CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

BOARD OF ALDERMEN
WORKSHOP AGENDA
APRIL 20, 2016
5:30 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Applicant for Appointment – BaratHaven CID Board of Directors – Dale Grove
2. Trail & Drainage Improvements – Possible Change Order No. 1 (Kehoe)
3. City opinion regarding St. Charles County CUP application for U-Haul (Mayor)
4. Review of Traffic Study for Cora Marie Market Place (Mayor)
5. 2016 Salvation Army Tree of Lights Ceremony (Mayor)
6. Short Term Goals (0 – 3 year projects)
7. Long Term Goals (3 – 10 year projects)
8. Review of Board of Aldermen Meeting Agenda (04-20-16)

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____

Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Labor (9)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

Boards and Commissions Application for Appointment

DARDENNE PRAIRIE

- o Board of Adjustment
- o Planning & Zoning
- ✓ Other BOARD OF DIRECTORS, BARATHAVEN CID

Please use Dardenne Prairie Volunteer Corp Application for general volunteer service

Please print or type

Name DALE M GROVE Title: ✓ Mr. ___ Ms. ___ Mrs.

Home Address 69 BURGUNDY PLACE DR. 63368

Length of time at this residence: 3 YRS Ward: 3

Home Phone _____ Cell Phone 314.922.7588 E-Mail DGROVE12@GMAIL.COM

Education and General Qualifications

Occupation and Place of Employment:

RETIRED

Educational Background:

MASTERS OF SCIENCE - UNIV. OF SOUTHERN CAL

Licenses held (If Applicable):

Special Skills and Qualifications:

Community Activities/Organizational Affiliations (Current):

TRUSTEE - BARATHAVEN HOA

Are you registered to vote in the City of Dardenne Prairie? ✓ Yes ___ No

Are you willing to attend meetings on a regular basis? ✓ Yes ___ No

Are you a citizen of the United States? ✓ Yes ___ No

Have you ever been convicted of, or pleaded guilty to a crime? ___ Yes ✓ No

(If yes, provide written details)

Are you a Permanent Resident of the United States? ✓ Yes ___ No

Have you ever had a professional/occupational license revoked or suspended, as a result of disciplinary action? ___ Yes ✓ No

Is there anything in your background that might become an embarrassment to you if it were to become public? ___ Yes ✓ No

Are you a current employee of the City of Dardenne Prairie? ___ Yes ✓ No

Are you a current employee of the U.S. Government? ___ Yes ✓ No

Are you or a family member currently serving on a board? ✓ Yes ____ No
If yes, please list the board(s) or commission(s)
BARATHAVEN HOA

Have you ever served on a city, county or state board or commission? ___ Yes ✓ No
If yes, please list the board(s) or commission(s) _____

Reasons you feel you are qualified to serve on the above Board/Commission/Committee (related background, interests, special skills or education, etc.): _____
SEE ATTACHED RESUME

I certify that the facts and declarations contained in this application are true and correct to the best of my knowledge. I further authorize the investigation of all statements contained herein. I understand any personal references provided may be contacted to obtain any and all pertinent information. I hereby authorize the Missouri State Highway Patrol to conduct a criminal record check which will be released to the Mayor and Board of Aldermen to evaluate my application if deemed necessary. I understand that providing false responses may be cause to remove me from service on a board or commission, if appointed.

Signature _____ Date 03 / 02 / 2016

Please return this completed application to:

City Clerk Kim Clark
2032 Hanley Road
Dardenne Prairie, MO 63368

e-mail: cityclerk@dardenneprairie.org

fax 636-625-0077

DALE M. GROVE
69 Burgundy Place Drive ~ Dardenne Prairie, MO 63368
314.922.7588
dgrove12@gmail.com

Key Career Accomplishments...

- United States Navy. Naval Aviator serving for over nine years including two tours in Southeast Asia. In addition, I was assigned as Program Director for the operational test and evaluation of the airborne Harpoon missile system. I established the budget and time line, set the cycle of events and test schedules, and ensured adequate quality assurance/control. The program was successfully completed on time and within the $32 million budget.

- Upon leaving the Navy, I flew professionally for United Airlines, Southwestern Bell (AT&T) and as a contract pilot for several companies and individuals in the St. Louis area; lastly serving as Base Chief Pilot for a charter company that opened a base at Lambert Field. I officially retired from flying in September 2015.

- Started my own company in 1996 and successfully owned and managed it until its sale in 2013. I still consult with the company on a part-time basis.

- Served on the St. Alban's Country Club Board of Directors during the negotiations period when the membership bought the club from the St. Alban Partners. Served as the Head of the Midrise Committee for the Baywood Villages' Board of Directors. This community is a similar property to Barathaven with both condominiums and single family homes.

Professional Contributions to the Barathaven Community...

- *17 Years of business experience from startup to eventual sale including the construction of an 11,500 square foot building.*
- *Military leadership experience.*
- *Board of Director experience including the management of a property similar to ours.*

Education and Personal...

Masters of Science, Systems Management, University of Southern California
Bachelor of Science, Biological Sciences, Geneva College

I feel that I have the experience that would be an asset to the Barathaven Community. I was involved early in the Barathaven Villa Committee but accepted the chief pilot position that took far more of my time than expected and I removed myself from that committee. I still have the interest in helping our neighborhood and our community. I think I have the credentials, the energy, and now, the time.

I am married to my lovely wife, Trish, and we enjoy most outdoor activities including boating and golf. We are very family oriented and enjoy time with our children and grandchildren. If you have any questions, please do not hesitate to contact me.

