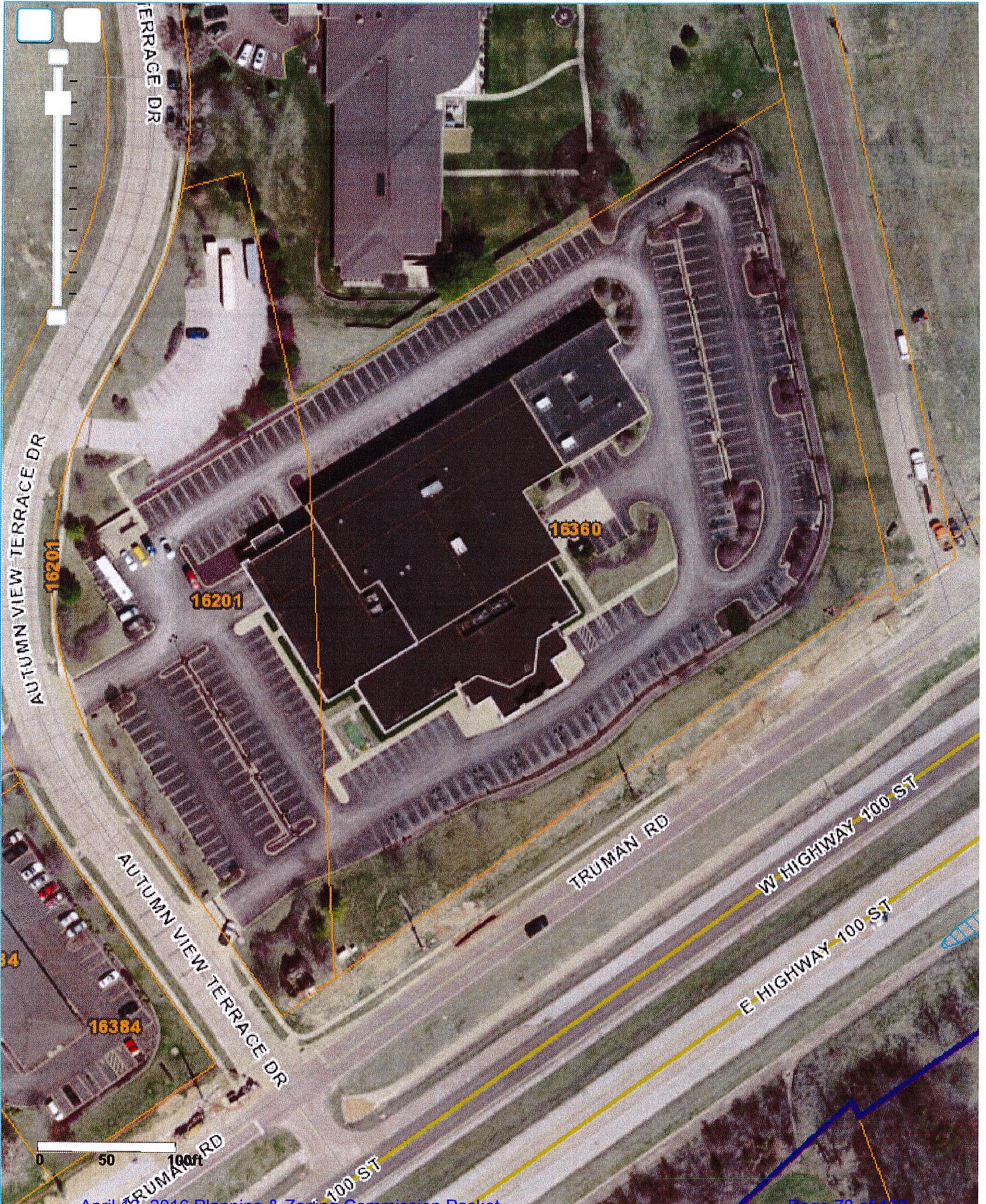
F. Public Address System. Prohibited.

G. Lighting. Lighting standards shall be maximum of twenty-five (25) feet in height with the light source shielded from adjacent properties.

### ADJUSTED LOT 1

A tract of land being Lots 1 and 3 of the Gardens, a subdivision according to the plat thereof as recorded in Plat Book 336, Pages 100 and 101 of the St. Louis County records, located in the West 1/2 of the N.W. 1/4 Section 6, Township 44 North, Range 4 East of the Fifth Principal Meridian, City Of Ellisville, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the east right-of-way line of Autumn Terrace Drive, 60 feet wide, with the north right-of-way line of Truman Road, variable width, from which a found iron pipe bears North 38 degrees 24 minutes 41 seconds East, 0.18 feet; thence along said east right-of-way line the following course and distances: North 35 degrees 35 minutes 34 seconds West, 199.98 feet to a found iron pipe located at a point of curvature to the right having a radius of 285.00 feet; along said curve with an arc length of 322.52 feet and a chord which bears North 03 degrees 10 minutes 25 seconds West, 305.58 feet to found iron pipe at the point of tangency; North 29 degrees 14 minutes 45 seconds East, 45.66 feet to a point of curvature to the left having a radius of 330.00 feet and along said curve with an arc length of 130.30 feet and a chord which bears North 17 degrees 56 minutes 02 seconds East, 129.46 feet to the northwest corner of said Lot 3, from which a found iron pipe bears South 62 degrees 56 minutes 24 seconds West, 0.10 feet; thence along the north line of said Lot 3, North 81 degrees 28 minutes 52 seconds East, 58.59 feet to the northeast corner of said Lot 3, from which a found iron pipe bears South 82 degrees 58 minutes 47 seconds East, 0.16 feet; thence along the east line of said Lot 3, South 08 degrees 31 minutes 08 seconds East, 170.00 feet to the northwest corner of above said Lot 1 from which a found iron pipe bears South 04 degrees 32 minutes 02 seconds West, 0.21 feet; thence along the north line of said Lot 1, North 58 degrees 04 minutes 09 seconds East, 420.61 feet to found iron pipe at the northeast corner of said Lot 1, said point also being located on the west line of West Hill Park Drive, private, 50 feet wide; thence along said west line, South 12 degrees 31 minutes 20 seconds East, 381.20 feet to a found iron pipe located on the north right-of-way line of above said Truman Road; thence along said right-of-way line the following courses and distances: South 55 degrees 19 minutes 59 seconds West, 80.88 feet to a found iron pipe and South 54 degrees 24 minutes 26 seconds West, 473.55 feet to the Point of Beginning and containing 255,169 square feet or 5.858 acres more or less.





# City of Ellisville

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## Memo

To: Carl Hoffman, Chairman and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner *AW*

Meeting

Date: April 13, 2016

Re: Request of The Fountains of Ellisville, LLC for rezoning (from C-3 to C-2), lot consolidation plat, conditional use permit and site development plan approvals to allow an addition for an independent living facility and a building height over 30 feet at 15834 Clayton Road within the C-3 Commercial Zoning District.

