



City of
MARYLAND HEIGHTS

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www.marylandheights.com

TO: PLANNING COMMISSION
FROM: HILARY PERKINS, AICP *Hilary Perkins*
SUBJECT: DORSETT-MCKELVEY COMMERCIAL (A/P #2012-35)
DATE: DECEMBER 06, 2012

Dorsett-McKelvey Commercial is a request from Baldrige Properties, LLC for a rezoning from “C-2” General Commercial District to “PD-C” Planned District - Commercial for a 3.94 acre tract at the northeast quadrant of the intersection of Dorsett and McKelvey Roads. The site contains a Jimmy John’s restaurant, a Walgreens drug store, a car wash facility, and a former Pasta House restaurant. The rezoning request is to accommodate demolishing the former Pasta House restaurant building and construction of a multi-tenant commercial building. The public hearing was opened on October 9, 2012 and the Commission conditionally approved the Conceptual Development Plan.

The applicant has submitted a new site plan with additional landscaping improvements (attached) which consists of brick bollards and a stamped walkway from Dorsett Road to the proposed building. During and subsequent to the November 27, 2012 Planning Commission meeting, the applicant was asked to address the following:

- 1) If a restaurant is no longer a proposed tenant, why are 46 parking spaces needed? Assuming retail uses, which have a required parking of 4.5 spaces per 1,000 square feet of floor area, the site is parked at 158% of the requirement. Why is this much parking necessary in lieu of the greenspace and landscaping that is required under the City’s Zoning Code?
- 2) If a restaurant is still in the mix, either provide for a possible outdoor seating area or explain why it cannot be accommodated.
- 3) Provide justification for double-loaded parking in front of the building, rather than single-loaded parking or no parking at all.
- 4) Explain why the cross access easement and drive in front of the building are necessary for proper circulation on both properties.

At the Commission’s December 11, 2012 meeting, the applicant will be asked to address these issues.

**Cedar Trace
Apartment
Homes"**

**A PRELIMINARY PLAN
for
12425 DORSETT**

*A Tract of Land Being Part of
Dorsett-McKelvey Commercial,
City of Maryland Heights,
St. Louis County, Missouri*

NF
TOM TRACE, LLC
1901 Encanto Lane
Loc ID# 140540121
C-2 Zoning

NF
NORMA J. YELTON, TRUSTEE, ETAL
2024 McKelvey Road
Loc ID# 140530131
C-2 Zoning

NF
DORSETT-MCKELVEY PROPERTIES
07007/1874
2016 McKelvey Road
Loc ID# 140530296
C-2 Zoning



