



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
THURSDAY, JANUARY 04, 2024 at 7:00 PM

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. December 4, 2023 Minutes
3. Agenda Items
 - a. SUE 24-01 – Petition for a Special Use Exception (SUE) for a carwash with front yard parking at 14660 Manchester Road
4. Adjourn

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



**MINUTES OF THE
PLANNING & ZONING COMMISSION MEETING
1 GOVERNMENT CTR, BALLWIN MISSOURI 63011
DECEMBER 4, 2023**

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

Mayor Pogue called the meeting to order at 7:00 p.m. Members in attendance were:

Present:

Mayor Tim Pogue
Alderman Mark Stallmann
Commissioner Derek Beiter
Commissioner Bill Hinds
Commissioner Zach Carter
Commissioner Michael Swain

Absent:

Commissioner Grant Alexander
Commissioner Victoria Winfrey

Election of a temporary Chairman

A motion was made by Commissioner Swain and seconded by Alderman Stallmann to nominate Mayor Pogue as temporary Chairman in the absence of both the Chair and Vice-Chair. The motion was approved unanimously.

Approval of Minutes

A motion was made by Mayor Pogue and seconded by Alderman Stallmann to make one (1) amendment to the minutes of the October 2, 2023 meeting regarding the UMSL Chancellor's Certificate in Fundamentals of Planning & Zoning. The motion was approved unanimously.

A motion was made by Alderman Stallmann and seconded by Commissioner Beiter motioned to approve the minutes of the October 2, 2023 meeting as amended. The motion was approved unanimously.

It was decided to hear SUE 23-03 first.

SUE-23-03 – Automobile and motor vehicle service and/or repair facility (Midas Auto Service) with front yard parking at 15230 Manchester Road

The Petitioner, Steve Towers, addressed the Commission. He is currently leasing the property with the intent of purchasing it. Concerns were expressed about the amount of on-site parking and the previously established cross access easement with the property to the east.

Staff recommends approval of this Petition with the standard SUE conditions, along with the conditions outlined in Appendix A, Article XIV, Section 1(3), Section 2(11) and the stipulation that the previously approved cross access easement is recorded.

Mr Towers acknowledged his understanding of the conditions and recording of the cross access easement.

A motion was made by Mayor Pogue and seconded by Commissioner Beiter to recommend approval of the Petition to the Board of Aldermen with the conditions outlined above and an additional condition ensuring the resolution of the parking shortage.

The motion was approved unanimously.



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DECEMBER 4, 2023**

Capital Budget for 2024

Finance Director, Denise Keller, presented information regarding the Capital Budget for 2024.

A motion was made by Alderman Stallmann and seconded by Commissioner Swain to approve the Capital Budget for 2024. The motion was approved unanimously.

Z-23-03 Zoning Change from St Louis County's R-4 Residence District to Ballwin's R-4 Planned Multiple Dwelling District for the lots in the Cascades Subdivision

City Administrator, Eric Stermann, provided a detailed explanation of the annexation and zoning process for newly annexed properties. The Cascades is a mixed use, planned development that contains a mix of detached single-family dwellings, along with attached townhomes. Development requirements (lot sizes, building setbacks, etc) are included in the St Louis County approval Ordinance 10.361.

Staff recommends approval of this Petition with the condition that the St Louis County's approval Ordinance 10.361 applies to the development for the life of the structures.

A motion was made by Commissioner Beiter and seconded by Commissioner Carter to recommend approval of this Petition to the Board of Aldermen with the condition that the original St Louis County Ordinance and accompanying Development Plan is included in the City's Bill. The motion was approved unanimously.

Z-23-04 Zoning Change from St Louis County's R-3 Residence District to Ballwin's R-3 Single Family Residential District for the lots in Charleston Oaks Subdivision

City Administrator, Eric Stermann, provided a detailed explanation of the annexation and zoning process for newly annexed properties. Charleston Oaks is a single-family development and the City's R-3 Zoning District is nearly identical to St Louis County's R-3 Zoning District.

Staff recommends approval of this Petition.

A motion was made by Commissioner Beiter and seconded by Commissioner Swain to recommend approval of this Petition to the Board of Aldermen. The motion was approved unanimously.

Z-23-05 Text Amendment, adding retail tobacco stores, cigar bars, hookah and vapor lounges as Special Use Exceptions in the C-1 Commercial Zoning District

City Planner, Lynn Sprick, provided a detailed explanation of the proposed language. Currently, the uses are classified as retail sales and are permitted as a right in the C-1 District. The Board of Aldermen directed staff, along with the City Attorney, to draft language that would require the uses to apply for a Special Use Exception, which would require review by the Planning & Zoning Commission and approval from the Board of Aldermen.

The Board also expressed concern about the sale of nitrous oxide and discussed the possibility of regulating the sale of it at these types of establishments.



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City Attorney, Bob Jones, reported that he conducted a comprehensive search and identified three (3) communities in the State of Missouri that regulate the sale of nitrous oxide. He expressed the opinion that regulating its sale would be challenging and recommended against attempting to do so.

Staff recommends approval of this Petition as written.

A motion was made by Commissioner Hinds and seconded by Alderman Stallmann to recommend approval of this Petition to the Board of Aldermen as written. The motion was approved unanimously.

Other Business

The Planning & Zoning Commission Meeting scheduled for January 1, 2024 was rescheduled for Thursday, January 4, 2024 at 7:00 p.m.

Adjournment

A motion was made by Commissioner Hinds and seconded by Commissioner Swain to adjourn the meeting. The motion was approved unanimously and the meeting adjourned at 8:14 p.m.



SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,500.00
	}		without site plan review	\$ 750.00
COUNTY OF ST. LOUIS	}	PAID:		
STATE OF MISSOURI	}	NUMBER:	<u>SUE-24-01</u>	

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Special Use Exception: Car Wash Establishment

Code Section under which petition is being filed: Article XIV, Section 1.(4)

Now comes (*print name of Petitioner*) B&S Equities, LLC, A Florida Limited Liability Company
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Owner under contract
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed. Lot D - Ballwin Auto Plaza, P.B. 349 PGS 662-663
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 14660 Manchester Road
- V. That the area (acres or square feet) of said property is: 2.23 Acres
- VI. That the zoning classification of said property is: C-1 Commercial District
- VII. That the present use of said property is: Multi-Tenant Retail Store
- VIII. That the intended use of said property is: Scrubbles Car Wash
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: B&S Equities, LLC, A Florida Limited Liability Company

AUTHORIZED SIGNATURE: Thomas Buckner

AUTHORIZED SIGNATURE (PRINTED): Thomas Buckner

ADDRESS: 1 Sleiman Parkway, Suite 270

CITY/STATE/ZIP: Jacksonville, FL 32216

TELEPHONE NO. (229) 520-2244

I, (print name of Petitioner) Thomas Buckner, do hereby designate George M. Stock and/or Designee of Stock and Associates Consultant Engineers, Inc. as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: [Signature]

AGENT'S NAME (PRINTED): George M. Stock, P.E. - President

ADDRESS: 257 Chesterfield Business Parkway

CITY/STATE/ZIP: Chesterfield, MO 63005

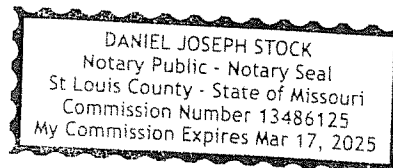
TELEPHONE NO. (636) 530-9100

Subscribed and sworn before me this 13 day of OCTOBER, 2023.

[Signature]
Notary Public

My Commission Expires

3/17/25



Special Use Exception Petition Staff Report – SUE-24-01

Public Hearing Date: January 4, 2024

Petition Number: SUE-24-01

Petitioner: B&S Equities LLC, A Florida Limited Liability Company
1 Sleiman Parkway, Suite 270
Jacksonville, Florida 32216

Agent: Stock & Associates
257 Chesterfield Business Parkway
St Louis, Missouri 63005

Project Name: Scrubbles Express Wash

Requested Action: Special Use Exception for a carwash with front yard parking (per App A, Art XIV, Sec 1 (4)).

Location: 14660 Manchester Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning: C-1

Comprehensive Plan designation: Mixed Use: Corridor



Project description:

This Petition is for a Special Use Exception for a carwash with front yard parking at 14660 Manchester Road. The property is located on the southwest corner of Manchester Road and Maple Lane and consists of approximately 2.23 acres. The property is currently zoned C-1 Commercial District. All surrounding properties are also zoned C-1.

Staff analysis:

This petition is for a Special Use Exception for the establishment of a carwash with front yard parking at 14660 Manchester Road. The basis for this request is outlined in Appendix A, Article XIV, Section 1(4), which permits carwash establishments as a special use exception. The specific conditions for approval include the exclusion of coin-operated self-service establishments. The proposed carwash must be enclosed within a separate building, attended by employees during operating hours, and be equipped with on-site queuing room for a minimum of 15 vehicles. This Petition meets the specified requirements for these special use exceptions in the C-1 Commercial District.

In addition, a Special Use Exception is necessary for the implementation of front yard parking along public right of way. This requirement is specified in Appendix A, Article XIV, Section 1(14), which dictates that parking within any front yard is subject to special use exception approval. This regulation applies to all allowed uses in the C-1, C-3, PA, and S-1 districts, as well as for all nonresidential uses in the R-1A, R-1, R-2, R-3, R-4, R-5, and PSD districts.

For the past several years, two temporary businesses have utilized a section of the property for retail sales. These include a retail greenhouse and plant business operating during the spring and early summer months, as well as Christmas tree sales leading up to the holiday season. The future operation of these businesses on the property remains uncertain.

Approval of this Petition would result in the demolition of the existing building, which is currently occupied by a paint center and liquor/cigar store. In its place, a new, single tunnel, automated car wash would be constructed. The site is also proposed to have 44 parking spaces, each with a vacuum station, islands containing seven (7) mat cleaning stations and four (4) vacuum equipment islands.