---

### BACKGROUND

The applicant currently operates a nursing home/retirement facility at 15826 and 15822 Clayton Road. The applicant is now proposing to add a new building measuring 95,420 square feet in size and almost 50 feet in height. The new facility will add 69 units for independent living.

### PLAT

The applicant is proposing to consolidate the property at 15834 with the existing property (15826 and 15822 Clayton Road) to create one single lot. The property at 15834 Clayton Road measure 67,288 square feet in size, while the existing property (15826 and 15822 Clayton Road) measure 5.51 acres.

### REZONE

The applicant is requesting approval to rezone the property at 15834 Clayton Road from C-3 to C-2 Commercial. Retirement facilities/ nursing homes are conditionally permitted within the C-2 Commercial Zoning designation. The Comprehensive Plan envisions both parcels for professional office use which generates less traffic. The proposed use may be deemed consistent with the objectives of the Comprehensive Plan.

### CONDITIONAL USE PERMIT

The applicant is requesting approval of a conditional use permit to allow the operation of a retirement facility within the C-2 Commercial Zoning designation. As per Section 400.280(C) of the zoning code, Nursing Homes and Retirement Facilities are conditionally permitted within the C-2 commercial zoning district.

The applicant is also seeking a conditional use permit to allow a building in excess of 30 feet in height. The proposed addition will be 4-stories and approximately 49'-3" in height. The proposed building will be setback at least 190 feet from the rear property line in compliance with the code.

### **SITE PLAN**

The City's third party traffic consultant has reviewed the plan and her report is attached for your review. Currently, The Fountains of West County share parking with the Pillars Foundation to accommodate visitor parking during holidays such as Mother's and Father's Day and Christmas. Cross access will be provided throughout the existing and new facilities.

The City's third party landscape architect is reviewing the plans for compliance with applicable landscape regulations and offers a few additions for compliance with the City's Codes. His report is attached for your review.

### **ISSUES**

Based on review of the plans and applications submitted, the following waivers may be necessary:

1. The Commission determines an environmental impact report is not required.
2. Parking reduction (see traffic report).
3. If the applicant chooses not to install the additional landscaping necessary to comply with code, a waiver will be required.

In addition to the code requirements/standards listed above, staff has requested the applicant to:

- A. Consider changing including "Ellisville" in the name of the facility and monument sign.

### **RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission holds a public hearing and solicits public input.



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

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MAR 14 2016

City of Ellisville

## APPLICATION COVER SHEET

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE AND CONSISTENT WITH SUBMITTED MATERIALS**

Property Address: 15834 Clayton Road, Ellisville, MO 63011

Project Description: New 4-story, 69-Unit Independent Living Addition

### PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, a consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

#### Notice to Applicants

In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of **APPLICANT**: The Fountains of Ellisville, LLC contact: Barry Yoffie

Address: 15826 Clayton Road, Ellisville, MO 63011

Phone Number: 314-591-1201 Email: byoffie@fountainsofwestcounty.com

Name of Business Owner(s) - if different than above: (Same)

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Property Owner(s) - if different than above: Howard Park Early Intervention Center contact person: Brad Buechler

Address: 15834 Clayton Road, Ellisville, MO 63011

Phone Number: 636-227-2330 Email: bradb@afastl.org

Name of Architect, Landscape Architect, Planner or Engineer: Civil Engineering Design Consultants, Inc. contact: Paul Boyer, P.E.

Address: 11402 Gravois Road, Suite 100, St. Louis, MO 63126

Phone Number: 314-729-1400 Email: pboyer@cedc.net

**PART B: SITE DESCRIPTION**

Legal Address of Property: 15834 Clayton Road Locator No.: 22T540442  
Lot 1 of the Resubdivision of Adjusted Lot 13A  
of Kenneth Shotwell's Home Farm  
Lot No.: \_\_\_\_\_ Block No.: \_\_\_\_\_ Current Zoning: C3

Current Use of Site: Behavior Intervention Facility for elementary aged children

Proposed Use of Site: Building addition/expansion for independent living facility for seniors

**PART C: APPLICATIONS FILED (List the applications you will submit (i.e. Conditional Use Permit, Site Plan, etc.). A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where and when.**

- Site Development Plan Review Application
- Rezoning and Text Amendment Application (Rezone site from C3 to C2)
- Conditional Use Permit Application
- Application for Architectural Review
- Application for Consolidation Plat

**PART D: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)**

Signature of Applicant (Required):  Date: 3/10/16

Title/Interest in Property: Owner under contract

Signature of Property Owner (Required):  Date: 3/10/16

Title/Interest in Property: Owner



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

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City of Ellisville

## APPLICATION FOR REZONING/TEXT AMENDMENT

PAID  
\$200

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE  
FOLDED TO APPROXIMATELY 8 ½ x 11 or 8 ½ x 14 IN SIZE. A \$200.00 APPLICATION FEE AND  
\$50.00 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION**

Property Address: 15834 Clayton Road

Applicant: The Fountains of Ellisville, LLC

### PART A: REZONING (LOT AND ZONING INFORMATION)

Existing No. of lots: 1 Lot size(s): 1.54 ac. Proposed No. of lots: 1 Lot size(s): 1.54 ac.

Existing zoning C-3, Commercial Proposed Zoning: C-2, General Office

### PART B: TEXT AMENDMENT

Existing Text: N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Proposed Text: N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### PART C: COMPREHENSIVE PLAN

Explain how the proposed rezoning/text amendment is consistent with the Comprehensive Plan.

The comprehensive plan indicates the subject area to be 'Professional use' allowing professional and medical offices and low-intensity commercial uses that will not be major factor generators. The proposed senior living facility would not be considered a major traffic generator and is ideally suited at this location since it is an expansion of the existing senior living facility located at 15826 Clayton Road.

**PART D: ENVIRONMENTAL STATEMENT**

Will the proposed request will not adversely impact the environment?: No

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?  
No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

**PART E: CHECKLIST**

X Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.

X The public hearing deposit is used to cover the cost of publishing in the local paper as required by law. Depending on what the actual cost of the publication, an applicant may be owed a small refund or may be billed for additional monies.

X A detailed description and specific reason(s) the applicant is seeking the desired amendment, supplement, change, modification or repeal of any provision of this chapter.

N/A Also explain the section of the City's Code or chapter that would be impacted by the proposed change and the extent of this impact. If more than one section would be affected, each individual impact is to be detailed separately.

X Location map, including north arrow and map scale.

X Existing and proposed zoning district, subdivision name, lot number, dimensions and area of the proposed for rezoning, and zoning of adjacent parcels where different than said subject property.

X A certified metes and bounds description of the property which would be affected by the proposed zoning district change.

X Proposed use of the subject property, if any.

X Location and identification of all right-of-way and easements (existing and proposed).



