



**NOTICE OF MEETING
WEDNESDAY, JANUARY 8, 2025 – 6:00 PM
PLAN COMMISSION
AGENDA**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES FROM NOVEMBER 13, 2024
- IV. CONSIDERATION OF REZONING REQUEST FOR 415 SAPPINGTON RD. FROM R-2 SINGLE FAMILY DWELLING DISTRICT TO C-1 LOCAL COMMERCIAL DISTRICT
- V. CONSIDERATION OF PRELIMINARY DEVELOPMENT PLANS FOR A COFEE SHOP AT 415 SAPPINGTON RD.
- VI. ADJOURNMENT

This meeting will be open to the public.

Gabrielle Macaluso
Deputy City Clerk

POSTED: 5:00 P.M., January 3, 2025



**MINUTES
PLAN COMMISSION MEETING
NOVEMBER 13, 2024 –6:00 p.m.**

CALL TO ORDER

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, November 13, 2024. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

Members Absent

Chairman Fernhoff
John Falk
Reed Voorhees
Brad Weitekamp
Jon Emert
Laura Switzer

Mike Moran

Also present were Frank Johnson, City Administrator; Andrew Bramman, City Attorney; and Gabby Macaluso, Deputy City Clerk

APPROVAL OF MINUTES

Moved by Mr. Voorhees, seconded by Mr. Falk and unanimously carried, to approve the minutes as submitted.

**PARKING LOT PLAN &
SPECIAL USE PERMIT
MODIFICATION – Glendale
Chrysler, 10088 Manchester Road**

The parking lot plan and Special Use Permit (SUP) modification request was introduced. Mr. Johnson explained that Glendale Chrysler has requested to modify the lot located at 10088 Manchester Road to resurface it as an additional vehicle storage lot for the dealership. They are also requesting to amend the SUP to include the new lot.

Mr. Johnson also noted that the plans have been reviewed and approved by the City Engineer, the Lochmueller Group. Mr. Johnson explained that Lochmueller provided no major comments, and the Metropolitan Sewer District (MSD) granted approval for the project. The main elements of the SUP include:

- Adding a vehicle storage lot at 10088 Manchester Road as a permitted use in the relevant sections of the SUP.
- Noting that the vehicle storage lot will be constructed according to the submitted plans.
- Prohibiting the performance of automobile service work at 10088 Manchester.
- Establishing deadlines as to when work on the lot must be completed.

Mr. Johnson introduced Josh Barcus with Stock and Associates, who is providing engineering services to Glendale Chrysler related to the parking lot design and plan.

Mr. Weitekamp requested that Stock and Associates change the evergreen trees to deciduous trees on the western buffer so that they provide more effective screening of the property. He also asked if the section of fence will stay. Mr. Barcus will confirm with Glendale Chrysler their plan for the fence.

The Plan Commission discussed the issue of lighting in the parking lot. They asked Mr. Barcus if the lights would stay on all night long. He clarified that the lights not responsible for security must go off at 10:00 p.m. Mr. Emert noted that he thought the residential area would be above the top of the lights, so lights shouldn't be an issue for neighboring residential properties.

A member of the public attending the meeting asked if there were potential issues from light reflecting off the roofs of cars stored in the lot, but the Plan Commission didn't think that would be much of an issue given the light will be defused enough and lights are of acceptable standards.

Mr. Johnson mentioned that the City received public comment via email regarding the project requesting stop signs for cars leaving Glendale Chrysler's lots and exiting onto Glendale Gardens Drive. Mr. Falk said he would be in favor of making that request to the dealership.

The Plan Commission also felt that construction vehicles should only enter the site from Manchester Road and not Glendale Gardens Drive.

Chairman Fernhoff moved to approve the parking lot plan and SUP modification with the following conditions:

- Reconfigure the western buffer on the southwest side to replace the evergreen trees with deciduous trees.
- Optional removal of fence.
- Construction entrance shall be from Manchester Road only, not Glendale Gardens Drive.
- Addition of permanent stop signs on the entry and exit of Glendale Chrysler's lots onto Glendale Chrysler Drive.

The motion was seconded by Mr. Falk and unanimously carried to approve the parking lot plan and SUP modifications.

The motion passed with 6 Aye, 0 Nay, 1 Absent

ADJOURN

Ms. Switzer motioned to adjourn the meeting. The motion was seconded by Mr. Weitekamp and unanimously carried to adjourn the meeting at 6:35 p.m.



