



City of Olivette
Planning and Community Development
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DEPARTMENT MEMORANDUM

DATE: JULY 2, 2020
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 9514 OLIVE BOULEVARD
PETITION FOR SITE PLAN AND COMMUNITY DESIGN REVIEW

PROPERTY OWNER 9514 Olive, LLC (owned by John Cella)	PETITIONER David Volz, Volz, Inc.
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STAFF SUMMARY

Proposed development of 2-story, 15,000 square foot commercial building, including an 8,800 square foot outdoor storage area and the associated site improvements including parking and streetscapes.

On March 5, 2020, Site Plan and Community Design Reviews were approved by the Commission subject to the following conditions:

1. Wall signage on the front elevation must remain within the signage rectangle.
2. Within the next 90-days, the petitioner must submit:
 - Completed and revised site improvement plans illustrating the site and building layouts illustrated in sheet C1 prepared by Dick Busch Architects, dated 11/04/19, and including the 5-foot transitional yard along the east property line;
 - Final landscape plan consistent with the requirements of Chapter 428, including streetscape improvements and landscaping, site landscaping, and transitional yard landscaping including the 6-foot masonry screen wall;
 - Final light plan and photometrics plans be submitted and compliant with Chapter 428; and
 - Final Site Improvement Plan.
3. Petitioner provide, and prepare necessary documents, to provide a cross access easement to the front parking area of the adjacent property on the west.
4. Petitioner consider a three-way cost sharing approach (City, Ponderosa Developer, and Petitioner) for the placement of a landscape median on Olive Boulevard consistent with the vision illustrated in the Olive Boulevard Conceptual Master Plan.

On June 4, 2020, a revised site improvement plan was reviewed by the Commission. Items discussed included the following:

- Width of sidewalk along the front building space.
- Materials for the eastern fence.
- Sidewalk connection between the east side of building to Olive Boulevard.
- Reconfiguration of the proposed sidewalk along the west of Building.
- Traffic circulation for large vehicles.
- Photometrics and landscaping.

The revised plan set for Commission discussion addresses each of these issues as follows:

- Width of sidewalk along the front building space. The site plan has removed the front landscape planters. There is 13-ft from building to sidewalk curb. This amount has not changed rather just the landscaping planters.
- Material for the eastern fence. The eastern fence is an aluminum wrought iron style. A portion will be a Simtak solid wall.
- Sidewalk connection between the east side of building to Olive Boulevard. A sidewalk has been added from Olive Boulevard to the front of the building.
- Reconfiguration of the proposed sidewalk along the west of Building. Reconfigure the sidewalk west of the building for a safer pedestrian walk. The owner has decided to remove the sidewalk connecting to the rear of the building.
- Traffic circulation for large vehicles. Box trucks are expected to deliver to the businesses. Tractor trailer vehicles may come into the site, pull to the west and back up to the garden center. Tractor trailers are expected to serve Planthaven about once a year. Box trucks may maneuver to the rear.
- Photometrics and landscaping appear to be in compliance with Chapter 428.

ATTACHMENTS

- Staff Report
- Petition application
- Landscape and Site Improvement Plans, dated 06/23/2020

SUGGESTED MOTION: The Commission originally approved the petition for Site Plan and Community Design review with said conditions on March 4, 2020. Staff is asking the Commission to reconfirm the approval subject to the revised plans and the remaining conditions:

Motion to reconfirm approve of the petition for Site Plan and Community Design Review for the site improvements at 9514 Olive Boulevard as presented in the Memorandum from the Department of Planning and Community Development dated July 2, 2020, subject to any staff conditions noted therein.

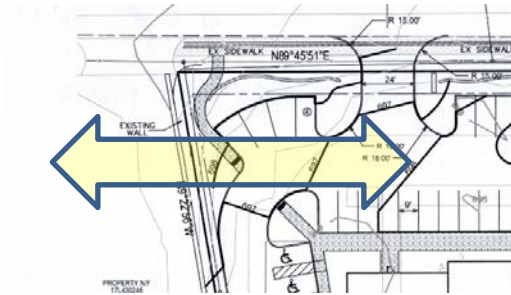
RECOMMENDED CONDITIONS FOR APPROVAL:

Should the Commission consider approving the petition as submitted, the following conditions are recommended as part of any action:

- **FINAL PLAN SUBMISSION.** Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of site improvement plans provided by Volz, Inc, dated 06-23-2020, subject to any required modifications noted herein.
- Petitioner provide, and prepare necessary documents, to provide a cross access easement to the front parking area of the adjacent property on the west.
- Petitioner consider a three-way cost sharing approach (City, Ponderosa Developer, and Petitioner) for the placement of a landscape median on Olive Boulevard consistent with the vision illustrated in the Olive Boulevard Conceptual Master Plan.

RECOMMENDED CONDITIONS

1. **Cross access.** Cross access easement necessary to adjoining property to west as illustrated below:



This will require reconfiguration of the sidewalk access and parking.