



AGENDA
PLANNING AND PUBLIC WORKS COMMITTEE
MEETING

Conference Room 101
Thursday, June 26, 2025
5:30 PM

I. APPROVAL OF MEETING SUMMARY

A.

Approval of the June 12, 2025 Planning and Public Works Committee Meeting Summary

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- A. **Automatic Power of Review: The Wedge – Amended Site Development Plan:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.04-acre tract of land zoned “PC” – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road. (Ward 4)
- B. **Automatic Power of Review: The Wedge – Sign Package:** A Comprehensive Sign Package for a 5.04-acre tract of land zoned “PC” – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road. (Ward 4)

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY

CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS
PRIOR TO THE MEETING.

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning and Public Works Committee Meeting Summary
Thursday, June 12, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on **Thursday, June 12, 2025** in Conference Room 101.

Attendance:

Mayor Dan Hurt

Chair Merrell Hansen (Ward IV)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Lane Koch (Ward III)
Councilmember Michael Moore (Ward III)
Councilmember Gary Budoor (Ward IV)

Others in attendance:

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

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

I. APPROVAL OF MEETING SUMMARY

A. May 8, 2025

Councilmember Koch made a motion to approve the Meeting Summary of **May 8, 2025**. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of 3-0

II. UNFINISHED BUSINESS - No unfinished business at this time.

III. NEW BUSINESS

A. Action to amend the existing agreement with St. Louis County Government for Code Enforcement Services.

STAFF PRESENTATION

Mr. Justin Wyse, Director of Planning explained that the City Council's recent changes to repeal the International Property Maintenance code resulted in the County requesting that we formally update our contract with the County that details which services are provided.

DISCUSSION

Motion

Councilmember Mastorakos made a motion to forward the **Action to amend the existing agreement with St. Louis County Government for Code Enforcement Services** to City Council with a recommendation to approve. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Code Enforcement Services Agreement.]

B. CVAC Missouri American Water Easement Dedication.

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer explained the request for dedication of an easement at the CVAC property for the extension of a twelve-inch water line along North Outer 40. The Mayor and Committee asked several questions about the easement request, which were answered by Mr. Eckrich. Mr. Eckrich explained the differences between a public water main, which requires an easement, and a service line, which does not. Mr. Eckrich also explained the differences between utility location in easement and right of way. Mayor Hurt asked if the proposed easement was located adjacent to existing easements on the parcel, which Mr. Eckrich answered affirmatively. Chair Hansen asked whether the proposed water main extension would provide service to properties north of the levee and outside the easement limits. Mr. Eckrich stated that the proposed water main will help provide that service, but that additional easements and main extensions will be necessary to service properties that are not adjacent to the proposed easement / water main.

DISCUSSION

There was general discussion of this request and the Committee's support to construct facilities necessary to improve the CVAC and the area along North Outer 40 Road.

Motion

Councilmember Koch made a motion to forward the **CVAC Missouri American Water Easement Dedication** to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorkos, and **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on CVAC Missouri American Easement Dedication.]

C. Debris Management Plan – Policy Modification and Request for Supplemental Allocation for 2025 Concrete Slab Replacement.

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer stated that at the May 19, 2025 City Council meeting the City Council directed the Planning and Public Works Committee to discuss whether the Debris Management Plan should be modified to tie implementation to a specific storm level. Mr. Eckrich stated that he has studied

this matter and consulted with other industry professionals. He stated that he does not believe the Plan should or could effectively be tied to a storm magnitude.

Mr. Eckrich explained the reason for his findings, which are delineated in detail in his memorandum. The Committee concurred with his findings, and that any delay in plan implementation would be received negatively by residents. Councilmember Koch stated that while the City has acted swiftly in the most recent event, some residents who took action to remove debris prior to the pickup implementation were frustrated.

Mr. Eckrich explained the Debris Management Plan and the designation of a Local Disaster (Staff) / State of Emergency (Mayor). Chair Hansen asked what happens if key staff or the Mayor are not available. Mr. Eckrich explained that in those cases we would attempt to contact the Staff / Mayor, but if they could not be reached, we would follow protocol, City policy, and the City's Emergency Operation Plan (EOP). There were several questions about the EOP which were answered by Mr. Wyse, Mr. Eckrich, and Mayor Hurt.

Mr. Eckrich clarified his request regarding this matter, which contains three components. Each request requires a positive recommendation by PPW and authorization of the full City Council.

- 1) A request to make minor modifications the Public Works Policy Number 42
- 2) A request for a Budget Transfer from General Fund – Fund Reserves to the Capital Projects Fund in the amount of \$500,000 for additional concrete slab work in 2025.
- 3) A request for a change order in the amount of \$500,000 to Concrete Slab Replacement Project B to construct additional concrete slab replacement work.

DISCUSSION

Discussion was held regarding each of the three requests. Mr. Eckrich explained the reasons for the minor changes in PW Policy Number 42, specifically regarding the inability to get emergency bids from tree contractors. The Committee discussed the financial impact of the debris removal efforts this year. Mr. Eckrich stated out of pocket costs have been low due to the use of City staff and equipment. The real cost is the cost of lost productivity due to the suspension of all other work over two separate three-week periods. Mr. Eckrich explained that this loss of productivity is made worse due to the Street Maintenance Division being short seven maintenance workers. Councilmember Mastorakos questioned the logistics of the designation of a Local Disaster, which was clarified by Mr. Eckrich. Mayor Hurt discussed the impact of the debris removal and the impact to the streets. Chair Hansen stated that it is important for us to fully staff our departments, and that Staff should notify Council if action is needed in this area. Councilmember Koch stated that the City should publicize the parameters of the debris removal plan and notify residents as soon as possible if debris will be picked up. Mr. Eckrich stated that he plans to write an article in the next newsletter and address this topic at the Trustee Symposium.

Chair Hansen asked for three separate motions to address each of the requests.

Motion 1

Councilmember Mastorakos made a motion to recommend modifications to **Policy PW-42 Debris Management Plan** to City Council with a recommendation to approve. The motion was seconded by Councilmember Koch, and **passed** by a voice vote of 3-0.

Motion 2

Councilmember Mastorakos made a motion to recommend approval of a **Budget Amendment from General Fund – Fund Reserves** to the Capital Projects Fund in the amount of \$500,000 to fund additional concrete slab

work due to street maintenance work that could not be completed during storm debris removal efforts. The motion was seconded by Councilmember Koch, and **passed** by a voice vote of 3-0.

Motion 3

Councilmember Hansen made a motion to recommend a change order to **Concrete Slab Project B** in the amount of \$500,000 to fund additional concrete slab replacement work. The motion was seconded by Councilmember Koch, and **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Debris Management Plan.]

D. MSD Municipal Stormwater Grant Program – Policy Recommendation

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer stated that on May 1, 2025 the Planning and Public Works Committee directed the City Engineer to draft Policy PW-43 regarding MSD Municipal Stormwater Grants. As detailed in the prior submittal the new Policy dictates that these MSD grants will only be used for two purposes: 1) projects in the public right of way or on City property; 2) to reimburse subdivisions for costs incurred associated with private storm water facilities, detention / retention basins, and storm water Best Management Practices (BMPs). Mr. Eckrich states that as requested by the Committee, the Policy also dictates that \$100,000 annually will be banked for possible use on larger projects in the future.

DISCUSSION

Mayor Hurt thanked Mr. Eckrich for drafting the Policy and reiterated his support for banking funds for future use. Chair Hansen and committee members asked several questions, which were addressed by Mr. Eckrich. Councilmember Koch questioned whether the funds could be used to reimburse subdivisions for work completed in prior years. Mr. Eckrich stated that this is a program administered by MSD, and that MSD was unlikely to approve the funding of projects constructed before implementation of this grant program. The Committee stated that the proposed MSD program contains a number of unknowns, which likely cannot be addressed until implementation of the Program. The PPW members collectively expressed their support for this policy and the importance of reviewing the City's participation annually. Mr. Eckrich clarified that the Policy contains a requirement for an annual presentation to PPW and a full analysis of the Policy after three years. Councilmember Koch stated that when this program is advertised to residents, it is important that it be clear that this is an MSD program. Mr. Eckrich agreed and stated this would be addressed in the future application and during the Trustee Symposium.

Motion

Councilmember Mastorakos made a motion to forward the **MSD Municipal Stormwater Grant Program – Policy Recommendation** to City Council with a recommendation to approve. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on MSD Municipal Stormwater Grant Program.]

E. Downtown Chesterfield – Discussion with TSG representatives

Mr. Tim Lowe, TSG representative, gave a PowerPoint presentation providing a detailed quarterly update to post demolition and status of the construction phase for Downtown Chesterfield. Topics included an update on demolition and construction, the anticipated scheduled for improvements to Clarkson Road, plans for improvements to the ring road located on the Dillard's parcel, a potential development of the former Sachs parcels along Chesterfield Parkway, and development options being studied by TSG. Information and discussion purposes only – no action necessary.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:29 p.m.

III.A.

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner

Date: June 26th, 2025

RE: **Automatic Power of Review: The Wedge:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.04-acre tract of land zoned "PC" – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Summary

The City of Chesterfield, on behalf of Energy Marketing 709, LLC, has submitted plans for the redevelopment of an existing gas station into a mixed use development. The mixed use development will consist of a new gas station with a car wash and convenience store on the western portion of the site and a multi-tenant retail building just to the east of the gas station. The existing gas station on site will be demolished.

The project was reviewed by the Architectural Review Board on May 15th, 2025. At that time, the Board made a motion to recommend approval with the following conditions:

- Provide additional landscaping along Chesterfield Airport Road, Olive Street Road, along the southern property line behind the vehicle vacuum stations and the two islands in front of the retail building.
- Provide a sketch to Staff for review to incorporate the adhered stone veneer of the buildings to the columns of the gas pump canopies to create a more unified appearance.

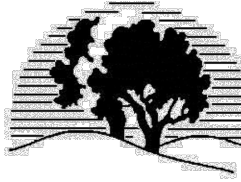
Following a resubmittal with modifications to address the Architectural Review Board's conditions, the project was then reviewed by the Planning Commission on June 9th, 2025. At that time, the Commission made a motion to recommend approval as presented.

A full description of the request, site history, and staff analysis pertaining to the petition may be found in the June 9th, 2025 Planning Commission report attached to this memo.

Attachments:

Applicant Submittal

June 9th, 2025 Planning Commission Report



City of
Chesterfield

PLANNING AND DEVELOPMENT SERVICES DIVISION

SCRIPT FOR A SITE DEVELOPMENT PLAN

PROPERTY DESCRIPTION

A tract of land being Lot 2 of McGrath Plaza, a subdivision according to the plat thereof recorded in Plat Book 325, Pages 11 and 12 of the St. Louis County Records, part of Lot 6 of the Subdivision of R. H. Stevens Farm according to the plat thereof recorded in Plat Book 7, Page 37 of the St. Louis County records and part of U. S. Survey 102, Township 45 North – Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the most Northern corner of said Lot 2 of McGrath Plaza, said point being on the South right-of-way line of Chesterfield Airport Road; thence Eastwardly along said South right-of-way line of Chesterfield Airport Road along a curve to the left having a radius of 4006.54 feet an arc distance of 939.93 feet, a chord which bears S 61° 57' 00" E a chord distance of 937.78 feet to the most Eastern corner of property of Redia T. and Michael F. McGrath, as described in the deed recorded in Book 12001, Page 2440 of the St. Louis County Records; thence S 21° 26' 08" W a distance of 36.37 feet and N 82° 37' 32" W a distance of 47.67 feet along the boundary line of said McGrath property to the Southeast corner of property conveyed to St. Louis County, Missouri as described in the deed recorded in Book 10106, Page 2175 of the St. Louis County Records; thence along said St. Louis County, Missouri boundary, along a curve to the left having a radius of 62.00 feet an arc length of 179.29 feet, a chord which bears N 73° 37' 13" W a chord distance of 123.03 feet and along a curve to the right having a radius of 48.00 feet an arc distance of 22.32 feet, a chord which bears S 36° 51' 37" W a chord distance of 22.12 feet to the South line of the aforesaid McGrath property; thence N 82° 37' 32" W a distance of 346.25 feet to the Southeast corner of property of Redia T. and Michael F. McGrath, as described in the deed recorded in Book 11496, Page 594 of the St. Louis County Records; thence N 83° 08' 57" W a distance of 70.74 feet and N 82° 46' 18" W a distance of 345.44 feet along the South line of said McGrath property to the Southeast corner of the aforesaid Lot 2 of McGrath Plaza; thence along the boundary lines of said Lot 2 the following courses and distances: N 82° 29' 00" W a distance of 65.05 feet, along a curve to the right having a radius of 120.00 feet an arc distance of 116.23 feet, a chord which bears N 54° 44' 05" W a chord distance of 111.74 feet, N 26° 59' 10" W a distance of 57.00 feet, N 18° 00' 50" E a distance of 44.35 feet, along a curve to the left having a radius of 990.78 feet an arc distance of 258.46 feet, a chord which bears N 51° 59' 23" E a chord distance of 257.73 feet, N 44° 30' 59" E a distance of 35.86 feet and N 85° 09' 42" E for a distance of 60.46 feet to the point of beginning and containing 219,558 square feet or 5.04 acres more or less.

PROPERTY DESCRIPTION OUT LOT A

A tract of land being Out Lot A of McGrath Plaza, a subdivision according to the plat thereof recorded in Plat Book 325, Pages 11 and 12 of the St. Louis County Records, in U. S. Survey 102, Township 45 North – Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the most Western corner of said Out Lot A of McGrath Plaza, said point being on the North right-of-way line of Olive Street Road, 60 feet wide; thence along the boundary line of said Out Lot A the following courses and distances: along a curve to the left having a radius of 990.78 feet an arc length of 166.03 feet, a chord which bears N 71° 21' 54" E a chord distance of 165.84 feet, S 71° 59' 10" E a distance of 44.35 feet, S 26° 59' 10" E a distance of 57.00 feet, along a curve to the left having a radius of 180.00 feet an arc length of 22.96 feet, a chord which bears S 30° 38' 24" E a chord distance of 22.94 feet and N 82° 29' 00" W a distance of 238.93 feet to the point of beginning and containing 9,530 square feet or 0.22 acres more or less.

ENERGY MARKETING 709, LLC, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03-04.C, "PC" Planned Commercial District of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature)_____

(Name typed)_____ Steven J. Madras

STATE OF MISSOURI)
) SS.
COUNTY OF)

On this _____ day of _____, A.D., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say

that he/she is the _____ of Energy Marketing 709, LLC, a limited liability company organized and existing under the laws of the state of Missouri, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its members and that said

_____ acknowledged said instrument to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal in the County and State aforesaid, the day and year last above written.

NOTARY PUBLIC

Please Print Name _____

My Commission Expires: _____

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

Justin Wyse, AICP
Planning and Development Services Director
City of Chesterfield, Missouri

Vickie McGownd, City Clerk
City of Chesterfield, Missouri

Energy Marketing 2nd Amended Site Development Plan

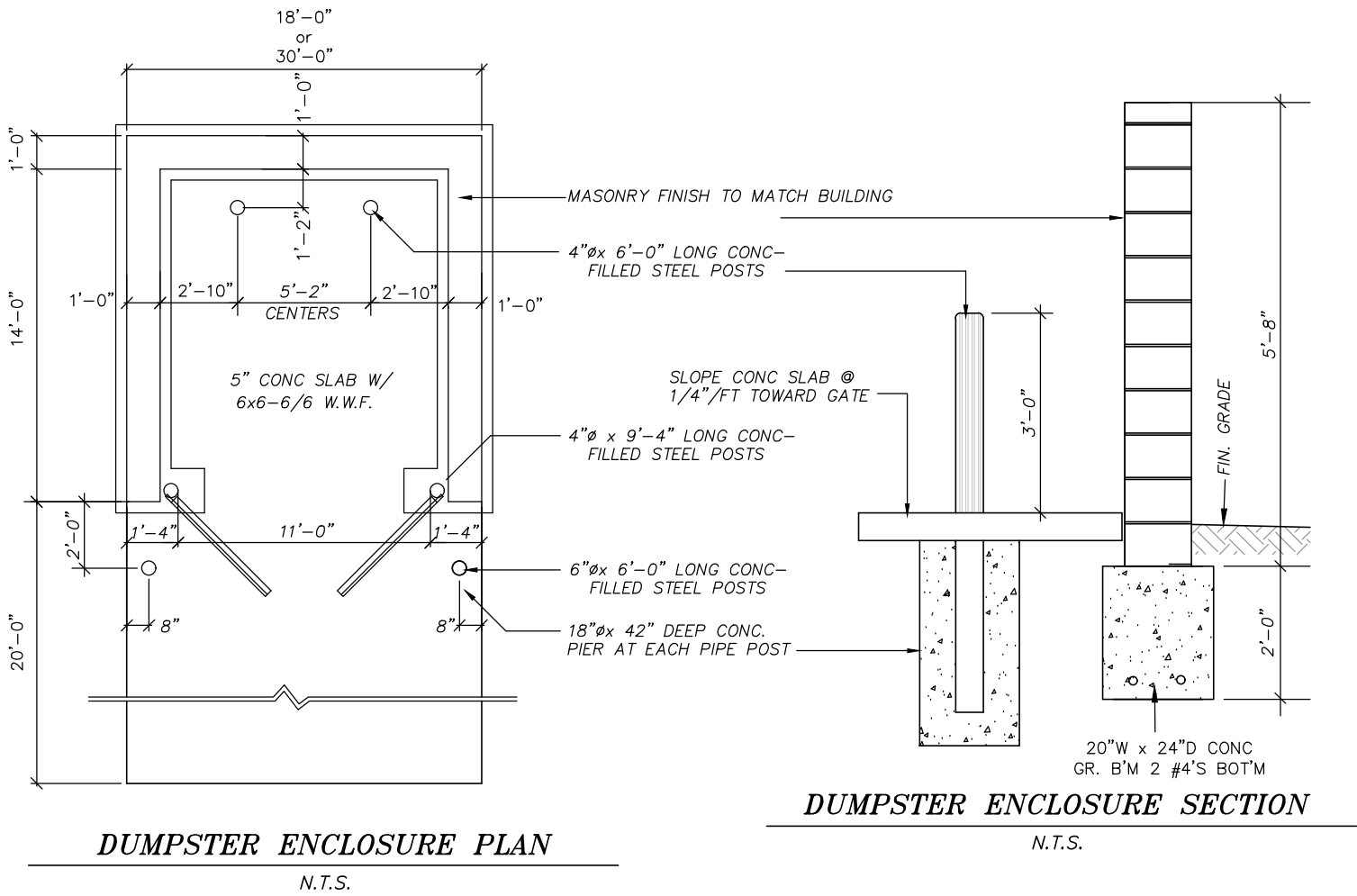
A tract of land being Lot 2 and Outlot A of McGrath Plaza, part of Lot 6 of the Subdivision of R. H. Stevens Farm and part of U. S. Survey 102, Township 45 North - Range 3 East, St. Louis County, Missouri



LOCATION MAP

SHEET INDEX

- COVER SHEET AND NOTES
- 2nd AMENDED SITE DEVELOPMENT PLAN
- LIGHTING PLAN
- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN WEST
- L-3 LANDSCAPE PLAN EAST



STATEMENT OF COMPLIANCE WITH THE GEOTECHNICAL REPORT

Gateway Geotechnical, LLC and the undersigned engineer have not prepared these plans. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his opinion the grading and improvements relative to slope construction as shown on the plans, as well as the foundations, are compatible with the soil and geologic conditions at the site as described in the geological report for the development dated March 2016.

Gateway Geotechnical, LLC and the undersigned assume no responsibility for services by others (pursuant to RSMO 327.411).

Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing.



IMPERVIOUS AREA

PAVEMENT: 118,835 sq.ft.
BUILDINGS: 20,100 sq.ft.
SIDEWALKS: 10,445 sq.ft.
TOTAL: 149,380 sq.ft.

PERVIOUS AREA

LAWN & ISLANDS: 72,420 sq.ft.
BIORETENTION AREAS: 7,288 sq.ft.
TOTAL: 79,708 sq.ft.

OPEN SPACE REQUIREMENT

LANDSCAPE BUFFER (54,521 SF)
INTERIOR LANDSCAPE AREA (35,312 SF)
TOTAL OPEN SPACE ±89,833 SF OR 39%
(INCLUDED GREEN SPACE AND SIDEWALKS)
(INCLUDES OUTLOT A PROPERTY OWNED SOLELY BY ENERGY MARKETING)

FLOOR AREA RATIO (FAR)

USE	SO. FT.
1 CONVENIENCE STORE W/GAS	6,650
2 CANOPY	9,850
3 CAR WASH	3,000
4 RETAIL CENTER	10,000
5 TOTAL BUILDING AREA	29,500
6 TOTAL PROPERTY AREA	229,088
7 FLOOR AREA RATIO (FAR)	0.129
MAXIMUM FAR ALLOWED	0.550

GENERAL NOTES

- CURRENT ZONING: "PC", PLANNED COMMERCIAL
- PROPERTY INFO: PARCEL ID – 17W620246
18382 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005
PARCEL ID – 17W610094
18386 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005
PARCEL ID – 17W620235
18423 OLIVE STREET RD
CHESTERFIELD, MO 63005
PARCEL ID – 17W610104
18455 OLIVE STREET RD
CHESTERFIELD, MO 63005
PARCEL ID – 17W610083
18495 OLIVE STREET RD
CHESTERFIELD, MO 63005
- PROPERTY OWNER: ENERGY MARKETING 709 LLC
2130 KIENLEN AVE.
SAINT LOUIS, MO 63121-2942
- AREA OF TRACT: 5.26 ACRES
- PROPOSED USE: AND GAS STATION WITH QUICK SERVE RESTAURANT
RETAIL SALES.
- THIS TRACT IS IN OR SERVED BY:
A. FIRE DISTRICT MONARCH FIRE DISTRICT
B. SEWER MSD
C. WATER MISSOURI AMERICAN WATER
D. TELEPHONE CENTURYTEL
E. ELECTRIC AMEREN UE
F. GAS LACLEDE GAS COMPANY
- REGULATIONS AND PERFORMANCE STANDARDS:
SETBACKS: 30' MIN. (CHESTERFIELD AIRPORT ROAD AND
RELOCATED OLIVE STREET)
15' MIN. (OLIVE STREET ROAD)
OPEN SPACE: 35% MIN.
FAR: 0.55 MAX.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- BUILDING AND SITE SHALL BE IN COMPLIANCE WITH THE AMERICAN
DISABILITIES ACT REGULATIONS.
- NO SLOPE SHALL BE GREATER THAN 3:1. ALL DISTURBED AREAS SHALL BE
RESTORED.
- SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF CHESTERFIELD CODE AND
APPROVED SEPARATELY.
- LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF CHESTERFIELD CODE.
- ALL CURBING SHALL BE 6" CONCRETE.

PARKING CALCULATION

PROPOSED USE:	GAS STATION AND CONVENIENCE STORE
PARKING REQUIREMENT:	FOUR AND ONE HALF (4.5) SPACES FOR EVERY ONE THOUSAND (1,000) SQUARE FEET
PARKING REQUIRED:	6,650 SQ FT * 4.5/1000 = 30 SPACES
PARKING PROVIDED:	67 SPACES
PROPOSED USE:	CAR WASH
PARKING REQUIREMENT:	TWO (2) SPACES FOR EVERY THREE (3) EMPLOYEES
PARKING REQUIRED:	3 EMPLOYEES * 2/3 = 2 SPACES
PARKING PROVIDED:	2 SPACES
PROPOSED USE:	RETAIL STORES
PARKING REQUIREMENT:	FOUR AND ONE HALF (4.5) SPACES FOR EVERY ONE THOUSAND (1,000) SQUARE FEET
PARKING REQUIRED:	10,000 SQ FT * 4.5/1000 = 45 SPACES
PARKING PROVIDED:	67 SPACES
TOTAL SPACES REQUIRED:	77 SPACES
TOTAL SPACES PROVIDED:	136 SPACES INCLUDING 4 ADA ACCESSIBLE
PARKING NOT INCLUDED IN TOTALS:	
AIR/VACUUM/DRYING STATIONS:	16 SPACES



Civil & Environmental
Consultants, Inc.
3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 www.ccecinc.com

Energy Marketing

A tract of land being Lot 2 and Outlot A of McGrath Plaza, part of Lot 6 of the Subdivision of R. H. Stevens Farm and part of U. S. Survey 102, Township 45 North - Range 3 East, St. Louis County, Missouri

Prepared For:

Energy Marketing 709 LLC

NO.	DATE	DESCRIPTION
	09/25/16	FOR CITY APPROVAL
	09/26/16	FOR CITY APPROVAL
	11/22/16	FOR CITY APPROVAL
	09/27/18	FOR CITY APPROVAL
	09/27/19	STREET LIGHTING ADDED
	07/24/24	REVISE PER CLIENT
	12/11/24	REVISE PER CLIENT
	06/06/25	REVISED LANDSCAPE PLANS INCORPORATED

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereon attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date unless reauthorized.