Appendix A, Article IX, Section 7(3) states: In order to minimize the negative traffic impact of development in the C-1 district on adjoining roadways, all new developments, redevelopments, building expansions and/or site improvements shall provide to Ballwin a cross access, and driveway/parking lot vehicular interconnection easement on all sides of the site where, in the judgment of the board of aldermen, the interconnection of parking lots and/or driveways is necessary to minimize traffic congestion and vehicular conflict points on and near Manchester Road. The Board of Aldermen may waive the requirements for the granting and/or recording of such easement if topographic or other conditions prevent such desired interconnections from being built or utilized. Such easements shall run from the closest curb cut to the adjoining property line. The easement shall be at least as deep from the right-of-way as the minimum required front yard depth of the C-1 district and under no circumstances shall such easement be so shallow as to prevent the construction of a 25-foot wide two-way vehicular roadway. Should such an easement be not feasible in the front yard, but possible in a side or rear yard, then the latter location may be approved by the board of aldermen.

There is existing cross access between this property and the property to the west, which meets the above requirement. In addition, there is “a non-exclusive easement between this property and the property to the south and east, “over, through and around the common areas of their respective parcel for roadways, walkways, ingress and egress, and parking of motor vehicles”. This gives the property access to Manchester Road at the traffic signal.

When reviewing a Special Use Exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

The proposed development should not substantially increase traffic hazards or congestion.

- b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood.

- c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

- d. Will overtax public utilities.

The proposed development should not overtax public utilities.

- e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

- f. Is consistent with good planning practice.

The proposed development would meet all current requirements.

- g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

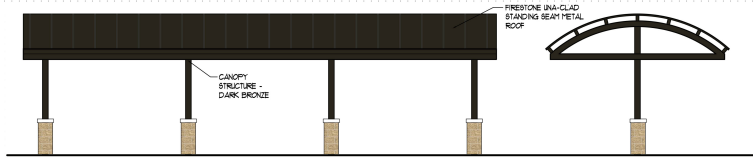
The proposed development should not be detrimental to the permitted developments and uses in the district.

- h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

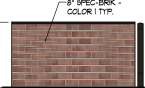
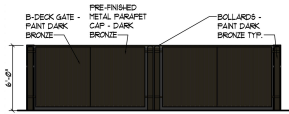
The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

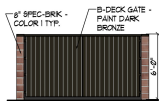
This Petition is for a carwash with front yard parking at 14660 Manchester Road. If this Special Use Exception is approved, the existing structure will be demolished and a tunnel carwash will be constructed in its place. All current requirements of Appendix A, Zoning Ordinance would be met. While staff recommends approving this petition, there are concerns regarding the quantity of vacuum stations. Panera Café is situated on the east side of Maple Lane, with an outdoor dining area in front. In response to these concerns, the petitioner has incorporated landscaping along the property line to enhance the screening of the proposed development.



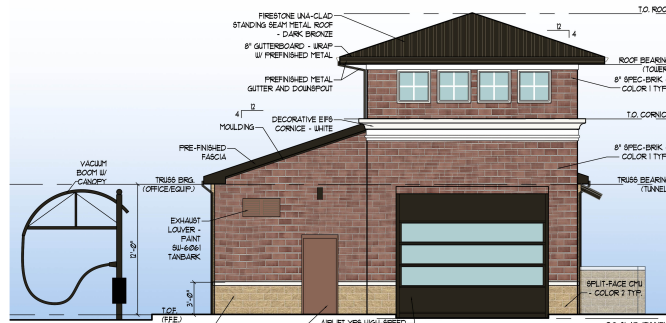
PAY STATION CANOPY ELEVATIONS
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
SCALE: 3/16" = 1'-0" (23'-4" X 11'-4" ENCLOSURE)



VACUUM SCREENING
SCALE: 3/16" = 1'-0" (12'-0" X 6'-4" ENCLOSURE)



NORTH ELEVATION (EXIT)
SCALE: 3/16" = 1'-0"



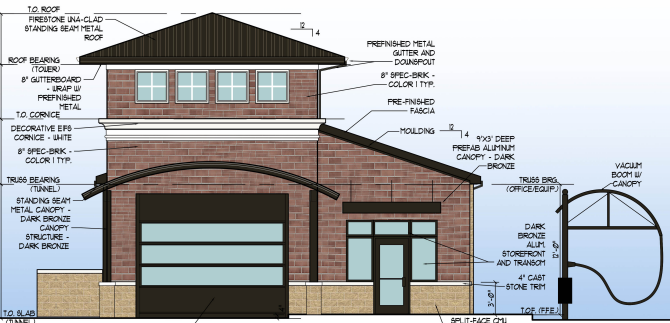
Dark Bronze Roofs and accents



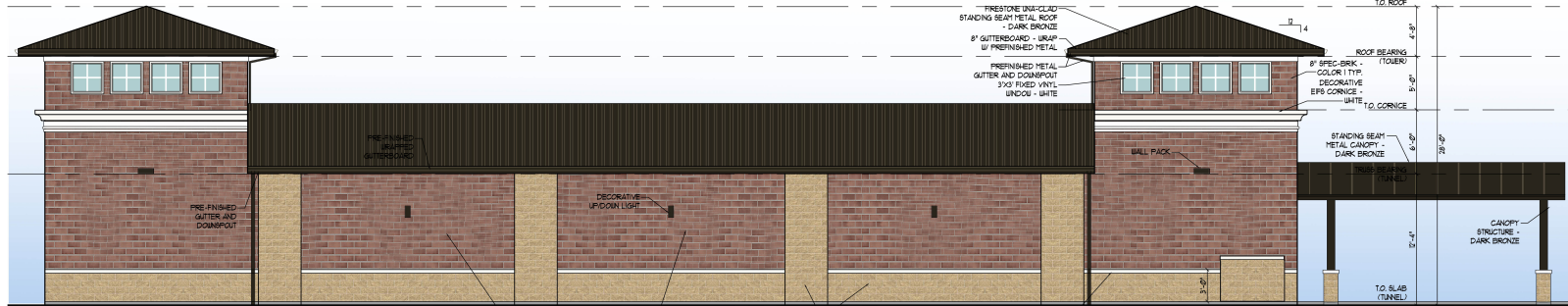
Best Brick Savannah Blend Field CMU



Midwest Block Soft Gold Split-face CMU Piers and Wainscott



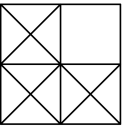
SOUTH ELEVATION (ENTRANCE)
SCALE: 3/16" = 1'-0"



WEST ELEVATION (WASH TUNNEL SIDE)
SCALE: 3/16" = 1'-0"



EAST ELEVATION (VACUUM SIDE)
SCALE: 3/16" = 1'-0"



LEVIN ASSOCIATES
architecture · interiors · planning
2023 South Brentwood Boulevard, Suite 101
Brentwood, Missouri 63144
Phone 314-993-5600

ARCHITECT: ALVAN M. LEVINE
NO LICENSE # A-488
ALVAN M. LEVINE, INC.
DBA LEVIN ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-30804038

elevations

NEW BUILDING FOR:
SCRUBBLES CAR WASH
14680 MANCHESTER ROAD
BALLWIN, MISSOURI 63011

REVISIONS
NO. DATE ITEM

SHEET NO.

A-3

ISSUE DATE: 12-18-23
PROJECT #: 2293.029
DRN, CHC CHK, AME

SPECIAL USE EXCEPTION - SITE PLAN

A TRACT OF LAND BEING LOT D OF BALLWIN AUTO PLAZA AS RECORDED IN PLAT BOOK 349, PAGE 662, LOCATED IN PART OF U.S. SURVEY 1908, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH

PRINCIPAL MERIDIAN

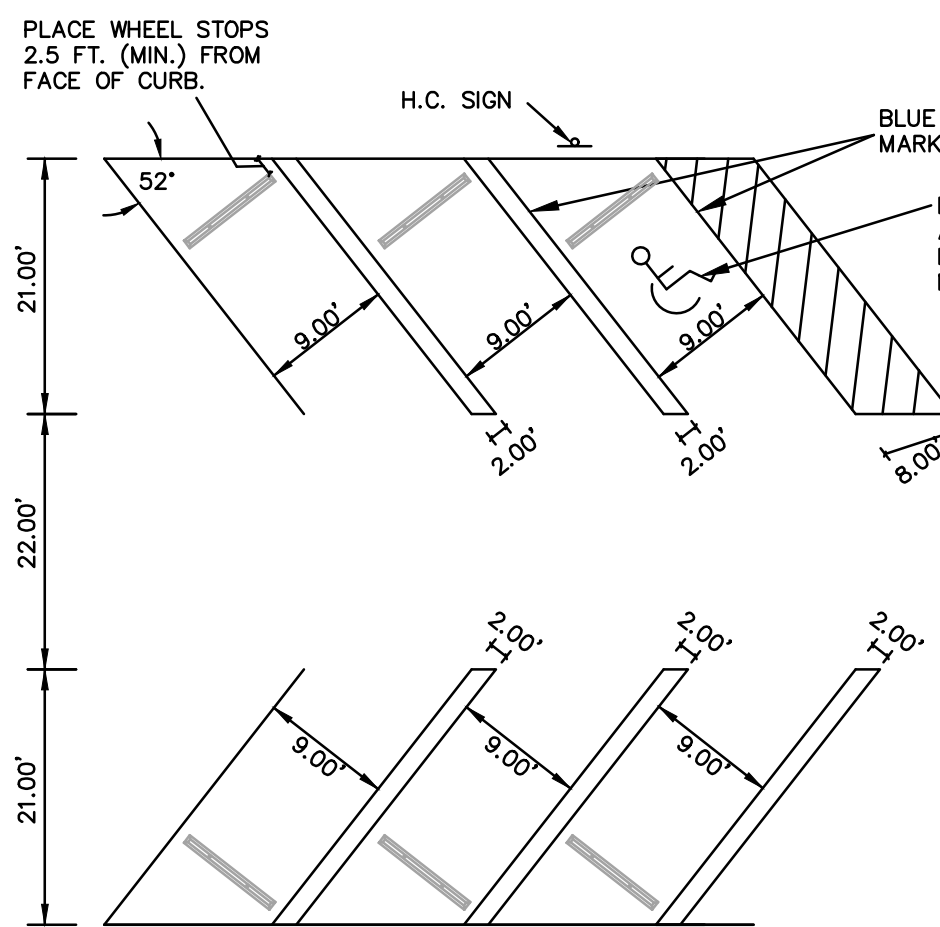
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