RBA FORM (OFFICE USE ONLY)
MEETING DATE: 04/20/2016
Regular (x) Work Session (x)
ATTACHMENT: YES (x) NO ( )
Contract (x) Ordinance (x) Other ( )

Request for Board Action
By: Staff

Ward 3

Description: **Trail and Drainage Improvements & Asphalt Repair, Replacement and Sealing at the Dardenne Greenway Parks**
Possible Change Order No. 1
Addition of Cricket Pitches and Trail Relocation

- **Recommendation:** **Staff – Approve ( ) Disapprove ( )**

- **Summary/Explanation:**

See attached possible Change Order No. 1. The proposed changes to this project include adding two (2) cricket pitches, one (1) multi-lane practice pitch, relocating the proposed trail (due to the addition of the cricket pitches), grading and existing trail pavement removal – all near the practice fields at the Dardenne Greenway at BaratHaven. A request for pricing has been requested from the City's Contractor, but a cost has not yet been determined. This information will be provided as soon as it is received and reviewed.

- **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

This change order will affect the project budget per the following:

1. Contract Amount	$158,345.00
2. Overrun(Underrun) this Change Order	TBD*
3. Overrun(Underrun) previous Change Orders	$0.00
4. Total Overrun(Underrun) to Date	TBD*
5. Total Contract Amount	TBD*

*cost estimate requested from City's contractor - for consideration by the BOA

RBA requested by: Luke R. Kehoe Date: 4/14/2016

CHANGE ORDER

SHEET NO. 1 OF 1

To: City of Dardenne Prairie, Missouri
2032 Hanley Road
Dardenne Prairie, MO 63368

Engineer: Kehoe Engineering Company, Inc.
2920 Sandtrap Drive
Dardenne Prairie, Missouri 63368

Contractor: Byrne & Jones Construction
11745 R. Lackland Road
St. Louis, Missouri 63146

Change Order No. 1
Trail and Drainage Improvements & Asphalt Repair, Replacement and Sealing at the Dardenne Greenway Parks in Dardenne Prairie, Missouri

1. Description and Reason for Change:

Relocation of trail due to proposed cricket pitches; Construction of two (2) cricket pitches and one (1) multi-lane practice cricket pitch.

2. Estimate of Cost of Work Affected by this Change Order:

Estimate Line No.	Contract Item No.	Item Description	Units	Units Previously Provided for	Units to be Constructed	Units Under, Over Contingency	Contract or Agreed Unit Price	Amount of Overrun	Amount of Underrun
1	N/A	Installation of 10'-Wide Paved Trail	SY	1212.05	1277.92	65.86			
2	N/A	10" HDPE Culvert	LF	70.00	35.00	(35.00)			
3	N/A	18" HDPE Culvert	LF	0.00	40.00	40.00			
4	N/A	Existing pavement removal	SY	153.30	412.00	258.70			
5	N/A	Grading Excavation	CY	302.00	640.00	338.00			
6	N/A	Grading Compacted Embankment	CY	122.00	400.00	278.00			
7	N/A	Cricket Pitch Pavement (4" Reinforced PCC on 4" AGG Base)	SY	0.00	209.26	209.26			
8	N/A	Cricket Practice Pitch Pavement (Reinforced PCC on AGG Base)	SY	0.00	266.67	266.67			
							TOTALS:	0.00	0.00

3. Settlement for Cost of the above change to be made on lump sum basis. (Yes)

4. Contract time for this change order will be increased by:_____work days.

5. Contract time per various delays will be increased by: 0 work days.

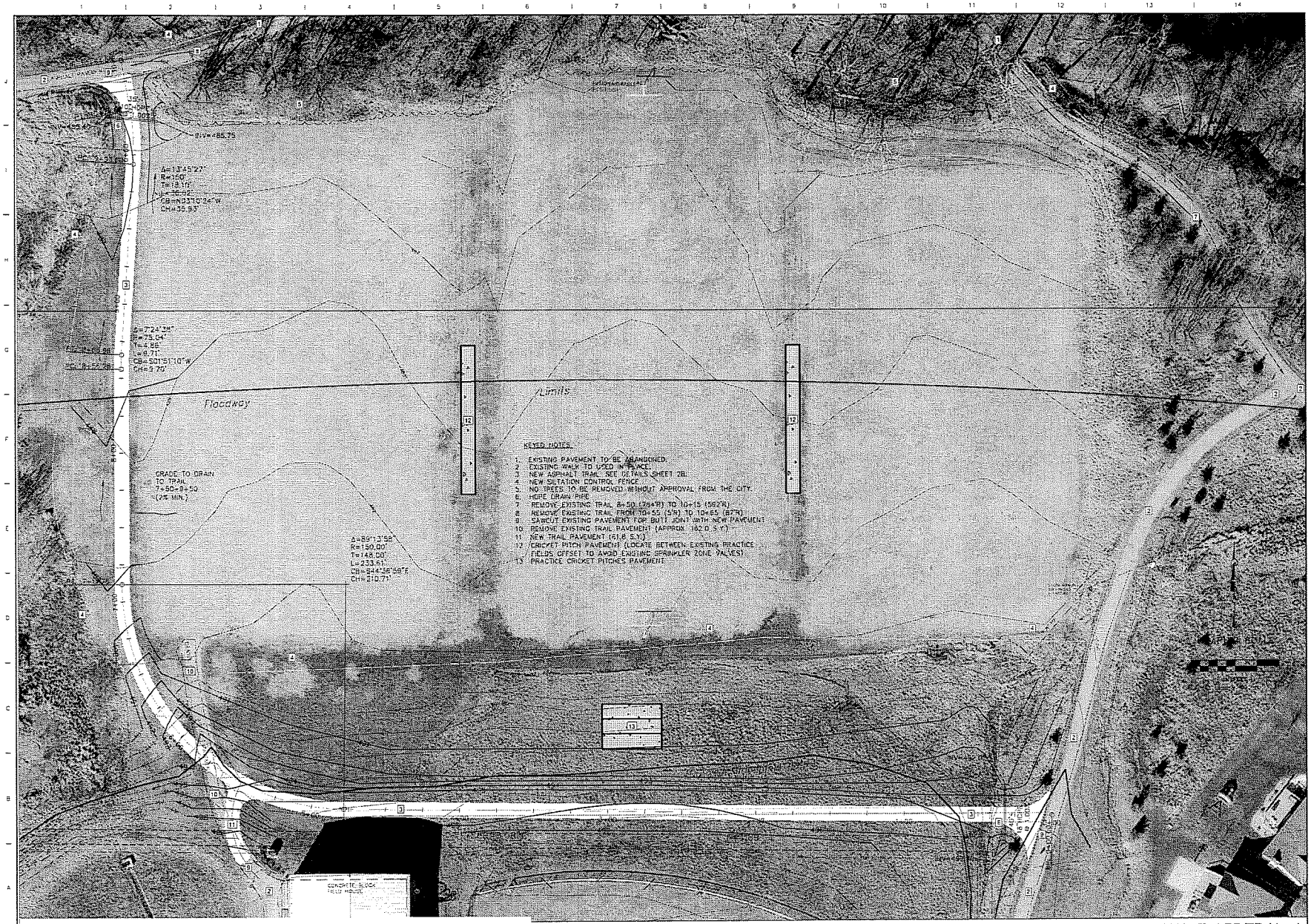
1. Contract Amount	$	158,345.00
2. Overrun(Underrun) this Change Order	$	-
3. Overrun(Underrun) previous Change Orders	$	-
4. Total Overrun(Underrun) to Date	$	-
5. Total Contract Amount	$	158,345.00