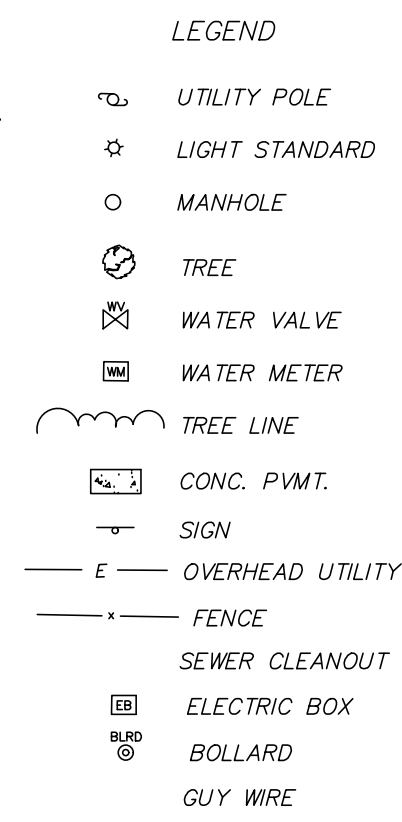
DOUGLAS S. TREMANN, INC.
DOUGLAS S. TREMANN
E-23345
06/02/2025
DOUGLAS S. TREMANN, PE
PROFESSIONAL ENGINEER
LICENSE # E-23345

DRAWN	DWD	DATE	12/15/15
CHECKED	DST	DATE	12/15/15
PROJECT #	09056.EMKT.00R		
CEC #	325-768	FB	1287

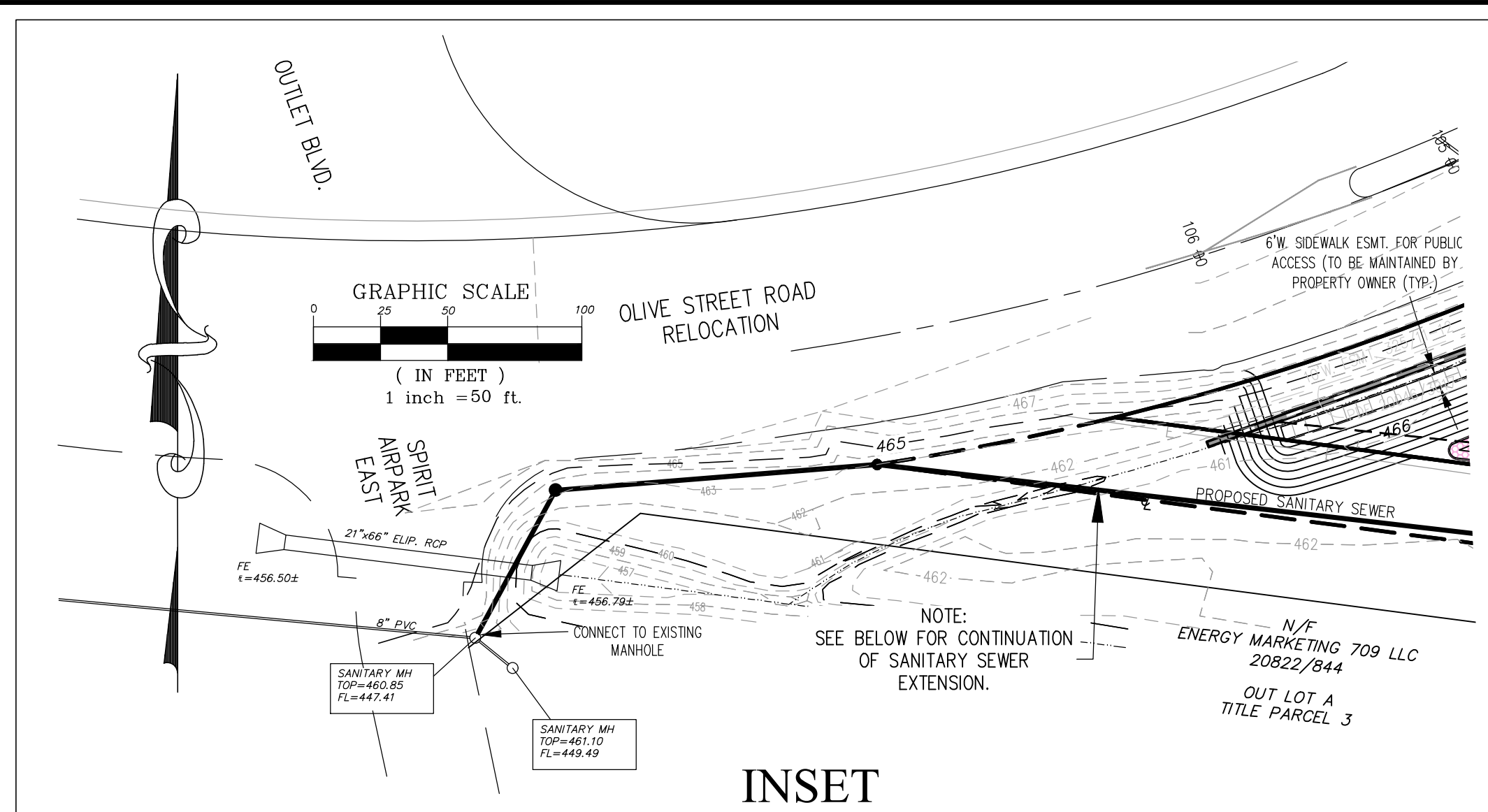
SITE DEVELOPMENT PLAN
18423 OLIVE STREET ROAD
SHEET 1 OF 3
© Copyright 2025 by Civil & Environmental Consultants, Inc.

A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri

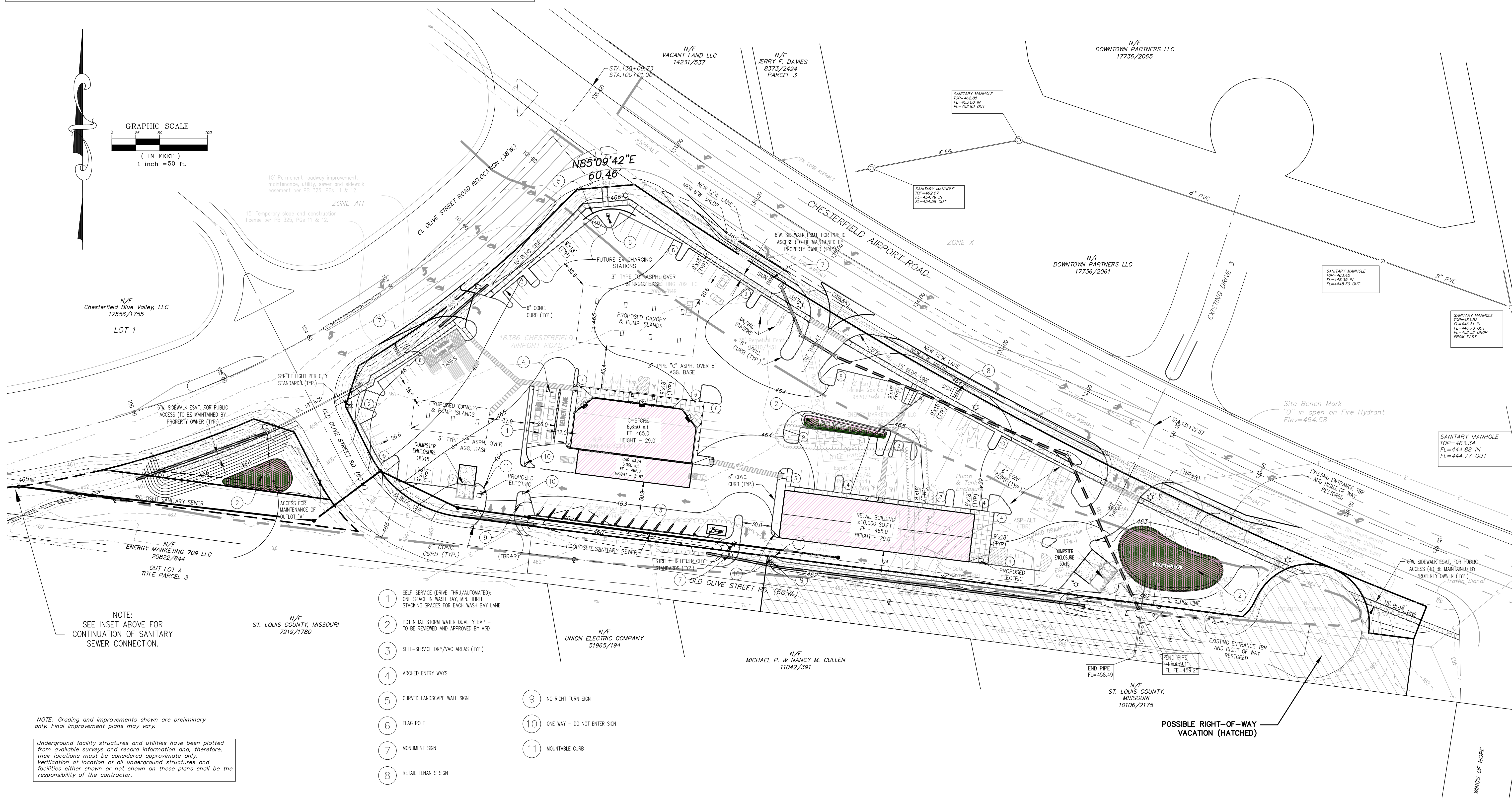
A tract of land being Lot 2 and Outlot A of McGrath Plaza,
part of Lot 6 of the Subdivision of R. H. Stevens Farm and
part of U. S. Survey 102, Township 45 North - Range 3 East,
St. Louis County, Missouri



LOCATION MAP



INSET



**Civil & Environmental
Consultants, Inc.**
3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 www.cecinc.com

Energy Marketing

A tract of land being Lot 2 and Outlot A of McGrath Plaza, part of Lot 6 of the Subdivision of R. H. Stevens Farm and part of U. S. Survey 102, Township 45 North - Range 3 East, St. Louis County, Missouri

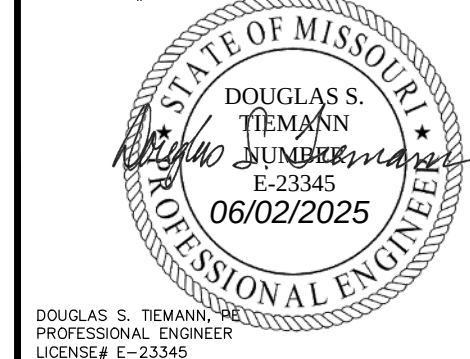
2130 Kienlen Avenue
St. Louis, MO 63121-5505
314-383-3700

Prepared For:
Energy Marketing 709 LLC

NO.	DATE	DESCRIPTION
	06/25/16	FOR CITY APPROVAL
	09/28/16	FOR CITY APPROVAL
	11/22/16	FOR CITY APPROVAL
	06/27/18	FOR CITY APPROVAL
	08/12/19	STREET LIGHTING ADDED
	06/27/24	REVISE PER CLIENT
	12/11/24	REVISE PER CLIENT
	04/18/25	REVISE PER CITY & CLIENT
	06/02/25	REVISED LANDSCAPE PLANS INCORPORATED

ENGINEERS' AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

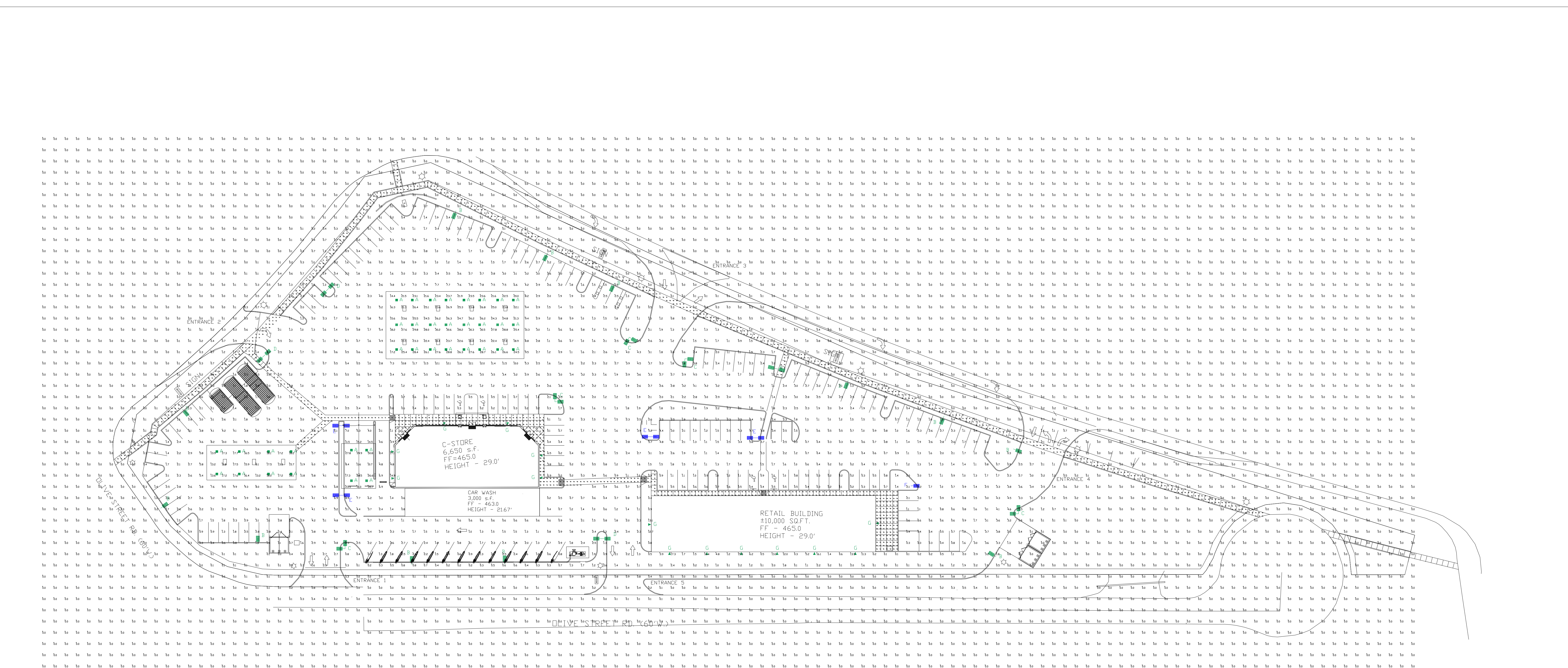
CIVIL & ENVIRONMENTAL CONSULTANTS, INC
MO LICENSE # LS-2007031294



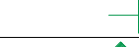
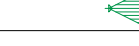
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CHECKED <i>DST</i>	DATE
PROJECT # <i>09056.EMKT.00R</i>	
CEC # <i>325-768</i> FB <i>1287</i>	

SITE DEVELOPMENT PLAN
18423 OLIVE STREET ROAD

SHEET 2 OF 3



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS	Illuminance	Fc	1.00	50.8	0.0	N.A.	N.A.	2
EXTERIOR WALKWAY	Illuminance	Fc	0.49	2.6	0.0	N.A.	N.A.	2
INTERIOR WALKWAY	Illuminance	Fc	2.19	18.6	0.0	N.A.	N.A.	2
DIESEL CANOPY	Illuminance	Fc	15.69	18.2	8.1	1.94	2.25	
ENTRANCE 1	Illuminance	Fc	2.86	5.2	1.2	2.38	4.33	
ENTRANCE 2	Illuminance	Fc	1.46	2.5	0.3	4.87	8.33	
ENTRANCE 3	Illuminance	Fc	0.45	2.6	0.0	N.A.	N.A.	
ENTRANCE 4	Illuminance	Fc	1.83	3.6	0.3	6.10	12.00	
ENTRANCE 5	Illuminance	Fc	1.31	2.5	0.3	4.37	8.33	
GAS CANOPY	Illuminance	Fc	22.85	30.6	8.2	2.79	3.73	
PARKING AREA	Illuminance	Fc	2.20	17.3	0.0	N.A.	N.A.	
PAY CANOPY	Illuminance	Fc	25.65	50.8	8.4	3.05	6.05	

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts
	36	A	SINGLE	CRUS-SC-VLW-50	10' PAY, 15' GAS, 18' DIESEL	1.000	9364	60
	12	B	SINGLE	MRM-LED-07L-SIL-FT-50-70CRI-IL-SINGLE	18' POLE+2' BASE	1.000	4852	48
	5	C	2 @ 90 DEGREES	MRM-LED-07L-SIL-FT-50-70CRI-IL-D90	18' POLE+2' BASE	1.000	9704	96
	4	D	D180	MRM-LED-07L-SIL-FT-50-70CRI-IL-D180	18' POLE+2' BASE	1.000	9704	96
	4	E	D180	MRM-LED-07L-SIL-FT-50-70CRI-D180	18' POLE+2' BASE	1.000	15124	96
	1	F	SINGLE	MRM-LED-07L-SIL-SW-50-70CRI-SINGLE	18' POLE+2' BASE	1.000	7292	48
	14	G	SINGLE	XPWS3-WV-LED-28-350-CW-UE	10'	1.000	3161	34



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

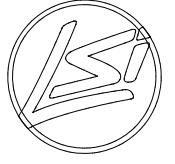
This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 4508

3 of 3



10000 ALLIANCE RD. CINCINNATI, OH 45242 USA
(513) 793-3000 • FAX (513) 793-6083

LIGHTING PROPOSAL

LD-126601-11

ENERGY EXPRESS
CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO

BY/WE

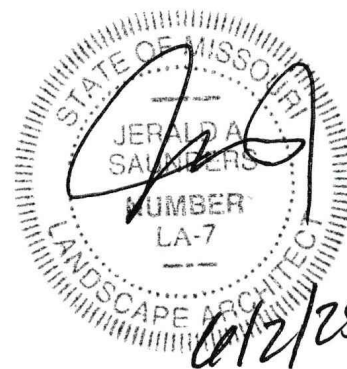
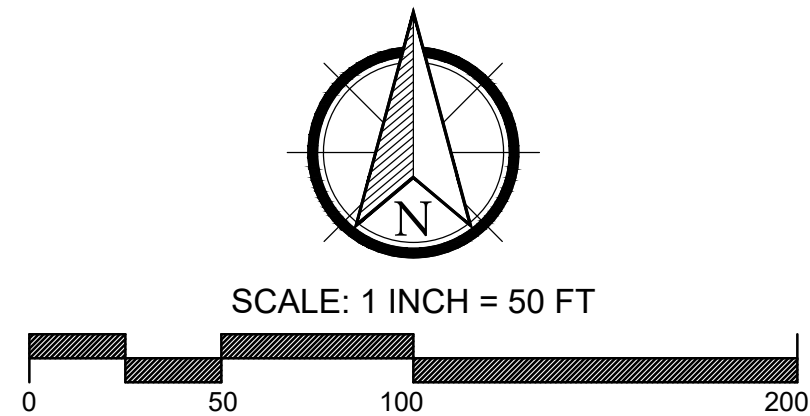
DATE/03-24-15

REV/01-21-25

SHEET 1
OF 1

SCALE:1"=40'

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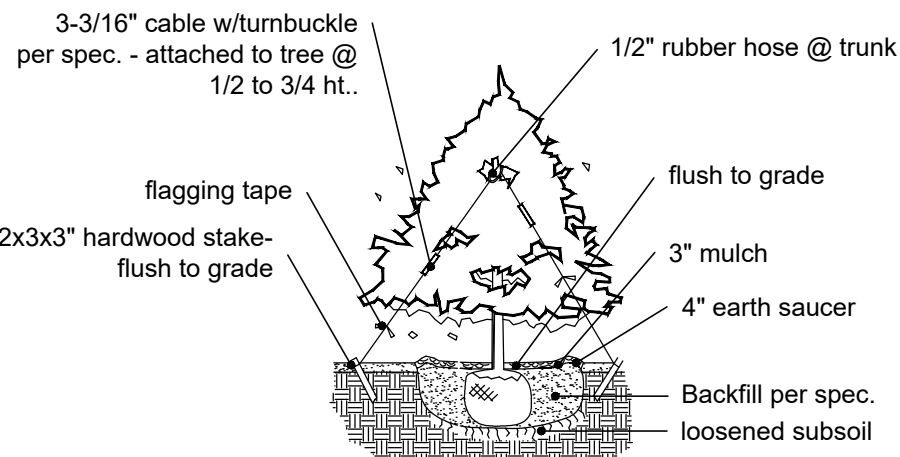
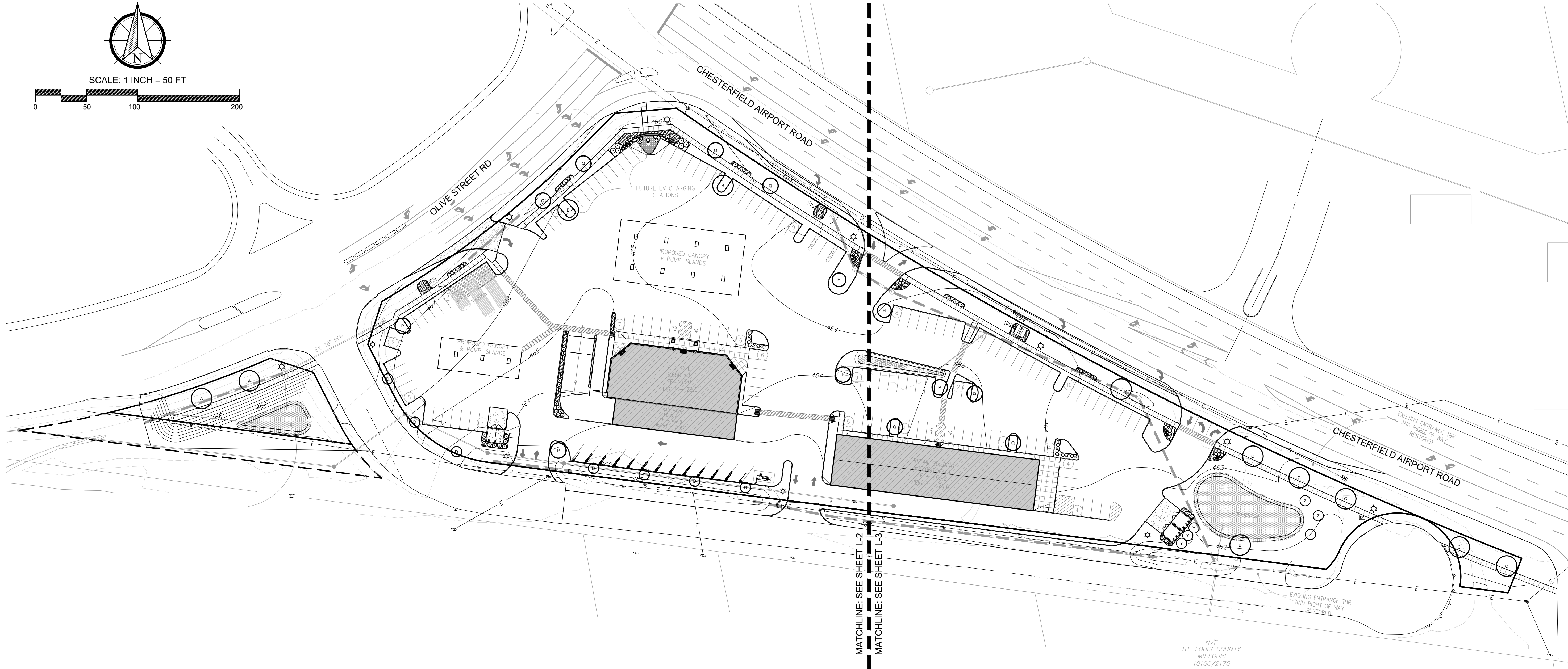


Jerald Saunders - Landscape Architect
MO License # LA-007

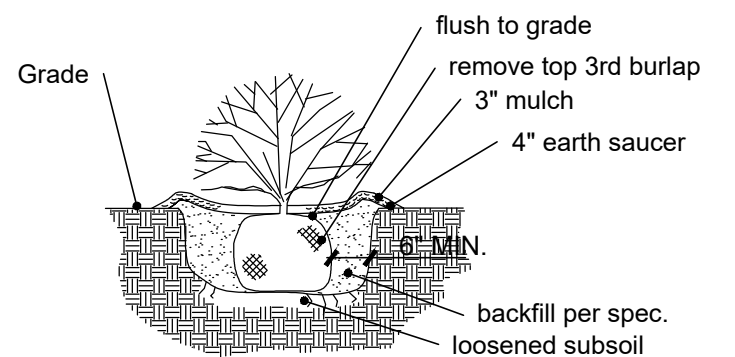
Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

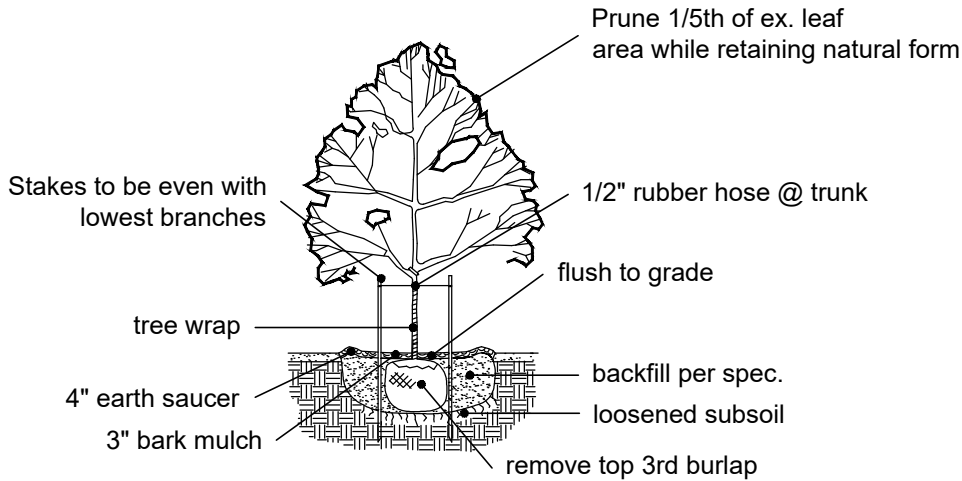
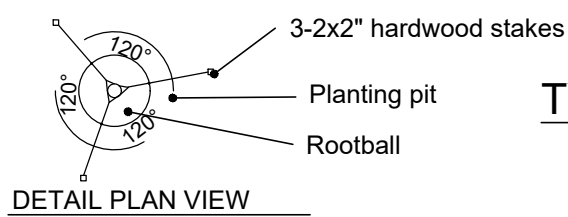


TYPICAL EVERGREEN PLANTING

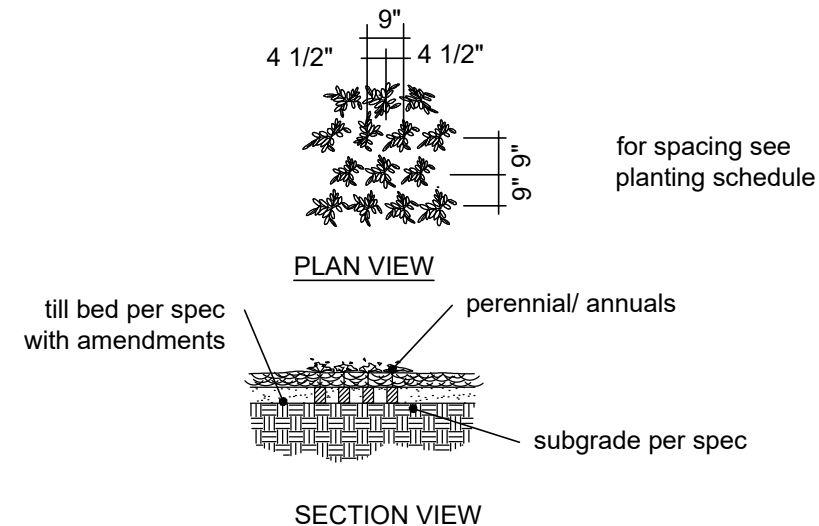


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

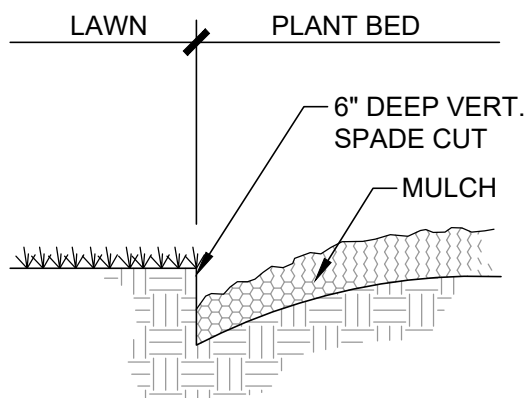
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING



SPADE CUT BED EDGE

- LANDSCAPE NOTES:**
1. LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUAL.
 2. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
 3. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
 4. MULCH TO BE 1.5" TRAP ROCK (EXCLUDES BIORETENTIONS).
 5. MULCH BEDS TO RECEIVE WOVEN GEOTEXTILE POLYPROPYLENE LANDSCAPE FABRIC WEED BARRIER BELOW ROCK MULCH.
 6. BED EDGES TO BE SPADE CUT. SEE DETAIL.
 7. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

PLANTING SCHEDULE									
STREET-SPECIFIC CANOPY TREES									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT	SIZE CLASS	GROWTH RATE	GROWTH RATE %
A	2	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5"cal	B&B	35-45'	Large	Fast	
B	3	Liliodendron tulipifera	Tulip Tree	2.5"cal	B&B	45'+	Large	Fast	
C	6	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5"cal	B&B	40-50'	Large	Fast	
D	7	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5"cal	B&B	45'+	Large	Medium	13.5%
CANOPY TREES									
H	2	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5"cal	B&B	50-60'	Large	Fast	
UNDERSTORY TREES									
P	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5"cal	B&B	15-20'	Small	Medium	7.7%
Q	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5"cal	B&B	20-25'	Small	Medium	13.5%
EVERGREEN TREES									
X	15	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B	15-20'	Small	Medium	28.8%
Y	3	Picea glauca	White Spruce	6' ht	B&B	35-40'	Medium	Medium	5.8%
Z	3	Picea pungens	Colorado Blue Spruce	6' ht	B&B	35-40'	Medium	Medium	5.8%
SHRUBS									
a	6	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.				
b	35	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.				
c	41	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.				
d	6	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.				
e	12	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.				
ORNAMENTAL GRASSES									
oga	38	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.				
ogb	11	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.				
PERENNIALS									
aa	33	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.				
bb	20	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.				
cc	12	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.				
dd	126	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.				
ee	84	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.				