PRELIMINARY / FINAL DEVELOPMENT PLAN APPLICATION

APPLICANT INFORMATION:

Business/Site Name: Glendale Coffee house

Location/Address: 415 N. Sappington Ave. Glendale, MO

Applicant Name: Brian Ivy - Idea Archtiects

Address: 130 W. Lockwood Ave. Webster Groves, MO 63119

Phone: 314.369.0209 cell **Email:** Brian@IdeaSTL.com

Property Owner Name: Jamie and Lisa Houston

Address: 415 N. Sappington Ave. Glendale, MO

Phone: 206.852.2852 **Email:** foresterh@gmail.com

Architect/Engineer Name: Brian Ivy - Idea Archtiects

Address: 130 W. Lockwood Ave. Webster Groves, MO 63119

Phone: 314.369.0209 cell **Email:** Brian@IdeaStL.com

Type and nature of business(es), organization(s) or trade(s) (existing or proposed):

Zoning change requested: Yes No **C-1 commercial**
If yes, from: R-2 residential to: P-1 parking

The undersigned hereby certifies that he/she has a legal interest in the hereinabove described property, is authorized to sign and submit this application on behalf of the property owner and the applicant and that all information given herein is true and a statement of fact.

Brian Keith Ivy
Name

Signature

12.13.2024
Date

PRELIMINARY DEVELOPMENT PLAN SUBMISSION REQUIREMENTS:

Per Section 400.610 of the Glendale municipal code, applications for a preliminary development plan shall include the following:

- Plot plan showing the size, dimensions and locations of the property.
- The proposed building lines and the location and approximate size of buildings.
- The proposed use.
- The tentative parking, including number and location of parking spaces, and circulation patterns.
- The approximate existing and proposed contours of the parcel.
- The planting areas.
- The type, size and location of proposed signs not attached to the buildings.

Applicants must submit this form with ten (10) copies of the preliminary development plans. An electronic copy must also be provided by email to the Deputy City Clerk or the City Administrator.

FINAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS:

Within twelve (12) months from the date of the approval by the Board of Aldermen of the preliminary development plan, applicants must submit a final development plan. Such final development plan, in addition to matters shown on the preliminary development plan, shall include the following:

- The existing and proposed contours of the parcel.
- The landscape plan with the specific location of all plant material specifying size, species and location (Both as to buffer area around the perimeter as well as that in the parking lots).
- All proposed uses and all structures, present and future.
- The number and location of parking spaces, moving traffic lanes, sidewalks, and loading and delivery zones.
- Ingress and egress facilities.
- Plan for the provision of water sanitary and storm drainage facilities.*
- All easements and dedications.
- Signs
- Details of lighting of parking lots and outside of buildings, including location, type and intensity.
- All other information which the City Administrator, Plan Commission or Board of Aldermen may designate.

* No building permit shall be issued to construct any part or all of the development in the district until such time as the Metropolitan St. Louis Sewer District has approved the sanitary and storm sewers and drainage

GENERAL SITE NOTES:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF GLENDALE AND THE MISSOURI DEPARTMENT OF TRANSPORTATION CODES, STANDARDS AND SPECIFICATIONS.

