



**REVISED AGENDA**  
**FOR THE CITY OF OLIVETTE**  
**PLANNING AND COMMUNITY DESIGN**  
**COMMISSION**  
**MEETING OF OCTOBER 27, 2016**  
**AT 7:00 P.M.**  
**IN THE LECTURE ROOM**  
**AT OLIVETTE COMMUNITY CENTER**  
**LOCATED AT 9723 GRANDVIEW DRIVE**

**1. Roll Call**

**2. Review Of Commission Procedures**

The Commission Chair shall provide an overview of the scheduling of agenda items, the role of the Commission review, and the actions the Commission may consider.

**3. Old Business**

- A. Text Amendment: Chapter 440 Communication Towers  
Ordinance to amend Chapter 440 Communication Towers to authorize the placement of antennas in all zoning districts.

**4. New Business**

- A. 9119 Olive Boulevard, Chevy's Fresh Mex Restaurant  
Petition for: Minor Site Plan and Community Design Review.  
Description: Outdoor patio modifications, proposal to install canopy  
Petitioner: CFM Management Comp., John Whicker  
Owner: K&N Land Company, LLC

Documents:

[OLIVE BLVD-NO 9119 CHEVYS PLANS 2016.PDF](#)  
[OLIVE BLVD-NO 9119 CHEVYS SR ATTACHMENTS.PDF](#)

**5. Other Business**

- A. 9761 Lindley Drive  
Update on the finalized Site Plan and Concept Stormwater Management Plan.

Documents:

[LINDLEY DR-NO 9761 REVISED SITE PLAN 2016 10-20 2.PDF](#)  
[SR LINDLEY DR-NO 9761 DOUGLAS 10-20 STORMWATER.PDF](#)

- B. Meeting Minutes

- C. Election Of Officers

**6. Discussion Items**

- A. Review Procedures  
Discuss current review procedure requirements.

- B. Discuss Upcoming Work Session Items

## 7. Reports

Under this agenda item, the Planning and Community Design Commission is provided updates by:

- Director of Planning and Community Development regarding planning and development activity; and
- City Council Liaison regarding City Council and city wide activities.

## 8. Adjournment

AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER. IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444.

### THE NEXT SCHEDULED MEETING IS NOVEMBER 3, 2016

The City of Olivette hereby advises the public, employees and qualified job applicants that they are afforded an equal opportunity to participate in the programs and service of the City regardless of race, color, religion, veteran status, national origin, sex, age, sexual orientation, the existence of a physical or mental disability, or any other classification protected by law. If you are a person with a disability and have special needs, please call Barbara Sondag, City Manager at 314.993.0444 as soon as possible but no later than one day prior to the event or call 314.993.3610 VOICE TDD, 1.800.735.2466 RELAY MISSOURI. Thank you..

Posted this 21<sup>st</sup> day of October, 2016 at 3:00 PM.

**Myra G. Bennett**

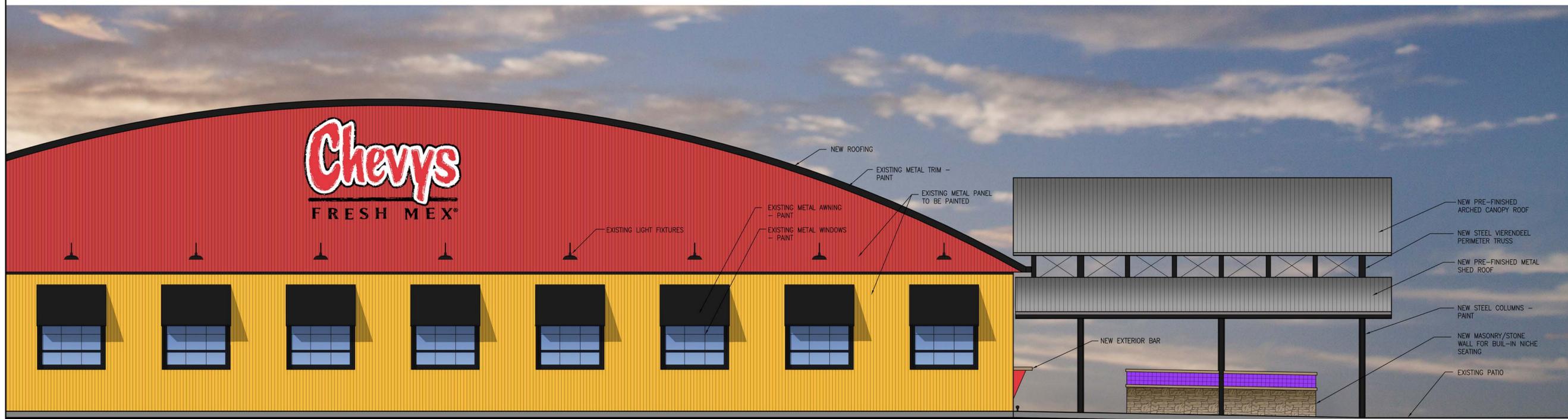
Myra G. Bennett, CMC/MPCC  
City Clerk  
City of Olivette