SUBMITTED RESIDENT ENGINEER DATE

APPROVED MAYOR DATE

Byrne & Jones Construction
CONTRACTOR

SIGNATURE DATE



CHANGE ORDER No. 1

KEC
KEHOE ENGINEERING COMPANY INC.
2020 Sterling Drive
Dardenne Prairie, MO 63368-8740
636.978.6008 tel. 636.658.0923 fax.
www.KehoeEngineering.com
CERTIFICATE OF AUTHORITY NO. 2005005563

NO.	DATE	DESCRIPTION OF REVISION OR ISSUE	BY

PRELIMINARY NOT FOR CONSTRUCTION

THE WORK THAT I AND K. KEHOE, REGISTERED PROFESSIONAL CIVIL ENGINEER (LICENSE NO. [illegible]) HAS PERFORMED ON THIS PROJECT UNDER MY DIRECTION & I VERIFIED THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECTION & I AM RESPONSIBLE FOR OTHER DRAWING DESCRIPTIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT PREPARED BY ME OR UNDER MY SEAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THIS PROJECT. [illegible] ENGINEERING PROJECT EN SUMER

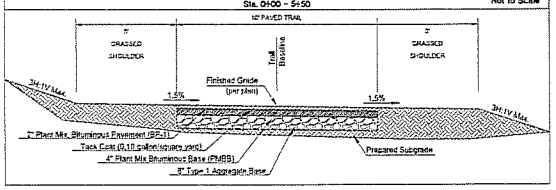
Trail and Drainage Improvements & Asphalt Repair, Replacement and Sealing at the Dardenne Greenway Parks
Dardenne Prairie, Missouri

Pitches & Trail Relocation – BaroHaven

DATE	04/08/2016
SCALE	AS SHOWN
PROJECT NUMBER	970155
SHEET	1B OF 3

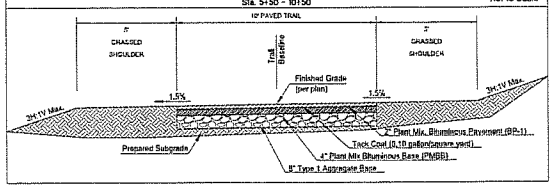
TYPICAL TRAIL SECTION
Sta. 0+00 - 5+50

Not to Scale



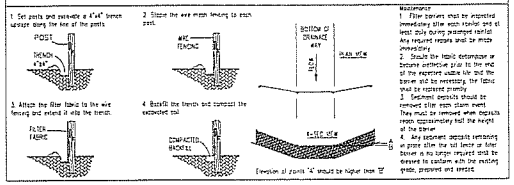
TYPICAL TRAIL SECTION
Sta. 5+50 - 10+50

Not to Scale



SILTATION CONTROL FENCE

Not to Scale

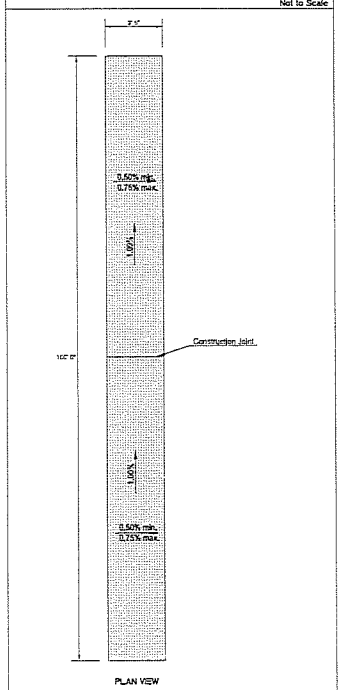


Maintenance

1. Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
2. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
4. Any sediment deposits remaining in place after the last fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