ATG	- ADJUST TO GRADE
B.C.	- BACK OF CURB
C.O.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
ELEV.	- ELEVATION
EX.	- EXISTING
F.C.	- FACE OF CURB
FL	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G	- GAS
H.W.	- HIGH WATER
LFB	- LOW FLOW BLOCKED
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
PR.	- PROPOSED
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R/W	- RIGHT-OF-WAY
SQ.	- SQUARE
T	- TELEPHONE CABLE
T.B.A.	- TO BE ABANDONED
T.B.R.	- TO BE REMOVED
T.B.R.&R.	- TO BE REMOVED AND REPLACED
TYP.	- TYPICALLY
U.I.P.	- USE IN PLACE
U.O.N.	- UNLESS OTHERWISE NOTED
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(96"W)	- RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
ACCESSIBLE PARKING	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM	
PROPOSED SANITARY	



TYPICAL PARKING STALLS

(n.t.s.)

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT D OF BALLWIN AUTO PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349 PAGES 662 AND 663 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 1908, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF ABOVE SAID LOT D, SAID POINT ALSO BEING LOCATED ON THE SOUTH RIGHT-OF-WAY OF MANCHESTER ROAD, VARIABLE WIDTH; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF GRAMMY MANCHESTER SUBDIVISION AS RECORDED IN PLAT BOOK 349, PAGE 368 OF ABOVE SAID RECORDS; THENCE ALONG THE COMMON LINES OF LOT D AND ABOVE SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREE 07 MINUTES 40 SECONDS WEST, 275.43 FEET; NORTH 89 DEGREES 07 MINUTES 46 SECONDS WEST, 163.68 FEET; AND SOUTH 00 DEGREES 38 MINUTES 42 SECONDS WEST, 71.60 FEET TO THE NORTHEAST CORNER OF LOT 3 OF ABOVE SAID GRAMMY MANCHESTER SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3, NORTH 88 DEGREES 56 MINUTES 17 SECONDS WEST, 163.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT D; THENCE ALONG THE WEST LINE OF SAID LOT D, NORTH 01 DEGREE 07 MINUTES 41 SECONDS EAST, 315.83 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ABOVE SAID MANCHESTER ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 52 MINUTES 47 SECONDS EAST, 123.25 FEET; NORTH 58 DEGREES 54 MINUTES 57 SECONDS EAST, 48.59 FEET AND NORTH 89 DEGREES 52 MINUTES 47 SECONDS EAST, 62.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 97,143 SQUARE FEET OR 2.230 ACRES, MORE OR LESS.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, & THE CITY OF BALLWIN.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEO TECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. SIGNAGE APPROVAL IS A SEPARATE PROCESS

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

PREPARED FOR:
B&S EQUITIES, LLC
ATTN: MR. THOMAS BUCKNER &
MR. TODD BUCKNER
P.O. BOX 7726
TIFTON, GA., 31793

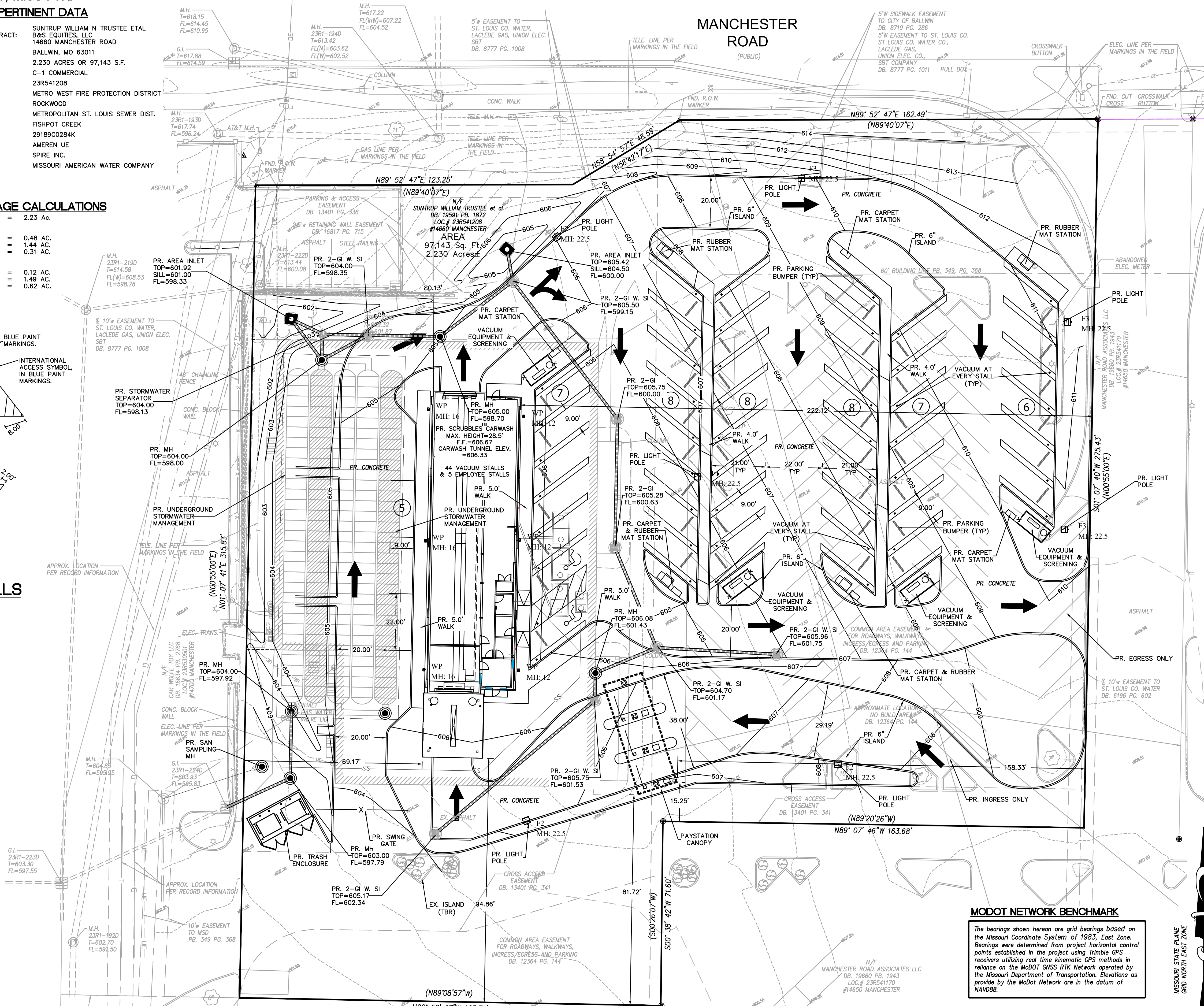
Walter J Pfeiffer, Missouri L.S. No. 2008000728

PERTINENT DATA

OWNER: SUNTRUP WILLIAM N TRUSTEE ETAL
OWNER UNDER CONTRACT: B&S EQUITIES, LLC
ADDRESS: 14660 MANCHESTER ROAD
BALLWIN, MO 63011
AREA: 2.230 ACRES OR 97,143 S.F.
EXISTING ZONING: C-1 COMMERCIAL
LOCATOR NO: 23R541208
FIRE DISTRICT: METRO WEST FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: FISHPOT CREEK
FEMA MAP: 29189C0284K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SITE COVERAGE CALCULATIONS

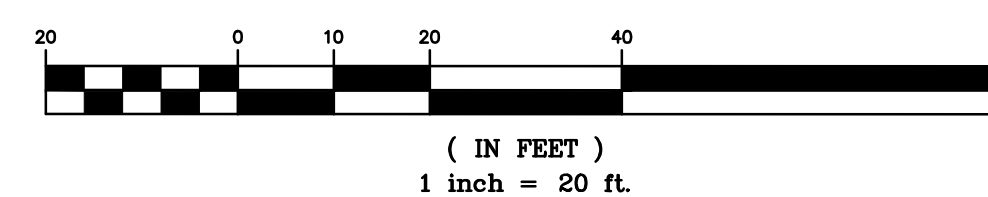
TOTAL SITE AREA:	=	2.23 AC.
EX. COVERAGE:		
BUILDING	=	0.48 AC.
PAVEMENT	=	1.44 AC.
GRASS	=	0.31 AC.
PR. COVERAGE:		
BUILDING	=	0.12 AC.
PAVEMENT	=	1.49 AC.
GRASS	=	0.62 AC.



MODOT NETWORK BENCHMARK

The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the Modot GNSS RTK Network operated by the Missouri Department of Transportation. Elevations as provided by the Modot Network are in the datum of NAVD83.