CONFLUENCE  
DESIGN  
GROUP  
#2 Daniel Drive  
O'Fallon, MO 63366  
ph: 314.640.6212



**1** EAST ELEVATION  
A2 | A2 SCALE: 1/4"=1'-0"



**1** SOUTH ELEVATION  
A2 | A2 SCALE: 1/4"=1'-0"

Exterior Canopy for:  
**Chevys Fresh Mex**  
9119 Olive Blvd.  
Olivette, Missouri 63132

DATE	ISSUE	R#
9-11-16	REVISED CANOPY SIZE	

Michael J. Baalman  
ARCHITECT

PROJECT MANAGER: MJB  
DRAWN BY: DTR

PROJECT NUMBER  
16-042  
DATE  
August 30, 2016

SHEET  
A-2a  
EXTERIOR  
ELEVATIONS





City of Olivette Public Services  
Department of Planning and Community Development  
1200 North Price Road  
Olivette, MO 63132

www.olivettemo.com  
(314) 993-0252 (Office)  
(314) 994-9862 (Fax)

**DEPARTMENT MEMORANDUM**

**DATE:** OCTOBER 20, 2016  
**TO:** PLANNING AND COMMUNITY DESIGN COMMISSION  
**FROM:** CARLOS TREJO, AICP  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
**RE:** CHEVY'S FRESH MEX  
9119 OLIVE BOULEVARD  
PETITION FOR SITE PLAN & COMMUNITY DESIGN REVIEW FOR CANOPY

ARCHITECT	PROPERTY OWNER	PETITIONER
Confluence Design Group	K & N Land Company	CFM Management Company Chevy's Fresh Mex

**SUMMARY OF PETITION:**

- Petition for Site Plan and Community Design Review for a commercial property with the following exterior improvements:
  - 1,040 square foot (30' x 38') canopy over an existing patio outdoor dining area.
- Existing uses include a 10,000 sf. restaurant and a 2,220 sf. patio with outdoor dining that abuts the corner of Olive Boulevard and Hilltop Avenue on a 2.25 acre lot.
- The property grounds are zoned "COR" Commercial/Office/Retail District and a restaurant is permitted as a Special Permit Use in the "COR" District, classified as NAICS 7222 Limited-Service Eating Places. Outdoor dining is also permitted through the Special Permit Use Procedures.
- Staff considered the petition as a minor modification to the Special Permit not requiring City Council approval due to the following as outlined in the amendment procedures in Section 400.1220 of Article XII Special Permits:
  - The proposed modification will not increase the gross floor area.
  - The proposed modifications will not require additional parking spaces
  - After considering the environmental impact of the proposed modification upon the character of the neighborhood, traffic condition, public utility facilities and other matters pertaining to the general health, safety, and welfare of the City of Olivette, staff finds the proposed modification will not negatively impact the surrounding built and natural environment.
- Staff finds the building improvements compliant with the intent, purpose, and design standards outlined in Chapter 428 Community Design – Olive Boulevard Corridor.
- Should the Commission consider action on the petition, staff recommends Site Plan and Community Design Review approval as submitted subject to conditions noted herein this report.

**ATTACHMENTS:**

- |                          |                      |
|--------------------------|----------------------|
| 1. Staff Report.         | 3. Exterior Images   |
| 2. Petition application. | 4. Petitioner Report |

**SUGGESTED MOTION:** The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Site Plan Review Community Design Review to authorize a canopy as presented in the meeting of the Planning and Community Design Commission meeting dated October 20, 2016, and as noted in the Memorandum from the Department of Planning and Community Development dated October 20, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Site Plan and Community Design Review.

## STAFF REPORT: 9119 OLIVE BOULEVARD – CHEVY'S FRESH MEX

The following is a staff review of compliance of the proposed development with Chapter 428 Community Design for the Olive Boulevard Corridor.

### **Site Planning**

Currently, there is an existing uncovered patio utilized for outdoor dining. This patio includes a heavily landscaped perimeter, a fountain, three pergolas, tables and chairs. The canopy expands 38-feet by 30-feet towards Hilltop Avenue for a total of 1,040 square feet. Beneath the canopy will include a new exterior bar and various options for seating. The plans indicate no changes to the exterior landscaped or parking areas.

**Outdoor Dining – View looking West**



Below is a statement from the petitioner regarding modifications to noise:

### **Noise Email Excerpt Regarding Audio**

1. The current set up for audio consists of about 4 speakers plus 2 more landscape speakers.
2. The new system will have no more than 6 speakers plus the 2 landscape speakers. However, I do not expect the music level to be any higher than currently, because the new speakers will be closer to the customers, and will not need to be turned up as loud to allow background music to be heard by everyone.

We do not have or want a loud party atmosphere, our clientele is not exclusive to the young party crowd and we do not intend to attract that crowd (except on Cinco De Mayo). We also have no intentions of staying open later than our current hours 11am - 10pm M-S and 11am - 9pm Sunday.

### **Streetscape**

The proposed canopy does not modify the existing landscaping, pedestrian areas, or streetscape edges. The roof of the canopy will be setback at least 9-feet from the nearest building edge towards Olive Boulevard.