CRICKET PITCH PAVEMENT LAYOUT

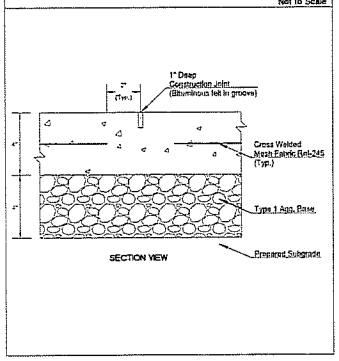
Not to Scale



PLAN VIEW

CRICKET PITCH PAVEMENT SECTION

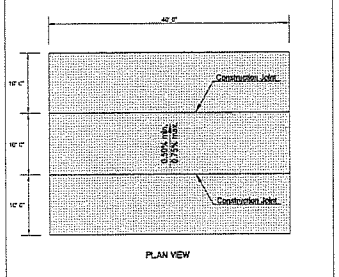
Not to Scale



SECTION VIEW

PRACTICE CRICKET PITCH PAVEMENT LAYOUT

Not to Scale



PLAN VIEW

Construction Specifications

Concrete Work for Cricket Pitches

A. Site grades for cricket pitches shall be made made per the plans.
B. Survey and excavate site to depth of 8 inches. Pavement sides shall be per the plans.
C. Place 4 inches of Type I Aggregate Base, Level and compact.
D. Concrete slab shall be 4 inches thick and shall have reinforcing steel consisting of a cross welded mesh fabric (Rn4-245 or approved equal). Concrete shall be Class B-2 (4,000 psi) Portland Cement Concrete per Section 501 of the St. Charles County Standard Specifications for Arterial Construction, 2006. Concrete shall consist of ¾-inch maximum aggregate, maximum 4-inch slump and shall be minimum 4,000 psi Portland cement concrete with 5.5% (+/-1.5%) air entrainment. An occasional deviation in air content exceeding the operating tolerance may be permitted if, in the judgment of the Owner's Engineer, the deviation is such that it will not seriously affect the serviceability of the concrete.
E. The concrete slab shall be finished with a steel trowel. Finished surface should have a cross fall of 0.50% minimum to 0.75% maximum slope.
F. A 1-inch deep construction joint will be grooved in the pavement (or cast) as shown in the plans.
G. Artificial turf shall be glued (by others) in two halves, grain of turf to face batsmen's end.
H. Edges of pitch to be refilled with soil and grass seed shall be sown.

Netting for Practice Cricket Pitches

A. By Others

Pavement Marking for Cricket Pitches

A. By Others

Synthetic Surfaces for Cricket Pitches

A. By Others.

CHANGE ORDER No. 1

KEC
KEHOE ENGINEERING COMPANY INC.
2920 Sandstop Drive
Dardenne Prairie, MO 63368-9740
636.978.6006 tel. 636.898.0923 fax.
www.KehoeEngineering.com
CIVIL ENGINEERING
CERTIFICATE OF AUTHORITY NO. 2005035953

NO.	DATE	DESCRIPTION OF REVISION OR ISSUE	BY

PRELIMINARY NOT FOR CONSTRUCTION

THE WORK THAT LIES IN KEHOE, MODIFIED PROFESSIONAL SEAL ENGINEER (LICENSE NO. E-24944) CONSTITUTES THE ENGINEER OF RECORD. THE CONTRACTOR IS LIMITED TO THE SHEET AND SPECS NOT SEALED, AND NO RESPONSIBILITY IS TAKEN FOR OTHER GRAPHICS, SPECIFICATIONS, ESTIMATES, SCHEMES, OR OTHER DOCUMENTS ON THE PROJECT. THE DOCUMENTS ARE NOT INTENDED FOR USE, RELIANCE TO BE ASSUMED TO BE USED FOR ANY PART OF THE ARCHITECTURAL OR ENGINEERING PROJECT OR SURVEY

Trail and Drainage Improvements & Asphalt Repair, Replacement and Sealing at the Dardenne Greenway Parks

Dardenne Prairie, Missouri

Pitches & Trail Relocation – BaralHaven

DATE	04/08/2016
SCALE	AS SHOWN
PROJECT NUMBER	970155
SHEET	2B of 3

RBA FORM (OFFICE USE)
MEETING DATE: **December 16, 2015**
Regular ( ) Work Session (X)
ATTACHMENT: YES (X) NO ( )
Contract ( ) Ordinance ( ) Other (X)

Request for Board Action
By: Mayor ZUCKER

- **Description:**
  Shall Dardenne Prairie express support or opposition to the proposed development by U-Haul of a self-storage or mini warehouse; truck sales and rental business at I-64 and N across near Town Square?

- **Recommendation: Staff – Approve ( ) Disapprove ( )**

- A rezoning and conditional use permit request was considered by St. Charles County Planning & Zoning for development on about 4 acres on the South Outer Road of I 64 and south of Highway N. The ground is in unincorporated St. Charles County sandwiched between Lake St. Louis and O'Fallon, just across the interstate from Dardenne Prairie. The application packet is attached.
- The City of Lake St. Louis has formally objected. The LSL letter is attached.
- The County Councilman in whose district the proposed development would be built has asked if Dardenne Prairie has a position for or against the development.
- I would like the question to be discussed in workshop so that if the City has a position we can communicate it to the County Council before the matter comes before the Council in early May

- Budget Impact: N/A

REZONING AND CUP
CUR16-000003

REZONING AND CONDITIONAL USE PERMIT REQUEST - HIGHWAY 40/61

Application:	CUR16-000003
Property Owner:	Gerald A. Keeven & Glennon J. Keeven
Applicant:	Amerco Real Estate Company, Randy Lopez
Current Zoning:	C2/PUD, General Commercial District with Planned Unit Development Overlay District
Requested Zoning:	C2, General Commercial District
Requested Uses:	Self-Storage or Mini Warehouses & Truck and Trailer Sales and Rental
Area:	3.60 acres
Location:	On the north side of the South Outer Road of I-64 and the south side of Hawk Ridge Trail at Interstate 64
Council District:	2
Account No.:	777750A000

CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Site Plan
- Project Summary Narrative
- Letters received
  - Opposition Letter – Warden
  - Opposition Letter - City of Lake St. Louis

STAFF RECOMMENDATION

To: County Planning and Zoning Commission **Prepared by:** Ellie Marr

Application No.: CUR16-000003 **Date:** March 16, 2016

GENERAL INFORMATION

Owner: Gerald A. Keeven & Glennon J. Keeven

Applicant: Amerco Real Estate Company, Randy Lopez

Existing Zoning: C2, General Commercial District with Planned Unit Development Overlay District

Requested Zoning: C2, General Commercial

Requested Action: Rezoning and a Conditional Use Permit for Self-Storage or Mini Warehouses & Truck and Trailer Sales and Rental

Location: On the north side of the South Outer Road of I-64 and the south side of Hawk Ridge Trail at Interstate 64.