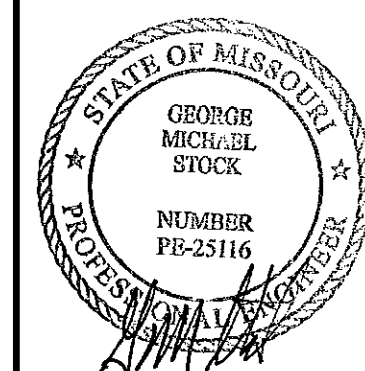
GRAPHIC SCALE



PREPARED BY:

SPECIAL USE EXCEPTION SITE PLAN FOR:
SCRUBBLES EXPRESS WASH

14660 MANCHESTER ROAD
BALLWIN, MISSOURI 63011



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1. 2023-12-19 CITY
2. 2023-12-20 CITY

DRAWN BY:	C.S.G.	CHECKED BY:	G.M.S.
DATE:	11/17/2023	JOB NO:	223-7473
M.S.D. P. #:	23R	BASE MAP #:	23R
S.L.C. H&T #:		H&T S&P. #:	
M.D.N.R. #:			

SHEET TITLE:

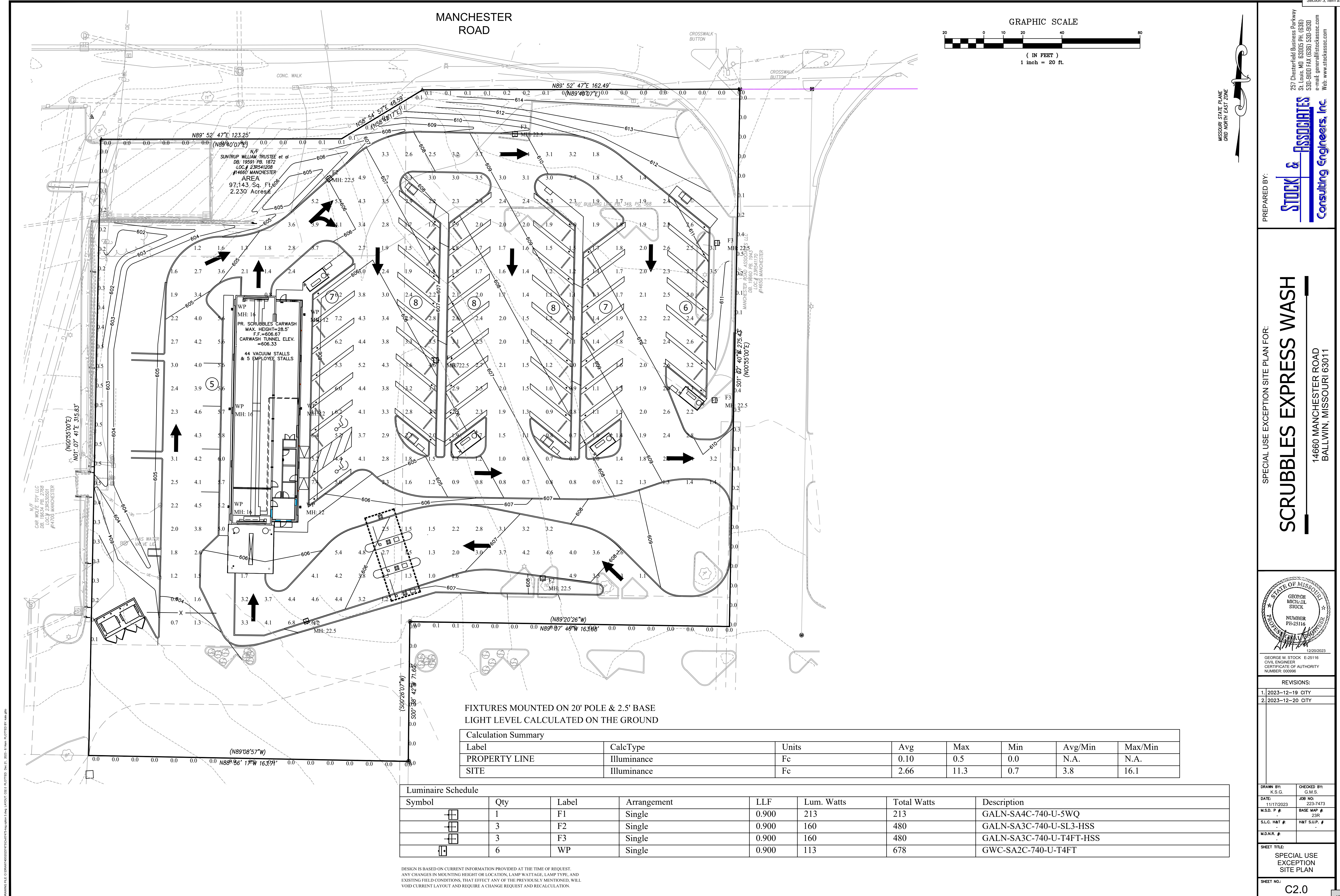
SPECIAL USE
EXCEPTION
SITE PLAN

SHEET NO.:

C1.0

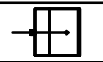
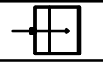
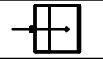

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
530-9000 FAX: (636) 530-9000
E-mail: general@stockassoc.com
Web: www.stockassoc.com

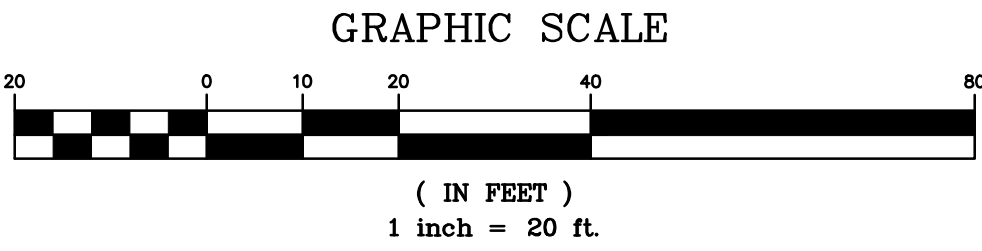


FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.
SITE	Illuminance	Fc	2.66	11.3	0.7	3.8	16.1

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	1	F1	Single	0.900	213	213	GALN-SA4C-740-U-5WQ
	3	F2	Single	0.900	160	480	GALN-SA3C-740-U-SL3-HSS
	3	F3	Single	0.900	160	480	GALN-SA3C-740-U-T4FT-HSS
	6	WP	Single	0.900	113	678	GWC-SA2C-740-U-T4FT

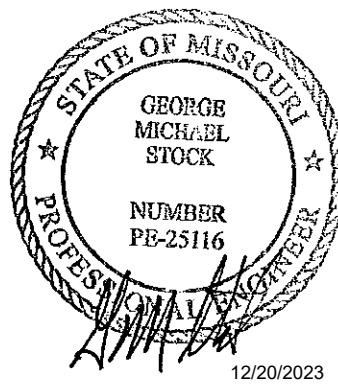
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



PREPARED BY:

SPECIAL USE EXCEPTION SITE PLAN FOR:
SCRUBBLES EXPRESS WASH

14660 MANCHESTER ROAD
BALLWIN, MISSOURI 63011



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- 2023-12-19 CITY
- 2023-12-20 CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.
DATE: 11/17/2023 JOB NO: 223-7473
M.S.D. P. #: BASE MAP #: 23R
S.L.C. H&T #: H&T S.U.P. #
M.D.N.R. #:

SHEET TITLE:
**SPECIAL USE
EXCEPTION
SITE PLAN**

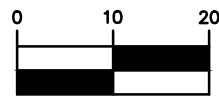
SHEET NO.:
C2.0

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
530-9000 FAX: (636) 530-9030
e-mail: general@stockassoc.com
Web: www.stockassoc.com

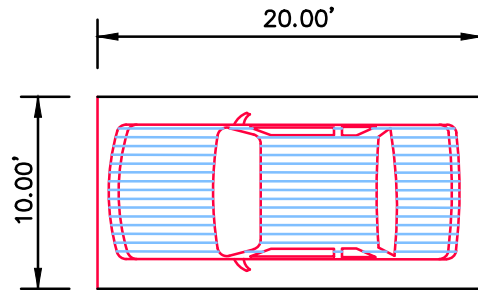
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



DRIVE-THRU STACKING SPACE

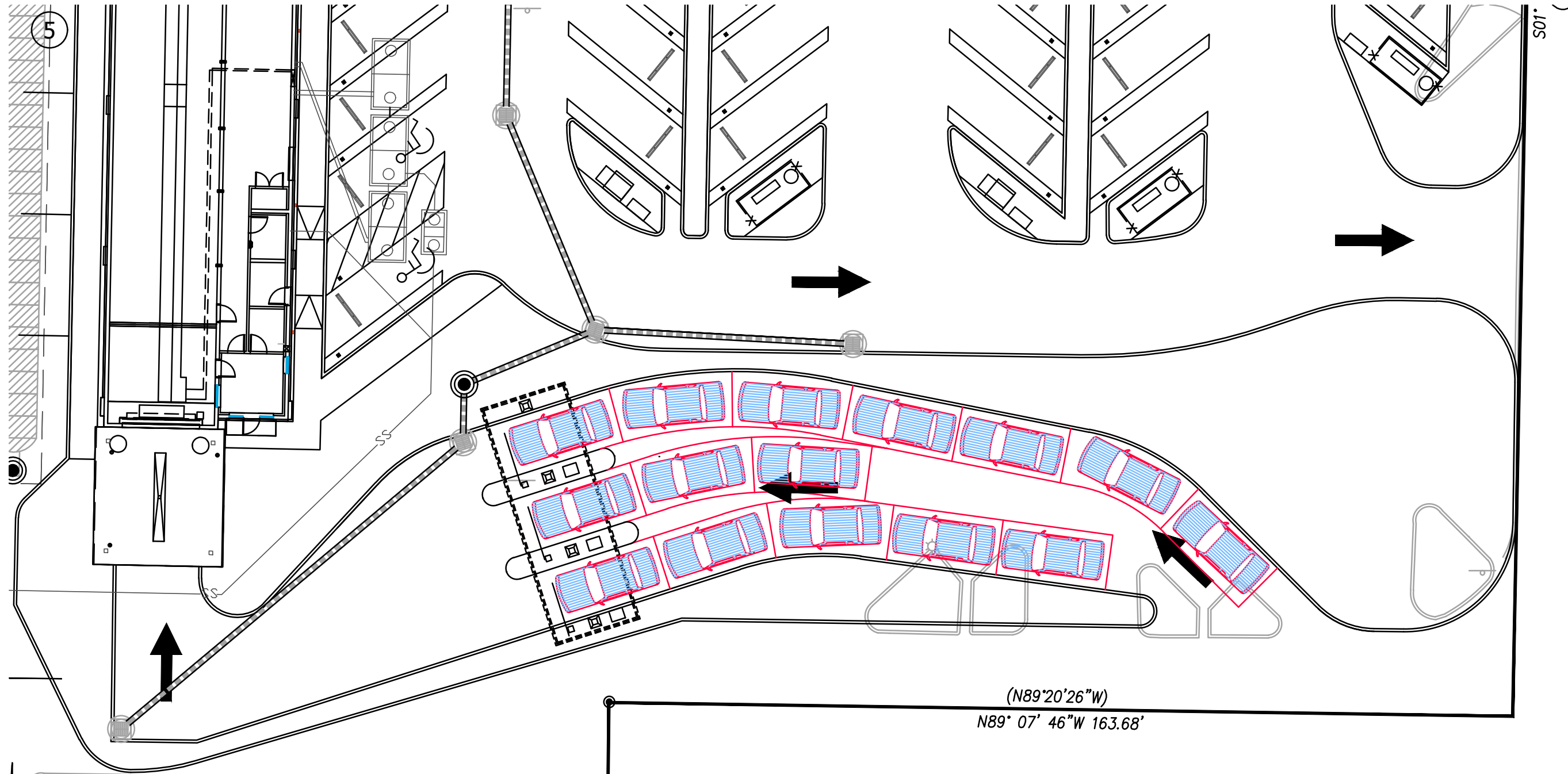
(n.t.s.)