- GENERAL NOTES & CALCULATIONS (PER CITY OF CHESTERFIELD LANDSCAPE REQUIREMENTS):**
1. STREET TREES SHALL BE LOCATED WITHIN A STREET RIGHT-OF-WAY UNLESS SO APPROVED BY VARIANCE.
 2. STREET TREES SHALL NOT BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB.
 3. STREET TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF STREET LIGHTS, STREET SIGNS, AND INTERSECTIONS.
 4. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES.
 5. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF A SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
39 PROPOSED TREES WITH SLOW/MEDIUM GROWTH RATE
52 TOTAL PROPOSED TREES
75% SLOW/MEDIUM GROWTH RATE
 6. ALL LANDSCAPED AREAS, INCLUDING ISLANDS, SHALL BE PROVIDED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

PREPARED FOR:
STEVE MADRAS
ENERGY MARKETING
2130 KIENLEN AVE.
ST. LOUIS MO 63121
(314) 383-3700

Revisions:

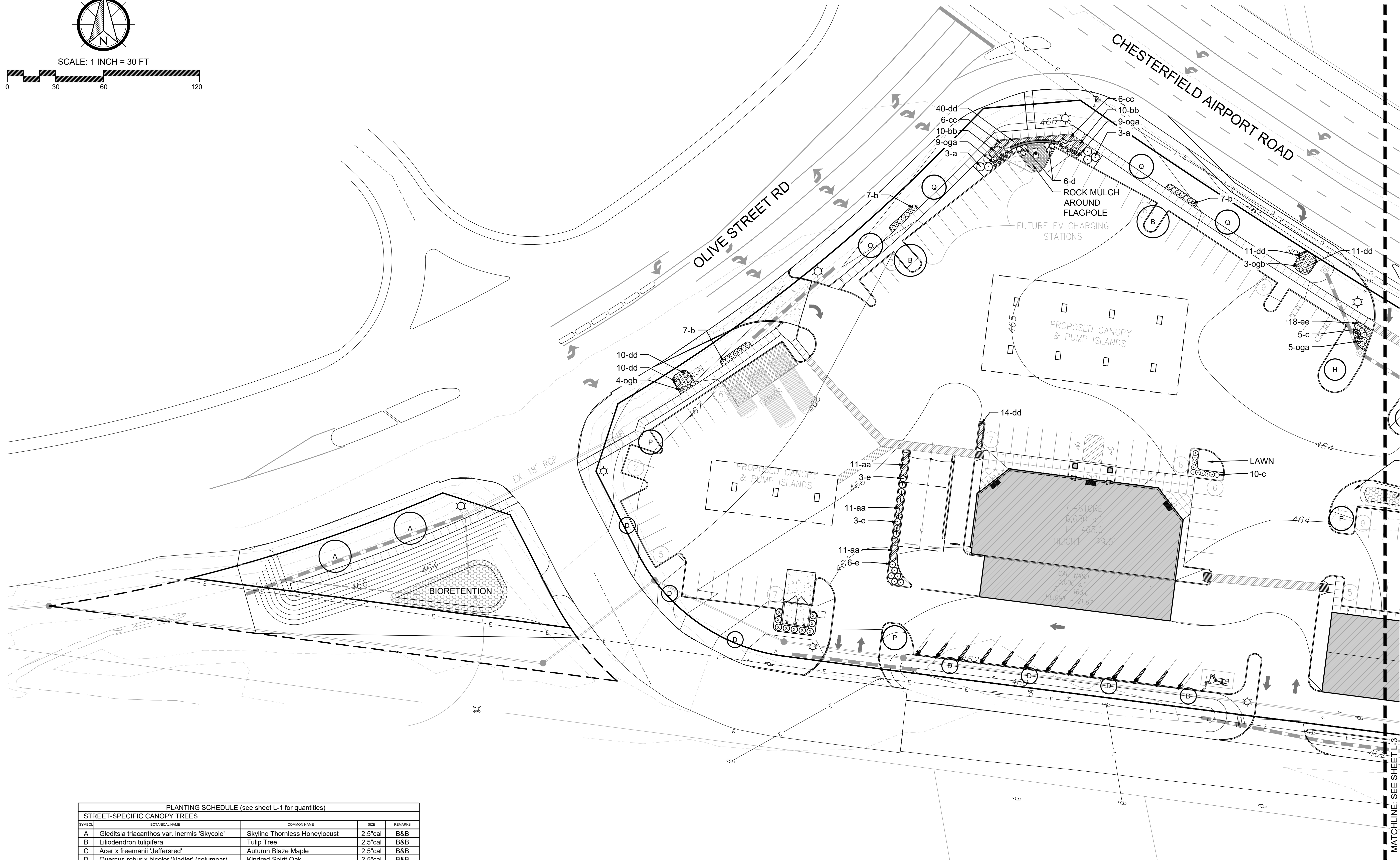
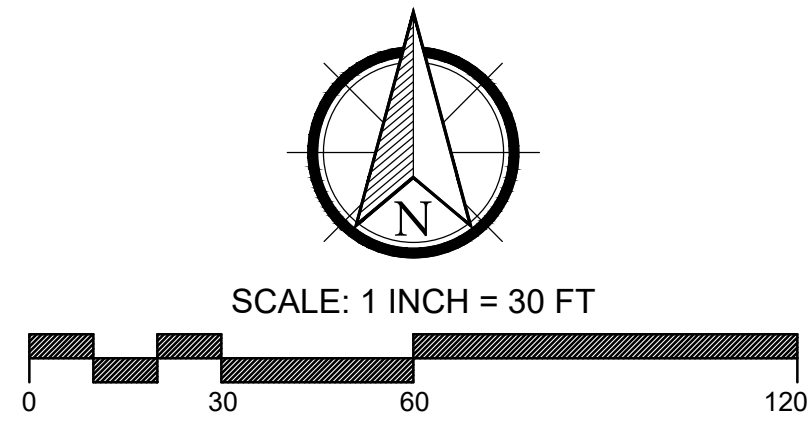
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9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	
6/2/25	City Comments	

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Checked: JAS

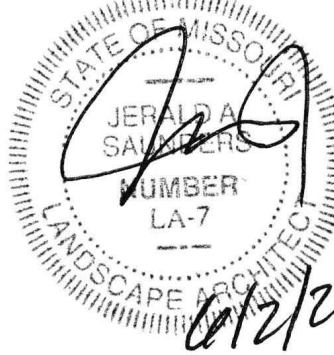


Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title:	OVERALL LANDSCAPE PLAN
Sheet No:	L-1
Date:	04/15/16
Job #:	957.001



PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B
B	Liliodendron tulipifera	Tulip Tree	2.5" cal	B&B
C	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
D	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B
CANOPY TREES				
H	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B
UNDERSTORY TREES				
P	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B
EVERGREEN TREES				
X	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	Picea glauca	White Spruce	6' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.
b	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.
c	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
d	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
e	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfizer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
bb	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
cc	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
2/14/25	Plan Changes	
4/21/25	City Comments	
5/6/25	City Comments	
6/2/25	City Comments	

Drawn: LWVH
Checked: JAS

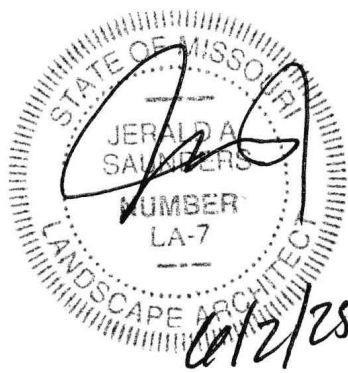
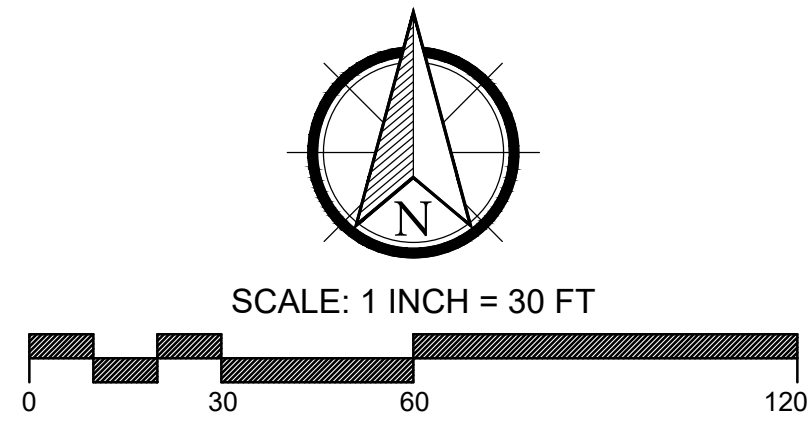


Sheet Title: LANDSCAPE PLAN - WEST

Sheet No: L-2

Date: 04/15/16
Job #: 957.001

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000191



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

THE WEDGE

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
9/22/15	Plan Revision	
2/10/16	Plan Revision	
4/15/16	City Comments	
4/26/16	Plan Changes	
8/24/16	Plan Changes	
12/6/16	City Comments	
9/19/18	Plan Changes	
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4/21/25	City Comments	
5/6/25	City Comments	
6/2/25	City Comments	

Drawn: LWVH
Checked: JAS

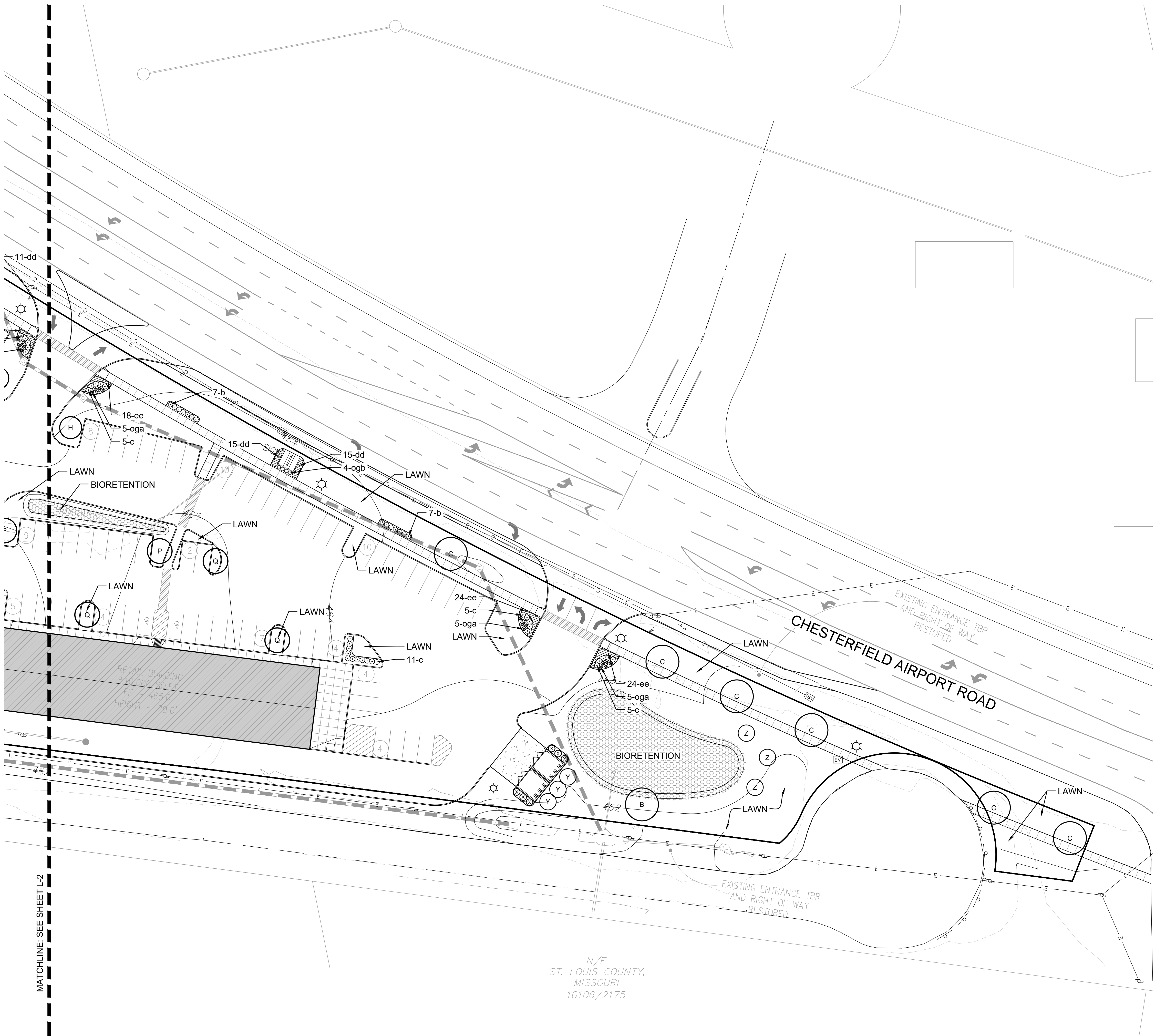


Sheet Title: LANDSCAPE PLAN - EAST

Sheet No: L-3

Date: 04/15/16
Job #: 957.001

PLANTING SCHEDULE (see sheet L-1 for quantities)				
STREET-SPECIFIC CANOPY TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B
B	Liliodendron tulipifera	Tulip Tree	2.5" cal	B&B
C	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B
D	Quercus robur x bicolor 'Nadler' (columnar)	Kindred Spirit Oak	2.5" cal	B&B
CANOPY TREES				
H	Acer rubrum 'Armstrong' (columnar)	Armstrong Maple	2.5" cal	B&B
UNDERSTORY TREES				
P	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B
EVERGREEN TREES				
X	Juniperus virginiana 'Taylor'	Taylor Upright Juniper	6' ht	B&B
Y	Picea glauca	White Spruce	6' ht	B&B
Z	Picea pungens	Colorado Blue Spruce	6' ht	B&B
SHRUBS				
a	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Cont.
b	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	15"	Cont.
c	Buxus 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
d	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	18"	Cont.
e	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18"	Cont.
ORNAMENTAL GRASSES				
oga	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal	Cont.
ogb	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal	Cont.
PERENNIALS				
aa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal	24" o.c.
bb	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	24" o.c.
cc	Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal	24" o.c.
dd	Liriope muscari 'Variegata'	Variegated Liriope	1 qt	18" o.c.
ee	Chrysanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 qt	18" o.c.





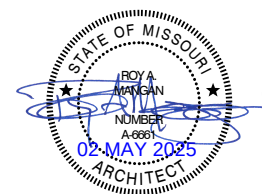
LEGEND

- EX1** Standing Seam Metal Roof Panel (Color: Black).
- EX2** Facebrick Veneer (Color: Haverford). 3 5/8"W x 2 1/4"H x 7 5/8"L.
- EX3** Adhered Stone - Mountain Ledge Panels (Color: Pioneer).
- EX4** Exterior Insulation Finish System (Color: Almond).
- EX5** Exterior Insulation Finish System (Color: Birch).
- EX6** Adhered Stone - Snapped Edge Wainscot Sill & Base, Ashlar Cut Heads & Keystone (Color: Buckskin).
- EX7** Aluminum Storefront with 1" insulated glazing. (Color: Black Anodized Aluminum).
- EX8** Metal Awning. (Color: Matte Black).
- EX9** Exterior/Commercial Grade Paint. Paint color to match EX4.
- EX10** Split-Faced Concrete Masonry Units (Color: Light Tan).
- EX11** Outdoor Wall Mount Lighting -
- EX12** 1" Insulated tinted windows (Color: Grey)
- EX13** Fuel Canopies Manufactured by Arning Companies, Inc.
- EX14** Cast Stone. (Color - Light Tan)
- EX15** Metal Coping (Color - Match adjacent finish color)
- EX16** Plastic RTU Screen (Color - Light Tan)



SCALE

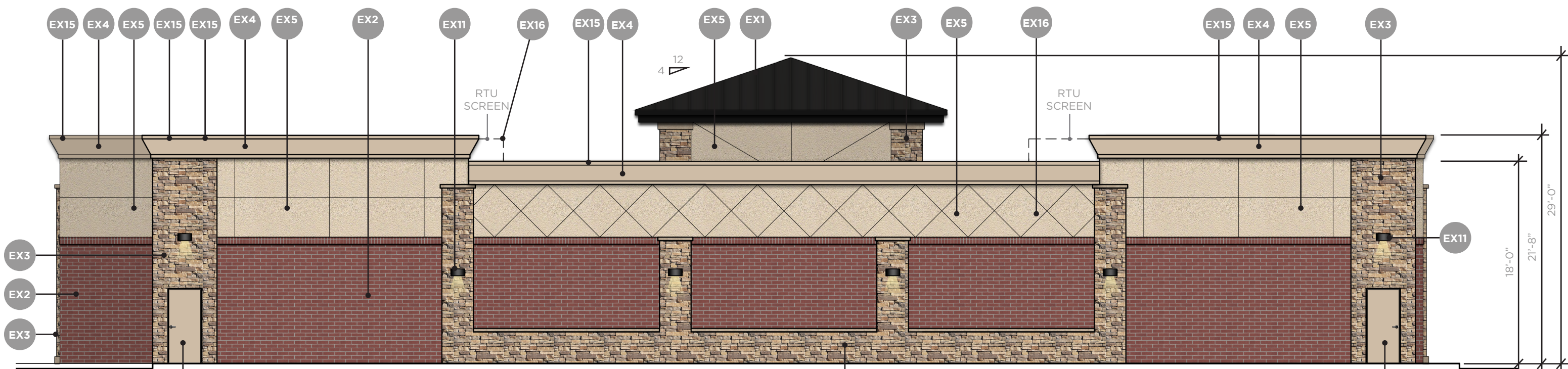
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Archimages

architecture | interiors



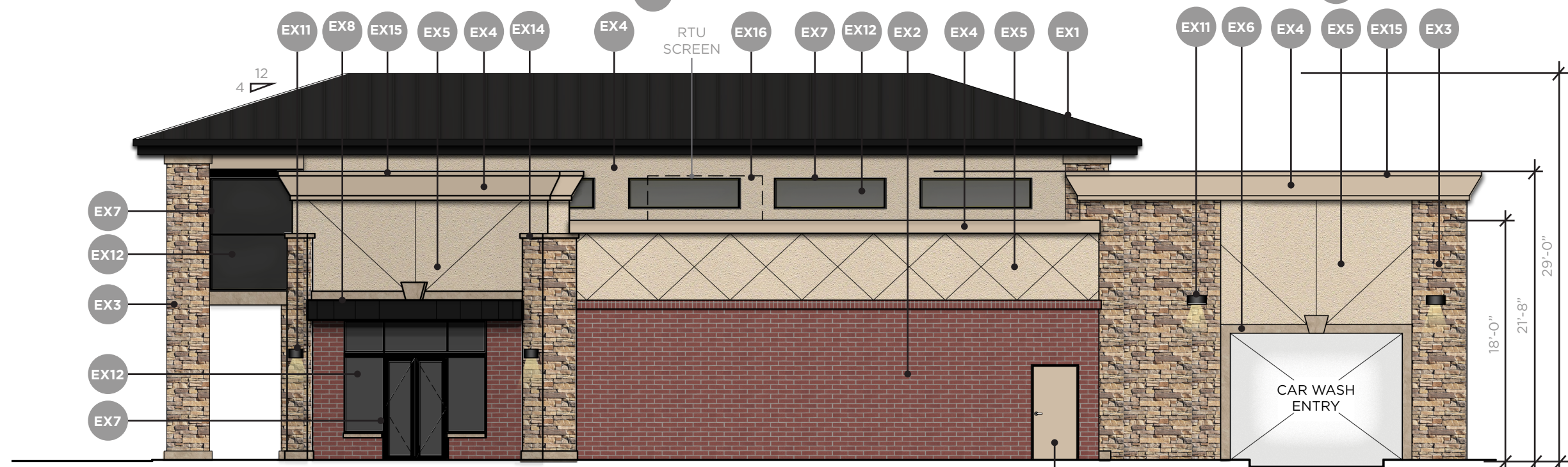


C-STORE/CARWASH REAR ELEVATION

LEGEND

- EX1** Standing Seam Metal Roof Panel (Color: Black).
- EX2** Facebrick Veneer (Color: Haverford). 3 5/8"W x 2 1/4"H x 7 5/8"L.
- EX3** Adhered Stone - Mountain Ledge Panels (Color: Pioneer).
- EX4** Exterior Insulation Finish System (Color: Almond).
- EX5** Exterior Insulation Finish System (Color: Birch).
- EX6** Adhered Stone - Snapped Edge Wainscot Sill & Base, Ashlar Cut Heads & Keystone (Color: Buckskin).
- EX7** Aluminum Storefront with 1" insulated glazing. (Color: Black Anodized Aluminum).
- EX8** Metal Awning. (Color: Matte Black).
- EX9** Exterior/Commercial Grade Paint. Paint color to match EX4.
- EX10** Split-Faced Concrete Masonry Units (Color: Light Tan).
- EX11** Outdoor Wall Mount Lighting
- EX12** 1" Insulated tinted windows (Color: Grey)
- EX13** Fuel Canopies Manufactured by Arning Companies, Inc.
- EX14** Cast Stone. (Color - Light Tan)
- EX15** Metal Coping (Color - Match adjacent finish color)
- EX16** Plastic RTU Screen (Color - Light Tan)

[25017] [25017] 02 MAY

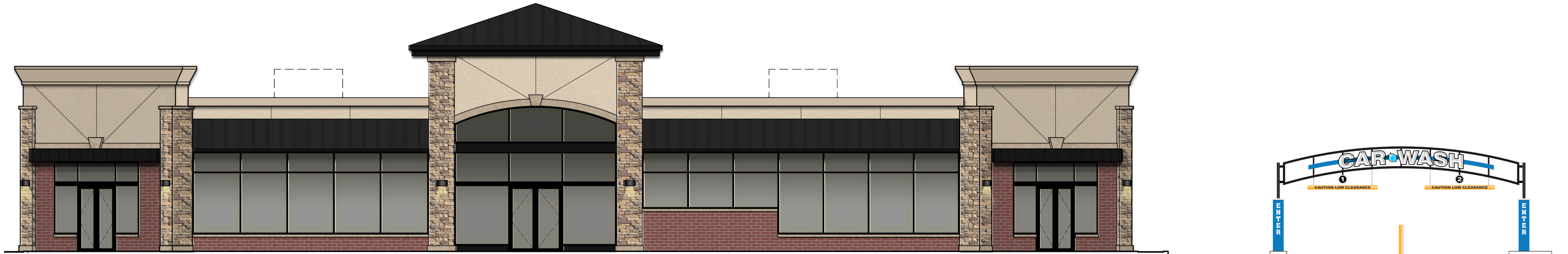


C-STORE/CARWASH RIGHT ELEVATION



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C-STORE/CARWASH FRONT ELEVATION WITH SIGNAGE ELEMENT

-SEE PREVIOUS SHEET FOR BALANCE OF MATERIAL INFORMATION

LEGEND

- EX1 Standing Seam Metal Roof Panel (Color: Black).
- EX2 Facebrick Veneer (Color: Haverford). 3 5/8"W x 2 1/4"H x 7 5/8"L.
- EX3 Adhered Stone - Mountain Ledge Panels (Color: Pioneer).
- EX4 Exterior Insulation Finish System (Color: Almond).
- EX5 Exterior Insulation Finish System (Color: Birch).
- EX6 Adhered Stone - Snapped Edge Wainscot Sill & Base, Ashlar Cut Heads & Keystone (Color: Buckskin).
- EX7 Aluminum Storefront with 1" insulated glazing. (Color: Black Anodized Aluminum).
- EX8 Metal Awning. (Color: Matte Black).
- EX9 Exterior/Commercial Grade Paint. Paint color to match EX4.
- EX10 Split-Faced Concrete Masonry Units (Color: Light Tan).
- EX11 Outdoor Wall Mount Lighting
- EX12 1" Insulated tinted windows (Color: Grey)
- EX13 Fuel Canopies Manufactured by Arning Companies, Inc.
- EX14 Cast Stone. (Color - Light Tan)
- EX15 Metal Coping (Color - Match adjacent finish color)
- EX16 Plastic RTU Screen (Color - Light Tan)

EXTERIOR ELEVATIONS

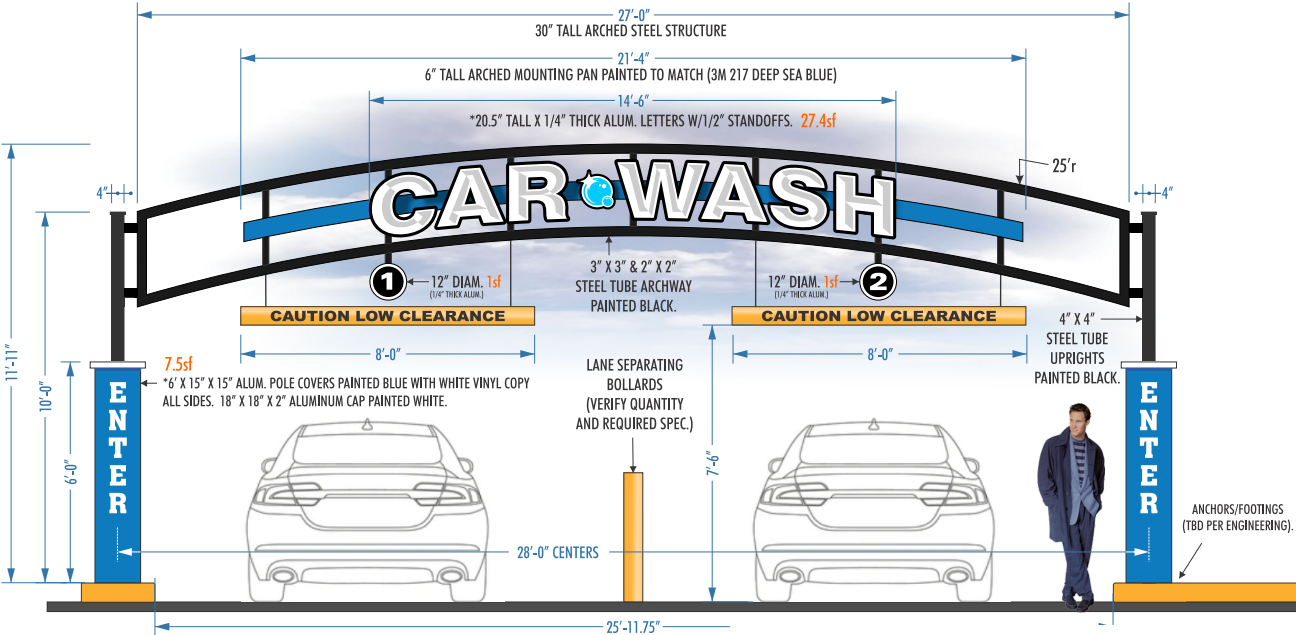
BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME™

CAR WASH ENTRY STRUCTURE
3.3" AND 2" X 2" STEEL TUBE ARCHWAY TRUSS CONSTRUCTION WITH 4" X 4" STEEL TUBE UPRIGHT SUPPORTS PER SEALED ENGINEER'S DRAWING. STRUCTURE PAINTED BLACK. COORDINATE EXACT PLACEMENT ON SITE. * ALUM. POLE COVERS (SEE NOTES).