Size: 3.60 Acres

Current Land Use: Vacant

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	I-64	Interstate 64
South	C2 and Incorporated	Vacant and Residential Condos
East	I-64	Interstate 64
West	Incorporated	Vacant and Residential Condos

Year 2025 Plan: Medium Density Residential

Zoning History: This property was zoned Residential and Agricultural with the inception of zoning in 1959 and was rezoned C2 in 1968 and a PUD in 1969.

SPECIAL INFORMATION

Public Services: County Council District 2 – Joe Brazil
School District – R4, Wentzville School District
Fire District – Wentzville Fire District

Utilities: Water – Public Water Supply District #2
Sewer – Duckett Creek Sewer District

ANALYSIS

The proposed zoning change from the existing C2 and C2 with Planned Unit Development Overlay District to C2 with a conditional use permit for self-storage or mini warehouses and truck and trailer sales and rental is an appropriate zoning change for this parcel of ground. The land use plan for the area is medium density residential; however, with the property's proximity to I-64, and its current C2 zoning, the area is more conducive to commercial zoning and usage.

Currently, uses surrounding the crossing of Hawk Ridge Trail over I-64 and are commercial in nature with residential properties buffered from the interstate by these commercial properties. A medium density residential area would not be appropriate in this area due to the need for necessary buffering from the interstate highway noises. Additionally, this property is an island between the service road of I-64 and the interstate making residential development unlikely.

The residential area to the southwest of the property will not be affected by illumination from the site due to the County's lighting standards. Lighting on the site is regulated by Section 405.421 of the Unified Development Ordinance. The standards for outdoor lighting at the site are:

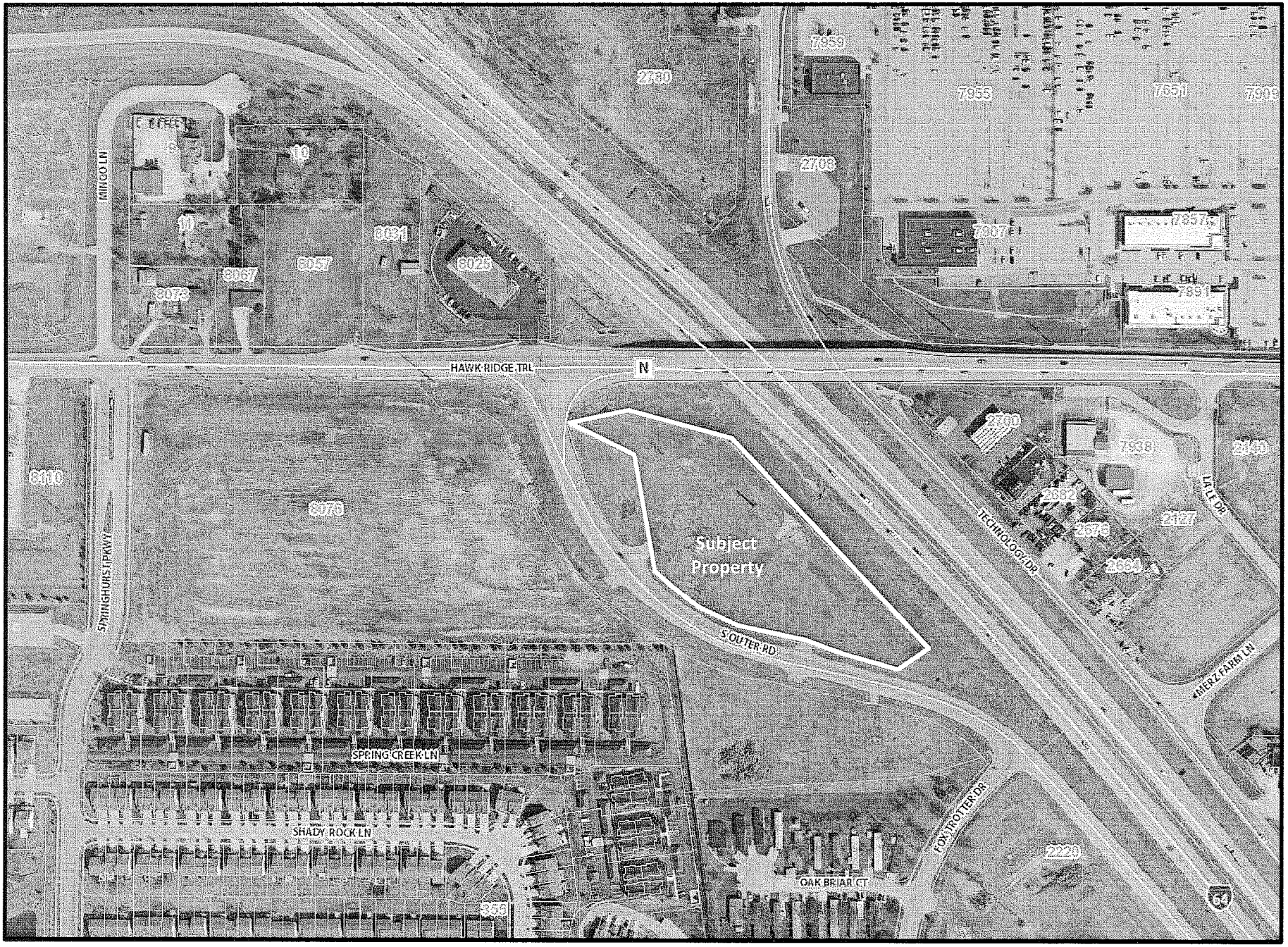
a. Intensity of illumination shall not exceed 0.5 foot-candles at the property lines,
b. Light fixtures shall not exceed 20' or the height of the main structure, if less than 20'.

