



March 16, 2023

City of Glendale
424 North Sappington Road
Glendale, MO 63122

Attention: Mr. Benjamin DeClue

Re: Glendale Chrysler Jeep Dodge Ram – 10070 Manchester Road – Glendale, MO 63122
(Stock Project No. 2020-6727)

Dear Mr. DeClue,

In accordance with the Site Plan package and request for an Amendment to the existing Special Use Permits previously issued for this property (B02-11 & B07-14), below is an outline of the current request for consideration by the City of Glendale. It is our understanding that upon approval of this request the previous Special Use Permits would be vacated and a new Special Use Permit will be issued.

1. Request for a 70' x 74.24' addition to the east side of the existing service building to accommodate up to fourteen (14) interior service bays for the purpose of operation of a repair garage in concert with the existing car dealership. Note: No body shop or paint shop will be included with this request for additional vehicle service bays.
2. Request for a new 19' x 60' free standing storage building at the southwest corner of the property to be located 50' from the southern property line, as required by code. In conjunction with the construction of the storage building, the existing landscaping along the southern property line will be removed and replaced where grading is shown to take place and new landscaping will be added in the existing green space, as noted on the enclosed Landscape Plan, to allow for screening of the adjacent residential properties to the south. Glendale Jeep engaged an ISA Certified Arborist, Kevin Sonderegger #MW-4895A of Tree Guru LLC to evaluate the condition and future viability of the deciduous canopy trees located on the southern end of the dealership property. This was prompted by one of the adjacent neighbors to the south expressing concern about potential property damage from these large trees in the event of major storm. Mr. Sonderegger has recommended the removal of these trees due to their age and condition.
3. The existing chain link fence is proposed to be removed and replaced with a new 8' high, Bufftech Galvenston Style site proof fence, Sierra Blend in color, along the southern property line to provide additional screening beyond the proposed landscape. A significant number of new 2 ½" canopy trees (11) and 8'h evergreen trees (42) will be planted in the area between the existing pavement and the new fence on the southern property line and the area west of the proposed storage building. As these new trees mature, they will provide evergreen screening

above the height of the site-proof fence and provided woodland canopy. Glendale Jeep will continue to maintain this buffer-yard. Site sections have been cut thru the site to each of the neighboring properties.

4. Request for a 50' x 75' Vehicle Wash/Prep Station Building to be located adjacent to the south side of the service building. The building will include:
 - a. 10' x 75' storage/equipment storage room
 - b. 16' x 75' single lane car wash; with prep and drip areas with 10' wide overhead doors on east and west ends of the building that includes:
 - i. 16' x 19' Prep Station
 - ii. 16' x 38' Car wash/dryer; whereby the wash equipment moves along the vehicle, versus the vehicle driving or being pulled through a wash bay; including 3' of dryers
 - iii. 16' x 18' of drip space after exiting the was and dryer station, which allows for the proposed dryers to be located further from the exiting door
 - c. 14' x 17' single hand dry lane with 10' wide overheard doors on east and west end of building
 - d. Included in this submittal is a Sound Study for the proposed car wash as prepared by McClure Engineering.
 - e. Car wash is to be used solely by Glendale employees during the normal business operation hours and will not be open to the public.
5. As part of the overall project, the intention of the interior renovation and conversion of the existing 5,000 square feet service area on the west side of the building along with the renovation of the 7,400 square feet of existing showroom space is to provide a new updated showroom space, sales offices, new car delivery area and customer service drop off areas. The western side of the existing north elevation of the building will also be updated to include a series of smooth finish aluminum composite metal (ACM) panels along the front side, ACM accent panels will frame the five large window openings also. The new front entry of the Jeep showroom will have ACM accent panels over the canopy and entry doors. Both the interior and exterior renovations of this portion of the building will be to help support the growing business of Glendale Chrysler Jeep Dodge Ram and bring the appearance of facility in-line to reflect the new "Hometown" standards of the Jeep brand.
6. The existing lighting located along Manchester Road is proposed to include new downlights pointed at the north face of the facility to provide more lighting in this area. New wall packs are proposed along the new car wash, service building and storage building. The remainder of the site lighting will be used in placed. A photometric plan has been included in this submittal.

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Sincerely,

Josh Barcus

Joshuah Barcus, P.E.,

Senior Associate

Cc: George Stock, P.E., President

Jenni Belding, General Manager (via email)

Kristopher Merhtens, ACI Boland (via email)

Rusty Saunders, Loomis Associates (via email)

Mark Halleman, Halleman Construction (via email)

Bill Hoagland, D&S (via email)