



CITY OF OLIVETTE
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):

- Checkboxes for: New Construction, Major Addition and/or exterior modification, Rezoning, Special Permit Use, General Site Plan Review, Other

Address of Property: _____

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: _____

Company Name: _____

Address: _____ City: _____ Zip Code: _____

E-mail Address: _____ Phone Number: _____ () _____

As the petitioner, which of the following apply:

- Checkboxes for: Developer, Registered Engineer, Contractor, Registered Architect, Owner, 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): _____

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

Name: _____ Title: _____

Address: _____ City: _____ Zip Code: _____

E-mail Address: _____ Phone Number: _____ () _____

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 Planning and Community Development thirty (30) days before a scheduled meeting. A list of fees and scheduled meeting dates is available at the Department of Planning and Community Development

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:

Petitioner

Date



City of Olivette
 Department of Planning and Community Development
 1140 Dielman Road
 Olivette, MO 63132
 (314) 993-0252 (Office)
 www.olivettemo.com

PETITION FOR LAND
 SUBDIVISION, ADJUSTMENTS, & VACATIONS

APPLICANT INFORMATION:

Name:		
Company:		
Street Address:		
City:	State:	Zip Code:
E-mail:		Phone Number:

The petition is for which of the following: (Check all that apply under this petition request.)

- | | |
|---|--|
| <input type="checkbox"/> Preliminary Subdivision
(\$250 filing fee, plus \$50 per lot or unit)
Date of Pre-Application Conference: ____/____/____ | <input type="checkbox"/> Boundary Adjustment
(\$200 filing fee) |
| <input type="checkbox"/> Final Subdivision
(\$200 filing fee)
Date of Approved Preliminary Plat: ____/____/____ | <input type="checkbox"/> Vacation
(\$200 filing fee) |

All correspondence, appointments and communications shall be conducted through the applicant. It is the applicant's responsibility to provide all information to property owners, clients, etc.

Please note all the properties to be involved in the proposed subdivision: (If additional space is necessary, please prepare a separate table including information on each property as shown below)

Saint Louis County Locator Nos.	Property Address	Legal Description of Property	Name of Owner(s)	Owner Mailing Address

Please attach proof of ownership and/or authorization to act as an agent of the owner of each of the properties.

Provide a letter of intent describing the proposed subdivision, including subdivision name, number of lots and proposed use.

On a separate sheet, provide a complete meets and bounds description of the property(ies) to be subdivided, including the approximate area of the property(ies) stated to the nearest tenth (1/10) of an acre.

Provide a copy of the most recent instrument conveying title to the land proposed to be subdivided from the office of the St. Louis County Recorder. Such instrument shall include the name of the grantor and the grantee, and the date and type of conveyance.

Provide a County Tax Receipt of all taxes being paid and up to date.

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and the associated filing fee(s) must be submitted thirty (30) days before a scheduled meeting.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

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

Applicant Signature

Date

December 18, 2019

Carlos Trejo
City of Olivette
1140 Dielman Road
Olivette, MO 63132

RE: Project Report - Firestone – SEC Olive and Dielman - Olivette, MO
PDG Project Number 196002

Mr. Trejo-

Per the City of Olivette's submission list for nonresidential development site plan and community design review, below is a description of the project with the information that is required per the City's checklist.

The proposed Firestone is located at 9398 Olive Blvd. The existing use is a service station that is dilapidated. The property zoning is B-2 Community Business District. Olivette's Olive Blvd Corridor Enhancements are part of this project.

Below are the bullet points for this Site Plan submittal:

Store Information:

- Store size is approximately 6,262 square feet.
- All utility exiting points are on the north or east side of the building.
- Exterior Bay/Garage Doors are located to the South away from the street.
- The massing of the building matches or compliments the characteristics along Olive Blvd.
- A Brick Facade has been provided.
- Articulation in the building has been provided on the elevations via the brick piers and the EIFS cornice which allows to provide dimension to the building. Projections for the building have been provided to compliment the architecture along Olive Blvd.
- The materials have been limited to three different colors for the Split Face CMU/Veneer, (2) colors of brick and the cornice colors. All colors are earth tone.
- The trash enclosure will be made out the same materials.

Site Information:

- Property Size = ±0.87 Acres
- This project is proposing a Right-of-Way vacation on Dielman Road. The reduced ROW area would allow future expansion of Dielman Road if ever warranted by the City.
- Stormwater runoff has been mitigated via the site design. The differential runoff is the same as the existing conditions of the property.

Sincerely,

Matt Fogarty
Premier Design Group