(S00°26'07"W)

S00° 38' 42"W 71.60'

N/F
MANCHESTER ROAD ASSOCIATES LLC
DR 19660 PR 1943

(N89°20'26"W)
N89° 07' 46"W 163.68'



S01°

Section 3, Item a.

257 Chesterfield Business Parkw
St. Louis, MO 63005 PH: (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

Stock & Associates
Consulting Engineers, Inc.

PREPARED BY:

SPECIAL USE EXCEPTION SITE PLAN FOR:

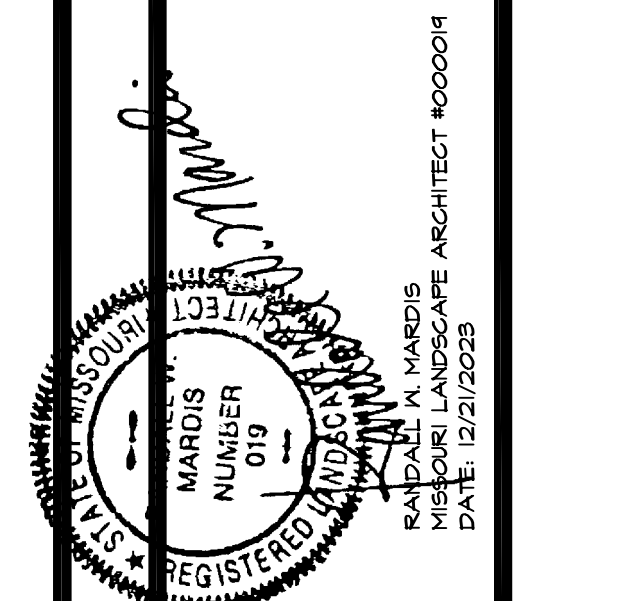
SCRUBBLES EXPRESS WASH

14660 MANCHESTER ROAD
BALLWIN, MISSOURI 63011

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 12/20/2023	JOB NO: 223-7473
M.S.D. P # -	BASE MAP # 23R
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # -	

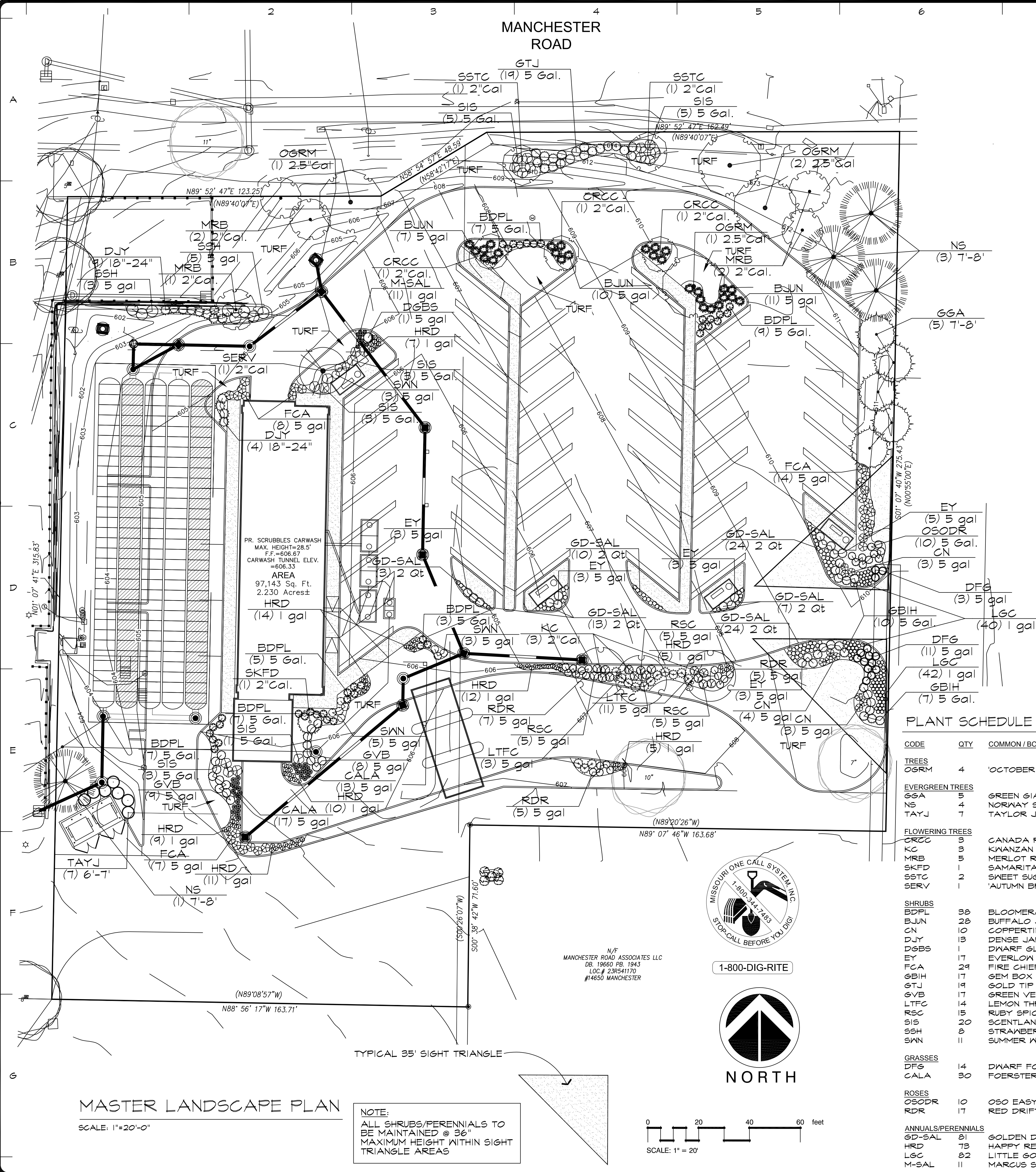
SHEET TITLE:
DRIVE-THROUGH
STACKING EXHIBIT

SHEET NO.:
1 of 1 14

[illegible]

PLANTING PLAN FOR THE PROPOSED
Scrubbles Car Wash
14660 MANCHESTER ROAD BALLWIN, MISSOURI 63011

DRAWN R. MARDIS
CHECKED RAM/EL
DATE 11/17/2023
SCALE 1"=20'-0"
JOB No. 2023-177
SHEET



LANDSCAPE REQUIREMENTS:

TREES:
ALL TREES SHALL BE NO CLOSER THAN 25' TO A STREET LIGHT, TRAFFIC CONTROL OR STREET SIGNAGE. TREES SHALL ALSO BE NO CLOSER THAN 10' TO A STORMWATER INLET OR MANHOLE OR NO CLOSER THAN 2' TO A PARKING CURB. ADJUST AS REQUIRED.

IN ADDITION TO THE STREET TREES, ONE (1) TREE SHALL BE REQUIRED FOR EVERY TEN (10) PARKING SPACES. TOTAL PROPOSED PARKING = 49; THEREFORE, FIVE (5) TREES ARE REQUIRED / EIGHT (8) PROPOSED.