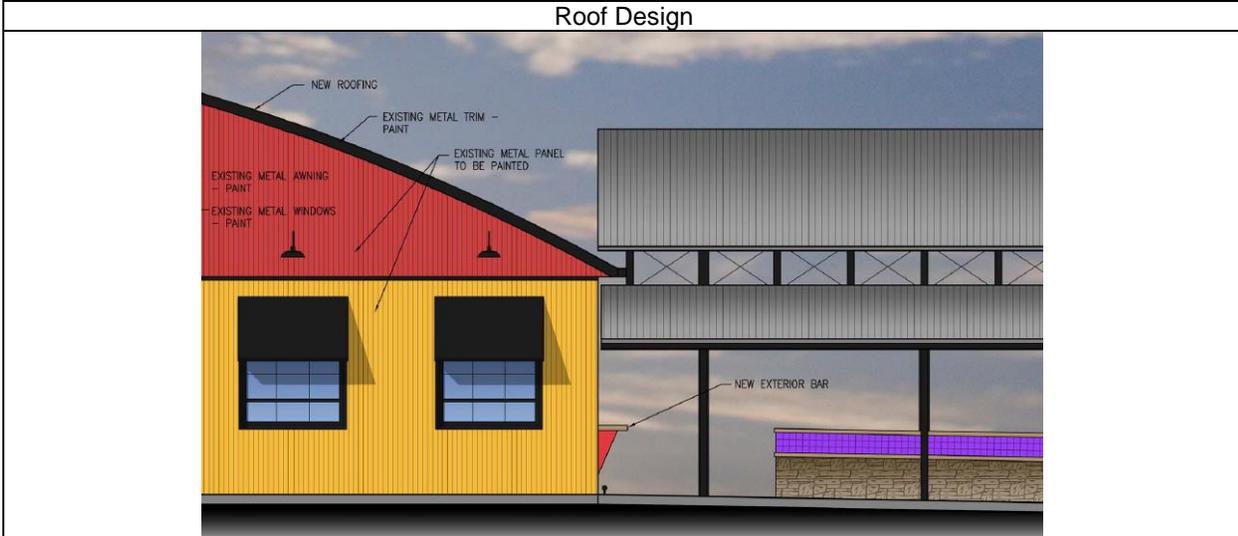
### **Building Materials and Building Design**

*Masses and Voids.* The proposed canopy will be setback 9-feet from the primary building wall facing Olive Boulevard. The height of the proposed canopy is 6-feet lower than the primary roof.

*Elevation Articulation.* The materials and style of the addition is similar to the existing building materials. The canopy offers two levels of roof area which breaks the massing. Staff finds the elevation articulation compliant with building design principles.

*Roof Design.* The proposed plans include a pre-finished arched canopy roof with two pre-finished metal shed roofs jutting out from the sides of the main canopy. The height of the main canopy is 6-feet lower than the top of the primary roof. The primary arched canopy is similar to the arch roof of the primary structure.

**Roof Design**



The top of the secondary pre-finished metal shed roof is 13-feet in height. The height of the roof is similar to the break in the existing metal panel wall on the front of the building facing Olive Boulevard.

**Signage.** A new wall sign centers the on canopy roof. Staff measures the wall sign to be 29 square feet. The sign mimics the existing south facing wall sign that is visible from Olive Boulevard. Staff finds the signage compatible with the building design and exterior.

**Screening of Equipment.** No equipment is being proposed.

**Landscaping**

No modifications to the landscaping or perimeter are being proposed. Staff finds the existing landscaping complies with Article V Landscaping of Chapter 428.

**Exterior Lighting**

No exterior lighting beyond the pavilion is proposed.