ALUMINUM CUT OUT LETTERS
*20.5" TALL 1/4" THICK LETTERS ALUMINUM CUT OUTS PAINTED BLACK (BOTH SIDES). FACES TO BE DECORATED WITH 3M PREMIUM VINYL (WHITE, MEDIUM GRAY & PEACOCK BLUE). ALL UNITS MOUNTED TO ARCHED MOUNTING PAN WITH 1/2" STANDOFFS.

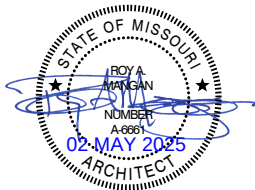


CAR WASH ENTRANCE - LOW CLEARANCE BARS: 3/4" = 1'-0"
6" DIAMETER PVC PAINTED CAUTION YELLOW WITH BLACK VINYL COPY. SUSPEND BY STEEL CABLES USING NON-CORROSIVE HARDWARE AS REQUIRED.



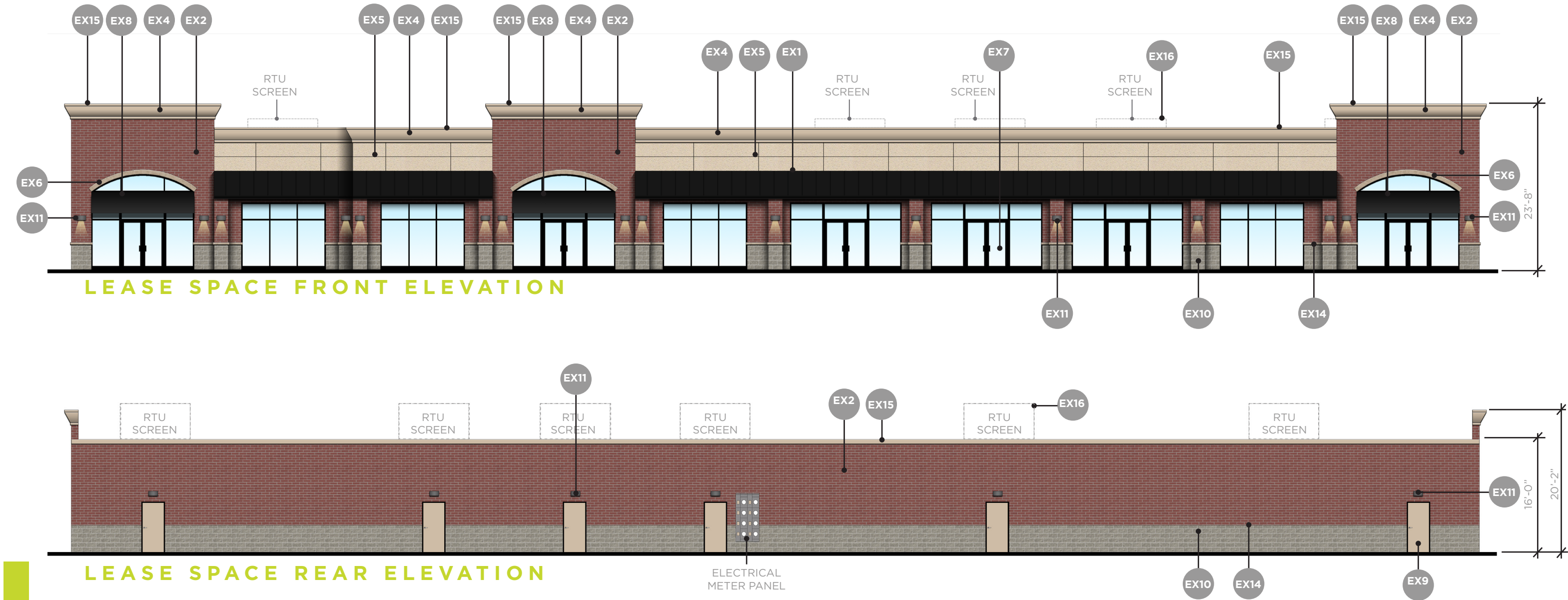
CAR WASH ENTRANCE - LOW CLEARANCE BARS: 3/8" = 1'-0" 44.4

DRIVE-THRU CAR WASH SIGNAGE ELEMENT [N.T.S.]



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LEGEND

- | | | | | | |
|------------|---|-------------|--|-------------|--|
| EX1 | Standing Seam Metal Roof Panel (Color: Black). | EX7 | Aluminum Storefront with 1" insulated glazing. (Color: Black Anodized Aluminum). | EX13 | Fuel Canopies Manufactured by Arning Companies, Inc. |
| EX2 | Facebrick Veneer (Color: Haverford). 3 5/8"W x 2 1/4"H x 7 5/8"L. | EX8 | Metal Awning. (Color: Matte Black). | EX14 | Cast Stone. (Color - Light Tan) |
| EX3 | Adhered Stone - Mountain Ledge Panels (Color: Pioneer). | EX9 | Exterior/Commercial Grade Paint. Paint color to match EX4. | EX15 | Metal Coping (Color - Match adjacent finish color) |
| EX4 | Exterior Insulation Finish System (Color: Almond). | EX10 | Split-Faced Concrete Masonry Units (Color: Light Tan). | EX16 | Plastic RTU Screen (Color - Light Tan) |
| EX5 | Exterior Insulation Finish System (Color: Birch). | EX11 | Outdoor Wall Mount Lighting | | |
| EX6 | Adhered Stone - Snapped Edge Wainscot Sill & Base, Ashlar Cut Heads & Keystone (Color: Buckskin). | EX12 | 1" Insulated tinted windows (Color: Grey) | | |



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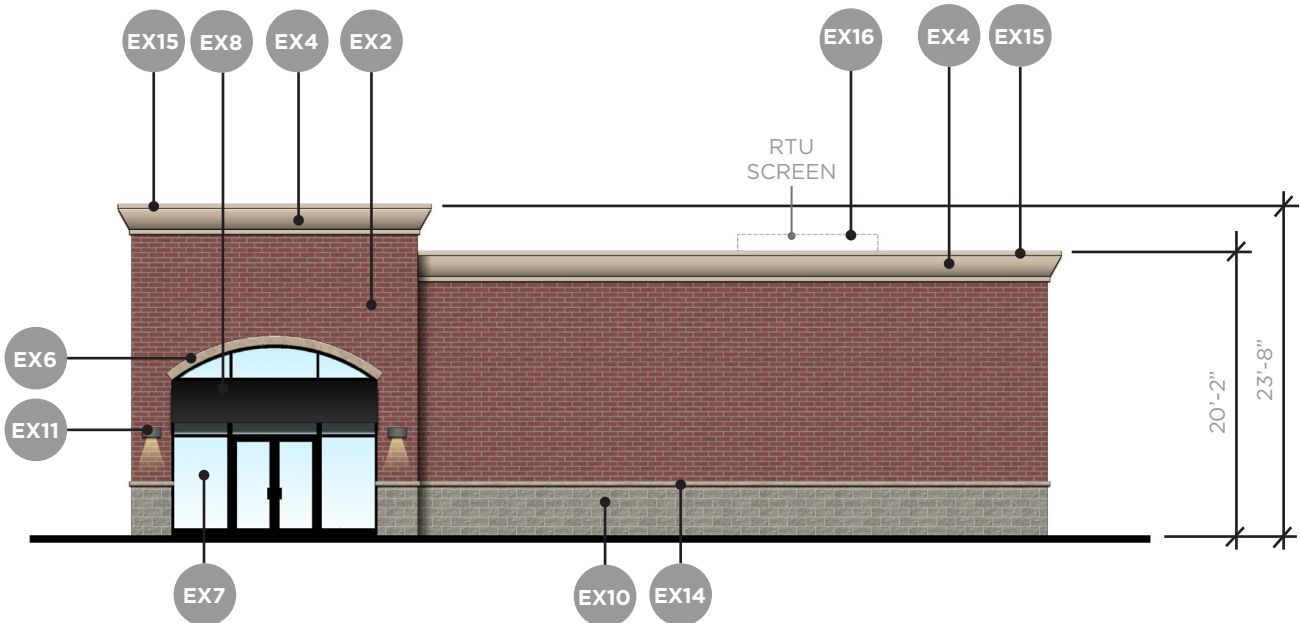


LEGEND

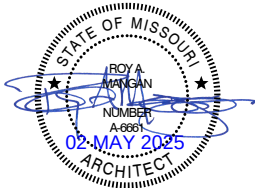
- EX1** Standing Seam Metal Roof Panel (Color: Black).
- EX2** Facebrick Veneer (Color: Haverford).
3 5/8"W x 2 1/4"H x 7 5/8"L.
- EX3** Adhered Stone - Mountain Ledge Panels (Color: Pioneer).
- EX4** Exterior Insulation Finish System (Color: Almond).
- EX5** Exterior Insulation Finish System (Color: Birch).
- EX6** Adhered Stone - Snapped Edge Wainscot Sill & Base, Ashlar
Cut Heads & Keystone (Color: Buckskin).

- EX7** Aluminum Storefront with 1" insulated glazing.
(Color: Black Anodized Aluminum).
- EX8** Metal Awning. (Color: Matte Black).
- EX9** Exterior/Commercial Grade Paint. Paint color to match EX4.
- EX10** Split-Faced Concrete Masonry Units (Color: Light Tan).
- EX11** Outdoor Wall Mount Lighting
- EX12** 1" Insulated tinted windows (Color: Grey)

- EX13** Fuel Canopies Manufactured by Arning Companies, Inc.
- EX14** Cast Stone. (Color - Light Tan)
- EX15** Metal Coping
(Color - Match adjacent finish color)
- EX16** Plastic RTU Screen (Color - Light Tan)

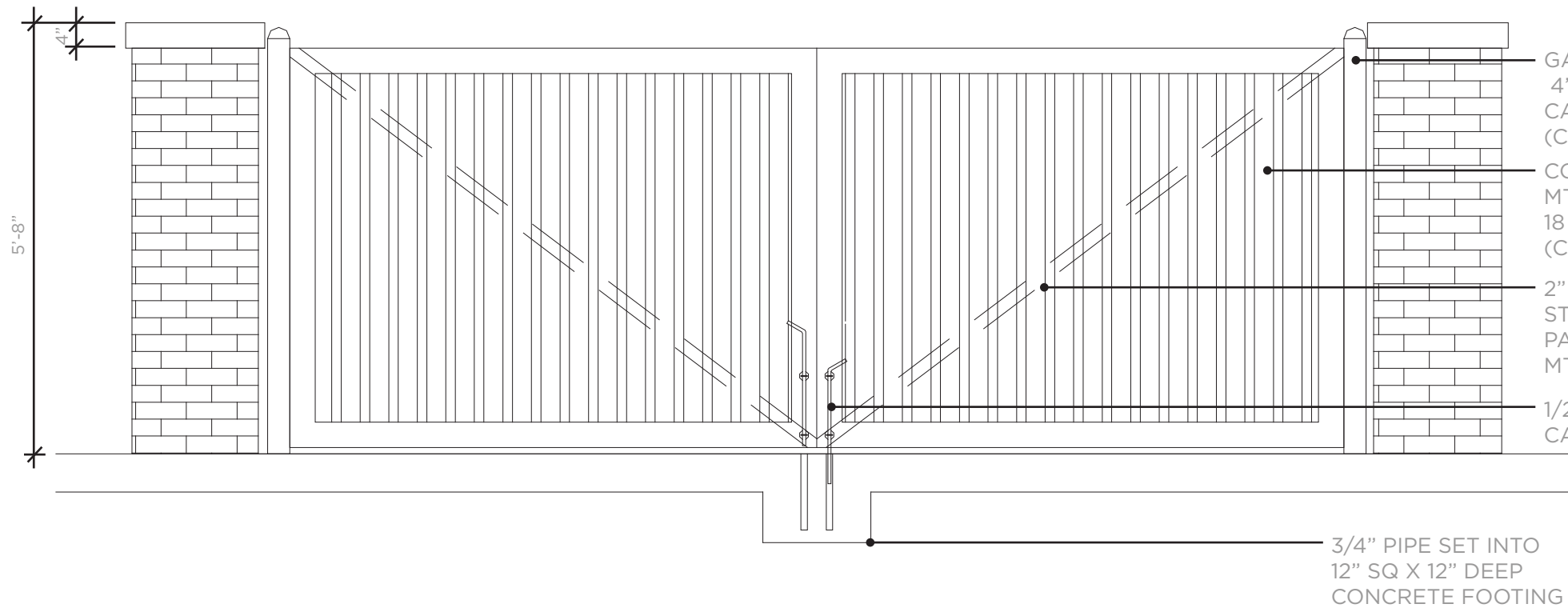


LEASE SPACE RIGHT ELEVATION
LEASE SPACE LEFT ELEVATION OPP HAND

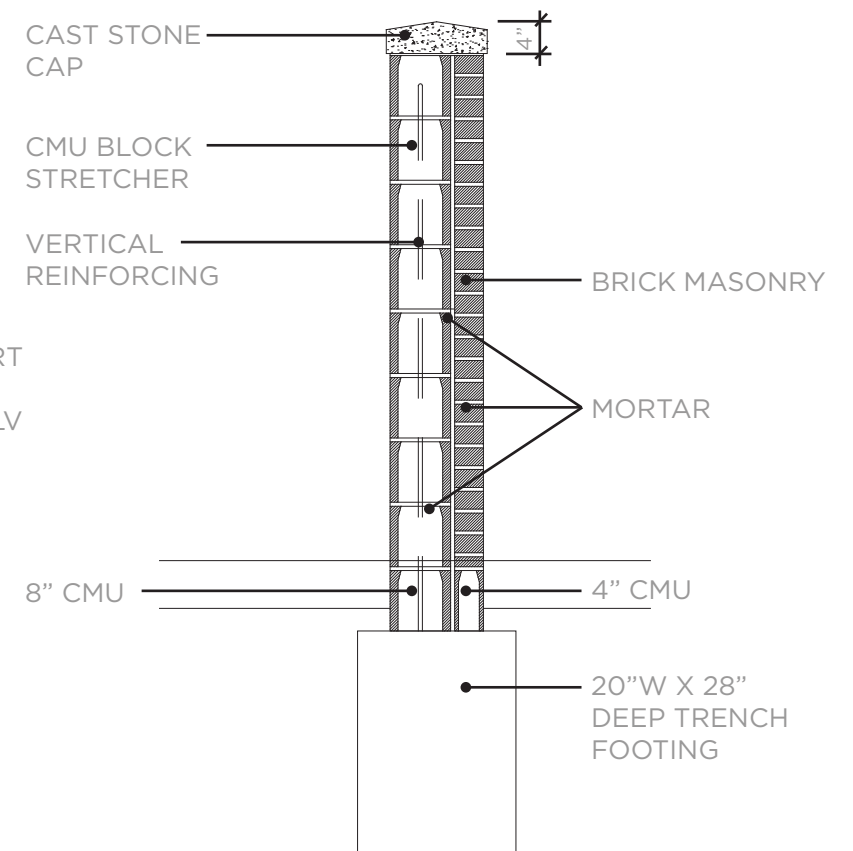


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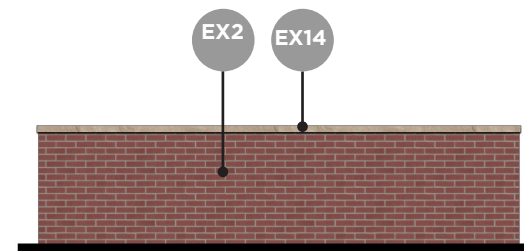
DUMPSTER GATE - DETAIL



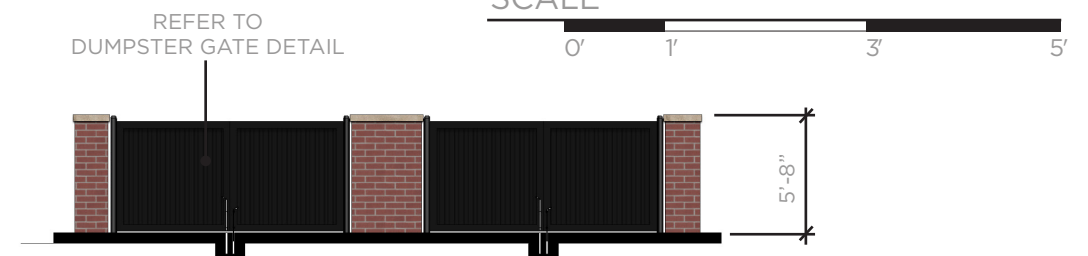
DUMPSTER WALL - DETAIL 11 3/4" THICK

LEGEND

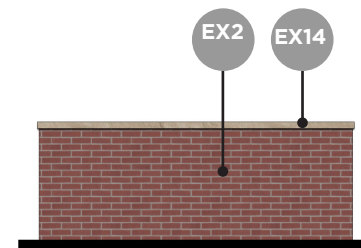
- | | | | |
|------------|---|-------------|---|
| EX1 | Architectural Shingle (Color: Black). | EX9 | Exterior/Commercial Grade Paint.
Paint color to match EX4. |
| EX2 | Facebrick Veneer (Color: Haverford).
3 5/8"W x 2 1/4"H x 7 5/8"L. | EX10 | Split-Faced Concrete Masonry Units
(Color: Light Tan). |
| EX3 | Adhered Stone - Mountain Ledge Panels
(Color: Pioneer). | EX11 | Outdoor Wall Mount Lighting - |
| EX4 | Exterior Insulation Finish System
(Color: Almond). | EX12 | 1" Insulated tinted windows (Color: Grey) |
| EX5 | Exterior Insulation Finish System
(Color: Birch). | EX13 | Fuel Canopies Manufactured by Arning
Companies, Inc. |
| EX6 | Adhered Stone - Snapped Edge Wainscot Sill
& Base, Ashlar Cut Heads & Keystone (Color:
Buckskin). | EX14 | Cast Stone Cap. (Color - Light Tan) |
| EX7 | Aluminum Storefront with 1" insulated
glazing.
(Color: Black Anodized Aluminum). | EX15 | Metal Coping.
(Color - Match adjacent finsh color) |
| EX8 | Metal Awning. (Color: Matte Black). | EX16 | Plastic RTU Screen (Color - Light Tan) |



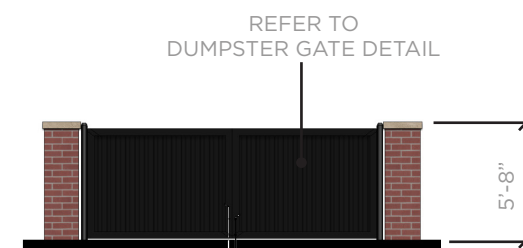
DUMPSTER - SIDE 30X15



DUMPSTER - FRONT 30X15

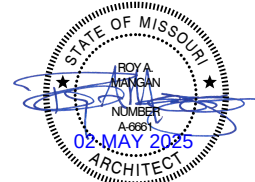


DUMPSTER - SIDE 18X15



DUMPSTER - FRONT 18X15

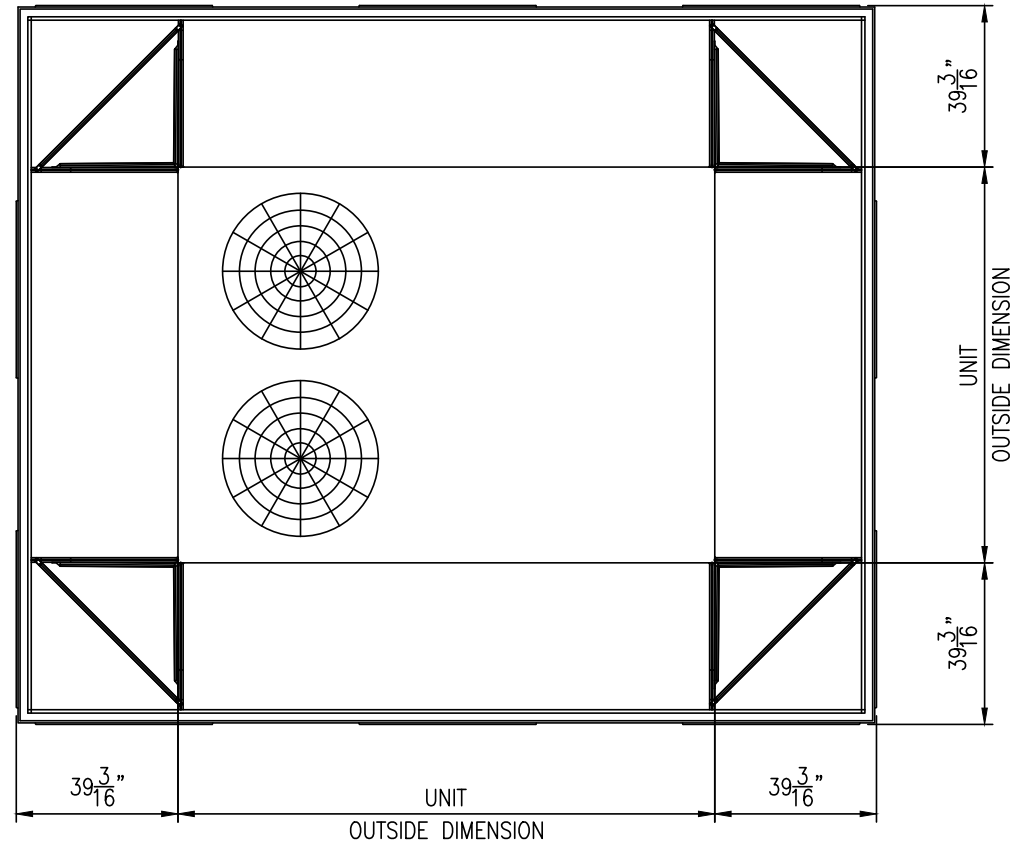
DUMPSTER ENCLOSURE



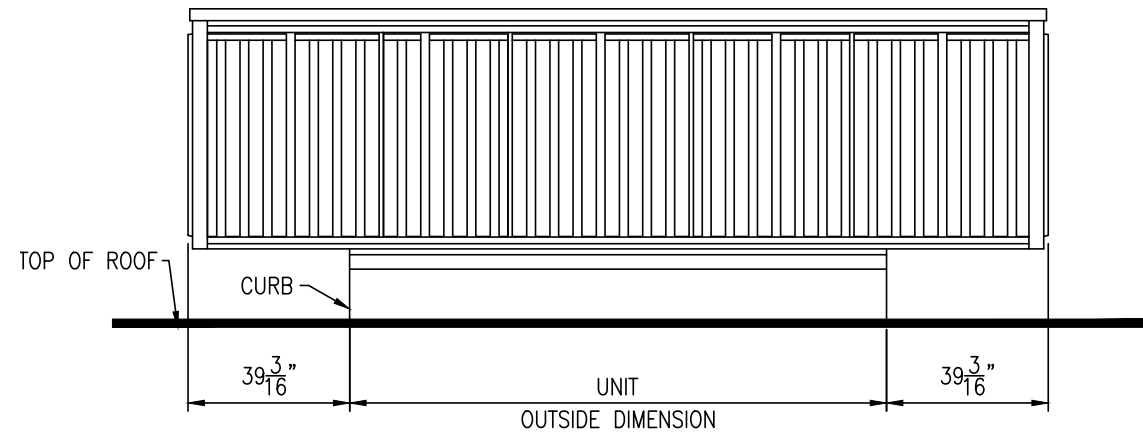
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52" VERTICAL STYLE ENVISOR
FOOTPRINT