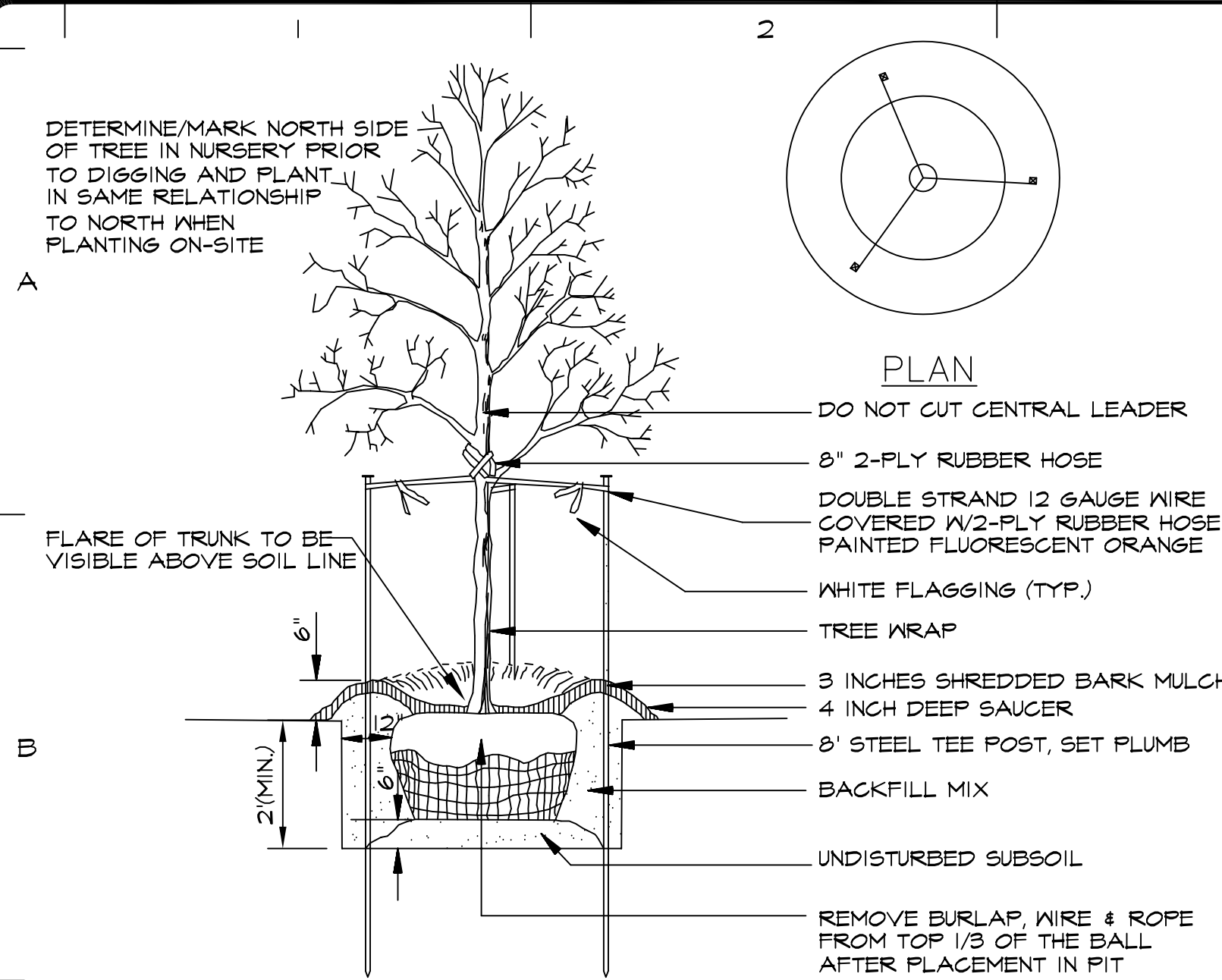
IRRIGATION:
AUTOMATED UNDERGROUND IRRIGATION IS REQUIRED.

PLANT MATERIAL SIZES:
MINIMUM PLANTING SIZES SHALL BE AS FOLLOWS:

DECIDUOUS TREES: 2" CAL. MIN.
CONIFERS/EVERGREEN TREES: 6' MIN.
SHRUBS: 5 GALLON MIN.
GROUND COVER PLANTS: 2.5" @ 12" O.C. MAX.

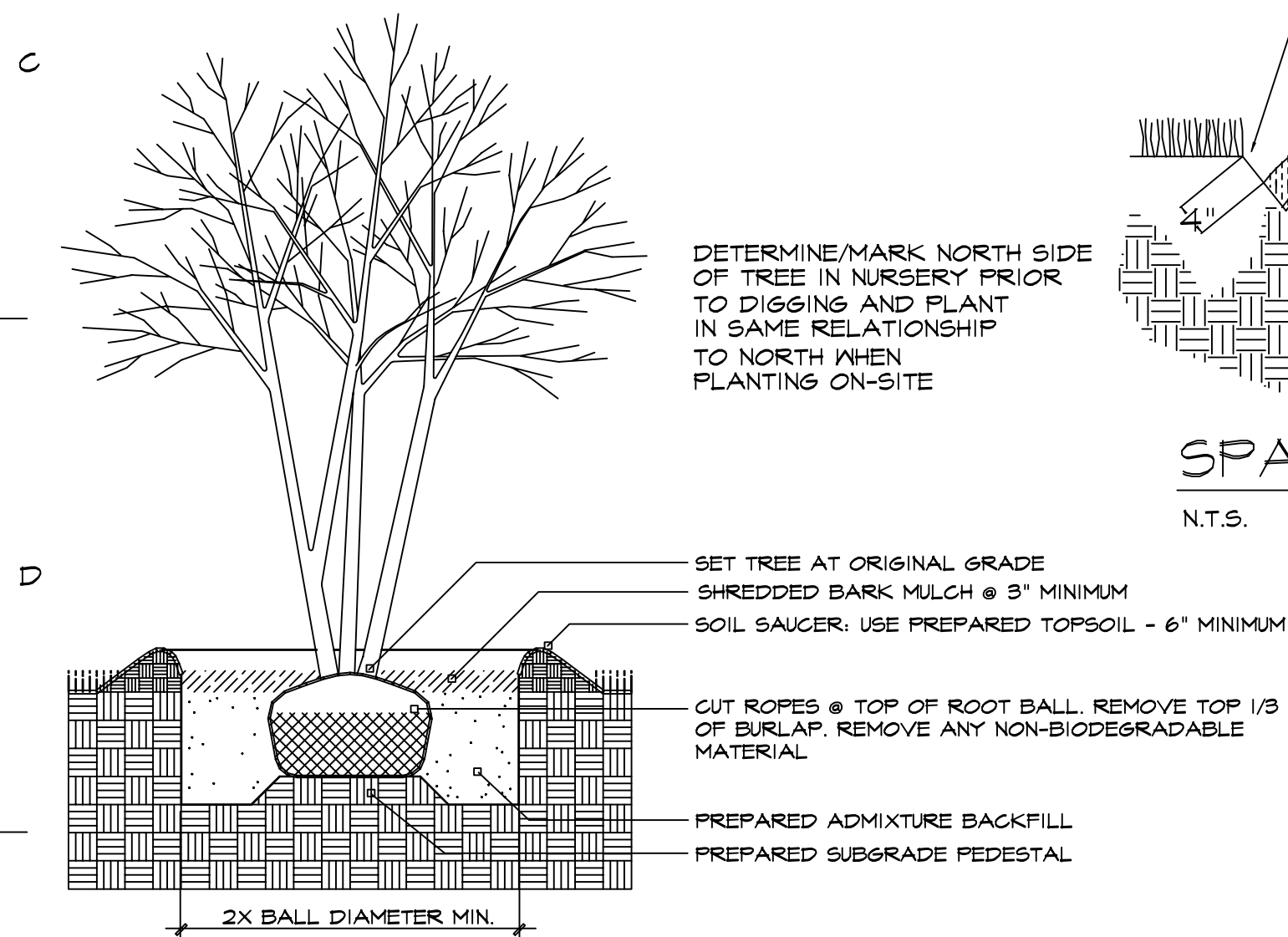
PLANT SCHEDULE

<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>
TREES			
OSRM	4	'OCTOBER GLORY' MAPLE / ACER RUBRUM 'OCTOBER GLORY'	2.5' CAL
EVERGREEN TREES			
GGA	5	GREEN GIANT ARBORVITAE / THUJA PLICATA 'GREEN GIANT'	7'-8'
NS	4	NORWAY SPRUCE / PICEA ABIES	7'-8'
TAYJ	7	TAYLOR JUNIPER / JUNIPERUS VIRGINIANA 'TAYLOR'	6'-7'
FLOWERING TREES			
CRCC	3	CANADA RED CHOKECHERRY / PRUNUS VIRGINIANA 'CANADA RED'	2' CAL.
KC	3	KWANZAN CHERRY / PRUNUS SERRULATA 'KWANZAN'	2' CAL.
MRB	5	MERLOT REDBUD / CERCIS X 'MERLOT'	2' CAL.
SKPD	1	SAMARITAN KOUSA DODGEWOOD / CORNUS KOUSA 'SAMZAM'	2' CAL.
SSTC	2	SWEET SUGARTIME FLOWERING CRABAPPLE / MALUS 'SWESUTYZAM'	2' CAL.
SERV	1	'AUTUMN BRILLIANCE' SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2' CAL.
SHRUBS			
BDPL	38	BLOOMERANG DWARF PURPLE LILAC / SYRINGA X 'SMNJRPJ' TM	5 GAL.
BJUN	28	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'	5 GAL.
CN	10	COFFERTINA NINEBARK / PHYSOCARPUS OPULIFOLIUS 'COFFERTINA'	5 GAL.
DJY	18	DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS'	18"-24"
DGBS	1	DWARF GLOBE BLUE SPRUCE / PICEA FENSUNG 'GLOBOSA'	5 GAL.
EY	17	EVERLOW YEW / TAXUS X MEDIA 'EVERLOW'	5 GAL.
FCA	29	FIRE CHIEF ARBORVITAE / THUJA OCCIDENTALIS 'GONGABE'	5 GAL.
GBIH	17	GEM BOX INKBERRY HOLLY / ILEX GLABRA 'GEM BOX'	5 GAL.
GTJ	19	GOLD TIP JUNIPER / JUNIPERUS CHINENSIS 'GOLD TIP'	5 GAL.
GVB	17	GREEN VELVET BOXWOOD / BUXUS 'GREEN VELVET'	5 GAL.
LTFCL	14	LEMON THREAD FALSE CYPRRESS / CHAMAECYPARIS PISIFERA 'FILIFERA LEMON THREAD'	5 GAL.
RSC	15	RUBY SPICE CLETHRA / CLETHRA ALNIFOLIA 'RUBY SPICE'	5 GAL.
SIS	20	SCENTLANDIA SWEETSPIRE / ITEA VIRGINICA 'SMNVDG' TM	5 GAL.
SSH	8	STRAWBERRY SUNDAE HYDRANGEA / HYDRANGEA PANICULATA 'STRAWBERRY SUNDAE'	5 GAL.
SWN	11	SUMMER WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	5 GAL.
GRASSES			
DFG	14	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.
CALA	30	FOERSTER'S REED GRASS / CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	5 GAL.
ROSES			
OSODR	10	OSO EASY DOUBLE ROSE / ROSA X 'OSO EASY DOUBLE ROSE'	5 GAL.
RDR	17	RED DRIFT ROSE / ROSA X 'MEIGALPIO'	5 GAL.
ANNUALS/PERENNIALS			
GD-SAL	81	GOLDEN DELICIOUS SAGE / SALVIA ELEGANS 'GOLDEN DELICIOUS'	2 QT
HRD	73	HAPPY RETURNS DAYLILY / HEMEROCALLIS HYBRID 'HAPPY RETURNS'	1 GAL
LGC	82	LITTLE GOLDSTAR CONEFLOWER / RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR'	1 GAL
M-SAL	11	MARCUS SALVIA / SALVIA NEMOROSA 'MARCUS'	1 GAL