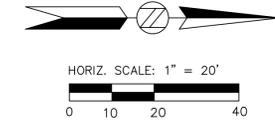
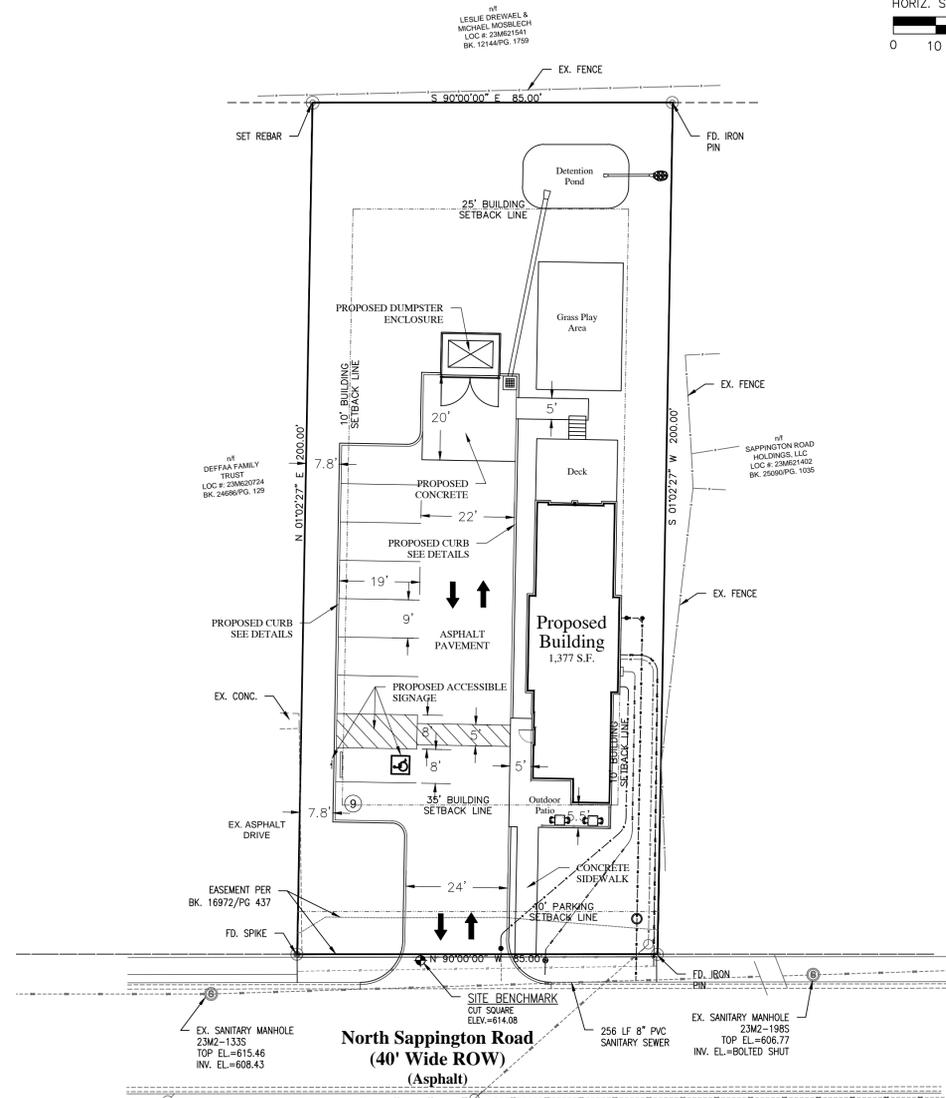
ANY CITY OF GLENDALE INFRASTRUCTURE (ABOVE OR BELOW GRADE, VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF ALL SIGNS SHALL BE GOVERNED BY LOCAL CODES.

THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL EXISTING UTILITIES LOCATED AND PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE (3) DAYS PRIOR TO ANY SITE WORK FOR IDENTIFICATION OF EXISTING UTILITIES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE PROJECT SITE BEFORE BEGINNING CONSTRUCTION.



Architect:
idea
ARCHITECTS
 Idea Architects, LLC
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 130 W Lockwood Ave., Ste 2
 St. Louis, MO 63119
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 Brian@ideaSTL.com
 www.ideaSTL.com

Civil Engineer:
RDC
REYLING DESIGN & CONSULTING
 4516 Boardwalk | Smithton, IL | 62285
 reylingdc@gmail.com
 Missouri Firm License: 2016012969
 MO Certificate of Authority: LC001485066



LICENSE EXPIRES - 12.31.2025
 DATE SIGNED - 12.12.2024

ENGINEER OF RECORD:
 Todd J. Reyling, PE
 Missouri PE 2011020072

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	12.12.2024

PROJECT NUMBER: 24-157

New Civil Site Plan for:
Glendale Coffee House
 415 North Sappington Road
 St. Louis, MO 63122
 St. Louis County

Site Plan
C2.0

GENERAL GRADING AND DRAINAGE NOTES:

CONTRACTOR SHALL COORDINATE WITH THE CITY OF GLENDALE REGARDING THE ENTRANCE CURB CUTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL PERMITS FOR THE ENTRANCE CURB CUT RECONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL REQUIREMENTS.

CONTRACTOR SHALL VERIFY AND PROVIDE POSITIVE DRAINAGE FROM THE PROPOSED BUILDING TO THE EXISTING PAVEMENT/GROUND TIE-IN POINTS.