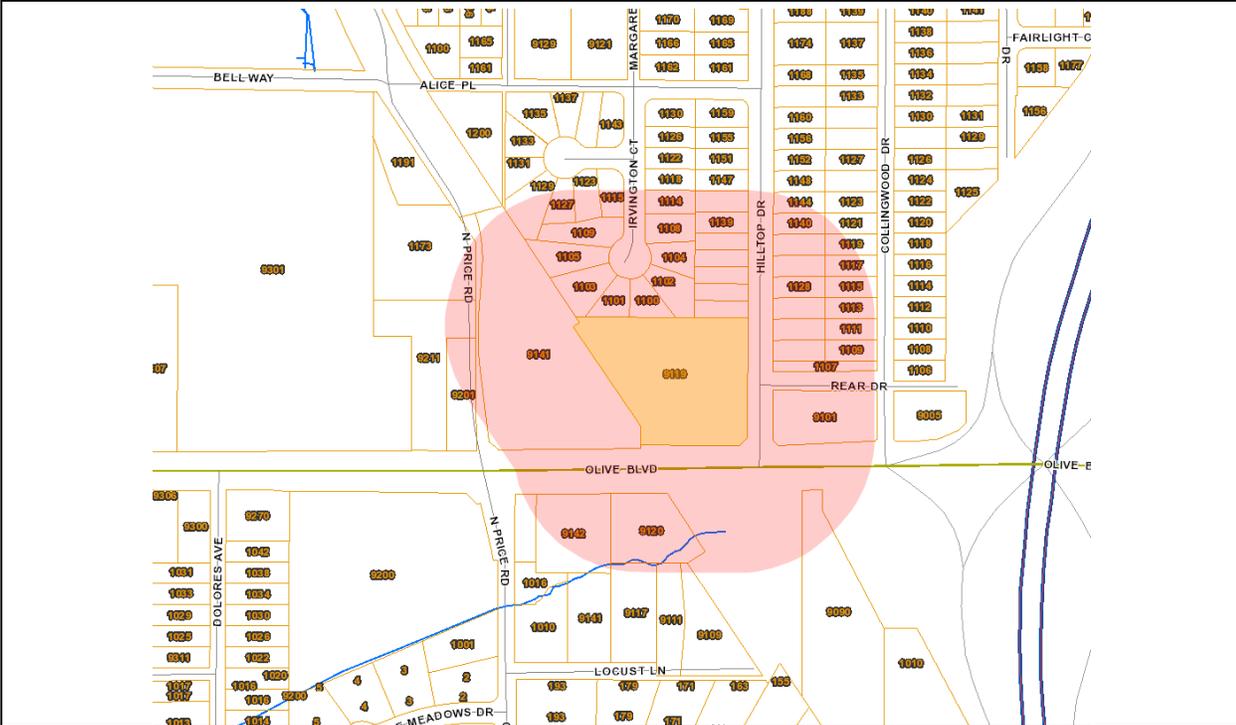
**South Streetscape View from Olive Boulevard - Current**



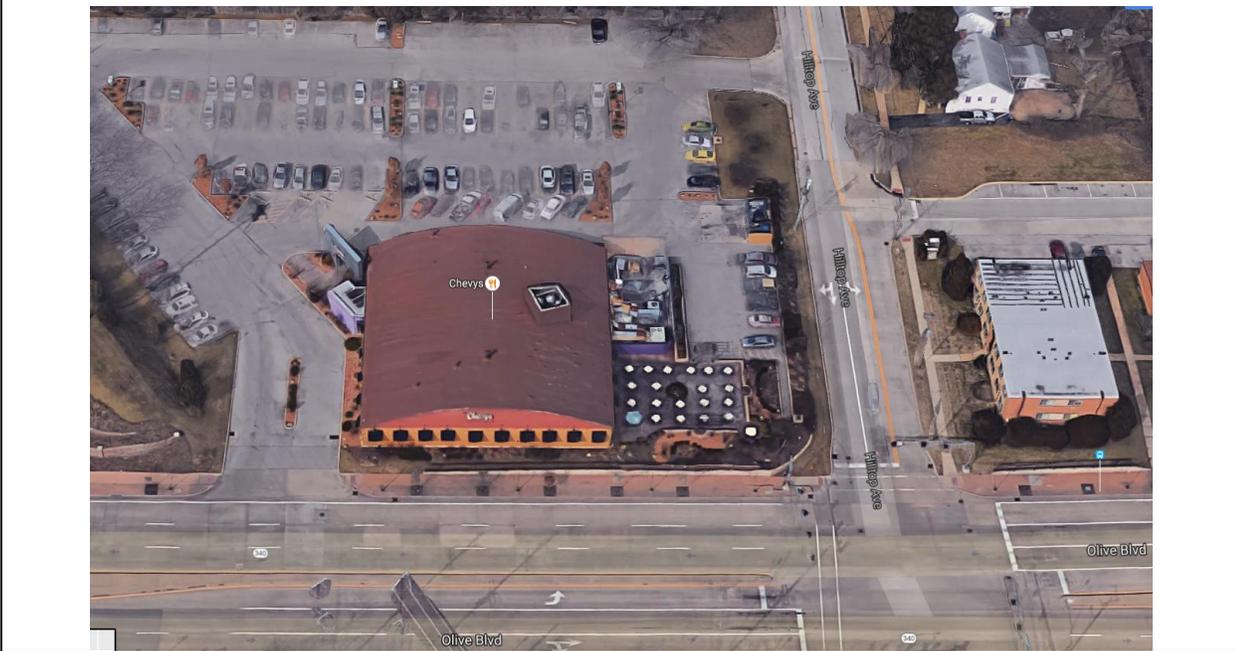
**East Elevation – View from Hilltop Avenue**



### Location Map



### Aerial



pd 10-6-2016 OK #007849 - \$150.00 Site Plan Rev  
\$ 50.00 Comm Design Rev  
\$200.00 Total



**CITY OF OLIVETTE #007849**  
**PETITION FOR NONRESIDENTIAL DEVELOPMENT**  
**SITE PLAN AND COMMUNITY DESIGN REVIEW**

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- New Construction
- Special Permit Use *Amendment*
- Major Addition and/or exterior modification
- General Site Plan Review

Address of Property: 9119 Olive Blvd

St. Louis County Tax ID No. \_\_\_\_\_

Attach a complete legal description of property.