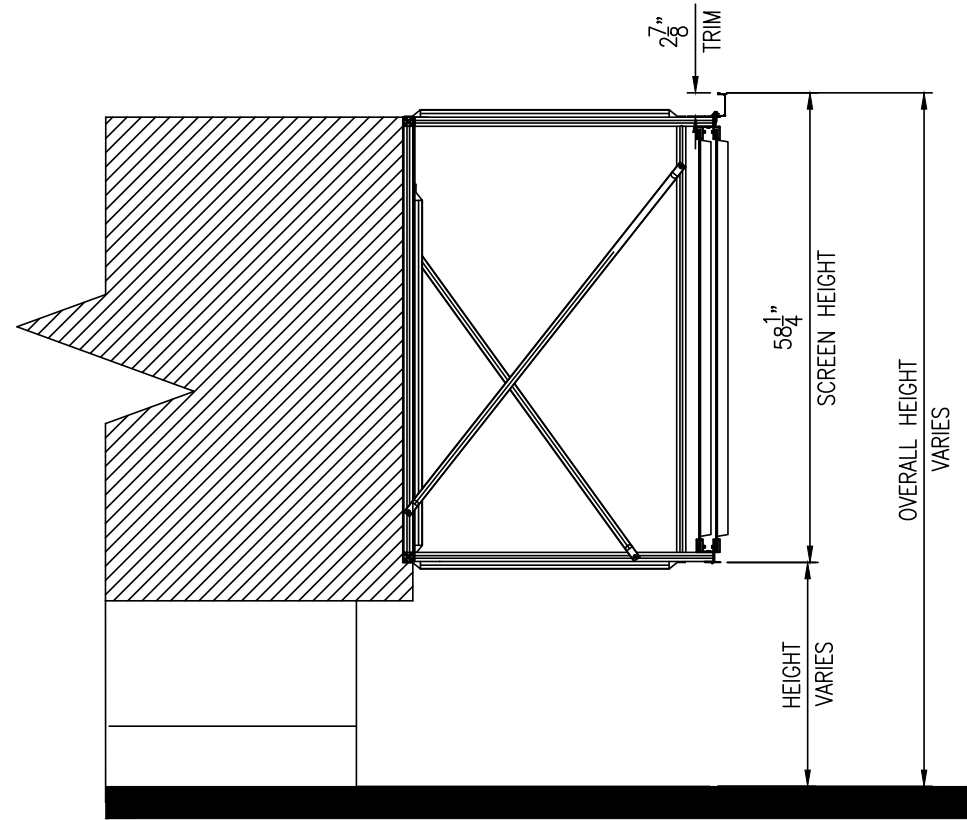


52" VERTICAL STYLE ENVISOR
ELEVATION



RTU SCREEN DETAILS

52" VERTICAL STYLE ENVISOR
SECTION



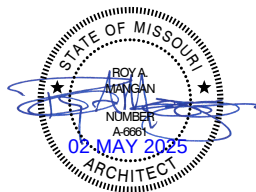
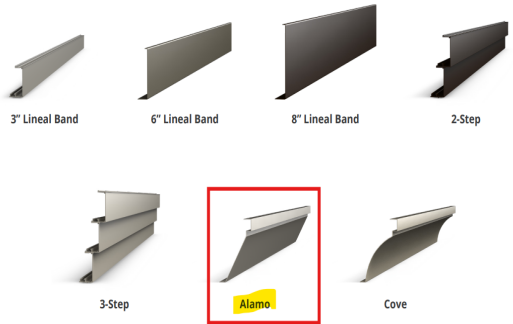
NOTE: The Screen System shown corresponds to a typical construction of the Envisor 52 Vertical Style using Wide Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

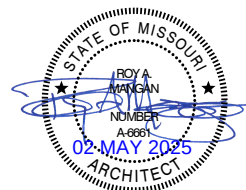


Horizontal Rib

TRIM STYLE OPTIONS

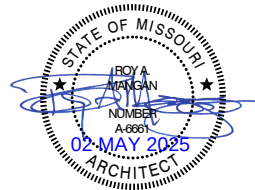
Enhance your Roof Screen with our durable trim options. Meticulously crafted from .063" wall - 6063 T5 extruded aluminum shapes, these trims feature a 4000 series powder coat finish for long-lasting rust resistance. Elevate your space with trim that combines both style and endurance.





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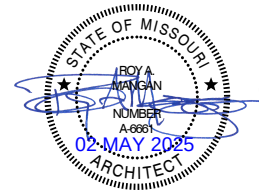


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PARAGON
SOLUTIONS

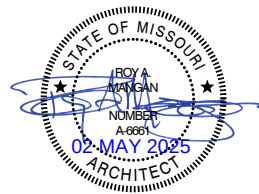


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PARAGON
SOLUTIONS



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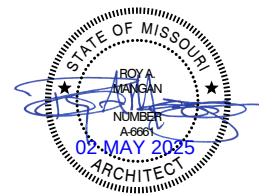


PARAGON
SOLUTIONS



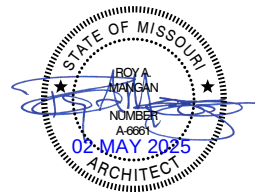
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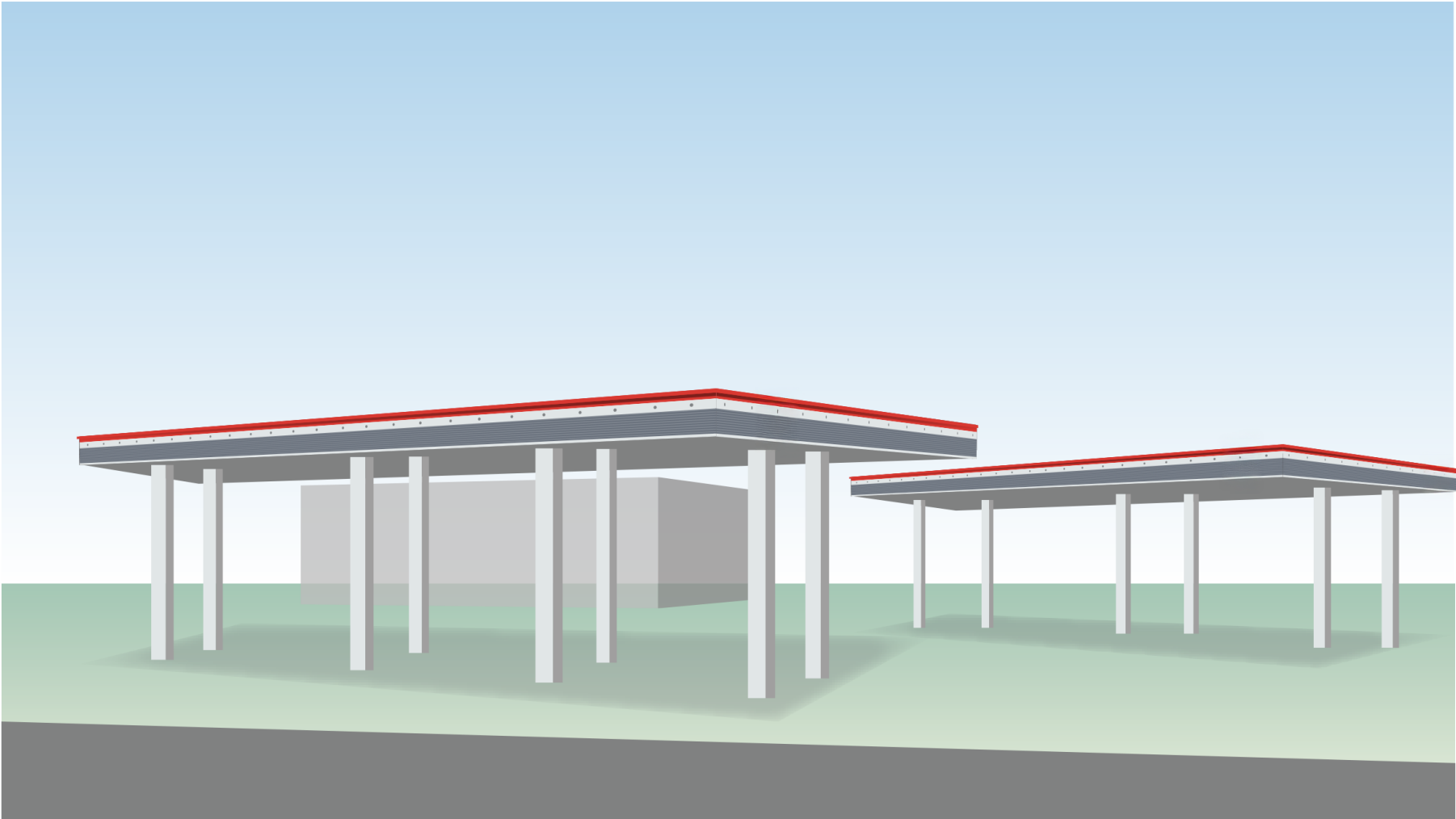


PROJECT LOCATION:

18423 OLD OLIVE ST,
CHESTERFIELD, MO 63017

PROJECT OVERVIEW:

- A Site Map
- B Canopy Visuals
- C Dispenser Visuals
- D Main ID Visuals



CONCEPTUAL SITE VISUAL

approval signature
*I have reviewed the visuals within this document and
I approve the designs and scope of work listed within.*

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Revision #	Date	Scale	Page #
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Brand Book
BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 211
Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

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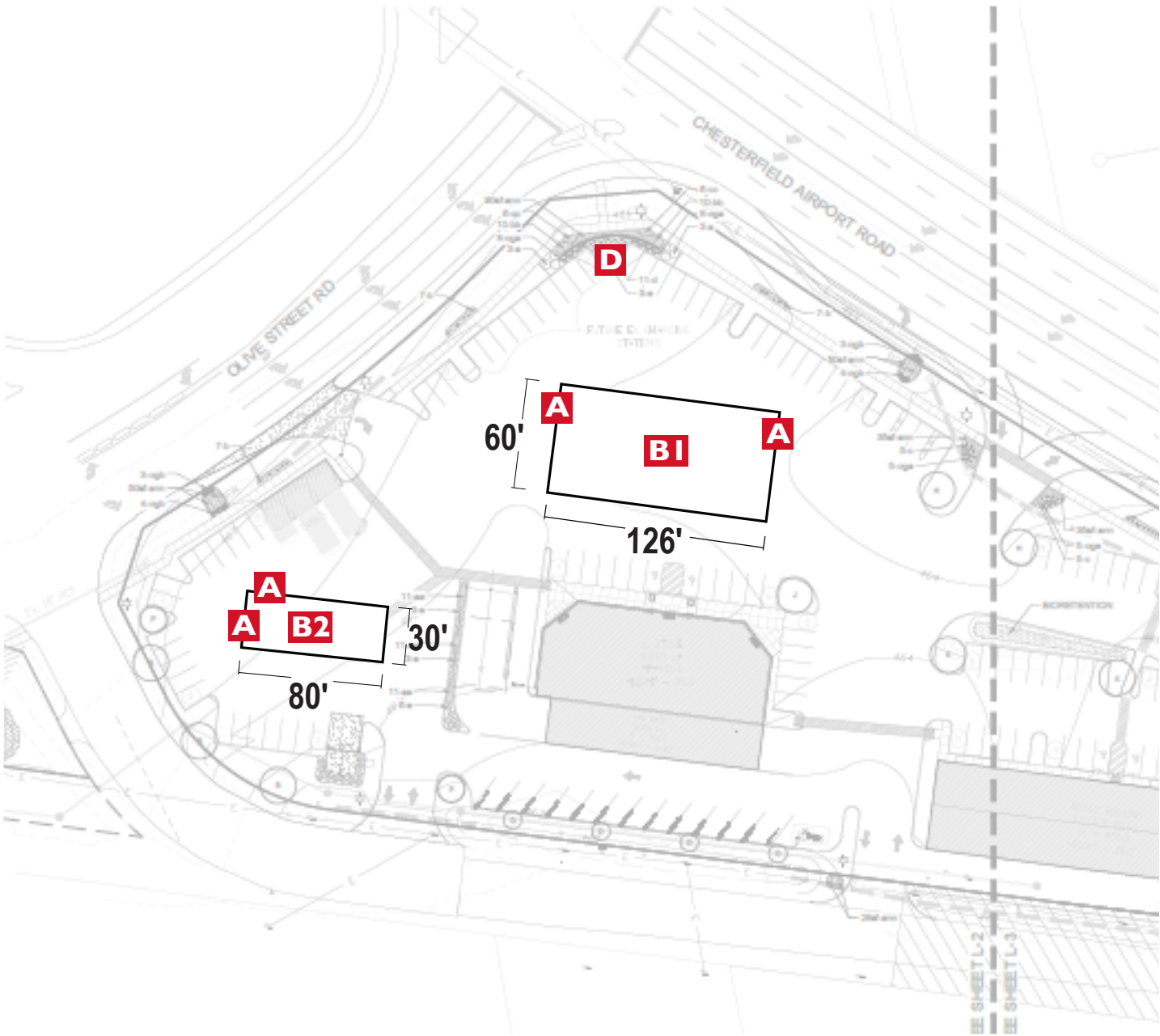
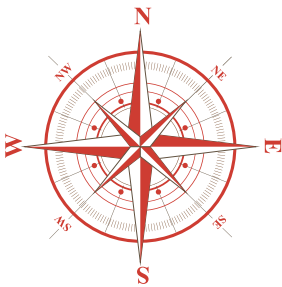
SITE PLAN

- A

Canopy Logos
- B

Canopy Image
- D

Main ID



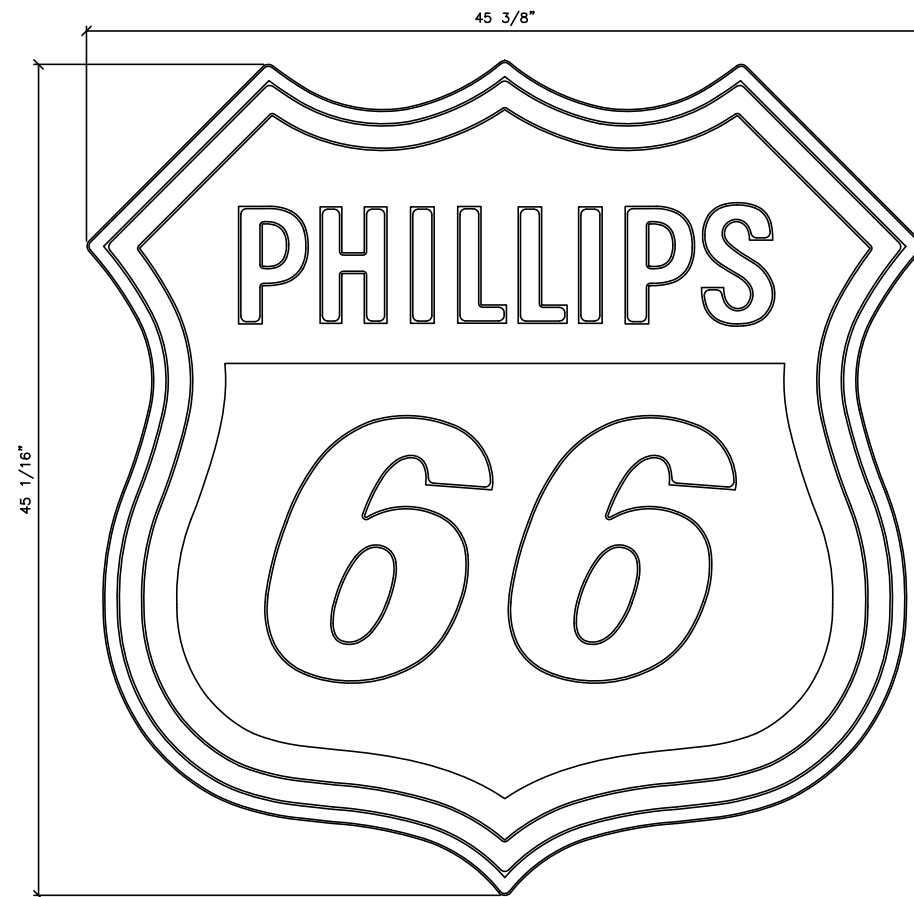
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Brand Book

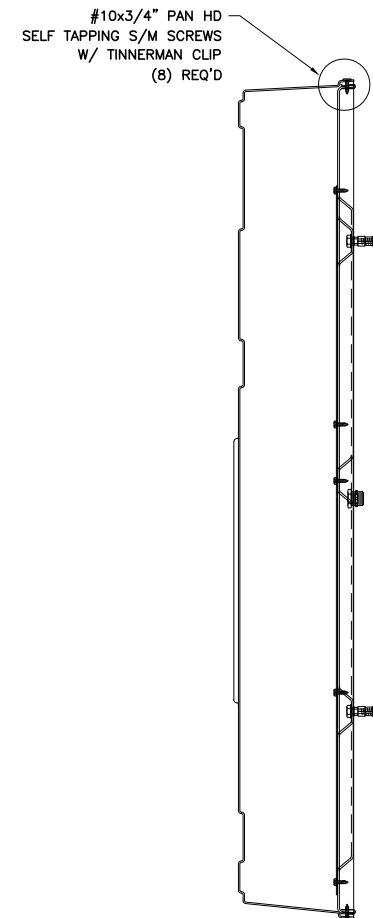
BIG RED ROOSTER FLOW

2 Northfield Plaza, Ste 211
Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

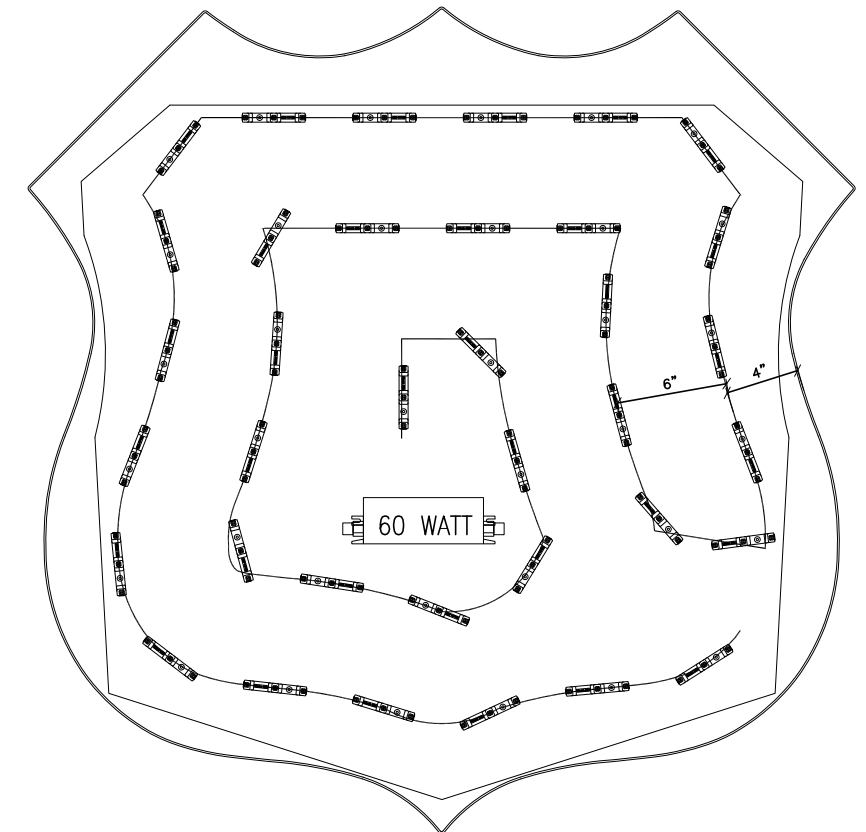
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ELEVATION VIEW
SCALE: 1 1/2"=1'-0"



SIDE VIEW
SCALE: 1 1/2"=1'-0"



36 MODULES

- 1- VALUE LINE PLUS WHITE LONG LAID OUT (2) MODULES PER FOOT, 6" ON CENTER
- 2- EACH MODULE 60 POWER SUPPLY CAN RUN UP TO 130 WHITE LONG MODULES
- 3- LAYOUT BASED ON 6" CAN DEPTH
- 4- DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

ESTIMATED PRODUCT B.O.M. PER SIGN:
36 VALUE LINE PLUS WHITE LONG MODULES - 18'
1 MOD. 60 POWER SUPPLIES 120VDC (@ 1.0 AMPS 60WATTS ea.)
1 100FT ROLL OF JACKETED CABLE

ELECTRICAL DETAIL

SIGN SPECIFICATIONS:

SIGN SIZE:

ACTUAL SIZE ... 45-1/16" H x 45-3/8" L
AREA ... SQ. 14.3 SQ.FT. ACTUAL 11.1 SQ.FT
APPROXIMATE WEIGHT ... T.B.D. LBS
DESIGNED WINDLOAD ... 110 MPH (3 SEC. GUST EXPOSURE C)
COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS
(IBC, UBC, BOCA, AISC, ASCE7, ACI, & ALUM. DSGN. MANUAL)

ELECTRICAL:

LED's ... SLOAN VL PLUS WHITE LONG
AMPS ... 1.0 TOTAL AMPS
CIRCUITS ... (1) 20
VOLTS ... 120v

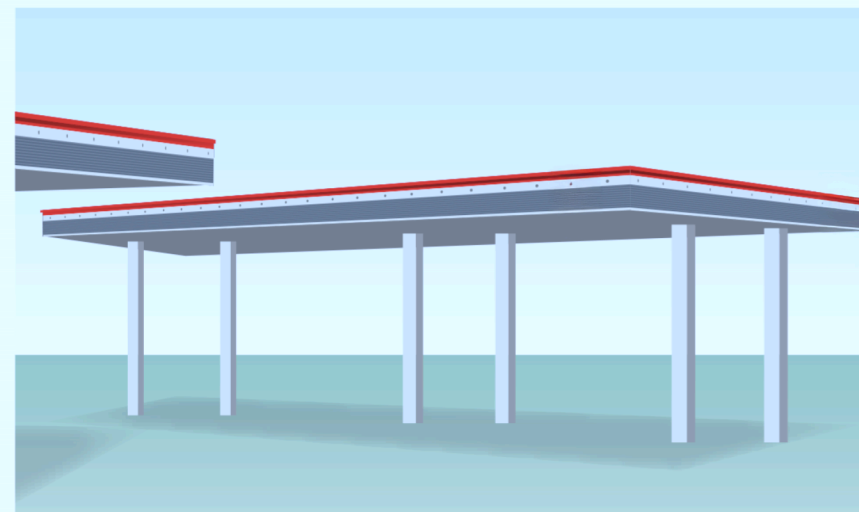
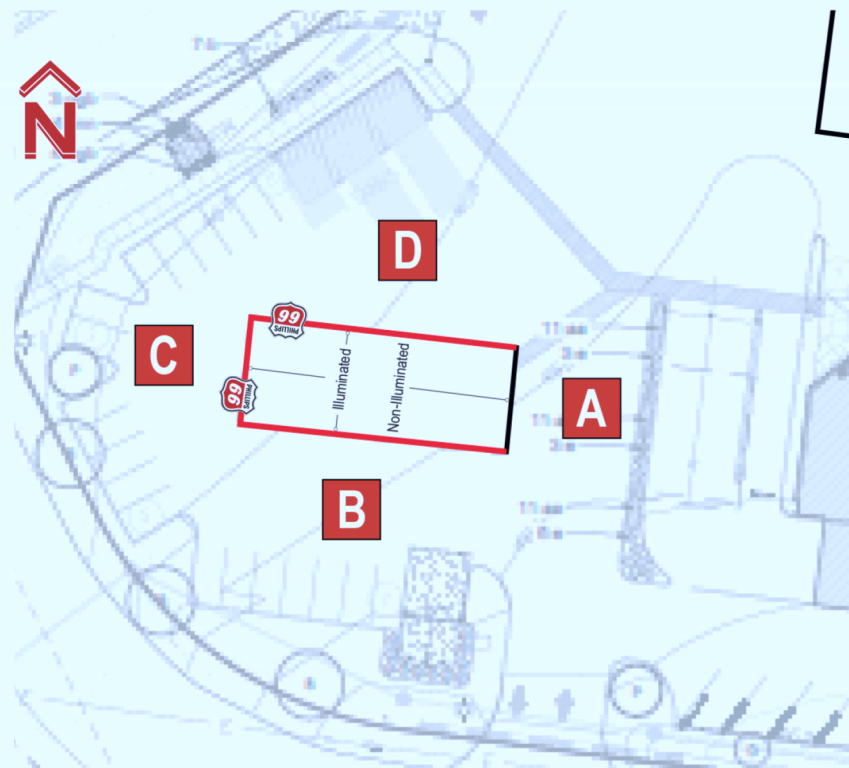
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2 Northfield Plaza, Ste 211
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B2 CANOPY 2 REFACE

Marketer/Dealer: ENERGY PETROLEUM CO

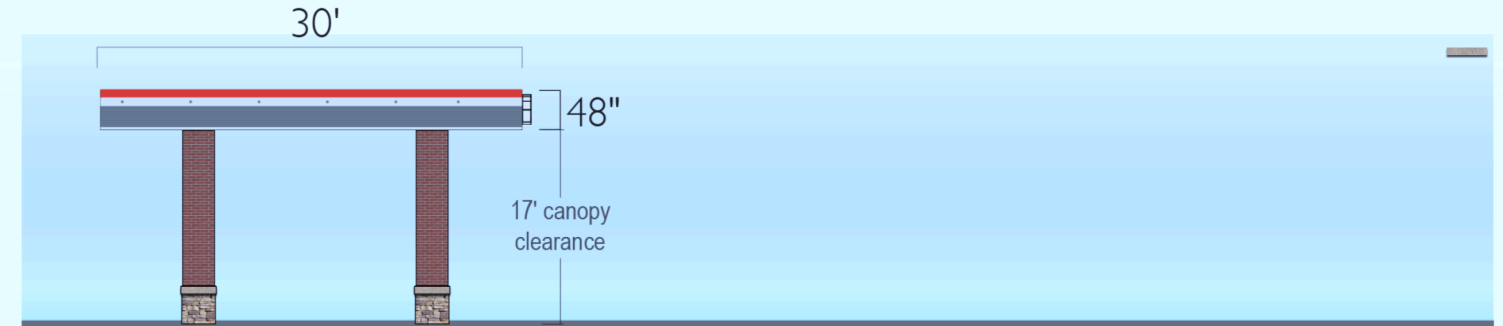
Site Name: THE WEDGE



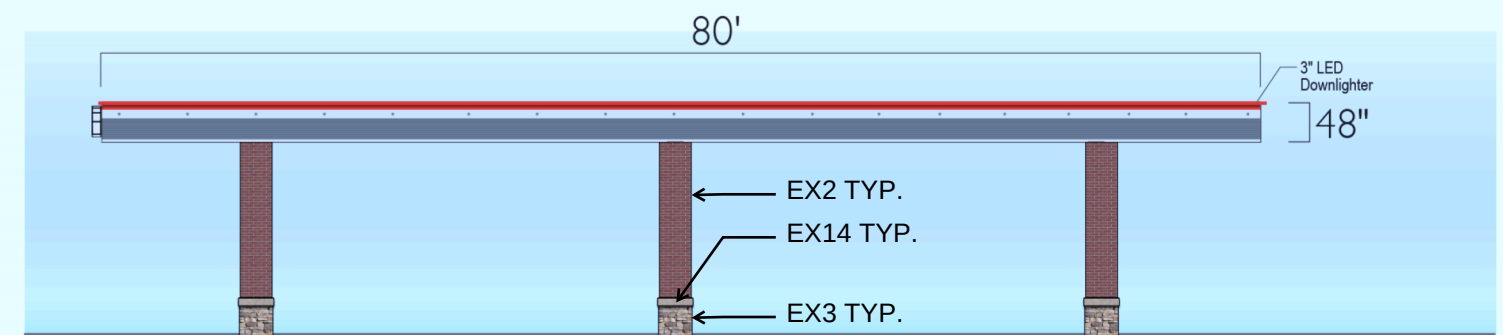
CANOPY PERSPECTIVE

NOTE: ALL TANK VENTS WILL BE CONCEALED IN THE CANOPY COLUMNS AND SCREENED FROM VIEW BY THE CANOPY FASCIA.