# City of Ellisville

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Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

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## APPLICATION FOR SUBDIVISION, LOT CONSOLIDATION, BOUNDARY ADJUSTMENT OR CONDOMINIUM PLAT

*(please type or print)*

**PAID**  
\$400

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE. APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$400.00 APPLICATION FEE MUST ACCOMPANY THIS APPLICATION**

Property Address: 15834 Clayton Road

Applicant: The Fountains of Ellisville, LLC

### PART A: LOT INFORMATION

#### EXISTING LOT

#### PROPOSED LOT

Lot size: 1.54 ac.

No. Lots: 1 Lot Size(s): 7.05 ac.

Topography: Moderately sloping

Topography: Moderately sloping

Existing Zoning: C3

Water features/creeks/wetland and stormwater detention

Existing: Existing development; detention

Proposed: New development; detention

Layout of streets, right of way widths and street names:

Existing: N/A

Proposed: N/A

Location and width of pedestrian ways and easements:

Existing: Present

Proposed: Present

Location of all utilities:

Existing: Site served by utilities

Proposed: Utility services are available

Setbacks:

Existing: Front=110' from Clayton CL; Side=10'; Rear=25'

Proposed: Front=110' from Clayton CL; Side=10'; Rear=25'

**PART B: STORM WATER QUALITY PROTECTION STANDARDS:**

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? No
2. Can additional greenspace be preserved? No
3. Can proposed development be located in already developed areas? Development occurs over existing developed area
4. Can stormwater be captured and infiltrated into the ground? Yes
5. Can stormwater be captured and reused for irrigation or décor? No
6. Could permeable surface materials be used to promote infiltration and limit runoff? Yes
7. Can land disturbance be restricted to less sensitive areas? N/A
8. Is the development located outside the 100 year flood plain? Yes
9. Is the development located outside the stream bank setback buffer? N/A
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? No
11. Does the development plan avoid sensitive areas? Yes
12. Does the site development plan utilize stormwater credits? Yes
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? Yes; drainage area is 2.1+/- ac.; BMP's are below ground
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? Owner; yes
15. Is over 1 acre of impervious area being added? No
16. Is the development tributary to any existing basins that need to be upgraded? Development tributary to basin. Additional detention to be provided on subject lot.

**PART C: LOT CONSOLIDATION PLAT**

<u>EXISTING LOT(S)</u>	<u>PROPOSED LOT</u>
Lot size: <u>1.54 ac. / 4.18 ac. / 1.33 ac.</u>	Lot Size: <u>7.05 ac.</u>
Lot size: _____	
Topography: <u>Moderately sloping</u>	
Description of change: <u>Proposed consolidation of 3 lots into 1 parcel</u>	

**PART D: BOUNDARY ADJUSTMENT PLAT**     N/A

<u>EXISTING LOT(S)</u>	<u>PROPOSED LOT(S)</u>
Lot sizes: _____	Lot Size(s): _____
Lot sizes: _____	Lot Size(s): _____
Lot sizes: _____	Lot Size(s): _____
Topography: _____	
Description of change: _____	

**PART E: CONDOMINIUM PLAT**     N/A





# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

## APPLICATION FOR SITE PLAN REVIEW

**PAID**  
\$150

*(please type or print)*

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.  
PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$50.00  
APPLICATION FEE MUST ACCOMPANY THIS APPLICATION**

Property Address: 15834 Clayton Road, Ellisville, MO 63011

Applicant: The Fountains of Ellisville, LLC

### PART A: SITE DEVELOPMENT

Proposed 4-story building addition w/ 69 Independent Living Units.  
Lot consolidation proposed to consolidate subject lot 15834 Clayton  
w/ 15826 Clayton and 15822 Clayton Road.

Briefly describe the intended project and use:

Is the intended use: Permitted \_\_\_\_\_ Conditionally Permitted:  Part of a Planned Development: \_\_\_\_\_  
67,288 s.f. (subject lot) 95,420 s.f. (proposed ILU addition)  
Total Square Footage of Site: 307,204 s.f. (all 3 lots) Total Square Footage of Building(s): 311,190 s.f. (Ex. ILU, Ex. ALU, Prop. ILU)

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: 311,190 s.f. / 307,204 s.f. = 1.01  
Ex. ILU, ALU, Prop. ILU=103,468 s.f. / 307,199 s.f. x 100=33.7%

Building Lot Coverage: \_\_\_\_\_ Total Impervious Lot Coverage: 219,327 s.f. / 307,204 s.f. x 100 = 71.4%

Setbacks: Required: Front=110' from CL Road Provided: Front=110' from CL Road  
Side=10'; Rear=25' Side=10'; Rear=25'

Buffer Landscape: Required: Front=20'; Provided: Front=20'; Side=10'; Rear=25' except for generator pad  
Side=10'; Rear=25' at 15'

Parking Lot Landscape: Required: (1) landscaped island Provided: (1) landscaped island per  
per 10 parking spaces 10 parking spaces

Fence: Required:  Location: Rear yard Type/Material: sight-proof/wood Height: 6'

Trash Enclosure  
Wall (Screen/Sound): Required:  Location: Rear yard Type/Material: sight-proof/masonry Height: 6'+/-

Public Art or Benefit Provided: N/A Describe: \_\_\_\_\_

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours):

Municipal vendor pick-up of trash / Deliveries south side of new building

*Architectural review is required for any exterior renovation or facade changes. If any of these items are part of the project, complete an Architectural Review Board Application.*

### PART B: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

**Vibration.** Will the use be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located, excluding vehicular traffic unrelated to the subject use? Yes

**Noise.** Will the use be so operated that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes

**Odor.** Will the use be so operated that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes

**Smoke.** Will the use be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines? Yes

**Toxic gases.** Will the use be so operated that there is no emission of toxic, noxious or corrosive fumes or gases? Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? Yes

**Air pollution.** Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? Yes

**Radiation.** Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? Yes

**Operations, heat and glare.** Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? Yes

**Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)**

N/A

**Grease extraction efficiency:** Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? \_\_\_\_\_

**Maintenance:** Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? \_\_\_\_\_

**Cleaning:** Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this

standard? \_\_\_\_\_

**PART C: STORM WATER QUALITY PROTECTION STANDARDS:**

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? No
2. Can additional greenspace be preserved? No
3. Can proposed development be located in already developed areas? It is located within previously developed area
4. Can stormwater be captured and infiltrated into the ground? Yes
5. Can stormwater be captured and reused for irrigation or décor? No
6. Could permeable surface materials be used to promote infiltration and limit runoff? Yes
7. Can land disturbance be restricted to less sensitive areas? Yes
8. Is the development located outside the 100 year flood plain? Yes
9. Is the development located outside the stream bank setback buffer? Yes
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? No
11. Does the development plan avoid sensitive areas? Yes
12. Does the site development plan utilize stormwater credits? Yes (detention & permeable pavement)
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? Yes, below ground. Tributary acreage to BMP's=2.1+/-
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? Owner; Yes
15. Is over 1 acre of impervious area being added? No
16. Is the development tributary to any existing basins that need to be upgraded? Development is tributary to existing basin however additional detention will be provided on new lot.