Attach copy of legal interest of property. If other than fee simple title, the copy of legal interest must contain the date of contract and date of expiration of contract.

**PETITIONER**

Name and Title: CFM Management Co. (John Whicker)

Company Name: Chevys Fresh Mex

Address: 940 Hemsath Rd City: St. Charles Zip Code: 63303

E-mail Address: jwhicker@chevysstl.com Phone Number: (314) 504-5366

As the petitioner, which of the following apply:

- Developer
- Contractor
- Owner
- Registered Engineer
- Registered Architect
- Licensed Surveyor

All correspondence prepared by staff shall be forwarded to the Petitioner. The Petitioner is responsible to distribute and forward this information to any other involved parties.

**PROPERTY OWNERSHIP**

Owner(s): K4N Land Co. LLC

If property is owned by a company or corporation, who is designated as the contact person:

Name: John Whicker Title: member/manager

Address: 940 Hemsath Rd City: St. Charles Zip Code: 63303

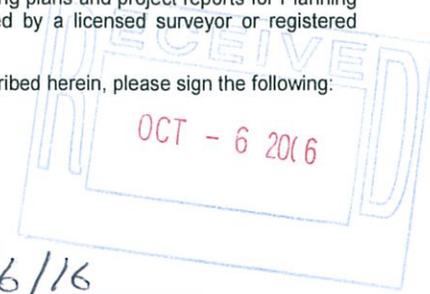
E-mail Address: jwhicker@chevysstl.com Phone Number: (314) 504-5366

This Petition application, four (4) sets of plans containing all the attached submission standards, PDF files of all plans, and required fee shall be submitted to the Department of Public Works thirty (30) days before a scheduled meeting. A list of fees and scheduled meeting dates is available at the Department of Public Works.

Staff will review the Petition for compliance within 10 working days. Incomplete petitions shall be returned to the Petitioner for resubmission.

Completed petitions shall have staff remarks and preliminary recommendations forwarded to the Petitioner. The Petitioner will have 10 days to revise the petition and submit any revisions to the petition, including site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. All site plans shall be signed and sealed by a licensed surveyor or registered engineer. All building plans shall be signed and sealed by a registered architect or engineer.

To insure that the Petitioner has read and understands the petition and submission standards, described herein, please sign the following:



John Whicker  
Petitioner

10/6/16  
Date











**Chevys**

FRESH MEX



## Jonathan Roper

---

**From:** John Whicker <jwhicker@chevysstl.com>  
**Sent:** Wednesday, October 12, 2016 5:15 PM  
**To:** Jonathan Roper  
**Cc:** Carlos Trejo; Mike Baalman  
**Subject:** Re: Chevy's Canopy

Jonathan,

We are excited about the improvements to our bar and patio. I will be at a Chevys Franchise Meeting next Thursday and will not be able to attend the meeting, but Mike Baalman, my architect, or my GM will attend in my absence. Below are the answers to your questions:

1. The current set up for audio consists of about 4 speakers plus 2 more landscape speakers.
2. The new system will have no more than 6 speakers plus the 2 landscape speakers. However, I do not expect the music level to be any higher than currently, because the new speakers will be closer to the customers, and will not need to be turned up as loud to allow background music to be heard by everyone.

We do not have or want a loud party atmosphere, our clientele is not exclusive to the young party crowd and we do not intend to attract that crowd ( except on Cinco De Mayo). We also have no intentions of staying open later than our current hours 11am - 10pm M-S and 11am - 9pm Sunday.

John

On Wed, Oct 12, 2016 at 4:56 PM, Jonathan Roper <[jroper@olivettemo.com](mailto:jroper@olivettemo.com)> wrote:

Good Evening Mr. Whicker!

The plans for Chevy's Fresh Mex which proposes a canopy to cover a portion of the patio is under review. The plans will be on the agenda for the Thursday, October 20<sup>th</sup>, 2016 Planning and Community Design Commission meeting. The meeting will be held in the City Council Chambers located within the Olivette City Hall at 9473 Olive Boulevard. Below are a few questions regarding Chevy's plans for audio. If you can please respond to the questions below

What is the current setup for audio?

How will the proposed plans affect audio? (Speakers built into the canopy?)

Thank you,

Jonathan

**Jonathan Roper**

Planner/GIS Coordinator                      [\(314\) 993-0252](tel:(314)993-0252)    Fax [\(314\) 994-9862](tel:(314)994-9862)    [jroper@olivettemo.com](mailto:jroper@olivettemo.com)

---

**City of Olivette – Public Services**

Department of Planning & Community Development

1200 North Price Road    Olivette, MO 63132

[www.olivettemo.com](http://www.olivettemo.com)



--

John Whicker  
[jwhicker@chevysstl.com](mailto:jwhicker@chevysstl.com)  
(314) 504-5366  
940 Hemsath Road  
St. Charles, MO 63303