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF GLENDALE CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF GLENDALE INFRASTRUCTURE (ABOVE OR BELOW GRADE VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

GRADING LEGEND:

- XXX.XX MATCH EX. MATCH EXISTING GRADE
- XXX.XX PV PROPOSED SPOT GRADE PAVEMENT
- XXX.XX TC PROPOSED SPOT GRADE AT TOP BACK OF CURB
- XXX.XX SW PROPOSED SPOT GRADE AT SIDEWALK
- XXX.XX INL PROPOSED SPOT GRADE INLET ELEVATION
- XXX.XX BL PROPOSED SPOT GRADE BUILDING ELEVATION
- XXX --- EXISTING 1-FT CONTOUR LINE
- XXX --- EXISTING 5-FT CONTOUR LINE
- XXX — PROPOSED 1-FT CONTOUR LINE
- XXX — PROPOSED 5-FT CONTOUR LINE

STORMWATER MANAGEMENT NOTE:

PER THE ST. LOUIS MSD REQUIREMENTS, THE STORMWATER FLOWS OF THE NEW DEVELOPEMNT WERE CONSIDERED. SINCE THIS SITE DIFFERENTIAL IS LESS THAN 2.0 CFS NO NEW STORMWATER MEASURES ARE REQUIRED.

415 North Sappington Rd Glendale, MO

Stormwater Runoff Differential

Existing Land Usage (Drainage Area #1)				
Land Description	Area (Acres)	% Impervious	PI*	Flow (cfs)
Grass	0.27	0	1.70	0.46
Building/Roof (DS not tied in)	0.03	100	3.54	0.11
Concrete/Gravel/Deck	0.09	100	3.54	0.32
Total Area	0.39			0.88

Proposed Land Usage (Drainage Area #1)				
Land Description	Area (Acres)	% Impervious	PI*	Flow (cfs)
Grass	0.23	0	1.70	0.39
Building/Roof	0.03	100	4.20	0.13
Asphalt/Concrete/Deck	0.13	100	3.54	0.46
Total Area	0.39			0.98

Overall Differential (Drainage Area #1)				
Land Description	Area (Acres)	% Impervious	PI*	Flow (cfs)
	0.39			0.09

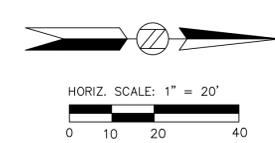
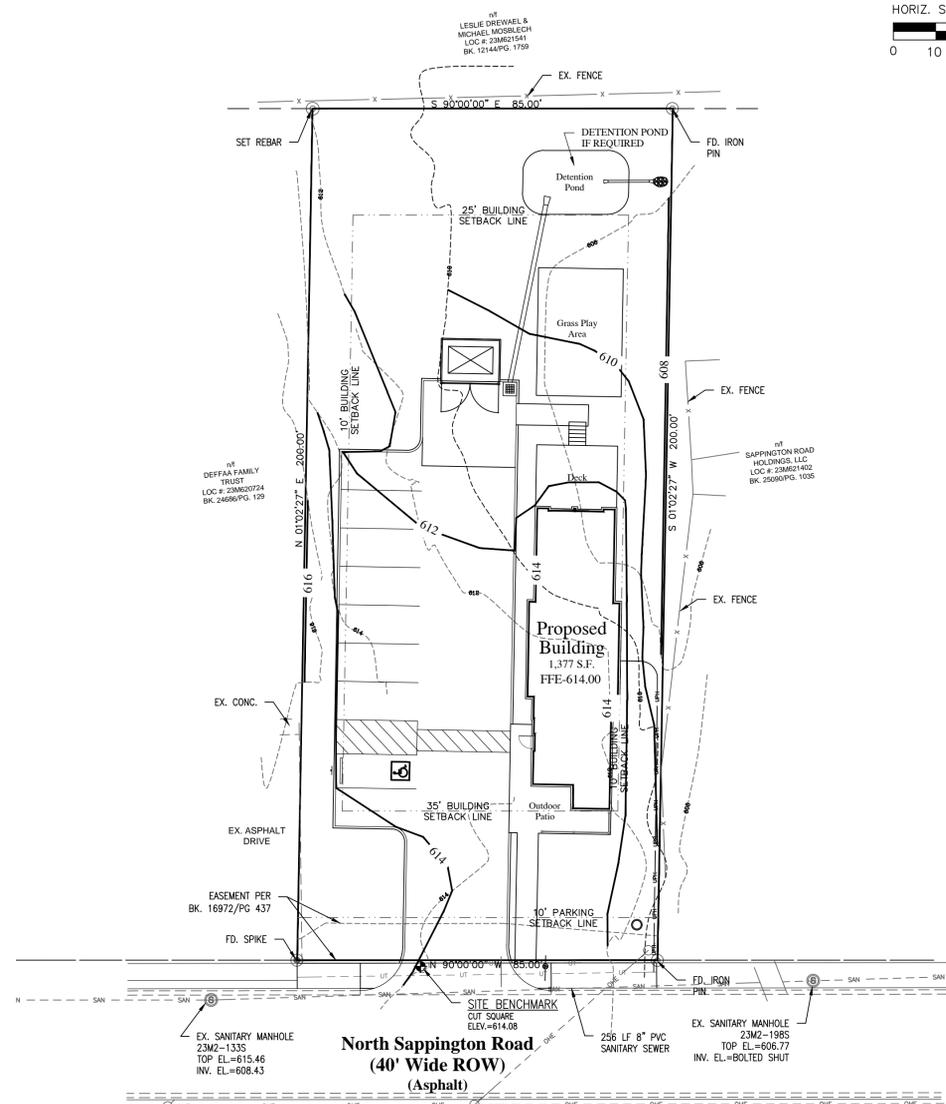
**Roof tied directly to storm sewer is 4.2, per MSD
 Runoff factors were based upon 15-year rainfall with 20 minute duration
 *PI - derived from St. Louis MSD Table 4-2