**PART D: ENVIRONMENTAL STATEMENT**

Will the proposed request will not adversely impact the environment?: No adverse impacts

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?  
No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

**PART E: CHECKLIST**

- X Existing and proposed (1) Site Plan, (2) Landscaping Plan and (3) Natural Resources Plan. Scale may be 1"= 20'-0".
- X Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.
- X Boundary Map showing all boundaries, existing setbacks and other physical features.
- X Location map showing north arrow.



# City of Ellisville

One Weis Avenue  
Ellisville, MO 63011  
(636) 227-9660 FAX: (636) 227-9486

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MAR 14 2016

## APPLICATION FOR CONDITIONAL USE PERMIT

City of Ellisville  
**PAID**  
\$350

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.  
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.  
THIRTY-ONE (31) SETS OF SIGNED & SEALED DRAWINGS PLANS MUST BE FOLDED TO  
APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$350.00 APPLICATION FEE AND \$50.00  
PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION**

*Handwritten:* \$50 pub.

Property Address: 15834 Clayton Road, Ellisville, MO 63011

Applicant: The Fountains of Ellisville, LLC

### PART A: BUILDING CONSTRUCTION

Estimated Cost of Construction :	<u>\$13,500,000.00</u>	No. of Stories :	<u>4</u>	Ex. ILU =	<u>155,150 s.f.</u>
	<small>Subject site=67,288 s.f.</small>			Prop. ILU=	<u>95,420 s.f.</u>
Total Square Footage of Site:	<u>Combined Lots=307,204 s.f.</u>	Total Square Footage of Building(s):	<u>311,190 s.f. / 307,204 s.f. = 1.01</u>	Ex. ALU =	<u>60,620 s.f.</u>
				Total =	<u>311,190 s.f.</u>

Building(s) Height(s): Eaves=38'-2" Number of Floors: 4  
Ridge=49'-3"

Total Number of Available Parking Spaces: 153 (all 3 lots)

Number of Parking Spaces as Required by the Zoning Ordinance: 258 spaces (total ILU & ALU)

Describe the Reason for Requesting a Conditional Use Permit: Zoning requires CUP for retirement complex  
CUP required to exceed 2 stories or 30 ft. building height.

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours): Municipal vendor pick-up; hours and pick-ups per week to be determined.

*Architectural review is required for any exterior renovation or facade changes. If any of these items are part of the project, complete an Architectural Review Board Application.*

### PART B: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: N/A

Please describe why the proposed amendment is necessary: N/A

\_\_\_\_\_  
\_\_\_\_\_

**PART C: MULTI-TENANT/MIXED USE** N/A

Total Square Footage of: Retail: \_\_\_\_\_ Residential: \_\_\_\_\_ Office: \_\_\_\_\_ Other: \_\_\_\_\_

How Many Dwelling Units Will Result From The Project: \_\_\_\_\_ Square Footage Per Unit: \_\_\_\_\_

Number of Floors Retail: \_\_\_\_\_ Residential: \_\_\_\_\_ Office: \_\_\_\_\_ Other: \_\_\_\_\_

Total Number of Parking Spaces: Retail \_\_\_\_\_ Residential: \_\_\_\_\_ Office: \_\_\_\_\_ Other: \_\_\_\_\_

Provide a tabulation of the total square footage of the site and what percentage and amount of square footage will be reserved for off-street parking, open spaces, parks, etc.

<u>Intended Use:</u>	<u>Square Footage</u>	<u>Percentage</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PART D-1: RESTAURANTS** N/A

Briefly describe the type and character of the operation: \_\_\_\_\_

\_\_\_\_\_

Hours of Operation: \_\_\_\_\_

Will a liquor license be requested? Yes \_\_\_ No \_\_\_ If yes, which type: \_\_\_\_\_

Square Footage of Proposed Use: \_\_\_\_\_ No. of seats: \_\_\_\_\_

Number of Parking Spaces: \_\_\_\_\_ No. Employees: \_\_\_\_\_ Valet Parking? Yes \_\_\_ No \_\_\_

Location of Parking Facilities: \_\_\_\_\_

If restaurant is to offer deliveries, please describe this operation: \_\_\_\_\_

\_\_\_\_\_

Does the restaurant intend to participate in a recycling program? Yes \_\_\_ No \_\_\_

**PART D-2: OUTDOOR DINING/SEATING** N/A

Please provide a copy of survey showing building line, property line, right-of-way line, proposed seating plan and landscaping.

Seating only? Or full service? \_\_\_\_\_ Square Footage of Patio: \_\_\_\_\_

Same Menu (Yes/No): \_\_\_\_\_ Same Hours (Yes/No): \_\_\_\_\_

## PART G: CRITERIA

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No). Please be sure to respond to all questions (a-r).

- No a. Will the use have any negative effect upon traffic conditions.
- (1) In the event that the proposed commercial use or building is a motor vehicle oriented business as defined by Section 400.430(A)(2), traffic impact consideration screening procedures as set forth in Section 400.430(A)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
- (2) In the event that the proposed use or building is a multi-family development as defined by Section 400.430 (B)(2), traffic impact consideration screening procedures as set forth in Section 400.430(B)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
- No b. Will the use substantially increase fire hazards?
- No c. Will the use adversely affect the character of the neighborhood?
- No d. Will the use adversely affect the general welfare of the community?
- No e. Will the use overtax the sewage or public utilities?
- No f. Will the use adversely affect or overtax Police or other City services?
- Yes g. Will the use be the highest and best use of the location applied for?
- No h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- No i. Will the use have a substantial negative impact on the environment?
- Yes j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood?
- Yes k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- No l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas?
- No m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- Yes n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- No o. Does the use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Yes p. Does the proposed use comply with the standards of good planning practices?
- Yes q. Have sufficient measures been taken or will be taken by the applicant that would negate, to an acceptable level, potentially adverse impacts, as determined by the City Council?
- Yes r. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

## PART H: CHECKLIST

- X Five full size copies of plans must be submitted initially for staff review. Additional plan sets (31 copies) will be required later to forward to the Planning and Zoning Commission and/or City Council.