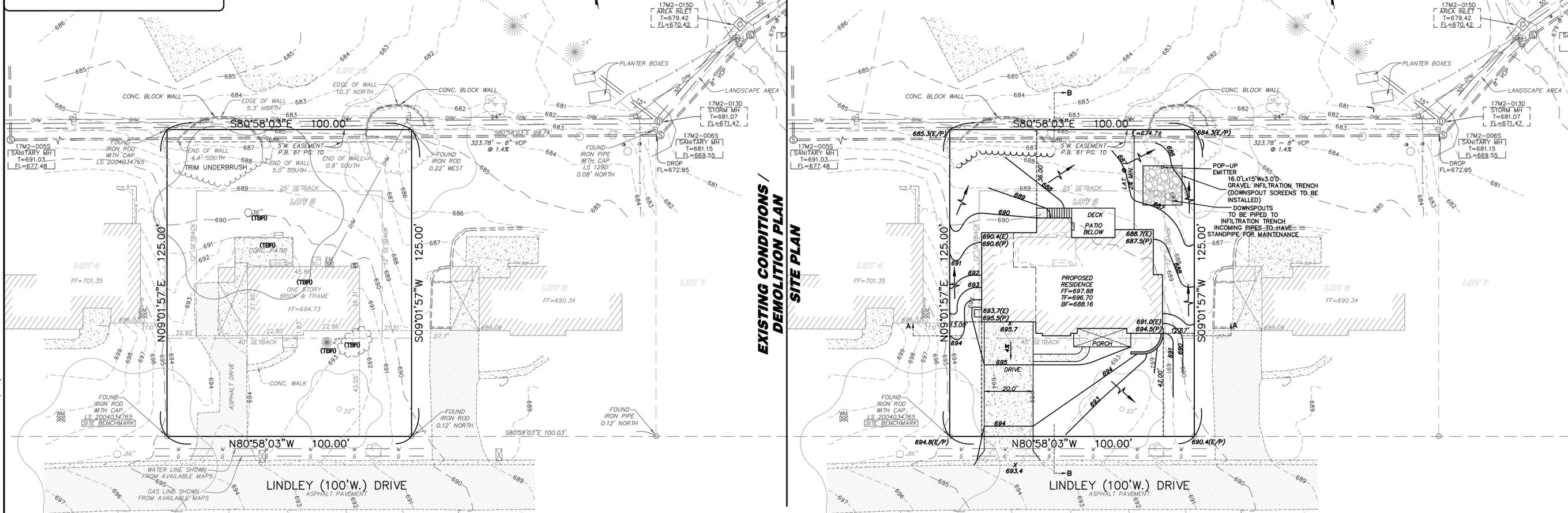
"Like us on facebook"

**A TRACT OF LAND BEING LOT 5 IN BLOCK 5 OF OAK ESTATES (P.B. 61 PG. 10)  
LOCATED IN SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST,  
CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI**

**SITE INFO:**  
N/F WILLIAM D. REISSE JR  
D.B. 9393 PG. 1651  
LOC# 17M62-0183  
#9761 LINDLEY DRIVE  
12,500 SQ. FT. / 0.287 AC.

**ZONING INFO:**  
SR SINGLE FAMILY RESIDENTIAL  
FRONT YARD SETBACK=40' PER PLAT  
SIDE YARD SETBACK=12% OF LOT WIDTH  
REAR YARD SETBACK=20% OF LOT DEPTH  
HEIGHT RESTRICTIONS=35'

LOCATION MAP



LOT COVERAGE		DIFFERENTIAL RUNOFF CALCULATIONS	
HOUSE = 2908 Sq. Ft.	2908 Sq. Ft. < 3125 Sq. Ft. MAX. COVERAGE	PREDEVELOPED IMPERVIOUS AREA 2,770 SF = 0.064 Ac. X 3.54 = 0.227cfs	PERVIOUS AREA 9,730 SF = 0.223 Ac. X 1.70 = 0.379cfs
<b>RESIDENTIAL HOUSE RATIO</b>		POSTDEVELOPED IMPERVIOUS AREA 4,296 SF = 0.099 Ac. X 3.54 = 0.350cfs	
1ST FLOOR = 2238 Sq. Ft.	2ND FLOOR = 1150 Sq. Ft.	PERVIOUS AREA 8,204 SF = 0.188 Ac. X 1.70 = 0.320cfs	
TOTAL FLOOR = 3388 Sq. Ft.	3388 Sq. Ft. / 12500 Sq. Ft. = 0.27 < 0.30 MAX. RATIO	CONCLUSION FOR PROPOSED DEVELOPMENT	
<b>EXISTING SITE COVERAGE</b>		DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)	
RESIDENCE/CARPORT = 1580 Sq. Ft.	PATIO = 279 Sq. Ft.	DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF	
PG. = 882 Sq. Ft.	DRIVEWAY = 882 Sq. Ft.	= 0.670 CFS - 0.606 CFS	
<b>PROPOSED SITE COVERAGE</b>		= 0.064 CFS (INCREASE IN IMPERVIOUS AREA)	
RESIDENCE (INCLUDING GARAGE) = 2908 Sq. Ft.	DRIVEWAY/SIDEWALKS/PORCH = 1175 Sq. Ft.	ROOF AREA = 2908 S.F. / 0.06676	
MAIL BOX = 213 Sq. Ft.	PATIO = 213 Sq. Ft.	VOLUME TO BE ATTENUATED FOR = 0.06676 X 3.54 = 0.236 CFS	
TOTAL = 4296 Sq. Ft.		283.2 C.F. IS THE REQUIRED VOLUME FOR A 15 YEAR 20 MINUTE STORM EVENT USING A HYDROGRAPH CHART WITH A PEAK FLOW OF 0.236 CFS	