ELEVATION A: NON- ILLUMINATED



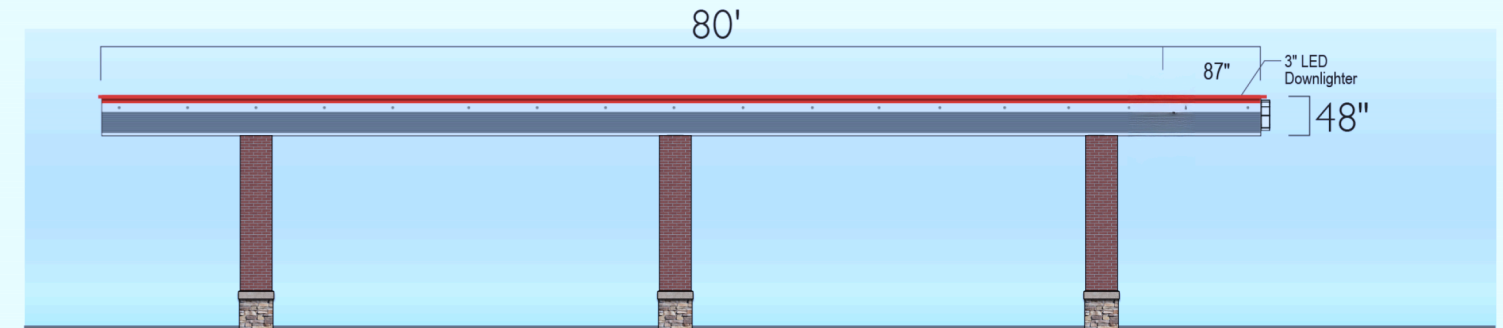
ELEVATION B: ILLUMINATED



ELEVATION C: ILLUMINATED



ELEVATION D: ILLUMINATED



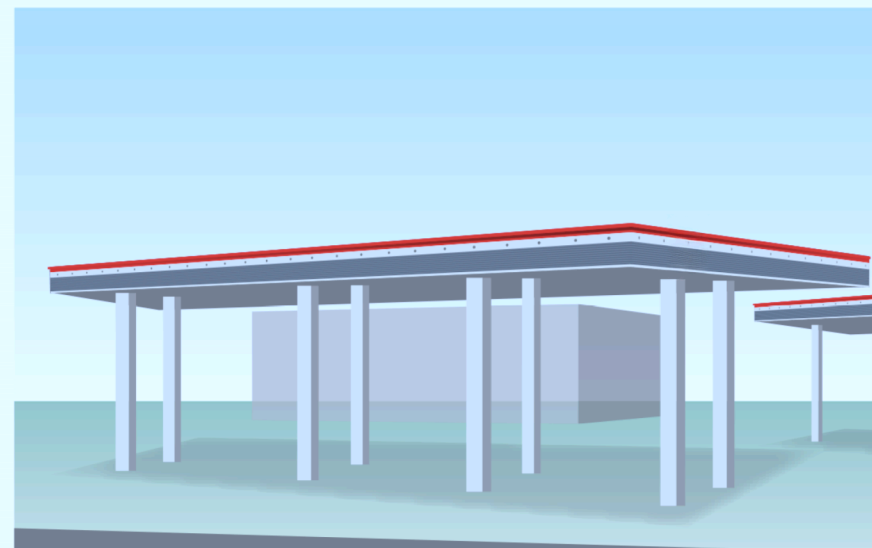
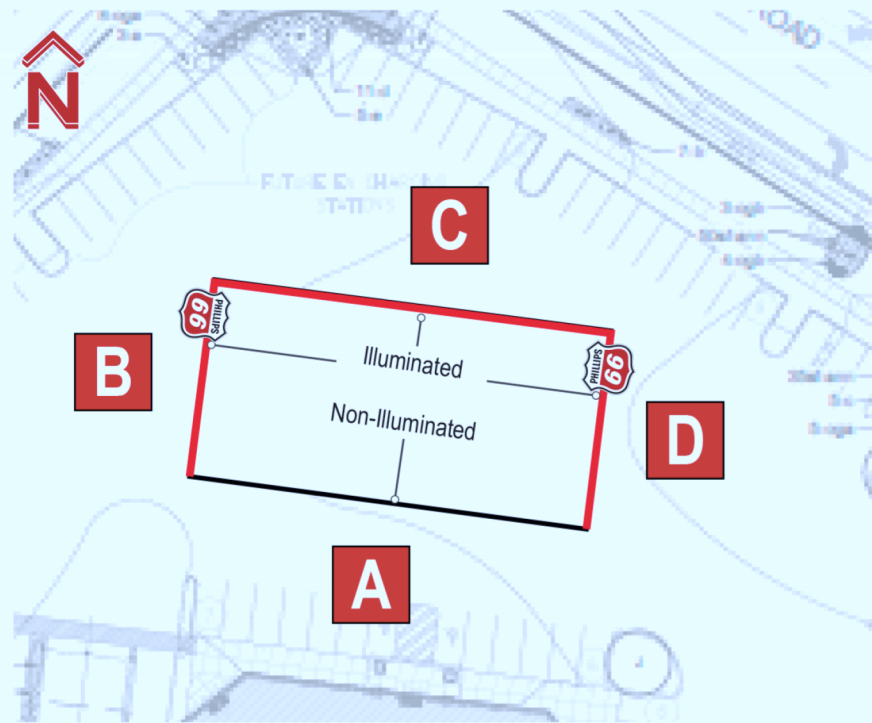
Project Name	SHIP TO #	Customer	Created by	Brand Book BIG RED ROOSTER FLOW 2 Northfield Plaza, Ste 211 Northfield, IL 60093 P: (847) 441-1818 F: (847) 592-9564
PHILLIPS 66	809521	PHILLIPS 66	B. Dahmen	
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B1 CANOPY 1 REFACE

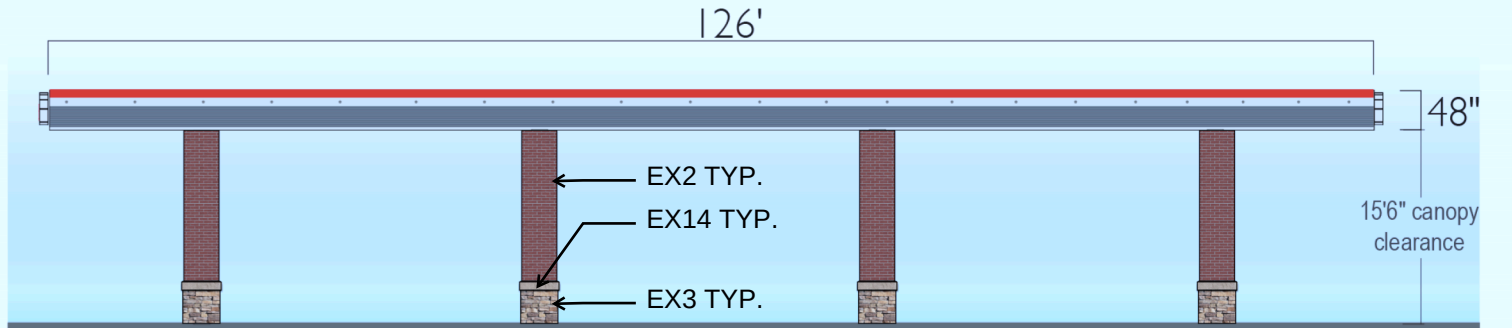
Marketer/Dealer: ENERGY PETROLEUM CO

Site Name: THE WEDGE

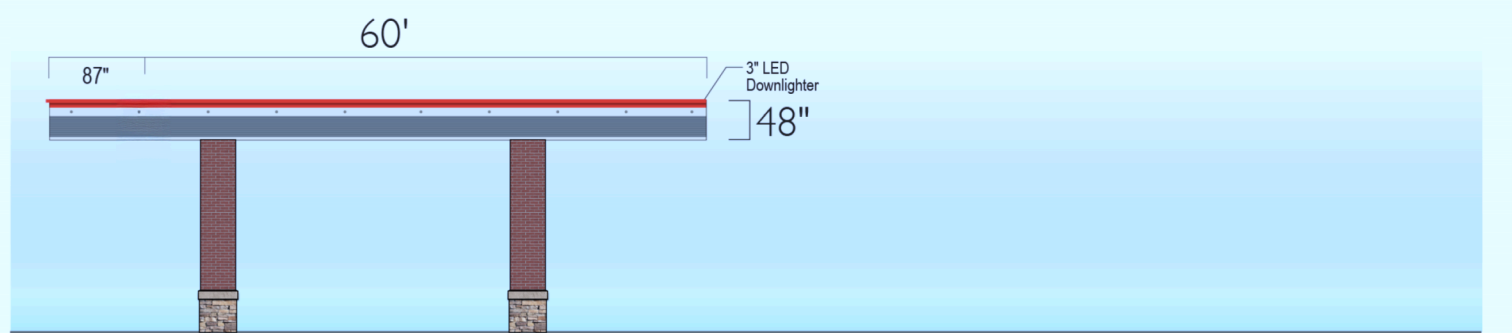


CANOPY PERSPECTIVE

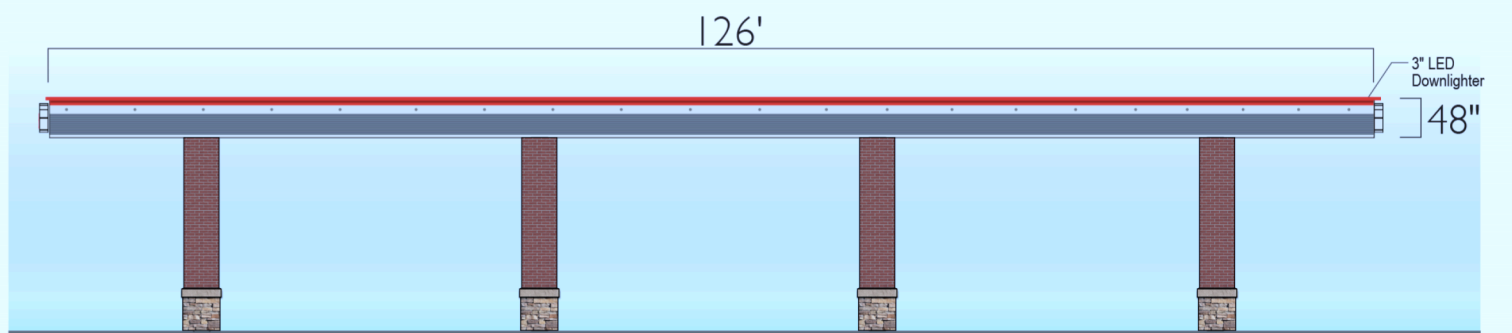
ELEVATION A: NON-ILLUMINATED



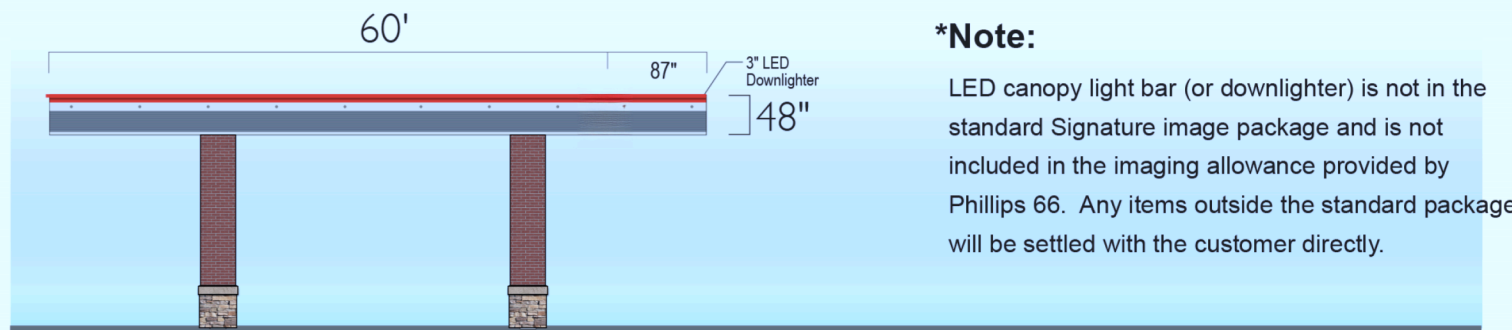
ELEVATION B: NON-ILLUMINATED



ELEVATION C: NON-ILLUMINATED



ELEVATION D: NON-ILLUMINATED



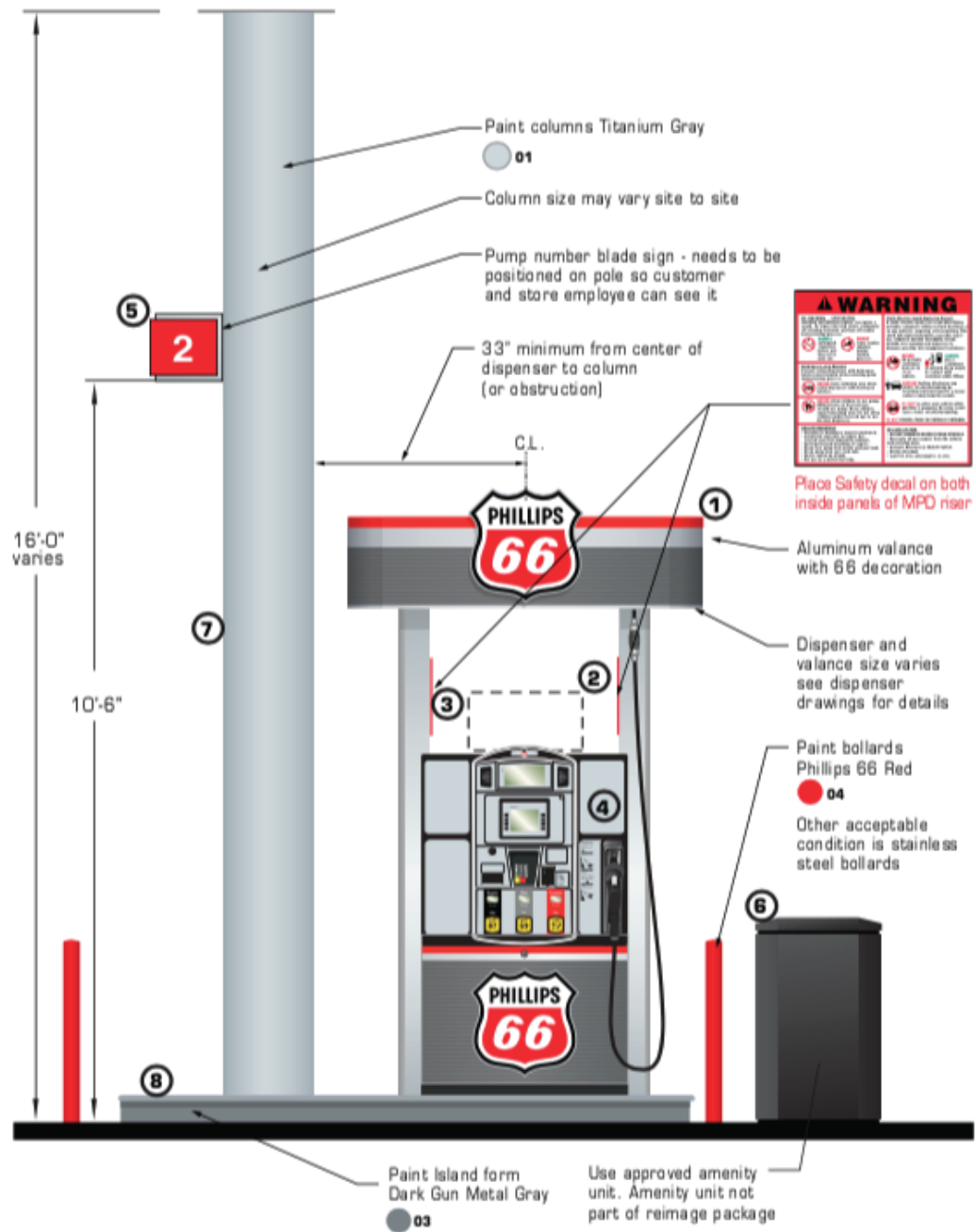
*Note:

LED canopy light bar (or downlighter) is not in the standard Signature image package and is not included in the imaging allowance provided by Phillips 66. Any items outside the standard package will be settled with the customer directly.

NOTE: ALL TANK VENTS WILL BE CONCEALED IN THE CANOPY COLUMNS AND SCREENED FROM VIEW BY THE CANOPY FASCIA.

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Phillips 66 Rivet brings a bright new appearance to the fueling area that complements the Main ID sign (MID) and canopy image. There are several elements of the fuel islands that are required for Phillips 66 Rivet standard image package as shown below.

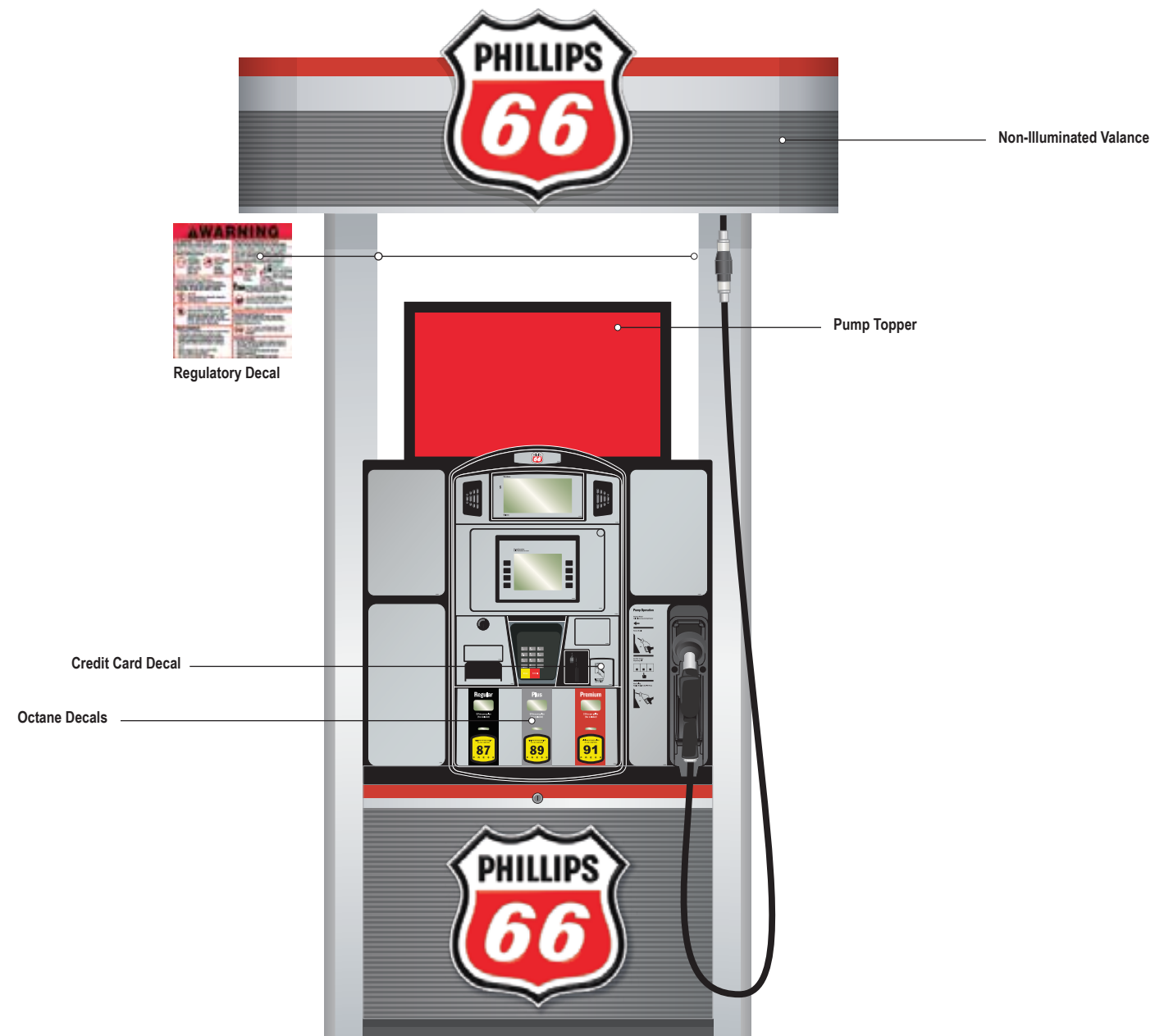
All dispensers must comply with the "minimum site requirements" as detailed on BizLink. For example this includes that pumps must have Card Reader in Dispenser (CRINDS) and remain clean and free of unprofessional discretionary signage. These requirements are regularly measured as part of the Mystery Shop program.

- 1 Valance**
Aluminum decorated valance. All valances have rounded corners. No square corners are permitted on the valance. Follow visual graphics as defined in visual standards. Approved Phillips 66 supplier has complete art work for all valance sizes to fit all dispensers.
- 2 Pump Topper Frame**
Pump toppers are horizontally centered in between the pump's uprights.
- 3 Safety Decal**
The Consolidated Safety Decal is a brand requirement. It contains the latest API and NFPA recommended safety notices. Mounted to both inside faces of risers.
- 4 Dispensers**
See dispenser detail in the Phillips 66 Rivet Forecourt Image Standards section of this document. Gray polycarb overlays are applied to the bezel area of dispenser. This is part of the new reimage program. Add pump numbers to the pump itself.
- 5 Pump Number Blade sign**
Should be visible for both the consumer and convenience store. Flag signs are mounted on the canopy columns. Decals are installed on dispenser bezels.
- 6 Amenity Units**
Use approved amenity units. Should be located near each dispenser. May be charcoal, gray, or dark gray. There is an approved Column mounted windshield bucket available. New amenity units are not part of the Phillips 66 Rivet reimage package.
- 7 Canopy columns**
Should have a clean and uncluttered appearance. Columns should be cleaned, repaired if needed, primed, and painted with approved color. May not be used to post prices or advertising. Columns that are unpainted brick or natural stone will be excused from the Phillips 66 Rivet column color and does not need a required exception. All other canopy column materials will be imaged to Titanium Gray or must be approved through the exception process. Painting instructions: Paint column Titanium Gray from bottom of column to roof deck of canopy.
- 8 Curbs, Island Forms & Bollards**
All bollards in the fueling area will be painted Phillips 66 Red or leave if stainless steel. Island forms are painted Dark Gun Metal Gray. Natural concrete and stainless steel are acceptable substitutes to painting. Horizontal surface of the island must be natural concrete (preferred) or paint Dark Gun Metal Gray or can be tiled (natural stone). Bollards outside the fueling area should be painted a consistent color. Color may match Phillips 66 Rivet fuel image or building image, as desired. No stripes. For curbs outside the fueling area natural concrete is preferred to paint. If painted, it should be Dark Gun Metal Gray.

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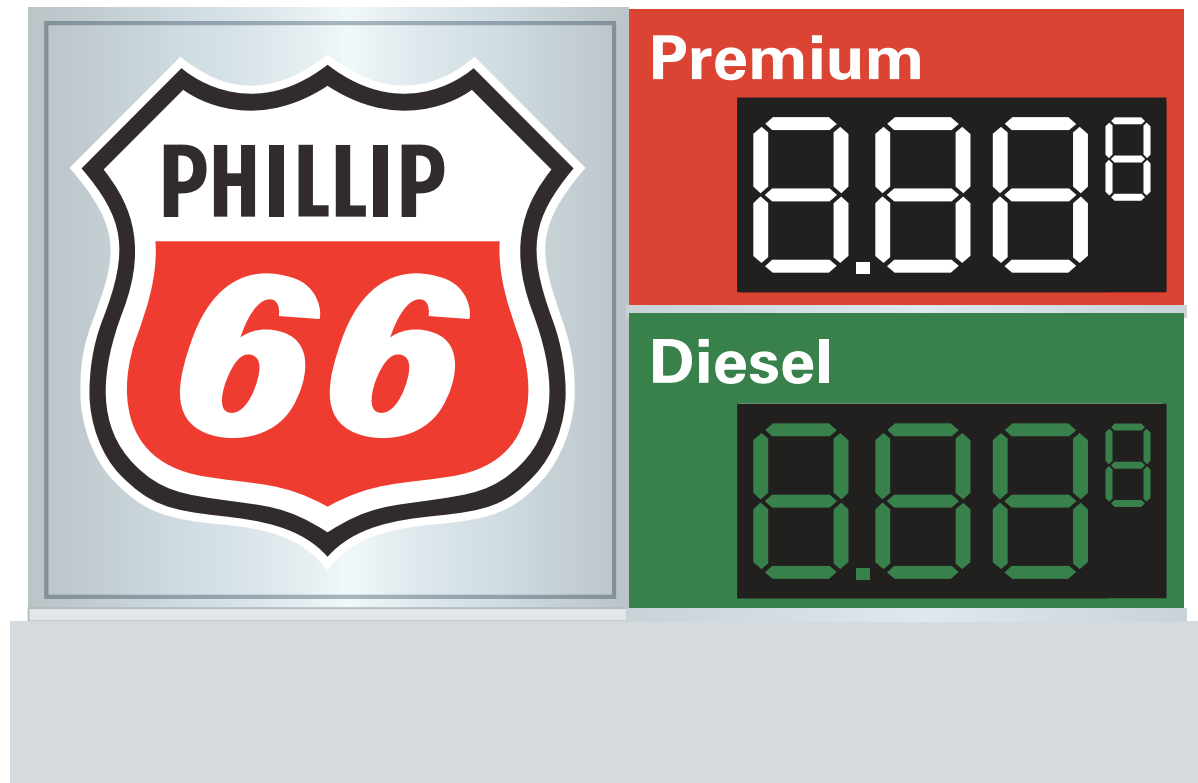
WARNING: The following example is for visual purposes only.