# MARLER

## SURVEYING COMPANY, INC.

11402 Gravois Road, Suite 200 St. Louis, MO 63126  
Phone: (314) 729-1001 Fax: (314) 729-1044

Marty L. Marler  
MO PLS 2501 / IL PLS 3891  
Michael S. Blansit  
MO PLS 2364 / IL PLS 3038

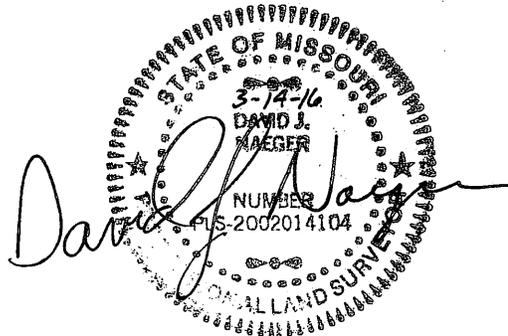
David J. Naeger PLS 2002014104  
James R. Bube PLS 2003013172  
Clayton Burnley LSIT 2005040415

Job # 1602-002  
Metes and Bounds  
Description

Part of Lot 1 of the Resubdivision of Adjusted Lot 13A of Kenneth Shotwell's Home Farm, according to the plat thereof recorded in Plat Book 348 Page 167 of the St. Louis County Records, being more particularly described as follows:

Beginning at a found 5/8" rebar with cap "L.S. 281-D" being the Southeast corner of the aforesaid Lot 1, being on the Northern line of Marshfield, as recorded in Plat Book 47 Page 33 of the St. Louis County Records; thence along the Southern line of said Lot 1 and the Northern line of Lots 25 and 26 of Marshfield, North 89 degrees 49 minutes 00 seconds West a distance of 158.00 feet to a point being the Southwest corner of said Lot 1, being on the Eastern line of a tract of land conveyed to Maple Tree Center, LLC by deed Book 14248 Page 0371, from which a found 1/2" iron pipe with cap "L.S. 14-D" bears South 32 degrees 55 minutes East 0.32 feet; thence along the Western line of said Lot 1, North 00 degrees 11 minutes 00 seconds East a distance of 522.75 feet to a point on the Southern right of way line of Clayton Road (Route HH) (Variable width) as widened by Missouri Highway and Transportation Commission Job # J6U0808, Project # FAS-4901 (603) from which a Found 1/2" rebar with cap "County H/T" bears North 19 degrees 58 minutes West 0.15 feet; thence along the Southern line of Clayton Road, South 89 degrees 50 minutes 48 seconds East a distance of 100.00 feet to a found 1/2" rebar with cap "County H/T"; thence leaving said right of way line, along the Eastern line of said Lot 1, South 00 degrees 11 minutes 00 seconds West a distance of 264.00 feet to a found spindle; thence South 89 degrees 50 minutes 48 seconds East a distance of 58.00 feet to a found spindle; thence South 00 degrees 11 minutes 00 seconds West a distance of 258.83 feet to the point of beginning containing 67,288 square feet or 1.54 acres more or less as surveyed by Marler Surveying Company Inc. during the month of February 2016.

End of Description



## Ada Hood

---

**From:** Knoll, James  
**Sent:** Wednesday, March 23, 2016 6:59 AM  
**To:** Ada Hood (ahood@ellisville.mo.us)  
**Cc:** Knoll, James  
**Subject:** The Fountains of West County

Ada,

Thanks for the opportunity to review, and note the following comments from St. Louis County:

- A Special Use Permit will be required for any work within St. Louis County right-of-way.

Thanks,  
Jim

*James M. Knoll, PE, CFM*

Supervisor, Project Managers | Civil Plan Review and Special Use Permits Groups

St. Louis County Department of Transportation

41 S. Central Ave. | Clayton, MO 63105

direct 314-615-8554 | office 314-615-8517 | fax 314-615-7084

[jmknoll@stlouisco.com](mailto:jmknoll@stlouisco.com) | [www.stlouisco.com](http://www.stlouisco.com)

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Monday, March 21, 2016

Ms. Ada Hood, A.I.C.P.  
Director of Planning and Community Development  
City of Ellisville  
1 Weis Avenue  
Ellisville, Mo 63011

Re: Landscape Plan Review #1  
The Fountains of West County  
terraspec Job No. 11003.30

Dear Ms. Hood:

Per your request we have performed a review of the Landscape Plan for the above referenced project and submit for consideration the following comments. The minimum requirements, as stated in the City's Code, along with notes pertaining to proposed plan compliance and/or deficiencies are indicated for each section.

Please note that the plan submitted for landscape review does not appear to meet the minimum requirements set forth in the City's Code.

Drawing Requirements:

1. Place the following notes on the drawings in a prominent location, perhaps adjacent to the "Landscape Requirements" on Sheet L-1. Notes "A" and "C" are included in the "Guideline Specs" for bidders but should be repeated on Sht. L-1 as these notes are City Requirements. It should also be noted that the topsoil backfill depth in islands should be 2' not 2" as noted in the "Guideline Specs—General—Note #13."
  - A. Irrigation—All landscape areas shall be irrigated to properly establish and maintain lawns and plant material with a minimum of overspray and without significant potential for causing erosion.
  - B. Maintenance—All landscape areas shall be maintained in a clean and healthy condition and all dead plants shall be removed within thirty (30) days and replaced within sixty (60) days of removal, weather permitting, with plants of equivalent size.
  - C. All planting islands, peninsulas and/or medians shall have debris removed and shall be backfilled with at least 2' of clean topsoil.

Minimum Requirements per City regulations  
Section 400.480—Landscaping and Landscape Buffers

A. Planting Strip along street frontage (Sec. 400.480, paragraph G)

Code Requirement:

Planting Strip:

20' minimum width planting strip along street frontage containing:

Trees:

1 - 3" cal. Shade Tree / 50 lf or  
3 - 2" cal. Ornamental Trees (grouped) / 50 lf

Shrubs (provide 80% screen of Vehicular Use Area)

18"-24" shrubs (planted size) at 36" on center (double row-staggered) or  
18"-24" shrubs (planted size) at 30" on center (single row)

Site Specific Requirements/Proposals/Deficiencies:

**Clarkson Road Frontage**

Street Frontage Planting Strip (Approx. 200 lf):

Required - 20' min. width

LAND PLANNING RECREATION PLANNING AND DESIGN  
5030 GRIFFIN ROAD ST LOUIS, MISSOURI 63128

LANDSCAPE ARCHITECTURE  
(314) 984-8211

Evergreen Trees:

Required - (20) 6' ht. Evergreen Trees  
Proposed - (16) 6' ht. Evergreen Trees  
Deficiency - 4 Trees

Sight Proof Fence:

Required - Approx. 200 lf of 6' ht. screen fence  
Proposed - Approx. 200 lf of "Sight Proof Fence (Not shown or noted on the Landscape Plan)  
Deficiency - None

**Additions necessary to meet minimum requirements:**

- **No additional Planting Strip Width required.**
- **(4) additional trees required**
- **No additional fence required, however, it should be noted that the proposed sight proof fence is located nearly 3'-4' below the top of the slope adjacent to the parking drive aisle. It is our recommendation that the fence be moved closer to the top of the slope to provide greater screening of the parking area from the residences.**

B. Vehicular Use Area. (Sec. 400.480, paragraph E)

Code Requirement:

Landscape Space:

Minimum Landscaped Area per Table  
Minimum width - 6' (plantable area)  
Minimum square footage /area - 50 sf (plantable area)

Trees

Minimum Number of Shade Trees per Table (Min. 2 1/2" cal. Recommended)

Site Specific Requirements/Proposals/Deficiencies:

Landscape Space Required based on 50+ Proposed Parking Spaces Excluding Service Yard Area:

Required - 1200 sf min. area designated to landscaping  
Proposed - 1200+ sf  
Deficiency - No Area Deficiency

Trees:

Required - (7) 2 1/2" Shade Trees  
Proposed - (7) Shade Trees  
Deficiency - None

**Additions necessary to meet minimum requirements:**

- **No additional Landscape Space required within the VUA.**
- **No additional Shade Trees required.**

• Additional Comments and Recommendations

1. Plant materials proposed, for the most part, are hardy in the St. Louis area. The plan appears to be well conceived and represents the type of landscape improvements that the City promotes.
2. The submitted landscape plan only addresses the proposed addition portion of the development. As such, we were unable to review the overall existing landscape to determine whether there were deficiencies that needed to be addressed.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,  
terraspec

  
Kenneth J. Keitel, PLA, ASLA  
Landscape Architect



**John Collins**

---

**From:** John Collins  
**Sent:** Thursday, March 17, 2016 3:33 PM  
**To:** Ada Hoo  
**Cc:** Bill Schwer; John Calvert  
**Subject:** Fountains of West County

Ada,

The following are my review comments for the Fountains of West County plans dated March 14, 2016:

1. It will be necessary to obtain approval from MoDOT for any work within the Clayton Road right-of-way.
2. It will be necessary to obtain a Land Disturbance Permit from the Department of Natural Resources.
3. It will be necessary to obtain approval from the Metropolitan St. Louis Sewer District including storm water easements, water quality maintenance agreements, etc.
4. It will be necessary to submit a Storm Water Pollution Prevention Plan. Provide electronic copies of weekly erosion control inspection reports.
5. Landscape plan must be approved by city's third party landscape architect. Recommend additional trees on north side of sight proof fence along since new fence will be installed further down the slope than the existing sight proof fence.
6. It will be necessary to obtain approval from Missouri American Water and Metro West Fire Protection District for location of new water main and fire hydrants.
7. Provide Engineer's cost estimate of the site improvements (Excel format if possible). This document will be used to establish the escrow. Once the cost estimate is approved, the owner will need to establish an escrow via a bond or irrevocable letter of credit.
8. All parking lot lighting shall be shielded to prevent illumination of residential interiors, glare and light trespass.
9. Maintain/install grass swale along west side of parking lot, from cross access parking drive to south property line, to direct surface water runoff into the existing double catch inlet in the rear of the adjacent west parking lot.
10. Existing resident chain link fences and wood fences on the south property line to be used in place.
11. Provide additional screening for generator located in southwest corner of property.

Thanks,

John

April 5, 2016

Ms. Ada Hood, AICP  
City Planner  
City of Ellisville  
One Weis Avenue  
Ellisville, Missouri 63011

RE: Trip Generation and Parking Study  
Proposed Fountains of West County Expansion  
Ellisville, Missouri  
CBB Job No. 007-11-19

Dear Ada:

As requested, CBB has prepared a trip generation and parking study for the proposed Fountains of West County senior living development located at 15826 Clayton Road approximately 900 feet east of Clarkson Road in Ellisville, Missouri.

The Fountains of West County currently has 160 independent senior living dwelling units. To the east of the site, there is an assisted living facility with 64 dwelling units. The Fountains of West County is proposing to purchase the Howard Daycare facility to the west of their complex to allow for the expansion of their independent senior living facility to provide an additional 68 units for a total of 228 independent senior living units.

Access to the existing Fountains of West County independent living and assisted living facility is provided via one full access drive on Clayton Road. Cross access is also provided to the adjacent Howard Daycare facility which also has cross access with the adjacent shopping center. The existing Howard Daycare facility is served by one full access on Clayton Road. In conjunction with the proposed expansion, the existing full access drive on Clayton Road serving the Howard Daycare tract will be closed with sole access for the Fountains of West County provided via the existing access drive resulting in one less curb cut on Clayton Road. The cross access to the adjacent shopping center would be maintained with the future expansion.

The purpose of this assessment was to determine the number of additional trips that would be generated by the proposed expansion and to determine the adequacy of the proposed parking supply.



## TRIP GENERATION

Based upon the site plan prepared by CEDC, the proposed expansion of the Fountains of West County would provide 64 additional independent senior living dwelling units for a total of 228 units. An excerpt from the site plan provided is shown in **Figure 1**.