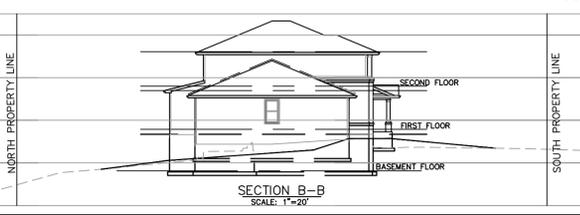
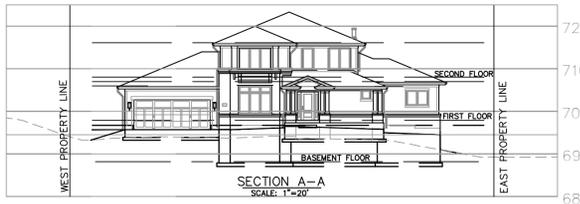
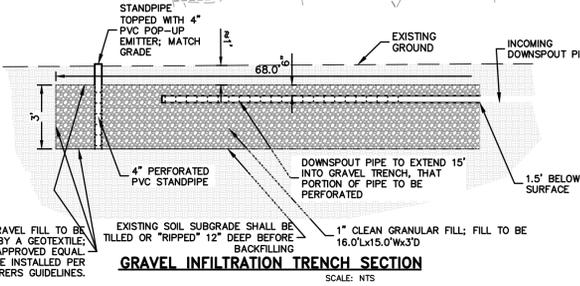
- ABBREVIATIONS:**
- CONC. - CONCRETE
  - N/F - NOW OR FORMERLY
  - P.B. - PLAT BOOK
  - D.B. - DEED BOOK
  - PG. - PAGE
  - SQ. FT. - SQUARE FEET
  - (R) - RECORD
  - (S) - SURVEY
- LEGEND:**
- TREE LINE
  - FENCE LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND GAS LINE
  - OVERHEAD WIRE
  - UNDERGROUND SEWER LINE BUILDING
  - UTILITY POLE
  - UTILITY POLE W/ TRANSFORMER
  - ELECTRIC METER
  - WATER METER
  - GAS METER
  - CABLE TV BOX
  - TELEPHONE BOX
  - MAIL BOX
  - A/C UNIT
  - SANITARY MANHOLE
  - TREE
  - DENOTES SEMI-PERMANENT MONUMENT.
  - FOUND IRON PIPE

**SURVEYOR'S NOTES**

- THIS TRACT CONTAINS 12,500 SQUARE FEET OR 0.287 ACRES, MORE OR LESS.
- BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "OAK ESTATES" SUBDIVISION AS RECORDED IN PLAT BOOK 61 PAGE 10 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: WILLIAM D. REISSE JR IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 9393, PAGE 1651 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 (RSMO)) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

**BENCHMARK:**  
ST. LOUIS COUNTY BENCHMARK  
BENCH MARK: 14526 ELEVATION 711.66 (NAVD 88)  
CUT "L" ON THE NORTHEAST CORNER OF THE CONCRETE BASE FOR A TRAFFIC SIGNAL CONTROL BOX NEAR THE NORTHEAST CORNER OF CITY OF ST. LOUIS WATER WORKS PROPERTY ADDRESSED AS #9750 OLIVE BOULEVARD FOR STACY PARK RESERVOIR, AND LOCATED SOUTH OF THE WESTERN END OF THE RIGHT TURN LANE FROM EASTBOUND OLIVE BOULEVARD ONTO SOUTHBOUND OLD BONHOMME ROAD; ROUGHLY 45 FEET SOUTH OF THE CENTERLINE OF OLIVE BOULEVARD AND 65 FEET WEST OF THE CENTERLINE OF OLD BONHOMME ROAD.

**SITE BENCHMARK:**  
IRON ROD WITH CAP: ELEVATION 694.78 (NAVD 88)  
IRON ROD WITH CAP FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT BEING ON THE NORTH RIGHT OF WAY LINE OF LINDLEY DRIVE AS SHOWN HEREON.



**SITE NOTES**

- PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
- CONTRACTOR TO LOCATE THE EXISTING LATERAL PRIOR TO CONSTRUCTION TO VERIFY THE FLOW LINE WILL BE CONDUCTIVE TO THE NEW RESIDENCE.

Plot Plan Prepared by THE STERLING COMPANY (314) 487-0440

Notes:

- Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below for wood frame with brick veneer.
- All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with Section R319.1.
- Grade shall be noted to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a swale.
- Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
- This plot plan conforms to "2005 ST. LOUIS COUNTY CODE".
- Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" (10 CSR 30-2 AND 20 CSR 2030-16 EFFECTIVE DATE AUGUST 28, 2006).