Proposed Land Usage (Drainage Area #1) 100-Yr, 20 Minute Duration

Existing Land Usage (Drainage Area #1)				
Land Description	Area (Acres)	% Impervious	PI*	Flow (cfs)
Grass	0.27	0	1.70	0.46
Building/Roof (DS not tied in)	0.03	100	6.20	0.19
Concrete/Gravel/Deck	0.09	100	6.20	0.56
Total Area	0.39			1.20

Proposed Land Usage (Drainage Area #1)				
Land Description	Area (Acres)	% Impervious	PI*	Flow (cfs)
Grass	0.23	0	1.70	0.39
Building/Roof	0.03	100	6.20	0.19
Asphalt/Concrete/Deck	0.13	100	6.20	0.81
Total Area	0.39			1.38

Overall Differential (Drainage Area #1)				
Land Description	Area (Acres)	% Impervious	PI*	Flow (cfs)
	0.39			0.18



FLOOD PLAIN NOTE:
 SUBJECT PROPERTY DESIGNATED AS BEING IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN), PER FEMA FIRM MAP 29189C0309K, EFFECTIVE DATE FEBRUARY 4, 2015.

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 MO Certificate of Authority: LC001485066

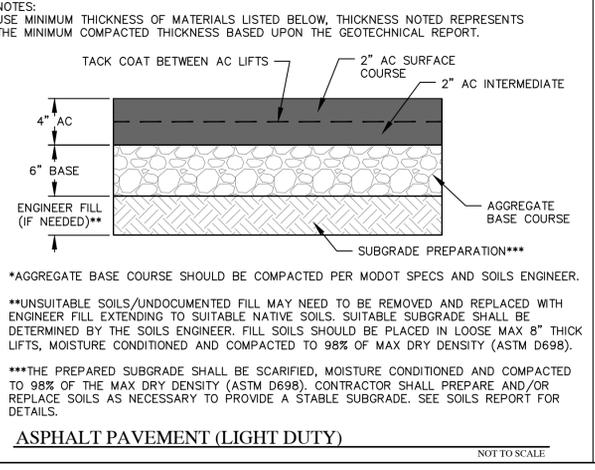
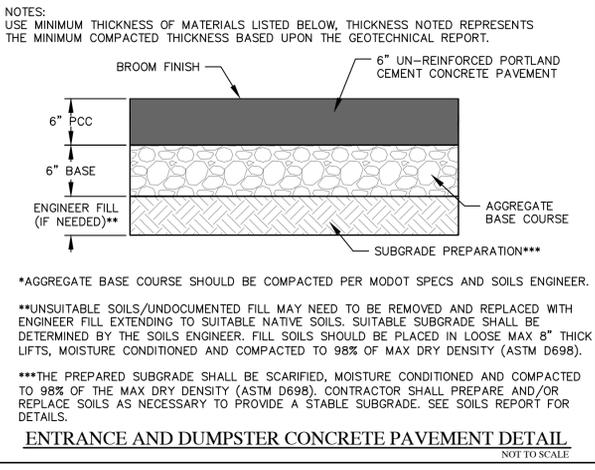
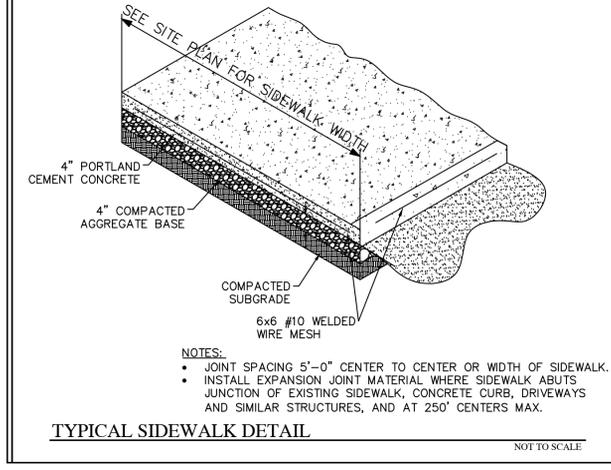
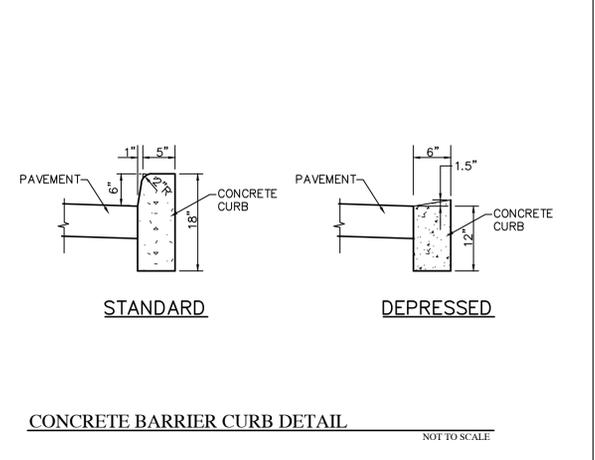