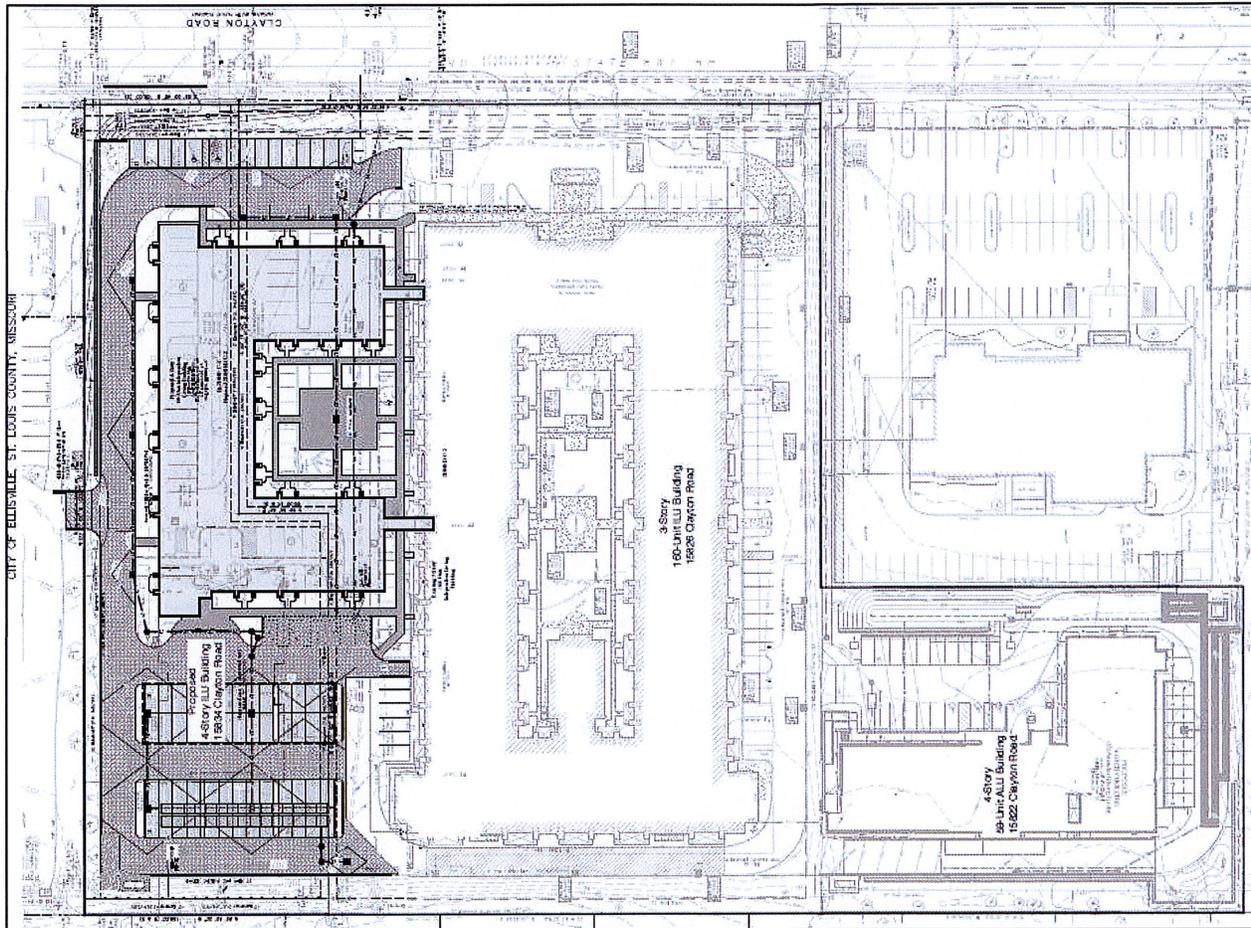


Figure 1: Site Plan Excerpt (provided by others)

Traffic forecasts were prepared to estimate the amount of traffic that the proposed residential expansion would generate during the weekday AM and PM peak hours. These forecasts were based upon information provided in the *Trip Generation Manual*, 9<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses. Estimates for the proposed senior living development were based on ITE Land Use Code 252—Attached Senior Housing and Land Use Code 255—Continuing Care Retirement Community for this comparison. Using the corresponding rates provided in ITE, the number of trips that could be generated by the proposed senior living expansion was calculated, as shown in **Table 1**. As shown in the table, the proposed Fountains of West County



expansion is estimated to generate very few trips during the weekday peak hours (AM between 9 and 14 trips and PM between 11 and 27 trips). Furthermore, the existing trips associated with the Howard Daycare facility that will be removed are greater than the future trips associated with the senior living expansion resulting in a net decrease in trips for the overall site.

Table 1: Trip Generation Estimate

Land Use	Units	Weekday (ADT)	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
ITE Land Use 252 Attached Senior Housing	68 Units	234	5	9	14	10	8	18
ITE Land Use 253 Congregate Care Community	68 Units	323	6	4	10	15	12	27
ITE Land Use 254 Continuing Care Retirement Community	68 Units	163	6	3	9	4	7	11

#### EXISTING PARKING SUPPLY AND DEMAND

The City of Ellisville Zoning Code has several different parking requirements for senior living facilities. The following summarizes the City’s parking requirements for the related uses:

- Nursing Home: 0.4 parking spaces per bed;
- Assisted Living: 0.5 parking spaces per bed;
- Continuing Care Retirement Community: 0.5 parking spaces per bed; and
- Congregate Care Community: 0.4 parking spaces per bed.

It is important to note that senior housing represents a variety of facilities whose characteristics vary depending upon the amenities and level of care provided. Continuing Care Retirement Communities are commonly defined as “land uses that provide multiple elements of senior adult living. They combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senior adult housing, congregate care, assisted living and skilled nursing care.” Congregate Care facilities are commonly defined as “independent living developments that provide centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities. Limited services (such as nursing and dental) may or may not be provided”. Either the Continuing Care Retirement Community or Congregate Care Community would be appropriate for the proposed Fountains of West County expansion.

In addition to the City’s parking code, studies previously completed by CBB at five senior living facilities located in St. Louis County were also considered. These facilities were polled to



identify their operational characteristics, parking supplies and typical parking demands. While a majority of these facilities provided independent senior living units, some also provided assisted living units. Overall, these facilities ranged in size from 90 to 295 total dwelling units. Field observations were conducted at each facility to record the number of parking spaces provided and their existing parking demand, as summarized in **Table 2**. Collectively, the five sites had an overall average parking supply of approximately 0.69 spaces per unit.

Though parking demand observations were limited, it was apparent that actual demands at all five facilities were relatively low. In fact, it was noteworthy that none of the facilities' midday parking demands exceeded 75% of their supplies (their overall average was only 59%) - management confirmed that these demands were typical throughout the day. The "spot" studies also indicated that parking demand rates for independent living facilities ranged from 0.23 to 0.53 spaces per unit with an overall average peak parking demand approximately 0.42 spaces per unit.

It should be emphasized that these estimates were based upon "typical" days of operation. However, there are some days throughout the year when the number of visitors increases dramatically (i.e. Mother's Day, Christmas, etc). On these peak days of activity, parking demands may exceed the on-site supply, though this would be expected to occur infrequently.

**Table 2: Local Parking Characteristics - Independent Senior Housing Facilities in St. Louis County**

<i>Location</i>	<i>Number of Units</i>	<i>Parking Supply (spaces)</i>	<i>Parking Supply Rate (spaces/unit)</i>	<i>Typical Parking Demand (spaces)</i>	<i>Typical Parking Demand Rate (spaces/unit)</i>	<i>% Utilization of Parking Supply</i>
Briarcrest Estates (Ballwin)	90	50	0.56	21	0.23	42%
The Willows at Brooking Park (Chesterfield)	244	200	0.89	118	0.53	59%
Hallmark (Creve Coeur)	218	132	0.61	82	0.44	62%
Fountains of West County (Ellisville)	160	110	0.69	82	0.51	75%
Gambrill Gardens (Ellisville)	295	207	0.70	116	0.39	56%
<b>Average Rates</b>			<b>0.69</b>		<b>0.42</b>	<b>59%</b>

The existing Fountains of West County independent living facility has 160 units which would require between 64 and 80 parking spaces based on the senior facility requirements (i.e., Continuing Care Retirement Community or Congregate Care Community). A total of 110 parking spaces are provided for the existing independent living facility.



In order to quantify the existing parking demands for the Fountains of West County facility, parking counts were conducted from 8:00 a.m. to 4:00 p.m. on a typical weekday, generally the peak parking demand periods for this type of development. These counts determined the number of occupied spaces on hour intervals during the study periods. The existing parking supply was divided into “zones” in an effort to isolate the locations where demand is the heaviest. The parking inventory zones are identified in **Figure 2**. The results of the parking survey are summarized in **Table 3** attached to this report. The parking demand for each of the respective components is summarized separately (i.e. Assisted Living, Independent Living and Howard Daycare). The parking spaces provided under agreement with the Pillar Foundation are noted as Zone A and included in the assisted living calculations.