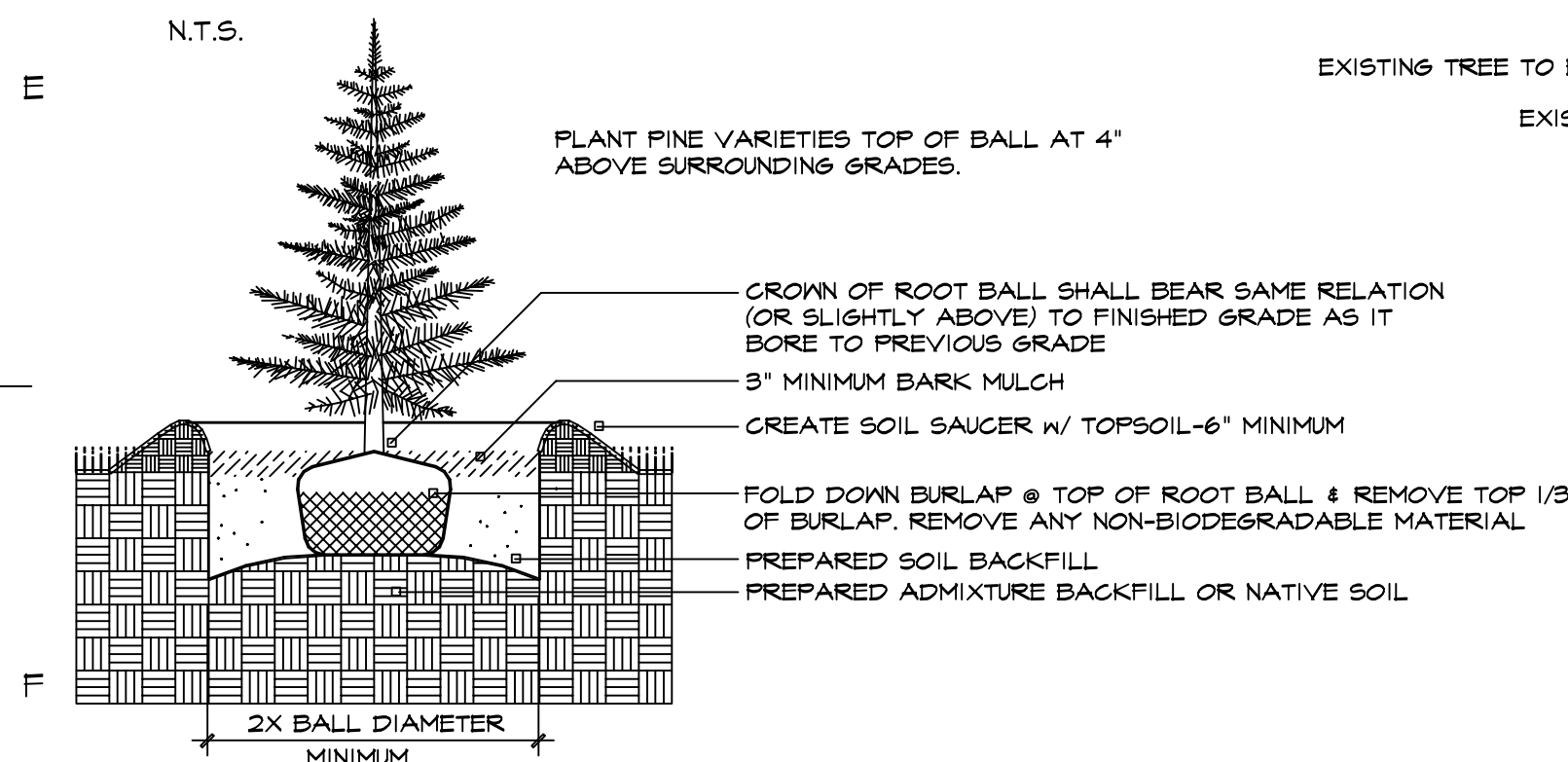
DECIDUOUS TREE PLANTING

N.T.S.



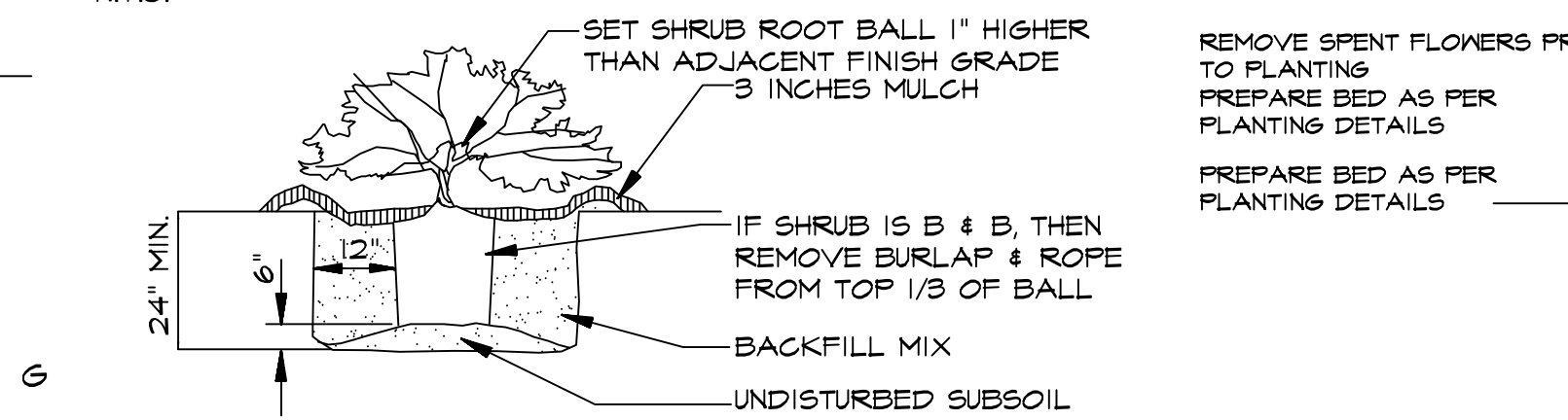
MULTI-STEM TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

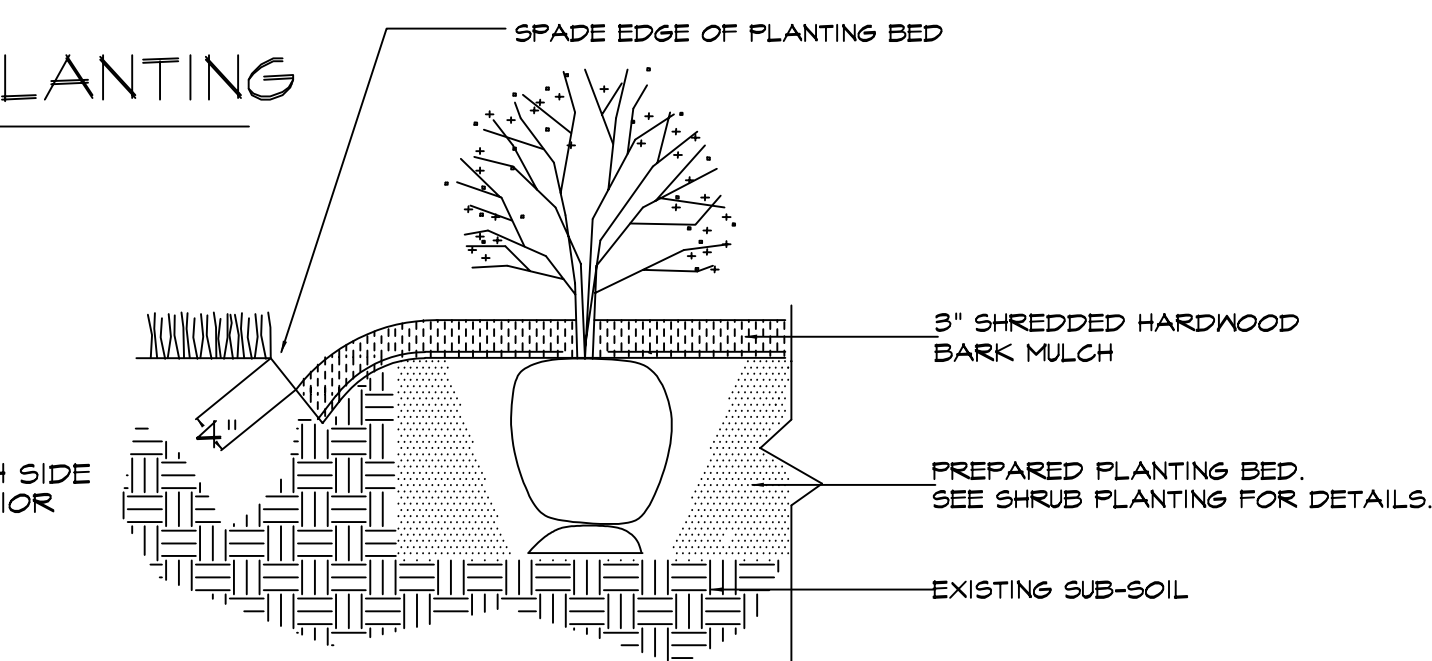
N.T.S.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