RECOMMENDATION

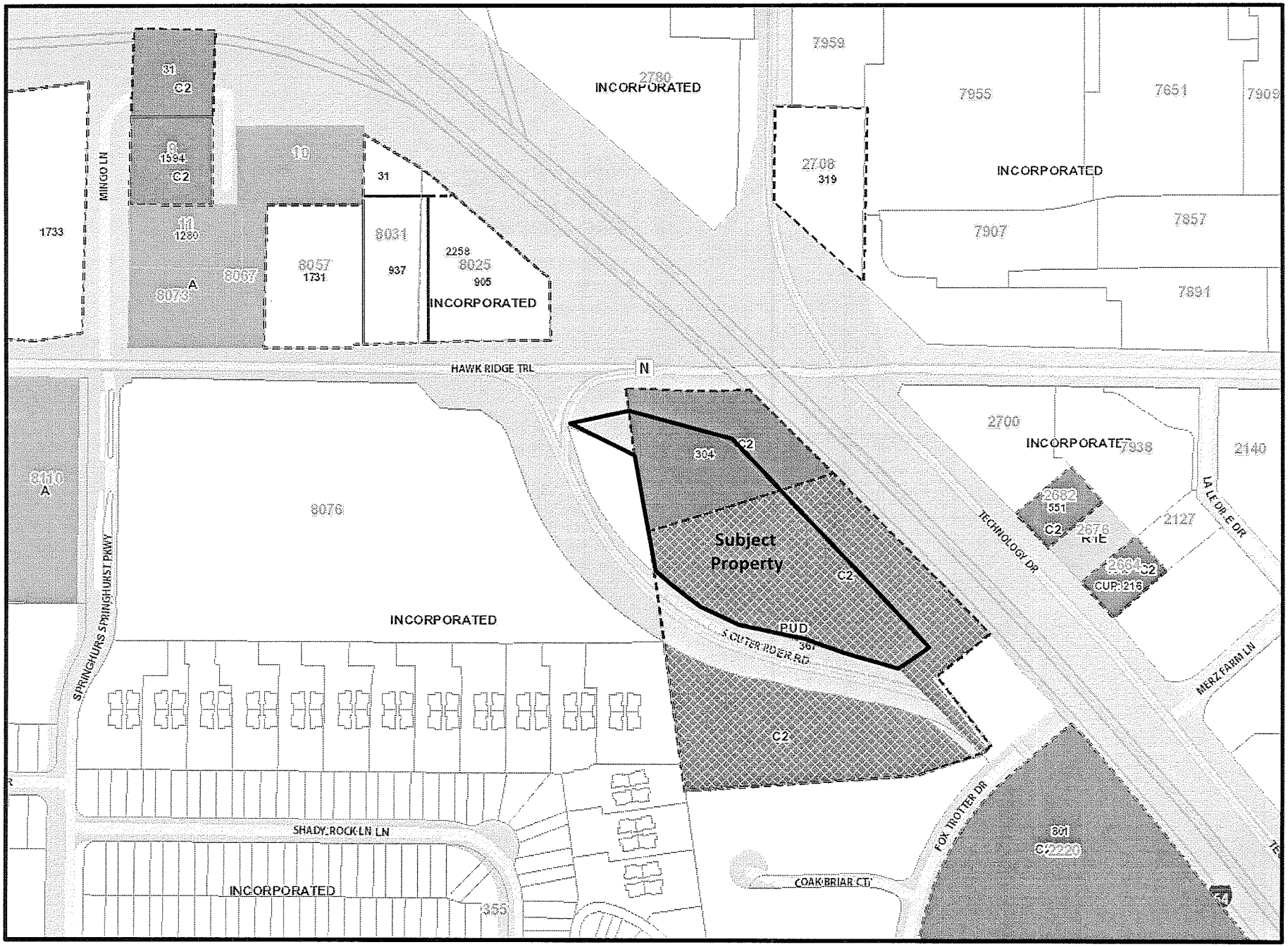
Based upon the above discussion, staff recommends approval for the rezoning of this property to General Commercial with a Conditional Use Permit for self-storage or mini warehouses and truck and trailer sales and rental. The Planning and Zoning Division also recommends this conditional use request for self-storage or mini warehouses and truck and trailer sales and rental facility be approved subject to the following conditions:

1. **A site plan in conformance with the preliminary site plan must be submitted to and approved by the St. Charles County Community Development Department indicating the entrance, parking and location of all structures.**
2. **No conditional use shall be active until all conditions of the approval have been met.**
3. **In any case where a conditional use is not in place and in active use within two years from the date of granting, and/or in accordance with the terms of the conditional use originally granted or subsequently amended, then, without further action by the Planning and Zoning Commission and/or the County Council, the conditional use, or authorization thereof, shall be null and void.**