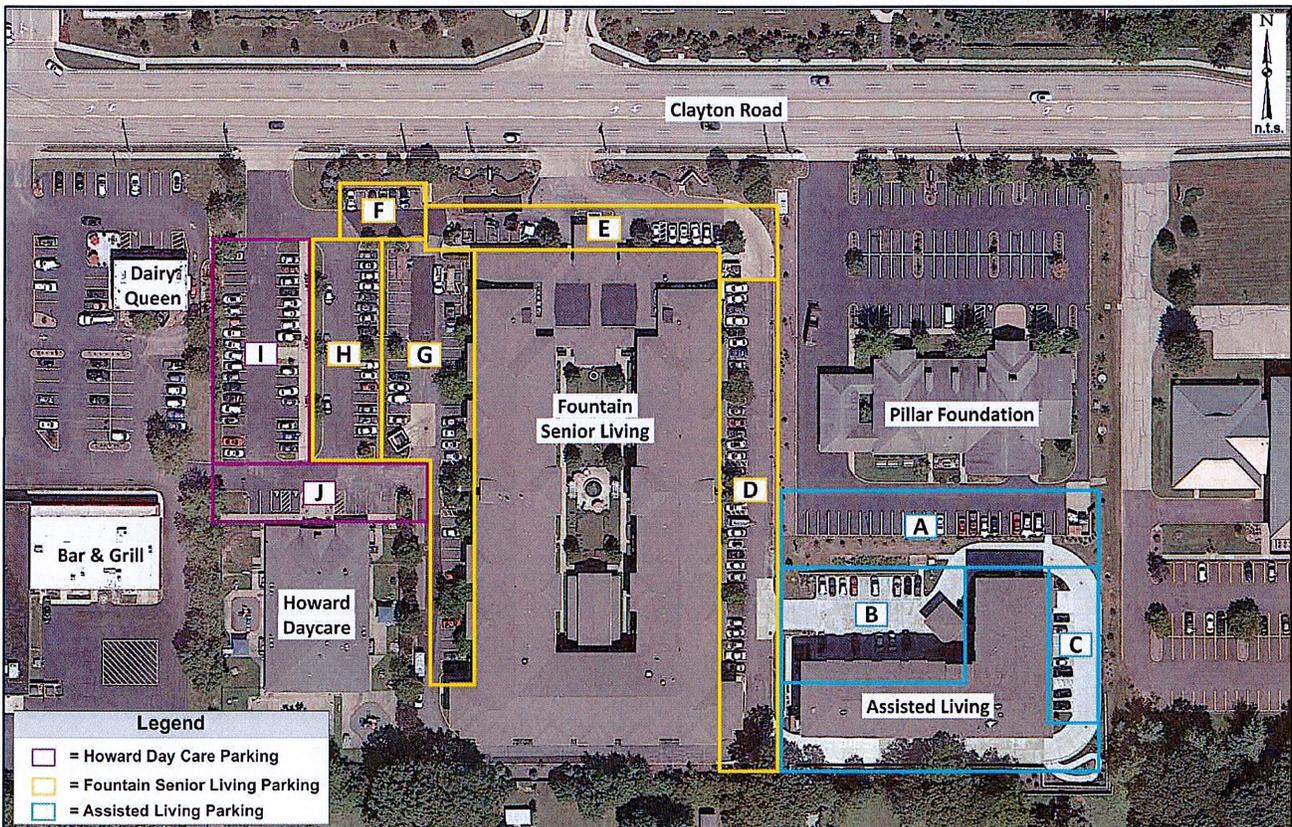


Figure 2: Fountains of West County Parking Zones

As shown in Table 3, a peak parking demand of 82 spaces for the independent living occurred at 11:00 a.m. This peak represents approximately 75% of the existing parking supply for the independent living. This corresponds to a peak parking demand of 0.51 parking spaces per independent living unit.



### **FORECASTED PARKING SUPPLY AND DEMAND**

Based upon the site plan prepared by CEDC, the proposed expansion of the Fountains of West County would provide 64 additional independent senior living dwelling units for a total of 228 units. A total of 125 parking spaces are proposed for the 228 units resulting in a forecasted parking supply of 0.55 parking spaces per unit. The 228 senior living units would require between 92 and 114 parking spaces based on the City's senior facility parking requirements (i.e., Continuing Care Retirement Community or Congregate Care Community).

It is reasonable to expect the expanded facility to operate similar to the existing facility. The existing peak parking demand for the independent senior living component is 0.51 parking spaces per unit. Thus, the proposed 228 independent senior living units would be expected to have a peak parking demand of approximately 117 parking spaces. As such, the proposed parking supply of 125 spaces would be expected to serve the typical peak parking demand, though it is acknowledged that there would likely be times that surplus parking would be unavailable, especially for special events and holidays.

### **ASSISTED LIVING PARKING SUPPLY AND DEMAND**

The existing Fountains of West County assisted living facility has 64 units which would require 32 parking spaces per the City's Code. A total of 27 parking spaces are provided for the existing assisted living facility which is shy of the required 32 parking spaces. However, the Fountains of West County has a parking agreement with the Pillar Foundation, immediately north of the assisted living and east of the independent living, to utilize 25 of their parking spaces at the rear of their building on a continual basis.

As shown in Table 3, a peak parking demand of 39 spaces for the assisted living occurred at 3:00 p.m. in the afternoon. This peak represents approximately 75% of the existing parking supply when including the 25 spaces provided by the Pillar Foundation. This corresponds to a peak parking demand of 0.61 parking spaces per assisted living unit.

It is important to note that the assisted living facility did not use all of the available 25 parking spaces at the Pillar Foundation. As shown in Table 3, the peak demand for the spaces at the Pillar Foundation was 17 which leaves 8 spaces that could be utilized for the independent senior living facility effectively providing a parking supply of 133 spaces for the independent living. It is recommended that employees of the independent senior living facility park at the Pillar Foundation to take advantage of this surplus parking provided.

If the Fountains of West County is looked at as one site collectively, there are a total of 292 units (64 assisted living and 228 independent living). Per City Code, a total of 117 to 146 parking spaces would be required depending on whether the rate for Continuing Care Retirement Community or Congregate Care Community was used. Thus, the proposed parking supply of 152 parking spaces (27 assisted living and 125 independent living) would satisfy the City's Code. Furthermore, if the 25 parking spaces allocated to the Fountains of West County by the Pillar



Foundation are included, a supply of 177 parking spaces are provided for the overall Fountains of West County facility.

**SUMMARY**

Based on the information included herein, the proposed parking supply for the Fountains of West County is appropriate. It is recommended that the parking agreement with the Pillar Foundation be maintained and that employees be encouraged to park in the Pillar Foundation parking lot. It is recommended that the Fountains of West County discuss the possibility of using additional overflow parking at the Pillar Foundation to better accommodate visitors during special occasions.

We trust that this trip generation and parking study will assist in your review of the proposed Fountains of West County senior living development. If additional information is desired, please feel free to contact me in our St. Louis office at 314-878-6644, extension 41 or [swhite@cbbtraffic.com](mailto:swhite@cbbtraffic.com).

Sincerely,

Shawn Lerai White, P.E., PTOE  
Senior Traffic Engineer