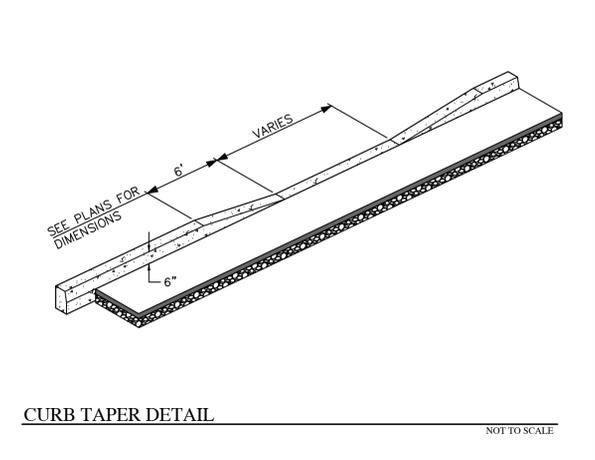
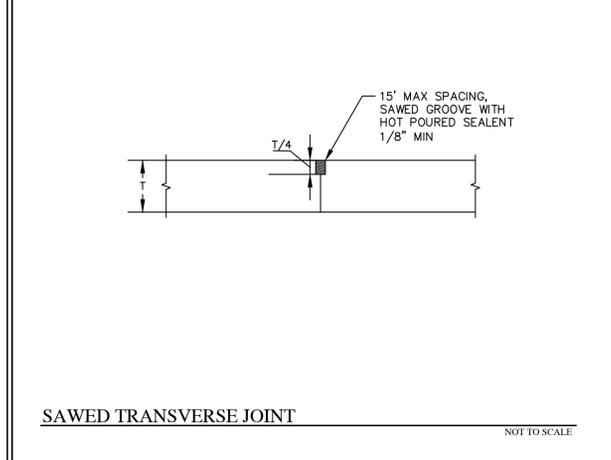
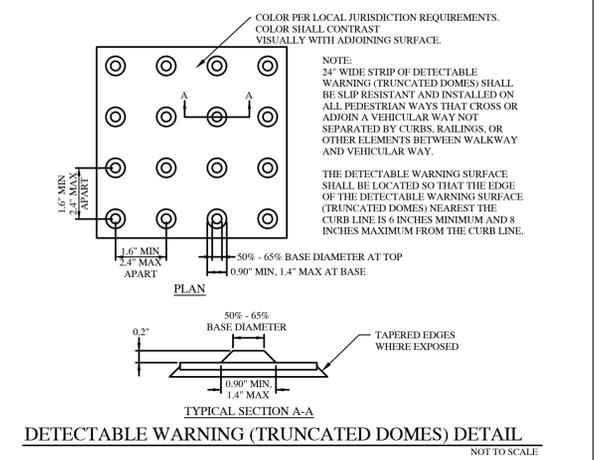
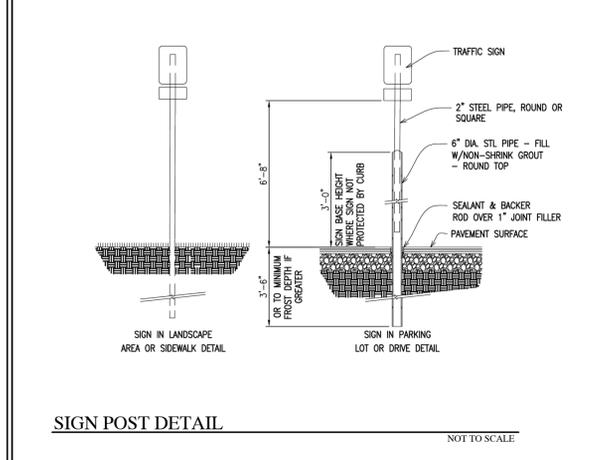
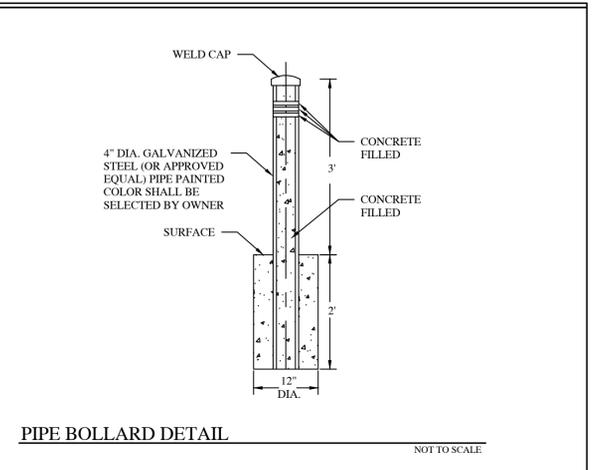
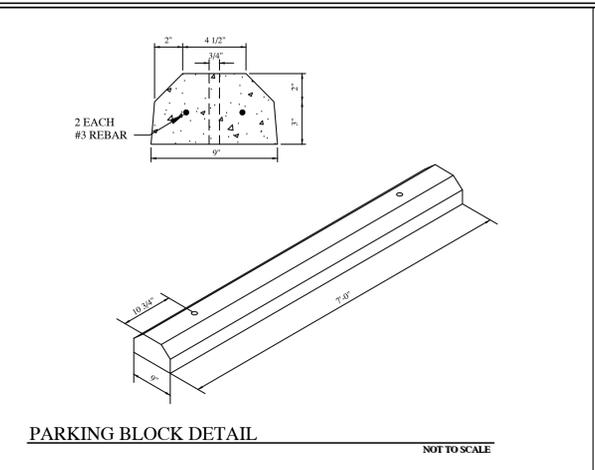
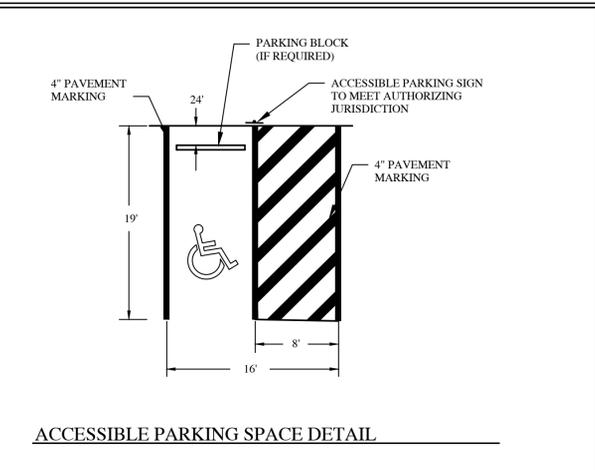
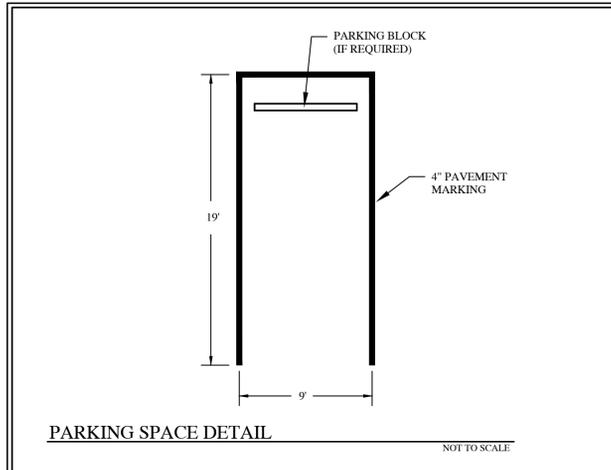
STATE OF MISSOURI
 TODD JEFFREY REYLING
 NUMBER PE-201102072
 LICENSE EXPIRES - 12.31.2025
 DATE SIGNED - 12.12.2024
 ENGINEER OF RECORD:
 Todd J. Reyling, PE
 Missouri PE 2011020072