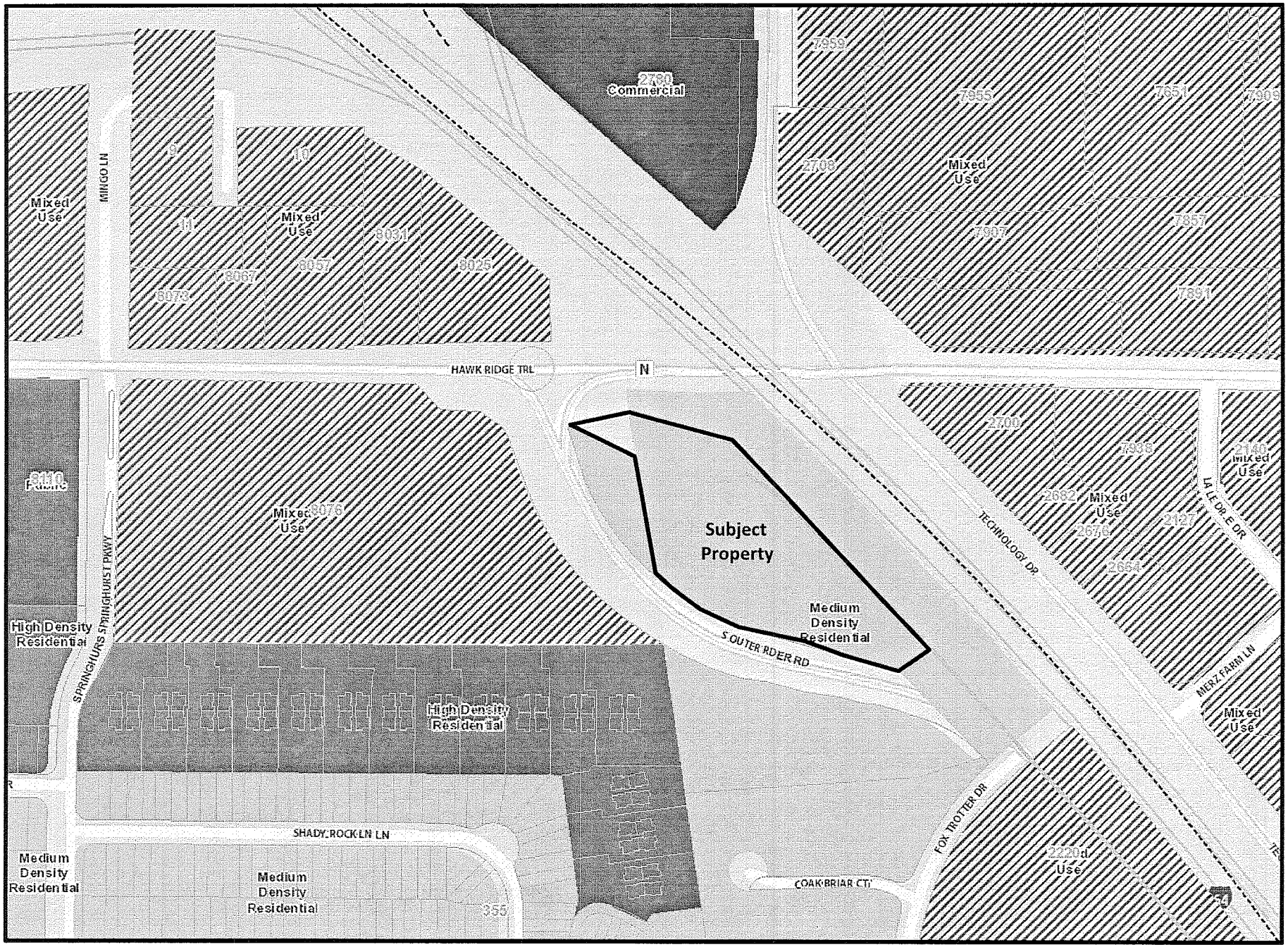
CUR16-000003



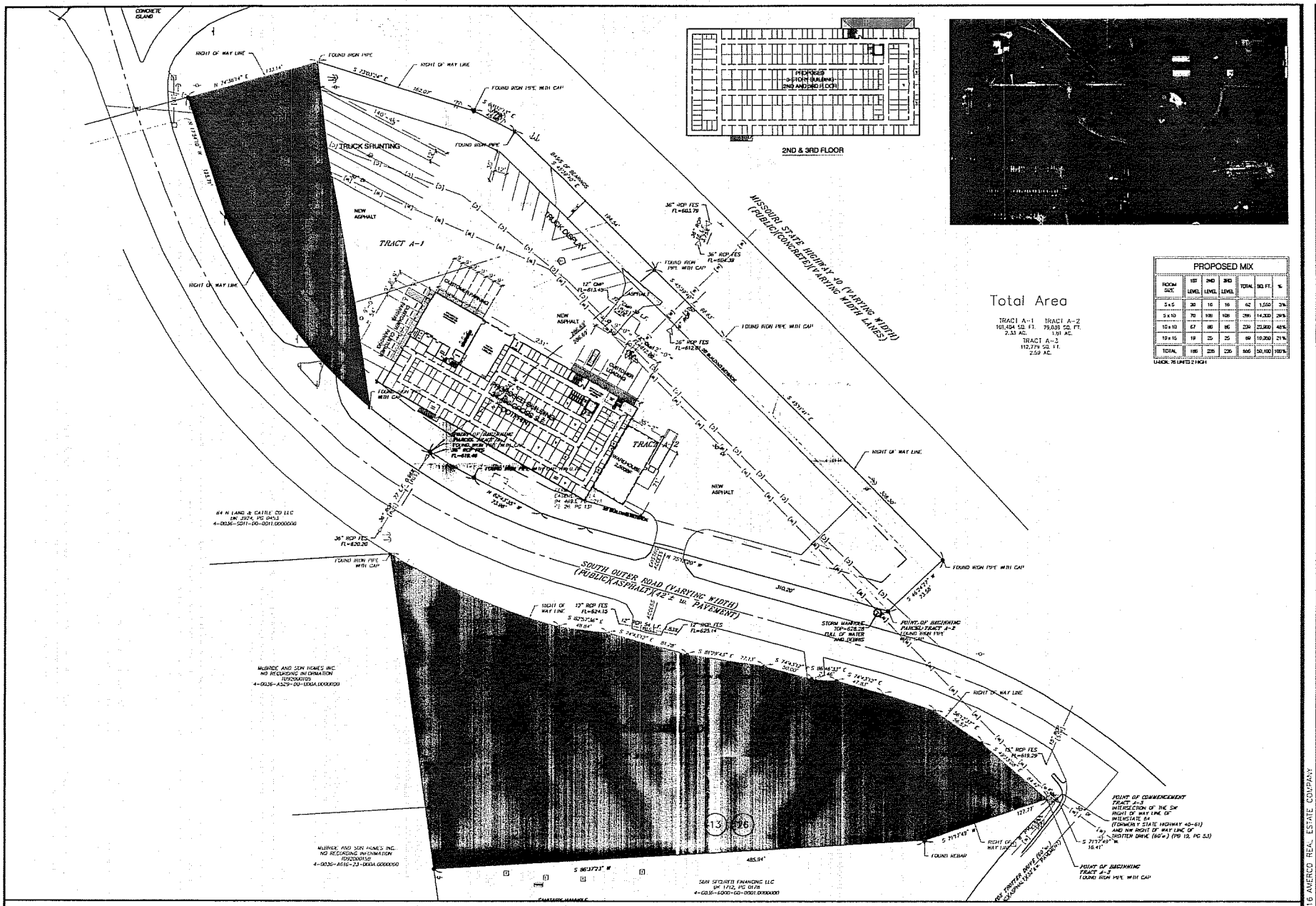
Application CUR16-000003 - Aerial



Application CUR16-000003 - Zoning



Application CUR16-000003 – Future Land Use Plan



CONCEPTUAL SITE PLAN

SCALE: 1"=40'-0"

GENERAL NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
POTENTIAL ACQUISITION
8004 HAWK RIDGE TRL
LAKE ST. LOUIS, MO

SHEET CONTENTS:
CONCEPTUAL SITE PLAN

889065

DRAWN: RL
CHECKED: PB
DATE: 12/05/16

SP-1

889065A1A.DWG

© 2016 AMERCO REAL ESTATE COMPANY

AMERCO
REAL ESTATE COMPANY
2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6555 • FAX: 602.277.5824 • EMAIL randy_lopez@uhaul.com

NARRATIVE PROJECT SUMMARY

U-Haul has prepared this application package for the opportunity to receive the St. Charles County participation and counseling in regards to a re-zone and conditional use permit application for self-storage and U-Haul truck rentals for the property located at 8004 Hawk Ridge Trail.

The entire property is approximately 6.73 acre, currently bare land, and located west of US-40 and South of Hawk Ridge Trail. U-Haul is proposing to develop a portion of the property, approximately 3.601 acres. The uses include self-storage and U-Haul truck rental. The project will include a multi-story building with interior self-storage units, a showroom, a couple bays for dispatch/receiving and hitch installations. U-Haul equipment will be parked on site in designated parking areas. This will allow U-Haul to better serve the storage needs of the community.

The property is currently zoned General Commercial – C2 and General Commercial Planned Unit Development – C2 PUD. The proposed uses of self-storage and U-Haul truck rental require a conditional use permit. The purpose of the re-zone is to remove the C2 PUD zone which does not allow either use and make the zoning consistent. We feel that U-Haul would be an appropriate use for the property and the proposal of services would be an asset to the community. There are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul moving and storage are convenience businesses. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store,

primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul store assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives is key, so that the U-Haul store is a neighborhood asset, and is assured of economic success.

THE U-HAUL STORE

U-Haul stores characteristically serve the do-it-yourself household customer. In a typical day at U-Haul, the store will be staffed with a general manager and two to three customer service representatives. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

- Families typically use U-Haul stores to store furniture, household goods, and sporting equipment or holiday decorations. Often prompted by moving to a smaller home, combining households or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also rent trucks and trailers for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and packing materials.