THE STERLING COMPANY  
MO. REG. L.S. #2007017963

JAMEY A. HENSON, P.L.S. DATE

ISSUE REMARKS/DATE

1	2/16/16 ORIGINAL ISSUE
2	3/27/16 ADDITION OF OFFSET CONDITIONS
3	4/07/16 REMOVE PROPOSED OFFSITE GRADING
4	10/12/16 REVISED TRENCH DESIGN

PREPARED FOR:  
**DOUGLAS PROPERTIES**  
P.O. BOX 16007  
ST. LOUIS, MO 63105  
(314) 725-9911

PREPARED BY:  
**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5095 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
E-Mail: Sterling@sterling-eng-survey.com

PROJECT: #9761 LINDLEY DRIVE

DRAWN: MTG  
DESIGNED:  
CHECKED: JAH

SHEET TITLE: SITE PLAN

NO.	16	01	006
M.S.D.	SHEET		
P#	1		
DIGITAL FILE LOCATION: SERVER=STERLING-2 ENTER DRAWING NAME.DWG	OF 1		

Drawing name: V:\1601006 Oak Estates Block 5 Lot 5 Drawings\Surveying\Plot Plan\16-01-006 Site Plan.dwg Plotted on: Oct 12, 2016 - 11:35am Plotted by: mgblin



City of Olivette Public Services  
Department of Planning and Community Development  
1200 North Price Road  
Olivette, MO 63132

(314) 993-0252 (Office)  
(314) 994-9862 (Fax)

**DEPARTMENT MEMORANDUM**

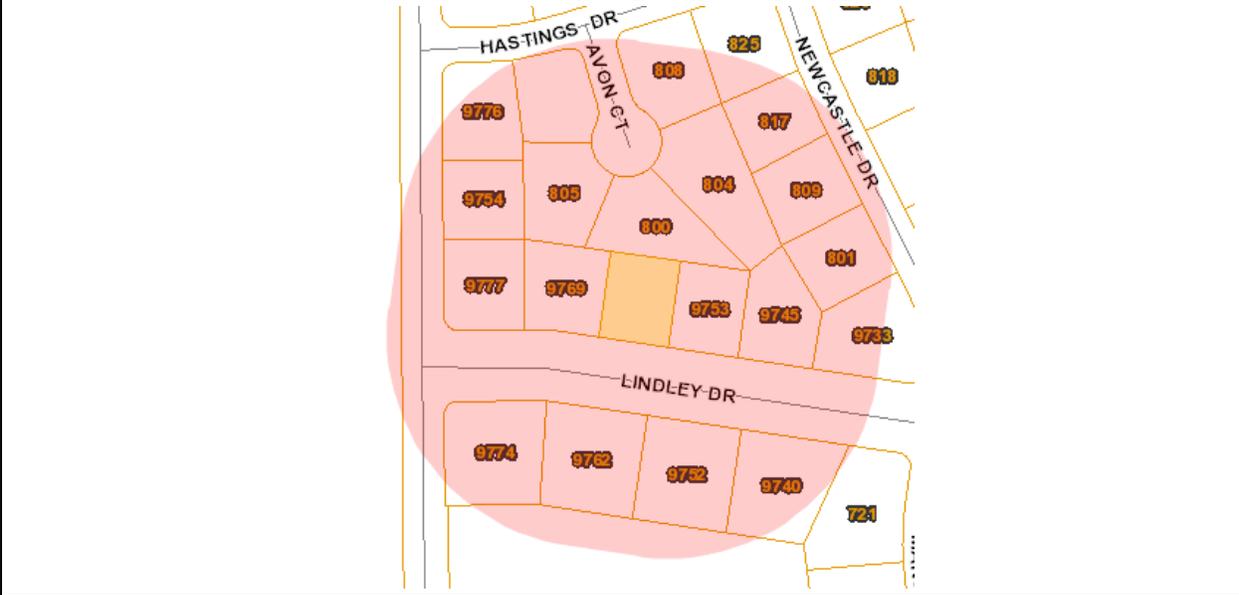
**DATE:** OCTOBER 20<sup>TH</sup>, 2016  
**TO:** PLANNING AND COMMUNITY DESIGN COMMISSION  
**FROM:** CARLOS TREJO, AICP  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
**RE:** 9761 LINDLEY DRIVE  
PETITION FOR COMMUNITY DESIGN REVIEW & SITE PLAN REVIEW

**PETITIONER:** Doug Cohen  
Douglas Properties  
**ENGINEER:** The Sterling Company  
**ARCHITECT:** Jim Bulejski Architects

**SUMMARY OF PETITION:**

1. The Commission approved the Petition for Community Design and Site Plan Review on April 21<sup>st</sup>, 2016 with the condition the Petitioner provide a revised Stormwater detention area.
2. The proposed detention area captures an area sized for the proposed roof area of the home.
3. During the review process, staff noted to the engineer the placement of the detention area may impact the root system of the tree.
4. No formal action by the Commission is required.

LOCATION MAP



AERIAL