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	12.12.2024

PROJECT NUMBER: 24-157

New Civil Site Plan for:
Glendale Coffee House
 415 North Sappington Road
 St. Louis, MO 63122
 St. Louis County

Grading Plan
C3.0
 Base Map:
 MSD Project No.: 24MSD-00XXX





PERSPECTIVE VIEW TOWARDS REAR DECK AREA



PERSPECTIVE VIEW TOWARDS BUILDING REAR



PERSPECTIVE VIEW TOWARDS SITE ENTRY



PERSPECTIVE VIEW TOWARDS CAFE ENTRY

CONSULTANTS

12/13/2024
 Brian Ivy, Architect
 MO# A-2004008995

PRELIMINARY DEVELOPMENT PLAN FOR:

GLENDALE COFFEE HOUSE

415 N Sappington Rd
 Saint Louis, MO 63122

ISSUE DATE: 12/13/2024
 PERMIT SET

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: APD
 PROJECT NUMBER: 24-63

SHEET NUMBER:

A900

PERSPECTIVE VIEWS



LEGEND

	SOD
	CONCRETE
	BUILDING
	GRASS PLAY AREA
	GRASS PLAY AREA

PLANTS LEGEND

S/N	PLANT	PLANT NAMES	N/B
01		ANNABELLE HYDRANGEA <i>HYDRANGEA ARBORESCENS ANNA.</i>	10
02		KARL FORESTER GRASS	4
03		LITTLE BLUESTEM GRASS	1
04		NINEBARK	6
05		SON FLOWER <i>HEPTACODIUM MICONIODES</i>	1
06		HYDRANGEA PANICULATA	12
07		SWEET BAY MAGNOLIA <i>MAGNOLIA VIRGINIANA)</i>	18
08		FRINGE TREE <i>CHIONANTHUS VIGINICUS</i>	8
09		KATSURA TREE <i>CERCIDIPHYLLUM JAPONICUM</i>	1
10		BLACKHAW VIBURNUM <i>VIBURBUM FRUNIFOLIUM</i>	10
11			

NOTES/GENERAL INSTRUCTION

- DO NOT SCALE THIS DRAWING, WORK ONLY WITH DIMENSIONS GIVEN. ALL DIMENSIONS ARE IN METERS
- CONTRACTOR SHOULD VERIFY DIMENSIONS BEFORE CONSTRUCTION
- COPYRIGHT: THIS DRAWING IS COPYRIGHT PROTECTED AND ITS CONTENTS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART OR USED



CLIENT

PROJECT TITLE

PROPOSED LANDSCAPE

DESIGNED:

DRAWN : APEX_ARCHITECT

DRAWING TITLE:

PROJECT NUMBER: BNS00475

LOCATION

415 NORTH SAPPINGTON ROAD, ST. LOUIS, MO 63122

SCALE:
AS INDICATED @ A2

SHEET NO:

DATE:
12/13/2024

1 Landscape Plan
1/16" = 1'-0"

NORTH SAPPINGTON ROAD
(40' WIDE ROW)
ASPHALT