- Families who tow U-Haul trailers, boats or recreational trailers can select and have installed the hitch and towing packages which best meet their needs.

- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically rent U-Haul equipment or use their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

SIGNIFICANT POLICIES:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added service and assistance to our customers with disabilities.

U-Haul looks forward to working with St. Charles County and we look forward to your consideration of the re-zone and use permit application that we are submitting at this time. Please provide us with your feedback and any comments you may have.

March 9, 2016

Ms. Jan Whipple
St. Charles County Planning and Zoning Division
201 N. Second Street
Room 420
St. Charles, MO 63301

Dear Ms. Whipple:

I am writing on behalf of the Lake Saint Louis Mayor and Board of Aldermen. These officials discussed a letter sent by the County Planning and Zoning Division regarding Application CUR16-000003. The property owner is Gerald A Keeven and Glennon J. Keeven. They are requesting 3.6 acres located on the north side of the South Outer Road of I-64 and the south side of Hawk Ridge Trail at I-64 be rezoned to allow self-storage or mini warehouses & truck and trailer sales and rental.

Lake Saint Louis officials oppose this rezoning to these uses. I-64 has been designated as a High Technology corridor by the County since 1994. We are very concerned that Mr. Keeven will utilize this property for outdoor storage and sales. A more appropriate use of the property in our view is for this to be zoned for office and/or retail that serves the areas office workers.

Climate Controlled Storage is a business located along I-64 at the intersection of Missouri Route 364. Lake Saint Louis granted a business license and special use permit in 1997 to that business. Outdoor storage was allowed. An extension of the special use permit was considered in 2015 and that permit was approved for indoor storage but not outdoor storage. All vehicles and other equipment have since been relocated either indoor or to other locations. It is our hope that this property will be redeveloped in the near future to a higher use compatible with the High Technology corridor goals.

The use proposed by Mr. Keeven could negatively impact surrounding property that has not been developed. It will adversely affect the character of the corridor. For these reasons Lake Saint Louis officials respectfully request the County Planning Commission and the County Council deny this rezoning as proposed by the applicant.

Sincerely,

Paul Markworth
City Administrator

c.c. Mayor Schweikert and the Lake Saint Louis Board of Aldermen
Steve Schertel, Director of Community Development

The City of Lake Saint Louis • 200 Civic Center Drive • Lake Saint Louis, Missouri 63367
636 625 1200 • FAX: 636 625 4229 • web site: www.lakesaintlouis.com