Lot 4

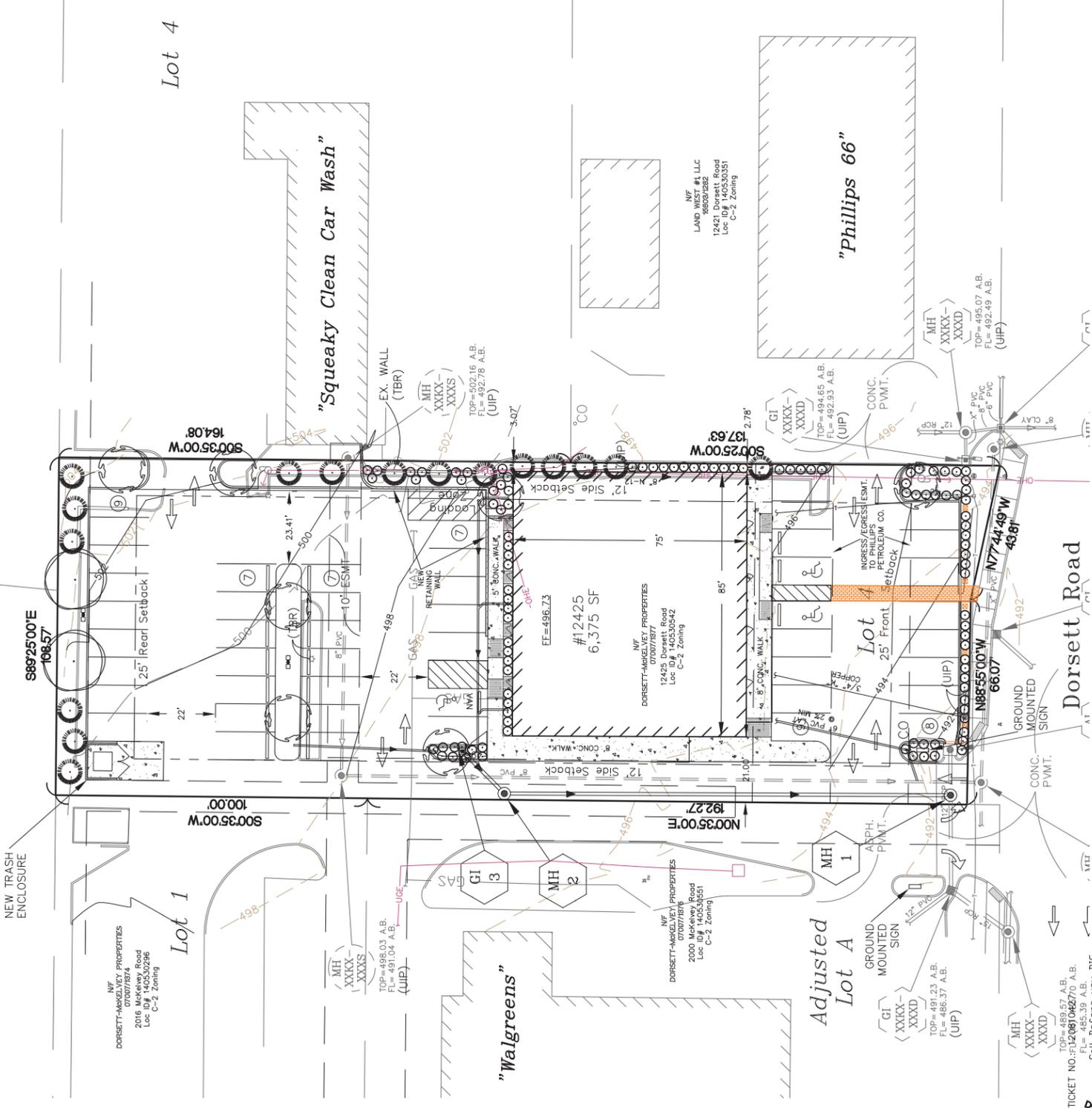
Lot 1

Adjusted Lot A

"Walgreens"

"Squeaky Clean Car Wash"

"Phillips 66"



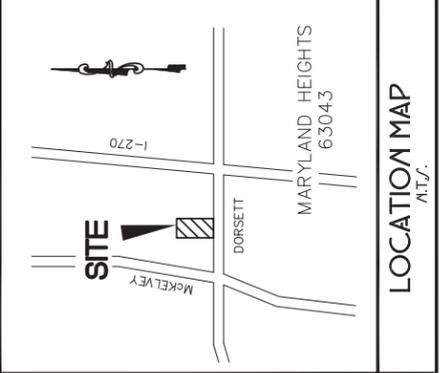
GENERAL NOTES

- Area of Site: 148 Acres.
 - Proposed Building Use: To Be Determined
 - Existing Zoning: "C-2" General Commercial
 - Locator ID: 140530542
 - This Site is served by the following utilities:
Water: Missouri American Water Company
Sanitary Sewer: Metropolitan St. Louis Sewer District
Electric: AmerenUE
Gas: Leclaire Gas Company
Telephone: AT&T
 - This Site is located in the following service areas:
Fire Protection: Maryland Heights Fire Protection District
- The following Height and Area Requirements pertain to this site:
- Minimum Front Yard: 25 feet
 - Minimum Side Yard: 12 feet
 - Minimum Rear Yard: None (25' Abutting Res.)
 - Maximum Height: 45'
- The number of off-street parking spaces provided for this site are 47 spaces, including 4 HDC spaces.

Prepared For:
Baldrige Properties, LLC
Mr. Kenneth R. Baldrige
1507 Astra Way
St. Louis, MO 63010-1146
Off: 636-287-3400
Fax: 636-287-3460
Email: kenb422@hotmail.com

12-03-12	1	REV. PER OWNER & CITY STAFF COMMENTS
DATE:	NO.:	REVISION:
MUSLER ENGINEERING COMPANY		
CIVIL ENGINEERING - PLANNING - LAND SURVEYING		
32 Portwest Court, St. Charles, Missouri 63303		
Telephone: (636) 916-0444		
Fax: (636) 916-3444		
CERTIFICATE OF AUTHORITY: ENGINEERS: E-1230-D; LAND SURVEYING: LS-284-D		
DATE:	DRAWN:	CHECKED:
July 2011	J.R.C.	R./H.
		PROJECT NO.:
		11-1257
		SHEET NO.:
		2 OF 2

Not Approved for
Construction
Preliminary Plan



TICKET NO.: F12067042770 A.B.
FL= 486.39 A.B.
Call BEFORE REE
1-800-344-7483
OF 811
MISSOURI ONE-CALL SYSTEM INC.
Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily represent the actual location of all underground facilities. The contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The contractor shall be responsible for any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.