Dispenser Type: Gilbarco Encore 500/700S

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Proposed

Project Name	SHIP TO #	Customer	Created by
PHILLIPS 66	809521	PHILLIPS 66	B. Dahmen
Revision #	Date	Scale	Page #
R4	03_21_2025	NA	9 OF 9

Planning Commission Staff Report

Meeting Date: June 9th, 2025

From: Alyssa Ahner, Senior Planner

Location: South of the intersection of Olive Street Road and Chesterfield Airport Road

Description: **The Wedge:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.04-acre tract of land zoned “PC” – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

PROPOSAL SUMMARY

The City of Chesterfield, on behalf of Energy Marketing 709, LLC, has submitted plans for the redevelopment of an existing gas station into a mixed use development. The mixed use development will consist of a new gas station with a car wash and convenience store on the western portion of the site and a multi-tenant retail building just to the east of the gas station. The existing gas station on site will be demolished.



Figure 1: Subject Site

SITE HISTORY

Ordinance 2820, the previous zoning for the site, was established in 2013 and included language for access to the site. More specifically, it included language that prohibited left turn movements out of the development at the easternmost access point on Chesterfield Airport Road and the requirement that the development must construct a barrier median separating the westbound and eastbound lanes of Chesterfield Airport Road.

A Site Development Plan was submitted in 2015 and the proposed development did not meet the access criteria established in the zoning ordinance. St. Louis County Department of Transportation, owner of Chesterfield Airport Road and Olive Street Road, provided comments of the Site Development Plan

stating that “for traffic safety reasons the barrier median will not be permitted to be constructed on Chesterfield Airport Road. In addition the left turn movement out of the easternmost access to Chesterfield Airport Road is required for adequate access and to enhance traffic safety”. The City was later sued for reasons related to roadway jurisdiction. The review of this Site Development Plan is part of the ongoing settlement.

For the purpose of a high level comparison, the site layout that the Planning Commission reviewed in May of 2016 can be found in *Figure 2* and the current proposed site layout can be found in *Figure 3*.

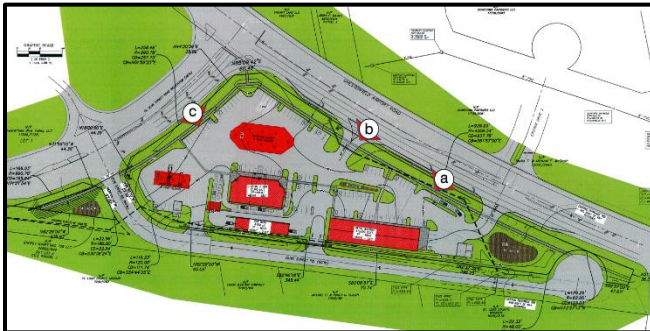


Figure 2: Site layout reviewed in May 2016



Figure 3: Current proposed site layout

SITE RELATIONSHIPS

The site is primarily surrounded by vacant undeveloped land to the south with exception to an Ameren substation. For the purpose of considering future development, the land to the south is designated as industrial in the Comprehensive Land Use Plan. A hotel and hockey complex are located to the north while a gas station and retail uses are located to the west. All land north of the property is designated as regional commercial in the Comprehensive Land Use Plan.

CIRCULATION, ACCESS, & PARKING

Access to the site from Chesterfield Airport Road and Olive Street Road is not being reviewed by the City. Both roads fall under St. Louis County’s jurisdiction and will be reviewed by that entity when permits are applied for.

The development is proposing two full access drives on Old Olive Street Road which is owned by the City. Both drives adhere to the Preliminary Development Plan associated with the zoning of the site.

Parking is provided throughout the site with a drive aisle separating the gas station from the proposed retail building. The amount of parking provided adheres to the parking requirements of the site-specific zoning ordinance.

TOPOGRAPHY

Chesterfield Airport Road and Olive Street Road sit roughly five (5) feet higher than the site. Fill will be brought in to help level and provide more functional drainage throughout the site. A bio-retention basin is proposed on the furthest eastern portion of the site, a second on the outlot located just west of the main parcel, and a third smaller one towards the center of site. There aren’t any retaining walls proposed or necessary.

SCALE, DESIGN, MATERIALS, & COLOR

Convenience Store, Carwash, and Gas Station

The convenience store, carwash, and gas station are all located on the western portion of the site. The building for the convenience store varies in height but sits at a maximum height of 29' with a square footage of 6,650. It will be constructed of a mixture of adhered stone, brick veneer, and EIFS with a standing seam metal roof. Metal awnings in a matte black have been incorporated to match the roof. Lastly, any proposed rooftop mechanical equipment will be partially screened by the parapet with additional screening provided by a light tan acrylic ribbed panel enclosure. *Figure 4* depicts the front or north elevation which will be most visible from Chesterfield Airport Road.



Figure 4: Front or north elevation facing Chesterfield Airport Road

The 3,000 square foot carwash, which is proposed as being attached to the rear of convenience store, is 21'8" tall. The same mixture of stone and brick veneer is proposed. The entrance to the car wash is on the west and has a separated drive area for stacking with an 11'11" tall arched steel structure for signage. *Figure 5* depicts the carwash area outlined in red and an image of the arched structure with its intended location. Lastly, located just south of the carwash are twelve (12) vacuum stations with canopies. The equipment and canopies will be black in color to match the awnings and roof of the proposed buildings as shown in *Figure 6*.

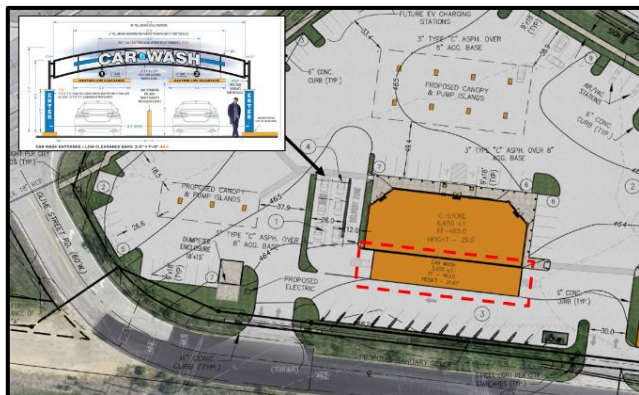


Figure 5: Car wash location



Figure 6: Vacuum stations behind carwash

The gas station will consist of a canopy for commercial fueling and a canopy for regular fueling. The commercial fueling canopy, measuring at a maximum height of 21', will be located in the furthest

western corner of the site. The regular fueling canopy, measuring at a maximum height of 19'6", will be located on the northern portion of site along Chesterfield Airport Road.

Multi-tenant Retail Building

The proposed 10,000 square foot multi-tenant retail building is located to the east of the convenience store with a maximum height of 23'8". It will be constructed of a mixture of brick veneer, split-faced concrete masonry units, and EIFS. Metal awnings to match the convenience store have been incorporated on the north/front elevation. Similar to the other building, the rooftop mechanical equipment will be partially screened by the parapet with additional screening by a light tan acrylic ribbed panel enclosure. *Figure 7* depicts the front or north elevation which will be most visible from Chesterfield Airport Road.



Figure 7: Front or north elevation facing Chesterfield Airport Road

LANDSCAPE DESIGN & SCREENING

The landscaping provided adheres to the Preliminary Development Plan for the zoning of the site. A mixture of street trees and shrubs are proposed along Chesterfield Airport Road including landscaped beds at each entrance. Landscaped beds are also proposed around each desired freestanding monument sign. The amount of signage is subject to the review/approval of a Sign Package.

Located internal to the site, a mixture of perennials and shrubs are found to the west of the carwash entrance while evergreen trees and shrubs surround each of the two proposed trash enclosures. One trash enclosure is proposed on the eastern portion of the site and a second is proposed on the western portion of the site. Each enclosure will be constructed using brick veneer and a cast stone cap to match the buildings.

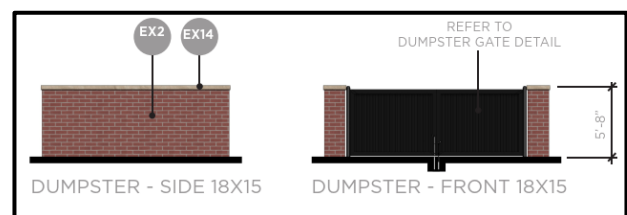


Figure 8: Trash enclosure

LIGHTING

All exterior lighting will adhere to the City's UDC lighting code requirements. A mixture of matching wall mounted lights, parking lot lights, fuel canopy lights, and street lights are proposed throughout the site. *Figure 9* depicts the proposed fixtures.



Figure 9: Proposed lighting fixtures

ARCHITECTURAL REVIEW BOARD

The project was reviewed by the Architectural Review Board on May 15th, 2025. At that time, the Board made a motion to recommend approval with the following conditions:

- Provide additional landscaping along Chesterfield Airport Road, Olive Street Road, along the southern property line behind the vehicle vacuum stations and the two islands in front of the retail building.
- Provide a sketch to Staff for review to incorporate the adhered stone veneer of the buildings to the columns of the gas pump canopies to create a more unified appearance.

A resubmittal was later reviewed by Staff and was found to address both of the Board's conditions. The revised landscape plan and gas pump canopy elevations can be found attached to this report.

RENDERINGS



Aerial view from Old Olive Street Road



View from entrance off of Olive Street Road

DEPARTMENT INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations and found that it meets the requirements to be presented to the Planning Commission for review. Staff recommends action. Be advised, this project has automatic Power of Review. Pending a recommendation from the Planning Commission, the project will proceed to Planning and Public Works Committee prior to final review/approval by City Council.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for The Wedge, as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for The Wedge with the following recommendations..."

Attachments:

1. Site Development Plan Submittal

III.B.

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner

Date: June 26th, 2025

RE: **Automatic Power of Review: The Wedge:** A Comprehensive Sign Package for a 5.04-acre tract of land zoned "PC" – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Summary

Energy Marketing 709, LLC, has submitted a Comprehensive Sign Package for the future redevelopment of an existing gas station into a mixed use development. The mixed use development will consist of a new gas station with a car wash and convenience store on the western portion of the site and a multi-tenant retail building just to the east of the gas station. The existing gas station on site will be demolished.

The Comprehensive Sign Package was reviewed by the Planning Commission on June 9th, 2025. At that time, the Commission made a motion to recommend approval with the following amendments:

- REDUCE THE TWO EMC'S FROM 13' 4" TO 8' IN HEIGHT.
- REDUCE THE TWO EMC'S SQUARE FOOTAGE FROM 85 TO 72.
- REDUCE THE PROJECT IDENTIFICATION SIGN FROM 15' TO 8'.
- REDUCE THE PROJECT IDENTIFICATION SIGN SQUARE FOOTAGE FROM 100 TO 72.

An additional motion was made to prohibit signage on the south elevation of the convenience store/carwash, however, the motion failed. The applicant has since revised the submittal following the Planning Commission meeting to reflect the amendments. Staff has also revised the Sign Regulations document.

A full description of the request, site history, and staff analysis pertaining to the petition may be found in the June 9th, 2025 Planning Commission report attached to this memo.

Attachments:

Sign Regulations

Applicant Submittal

June 9th, 2025 Planning Commission Report

SIGN REGULATIONS

All signage within the development shall be in conformance with the Comprehensive Sign Package.

All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to the City of Chesterfield Sign Code.

The Wedge – As depicted on Exhibit A

1) SIGNS – FREESTANDING

A. Five (5) freestanding signs permitted.

- i. Sign one is permitted the use of an electronic message center. Maximum height shall be limited to 8' above the average existing finished grade, or the elevation of the adjacent street, whichever is higher. Maximum allowed sign area per face shall not exceed 72 square feet.

In addition to submittal requirements noted in Subsection (D)(4), any request for an electronic message center shall comply with the following:

- a. Duration Of Image Display. Each image displayed shall have a minimum duration of thirty (30) minutes.
- b. Presentation. The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.
- c. Transition. When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.
- d. Dimmer Control. The electronic message center shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.
- e. Brightness. The electronic message center shall not exceed a maximum of seven thousand (7,000) nits (candelas per square meter) during daylight hours and a maximum illumination of six hundred (600) nits (candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.
- f. Fluctuating Or Flashing Illumination. No portion of the electronic message center may fluctuate in light intensity or use intermittent,

- strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.
- g. Malfunction And Non-Compliance. In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one (1) position.
 - h. Resolution And Pixel Spacing. The electronic message center shall not have a pixel pitch larger than sixteen (16) millimeters (mm).
 - i. Angle. When the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty degrees (180°), both faces of the sign must display the same image.
- ii. Sign two is permitted the use of an electronic message center. Maximum height shall be limited to 8' above the average existing finished grade, or the elevation of the adjacent street, whichever is higher. Maximum allowed sign area per face shall not exceed 72 square feet.
- a. Duration Of Image Display. Each image displayed shall have a minimum duration of thirty (30) minutes.
 - b. Presentation. The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.
 - c. Transition. When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.
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 - f. Fluctuating Or Flashing Illumination. No portion of the electronic message center may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.

- g. Malfunction And Non-Compliance. In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one (1) position.
 - h. Resolution And Pixel Spacing. The electronic message center shall not have a pixel pitch larger than sixteen (16) millimeters (mm).
 - i. Angle. When the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty degrees (180°), both faces of the sign must display the same image.
- iii. Sign three shall be a project identification sign. Maximum height shall be limited to 8' above the average existing finished grade, or the elevation of the adjacent street, whichever is higher. Maximum allowed sign area per face shall not exceed 72 square feet.
- iv. Sign four shall have a maximum height of 5' above the average existing finished grade, or the elevation of the adjacent street, whichever is higher. Maximum allowed sign area per face shall not exceed thirty (30) square feet.
- v. Sign five shall be for the car wash entry structure. Maximum height shall be limited to 12' above the average existing finished grade, or the elevation of the adjacent street, whichever is higher. Maximum allowed sign area per face shall not exceed thirty (30) square feet.

2) SIGNS – ATTACHED WALL

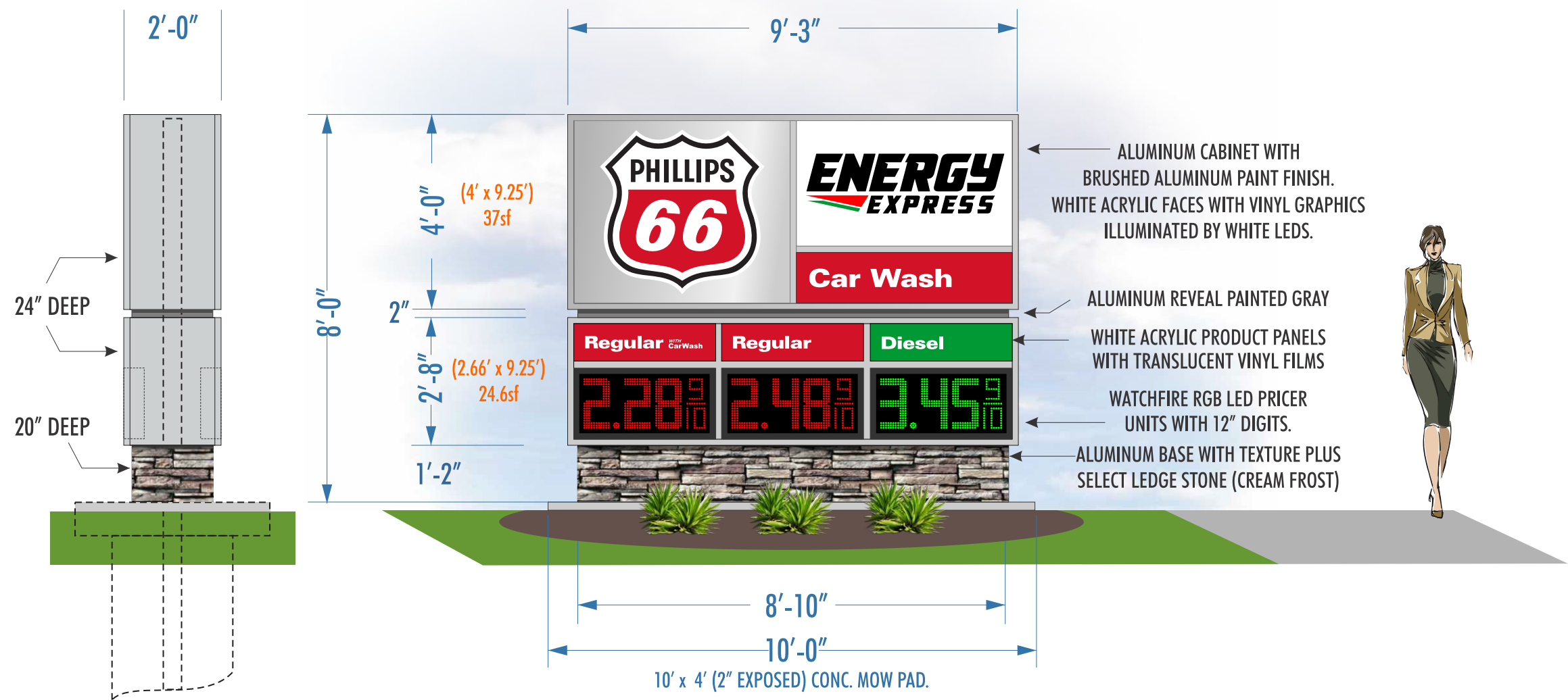
A. Fuel & Convenience Station

- i. North elevation is permitted three (3) attached wall signs. Cumulative outline area of signs shall not exceed 5% of the elevation.
- ii. South elevation is permitted one (1) attached wall sign not to exceed 5% of the elevation.
- iii. East elevation is permitted one (1) attached wall sign not to exceed 5% of the elevation.
- iv. West elevation is permitted one (1) attached wall sign not to exceed 5% of the elevation.

3) This Document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of the document.

EXHIBIT A





PIPE & FOOTING PER SEALED
ENGINEER'S DRAWING.

D/F MONUMENT SIGN: 3/8" = 1'-0" 61.6sf

FABRICATE AND INSTALL TWO DOUBLE FACE FREESTANDING MONUMENT SIGNS. ALUMINUM SKIN OVER ANGLE FRAME CABINET CONSTRUCTION PAINTED WITH AKZO-NOBEL ACRYLIC POLYURETHANE FINISHES. SIGNS SUPPORTED BY A STEEL CENTER MOUNT PIPE DIRECT BURIED IN A CONCRETE FOOTING PER ENGINEER'S SPECIFICATIONS. A PRIMARY ELECTRICAL CIRCUIT TO EACH SIGN LOCATION SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGNS BUILT WITH UL LISTED ELECTRICAL COMPONENTS AND SHALL HAVE A UL LISTED DISCONNECT SWITCH AND BEAR A UL LABEL. COORDINATE PLACEMENT WITH SITE PLAN.

FINISHED EARTH WORK & LANDSCAPING BY OTHERS



**WARREN
SIGN**

2955 Arnold Tenbrook Road, St. Louis, MO 63010
P: 636.282.1300 F: 636.282.3388
warrensing.com

CLIENT
ENERGY PETROLEUM & MARKETING

PROJECT
ENERGY EXPRESS | WEDGE PLAZA

LOCATION
18386 OLIVE STREET RD., CHESTERFIELD MO 63017

DATE
1/21/25

SAVED AS
ENERGY EXPRESS - WEDGE PLAZA SIGN PLAN -
REVISED FOR PERMIT

DRAWING NO.
JK 010525A

REVISED
6/13/25

DESIGNED BY
Keith Hempen | UADP
UNION AFFILIATED DESIGN PROFESSIONAL

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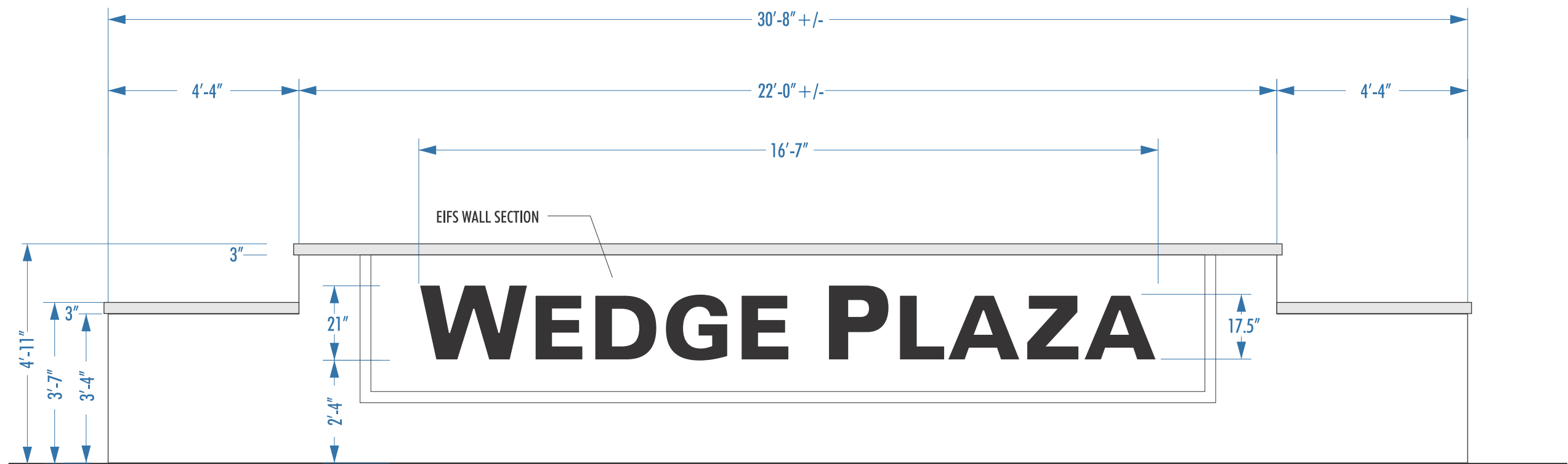


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A stylized illustration of a person in a blue uniform and white cap, holding a large circular coin with the Volkswagen logo. The background features radiating lines, suggesting a bright or significant moment.

A large, stylized blue '95' with a banner across the middle that reads 'YEARS OF EXCELLENCE'. Below the '5' is the text 'Since 1929' in a script font. Two paintbrushes are positioned behind the '9'.





WALL SIGN: 3/8" = 1'-0" 1.75' X 16.62' = 29.08sf

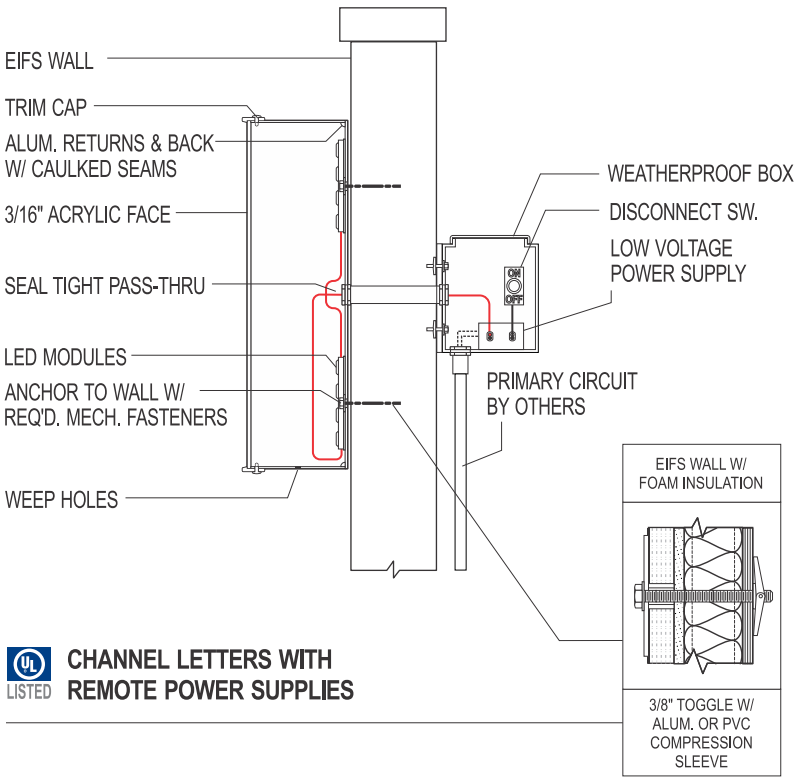
FABRICATE AND INSTALL: ONE SET OF ILLUMINATED CHANNEL LETTERS: WHITE ACRYLIC FACES WITH 3M BLACK/WHITE VINYL OVERLAYS. 3.5" DEEP ALUMINUM RETURNS PAINTED BRUSHED ALUMINUM WITH SATIN SILVER TRIMCAP. ILLUMINATION SHALL BE BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES SET REMOTELY BEHIND WALL IN WEATHERPROOF BOXES AS REQUIRED. A PRIMARY ELECTRICAL CIRCUIT TO POWER SUPPLY LOCATION SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. COORDINATE WITH G.C. ALL REQUIRED ROUGH IN PRE-WIRING PRIOR TO WALL BACK FILL.

LANDSCAPE WALL PROVIDED BY OTHERS ~ WALL DIMENSIONS SHOWN ARE APPROXIMATE.