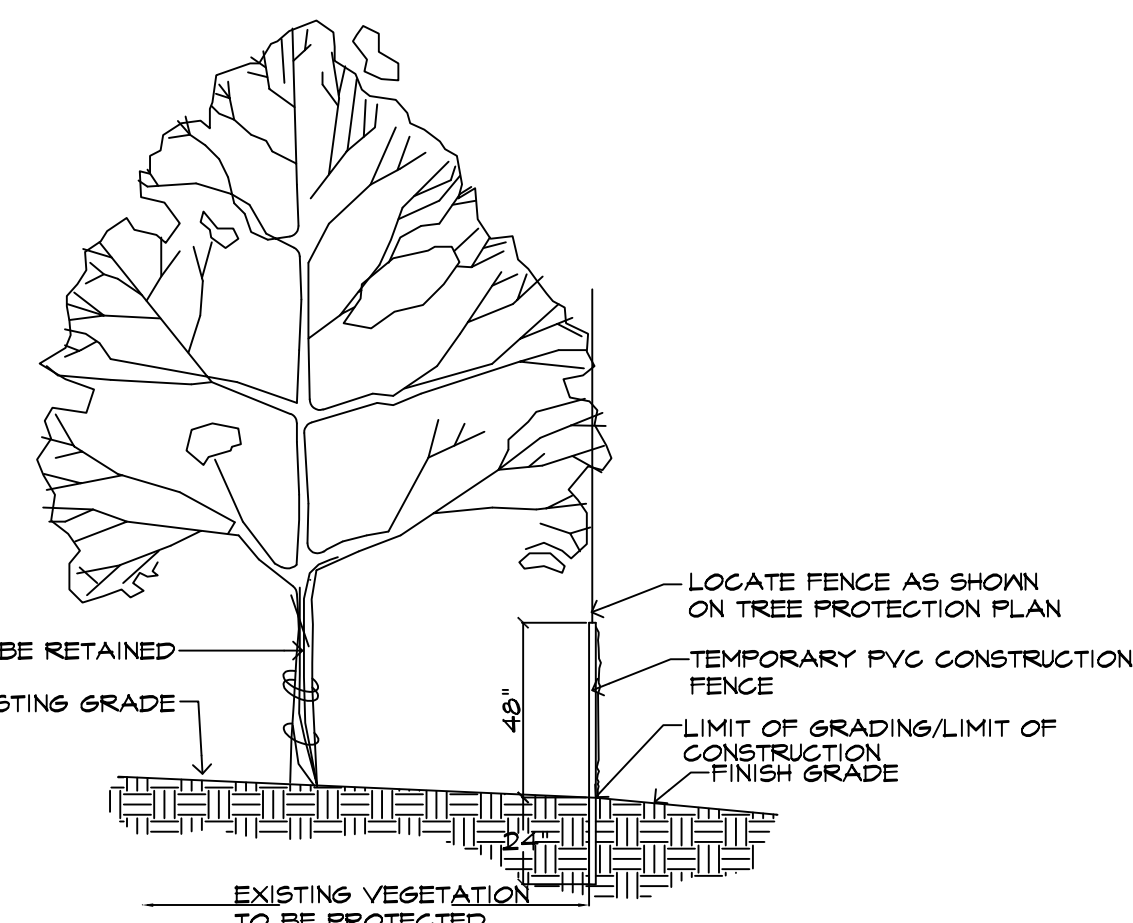
SHRUB PLANTING

N.T.S.



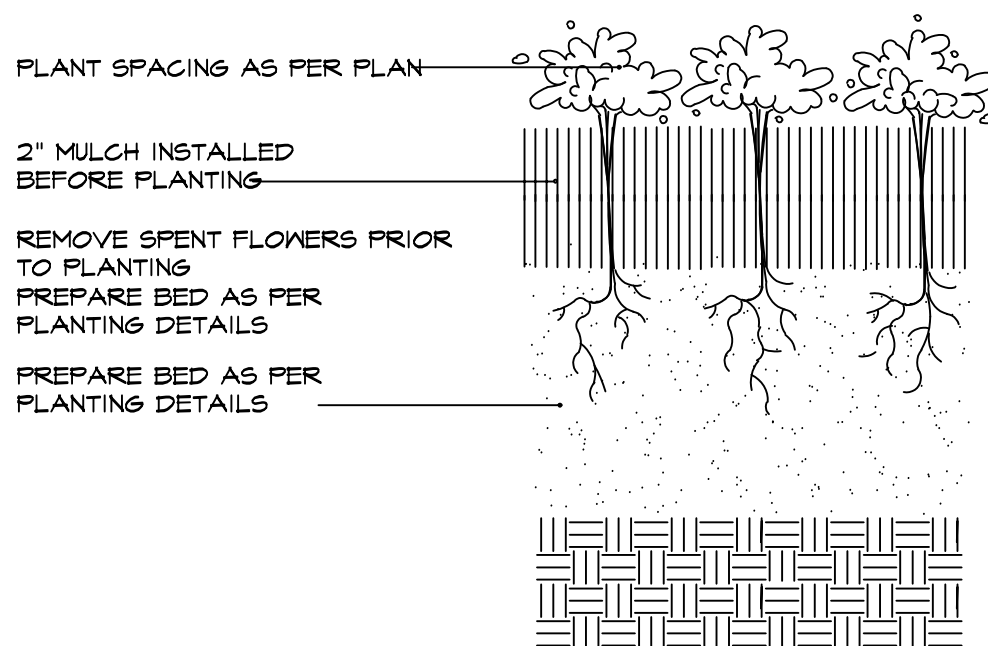
SPADE-CUT EDGE DETAIL

N.T.S.



TREE PROTECTION DETAIL

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- Base map information is accurate as of the date of drawing printed in this package.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- The contractor shall be in compliance with all codes applicable to this work.
- Clear all planting beds of debris, rock, building material, etc. prior to adding / spreading topsoil or mulch.
- All annual and/or perennial beds are to be roto-tilled at a depth of 12" and amended with peat moss or organic material prior to planting. All grass and/or weeds shall be killed / removed from new planting beds of any kind.
- Remove all debris and rock in parking lot islands shall be removed / disposed and new topsoil provided to a depth of 8" with a berm 4" higher than the adjacent curbing.
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Any damage to the existing improvements shall be the responsibility of the contractor. It shall be the responsibility of the contractors to restore all areas of the site where disturbed by said contractor. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- Plant material shall be typical in shape and form for species specified. Plants planted in groupings and masses shall also be matched. Container grown plant material shall not be root-bound and balled-and-burlapped material shall have root balls as dictated by American Standard for Nursery Stock.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect for approval.
- Tree protection fencing is to be installed prior to any grading operations and inspected daily / maintained in place until completion of the project.
- No parking, storage of materials or any other construction activities are to occur within tree protection areas.

PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 72 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- Topsoil mix for all proposed landscape plant material (excluding turf areas) shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price. All plant material deemed unhealthy, unsightly or having undue amounts of dead branches by the landscape architect shall be replaced under this warranty.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- Landscape contractor shall not be liable due to acts of God or vandalism.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (800# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

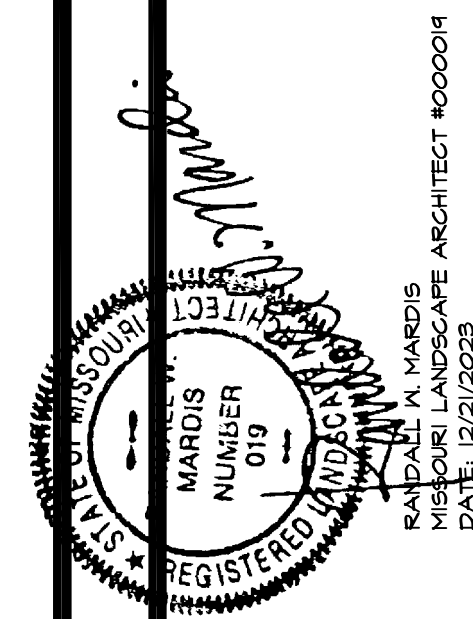
IRRIGATION:

- System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- Exact tap, backflow and controller location to be coordinated with owner or owner's representative.
- All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- It shall be the irrigation contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- All landscaped areas shall have installed an automatic, permanent irrigation system - designed to cover all landscape areas. Irrigation shall be design / build.

REVISIONS			Section 3, Item a.
12/14/2023	RVM		
12/20/2023	RVM		

Landscape TECHNOLOGIES

61 Jacobs Creek Drive
St. Louis, MO 63114
810 Landscape Architects Corporation #000009193



PLANTING PLAN FOR THE PROPOSED
Scrubbles Car Wash
14660 MANCHESTER ROAD
BALLWIN, MISSOURI 63011

DRAWN R. MARDIS
CHECKED RANMEL
DATE 11/17/2023
SCALE N.A.
JOB NO. 2023-171
SHEET

L-2
OF TWO SHEETS



PLANNING AND ZONING COMMISSION

1 GOVERNMENT CTR, BALLWIN, MO 63011

MONDAY, JANUARY 4, 2024 at 7:00 PM

PUBLIC HEARING

Notice is hereby given that on Monday, January 4, 2024 at 7:00 P.M. – A Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri. The Commission will consider the following petition:

SUE 24-01 – Petition for a Special Use Exception (SUE) for a carwash with front yard parking at 14660 Manchester Road

Additional information on this petition is at the City Government Center, or by calling 636-227-2243.

Planning & Zoning Commission

Eric Sterman, City Administrator