30 LF +/- CURVED WALL ELEVATION: 3/16" = 1'-0"

FINAL LANDSCAPING PROVIDED BY OTHERS



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PROJECT
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LOCATION
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DATE
2/6/25

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DRAWING NO.
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REVISED
2/18/25, 6/13/25

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CAR WASH ENTRY STRUCTURE

3.3" AND 2" X 2" STEEL TUBE ARCHWAY TRUSS CONSTRUCTION WITH 4" X 4" STEEL TUBE UPRIGHT SUPPORTS PER SEALED ENGINEER'S DRAWING. STRUCTURE PAINTED BLACK. COORDINATE EXACT PLACEMENT ON SITE. * ALUM. POLE COVERS (SEE NOTES).

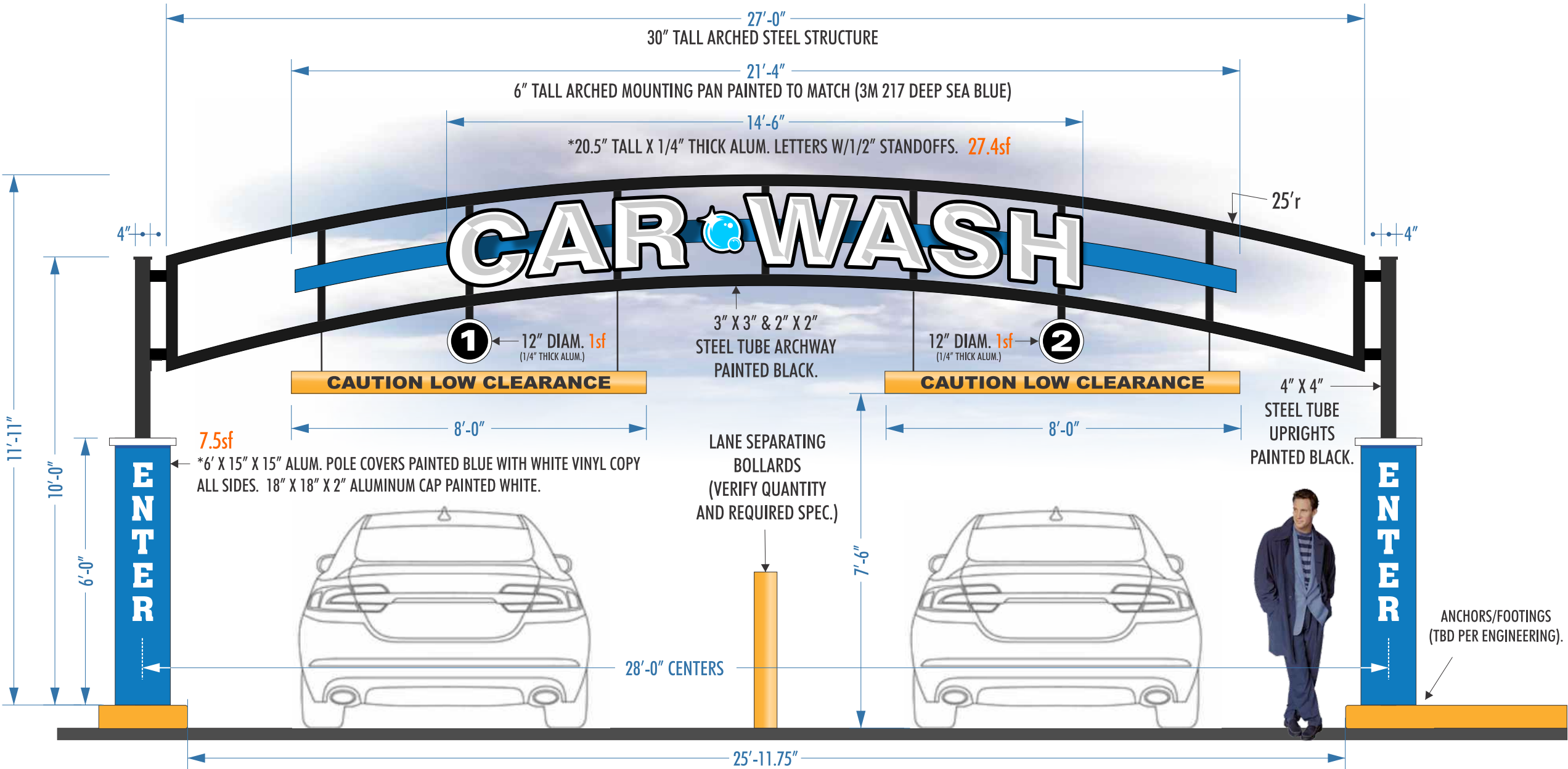
ALUMINUM CUT OUT LETTERS

*20.5" TALL 1/4" THICK LETTERS ALUMINUM CUT OUTS PAINTED BLACK (BOTH SIDES). FACES TO BE DECORATED WITH 3M PREMIUM VINYL (WHITE, MEDIUM GRAY & PEACOCK BLUE). ALL UNITS MOUNTED TO ARCHED MOUNTING PAN WITH 1/2" STANDOFFS.



CAR WASH ENTRANCE - LOW CLEARANCE BARS: 3/4" = 1'-0"

6" DIAMETER PVC PAINTED CAUTION YELLOW WITH BLACK VINYL COPY. SUSPEND BY STEEL CABLES USING NON-CORROSIVE HARDWARE AS REQUIRED.



CAR WASH ENTRANCE - LOW CLEARANCE BARS: 3/8" = 1'-0" 44.4sf



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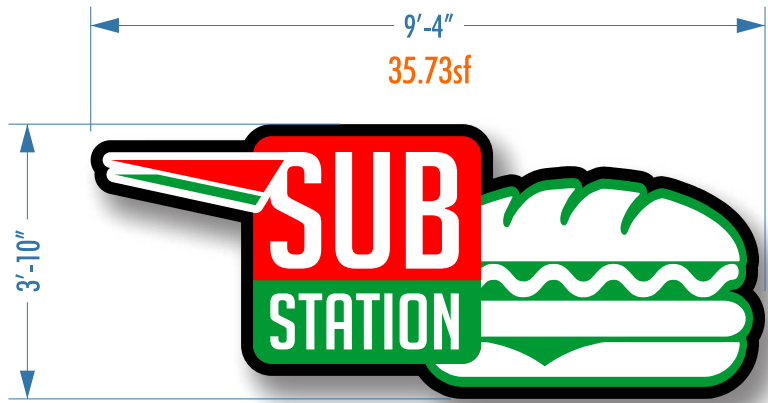
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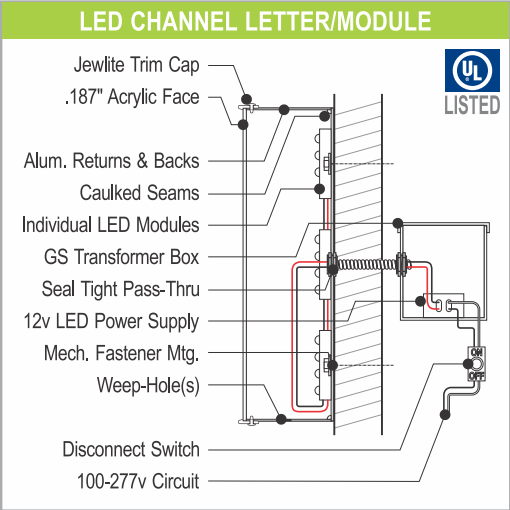
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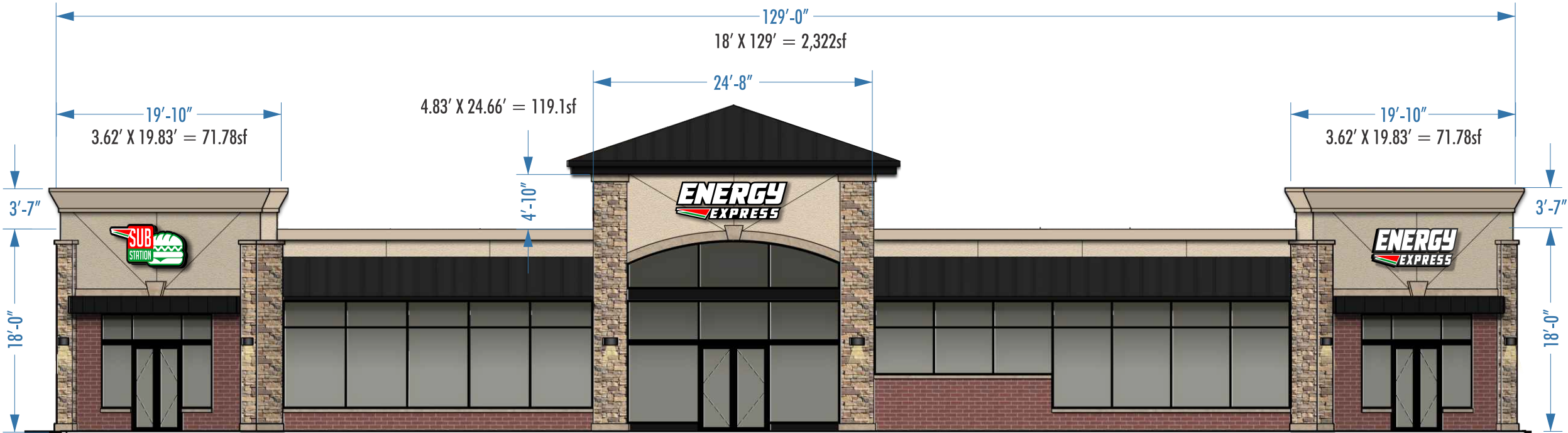
ILLUMINATED WALL SIGN: 3/8" = 1'-0" (1 REQUIRED)



ILLUMINATED WALL SIGN: 3/8" = 1'-0" (2 REQUIRED)



INTERNALLY ILLUMINATED CHANNEL LETTER MODULES. 3.5" DEEP ALUMINUM RETURNS (BLACK). 3/16" THICK WHITE ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL GRAPHICS. ILLUMINATION BY WHITE LEDs POWERED BY LOW VOLTAGE POWER SUPPLIES. ALL UNITS MOUNTED TO E.I.F.S. WALL SURFACES WITH NON-CORROSIVE ANCHORS AS REQUIRED. SIGNS BUILT WITH UL LISTED ELECTRICAL COMPONENTS AND SHALL HAVE UL LISTED DISCONNECT SWITCHES AND BEAR UL LABELS.



C - STORE FRONT (NORTH) ELEVATION: 3/32" = 1'-0"

WALL AREA: 2,322sf + 71.78sf + 119.1sf + 71.78sf = 2,584.66sf x 5% = 129.23sf SIGN AREA PERMITTED
PROPOSED SIGN AREA: 35.73f + 34.3sf + 34.3sf = 104.33sf TOTAL SIGN AREA



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REVISED
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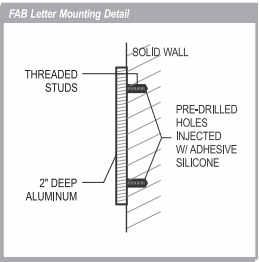
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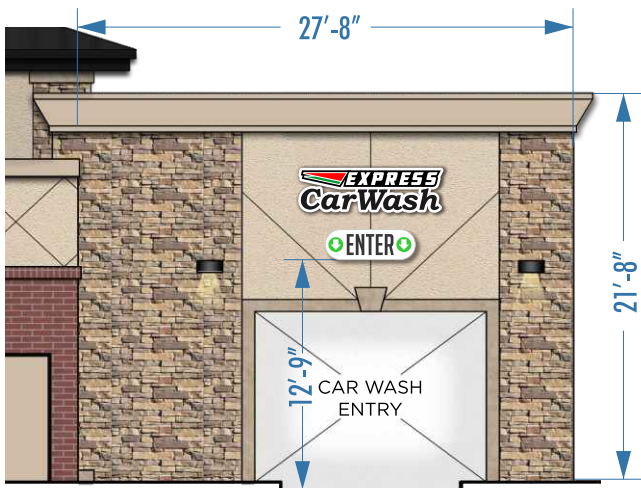


2" DEEP FABRICATED ALUMINUM LETTER FORMS PAINTED BLACK AND DECORATED WITH 3M VINYL GRAPHICS. ALL UNITS STUD MOUNTED TO E.I.F.S. WALL SURFACE WITH ALL PENETRATIONS INJECTED WITH SILICONE SEALANT.



C - STORE REAR (SOUTH) ELEVATION: 3/32" = 1'-0"

WALL AREA: 2,322sf + 96.65sf + 76.65sf = 2,495.3sf x 5% = 124.76sf SIGN AREA PERMITTED 3.43' X 29.62' = 101.59sf SIGN AREA PROPOSED



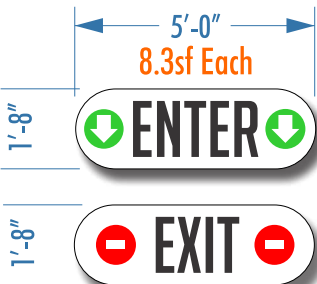
C - STORE RIGHT (WEST) ELEV: 3/32" = 1'-0"

WALL AREA: 21.66' X 27.66' X 5% = 29.95sf SIGN PERMITTED PROPOSED SIGN AREA: 28.52sf TOTAL SIGN AREA

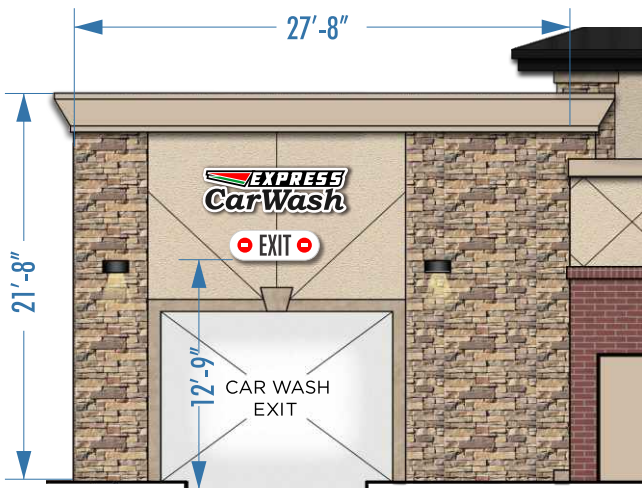


CAR WASH WALL SIGN: 1/4" = 1'-0" 2 SETS REQUIRED

INTERNALLY ILLUMINATED CHANNEL MODULES. 3.5" DEEP ALUMINUM RETURNS (WHITE). 3/16" THICK WHITE ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL GRAPHICS. ILLUMINATION BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES. ALL UNITS MOUNTED TO E.I.F.S. WALL SURFACES WITH NON-CORROSIVE ANCHORS AS REQUIRED.



ENTER/EXIT SIGNS: 1/4" = 1'-0" 1 EACH



C - STORE LEFT (EAST) ELEV: 3/32" = 1'-0"

WALL AREA: 21.66' X 27.66' X 5% = 29.95sf SIGN PERMITTED PROPOSED SIGN AREA: 28.52sf TOTAL SIGN AREA



WARREN SIGN

2955 Arnold Tenbrook Road, St. Louis, MO 63010
P: 636.282.1300 F: 636.282.3388
warrensign.com

CLIENT
ENERGY PETROLEUM & MARKETING

PROJECT
ENERGY EXPRESS | WEDGE PLAZA

LOCATION
18386 OLIVE STREET RD., CHESTERFIELD MO 63017

DATE
1/21/25

SAVED AS
ENERGY EXPRESS - WEDGE PLAZA SIGN PLAN -
REVISED FOR PERMIT

DRAWING NO.
JK 010525F

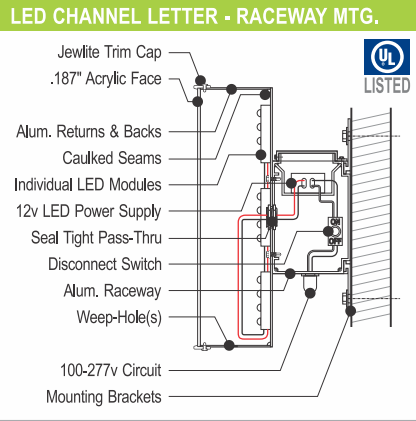
REVISED
2/18/25

DESIGNED BY
Keith Hempen | UADP
UNION AFFILIATED DESIGN PROFESSIONAL

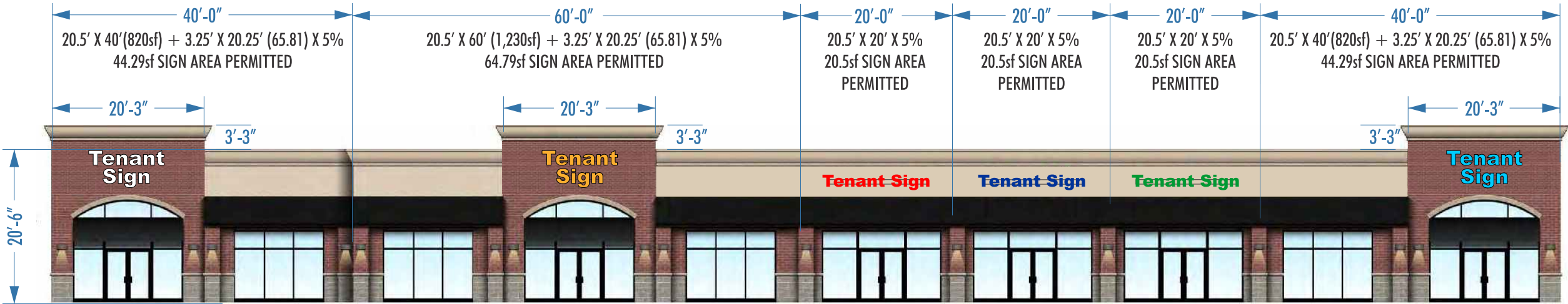
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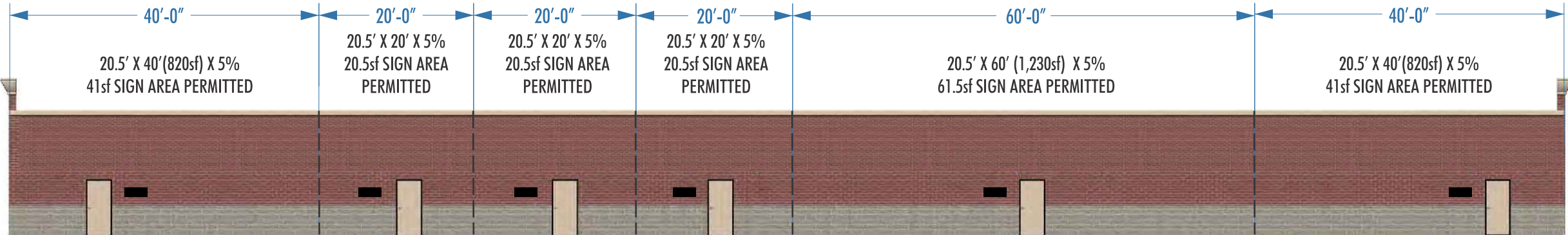
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RETAIL TENANT SIGNS SHALL BE CHANNEL LETTERS, LOGOS, MODULES WITH ACRYLIC FACES (PER TENANT STYLE & COLORS) ILLUMINATED BY LEDS WHICH SHALL BE POWERED BY LOW VOLTAGE POWER SUPPLIES SET IN A RACEWAY PAINTED TO MATCH CORRESPONDING WALL SURFACE (E.I.F.S. or BRICK TONE). ALL SIGNS SHALL BE BUILT PER UL SPECIFICATIONS AND BEAR UL LABELS. G.C. SHALL PROVIDE A DEDICATED 120V - 20A CIRCUIT PER EACH STOREFRONT.

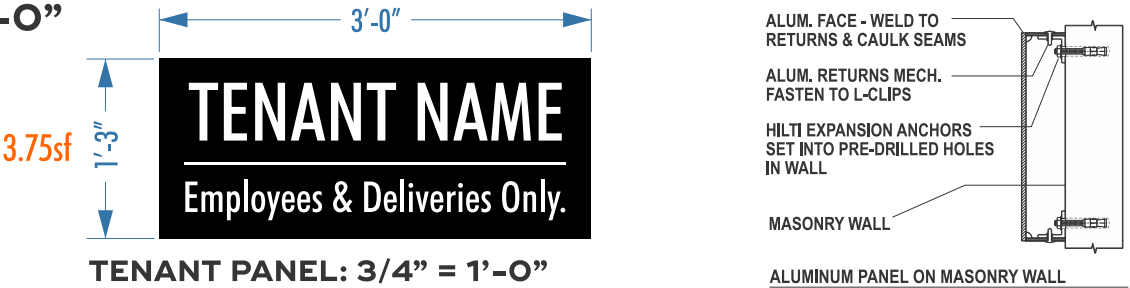


RETAIL TENANT SPACES - FRONT (NORTH) ELEVATION: 1/16" = 1'-0"



RETAIL TENANT SPACES - REAR (SOUTH) ELEVATION: 1/16" = 1'-0"

REAR ELEVATION TENANT SIGNAGE. LANDLORD SHALL PROVIDE 3" TALL VINYL ADDRESS NUMERALS APPLIED TO EACH REAR ENTRY DOOR. LANDLORD SHALL ALSO PROVIDE ONE 15" X 36" X 1" DEEP ALUMINUM PAN SIGN (BLACK) WITH WHITE VINYL COPY.



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DATE
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ENERGY EXPRESS - WEDGE PLAZA SIGN PLAN -
REVISED FOR PERMIT

DRAWING NO.
JK 010525G

REVISED
2/18/25, 6/13/25

DESIGNED BY
Keith Hempen | UADP
UNION AFFILIATED DESIGN PROFESSIONAL

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Planning Commission Staff Report

Meeting Date: June 9th, 2025

From: Alyssa Ahner, Senior Planner

Location: South of the intersection of Olive Street Road and Chesterfield Airport Road

Description: **The Wedge:** A Comprehensive Sign Package for a 5.04-acre tract of land zoned “PC” – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

PROPOSAL SUMMARY

Energy Marketing 709, LLC, has submitted a Comprehensive Sign Package for the future redevelopment of an existing gas station into a mixed use development. The mixed use development will consist of a new gas station with a car wash and convenience store on the western portion of the site and a multi-tenant retail building just to the east of the gas station. The existing gas station on site will be demolished.

The applicant has submitted a package which is used by the City as supplemental material. The regulations for the site, which have been written to mirror the applicant’s proposal, can be found attached to this report as “Sign Regulations” and is the document that staff will use to review any future Municipal Zoning Approvals (MZA).



Figure 1: Subject Site

STAFF ANALYSIS

Freestanding Signs

Per Unified Development Code, the subject site would be permitted one freestanding sign per roadway frontage. Given that the site has roadway frontage on Chesterfield Airport Road, Olive Street Road, and Old Olive Street Road, it would be allowed 3 freestanding signs. Each sign would be allowed 50 square feet and could not exceed 6 feet in height.

The applicant is proposing a total of 5 freestanding signs. Two of these are proposed as electronic message centers to allow for electronic LED fuel prices. Each would be 13'4" in height and 81 square feet in signage area. It's important to note that per [Section 405.04.050\(D\)\(5\)](#), "Electronic message centers that exceed the size requirements eligible for administrative approval per the Unified Development Code (UDC) for permanent freestanding signs shall not be permitted within one thousand (1,000) feet from the center point of two (2) intersecting arterial roadways as designated within the City of Chesterfield Street Classification Map". The 1,000-foot buffer from the intersection of Chesterfield Airport Road and Olive Street Road can be seen in Figure 2. As seen in the figure, both of the proposed EMC's are within 1,000 feet of intersecting arterial roadways. This standard may be modified with a separate two-thirds (2/3) vote of the Planning Commission.

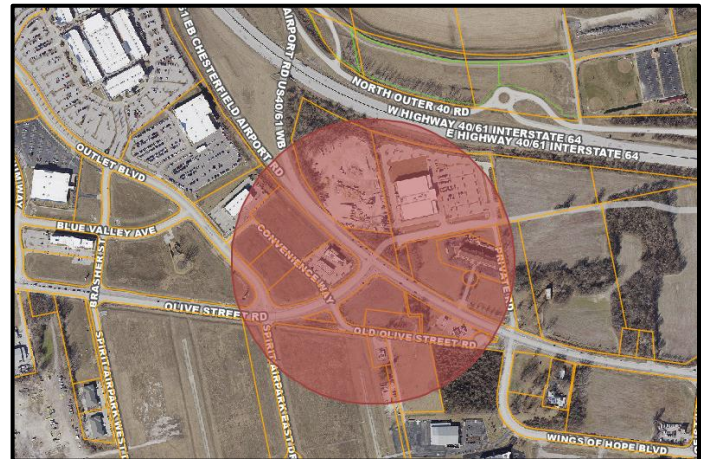


Figure 2: 1,000-foot buffer

A third freestanding sign is a project identification sign for a proposed multi-tenant retail building. It would be 15' in height and 100 square feet in signage area. The fourth freestanding sign would be 5' in height and 30 square feet in signage area. Lastly, the fifth freestanding sign is for a car wash entry structure. It would be 12' in height and 30 square feet in signage area.

STAFF ANALYSIS (continued)

Attached Wall Signs

Per the Unified Development Code, the proposed convenience store would be permitted one attached wall sign on any three building elevations given the multiple roadway frontages. Each sign could not exceed 5% of the elevation that they are located on.

The applicant is proposing three attached wall signs on the north elevation. The cumulative total of all three signs would not exceed 5%. This would be an increase in the total amount of signs but not an increase in the square footage of signage allowed. As for the south, east, and west elevations, the applicant is proposing one attached wall sign per elevation. Each sign would be limited to 5% of the elevation that they are located on.

The "Sign Regulations" document attached to this report does not include specific language for the multi-tenant retail building or the fuel canopies. The applicant's proposal for these structures adheres to the Unified Development Code so they would be encapsulated in the beginning statement of the "Sign Regulations" that states "Any signage not specifically identified in the Comprehensive Sign Package shall conform to the City of Chesterfield Sign Code."

DEPARTMENT INPUT

Staff has reviewed the Sign Package and found that it meets the requirements to be presented to the Planning Commission for review. Staff recommends action. Be advised, this project has automatic Power of Review. Pending a recommendation from the Planning Commission, the project will proceed to Planning and Public Works Committee prior to final review/approval by City Council.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to forward the Sign Package for The Wedge, as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Sign Package for The Wedge with the following recommendations..."

Attachments:

1. Sign Regulations
2. Site Package Submittal