

GREYHOUND PASSENGER TERMINAL

Owner: Frank & Victoria Serapiglia
Applicant: Greyhound Lines, Inc.
Location: 4826 Preston Highway

- **Revised Detailed District Development
Plan:**
 - **21-DDP-0048**

**Development Review Committee Meeting
October 6th, 2021 (continued)**



EXISTING SITE AERIAL



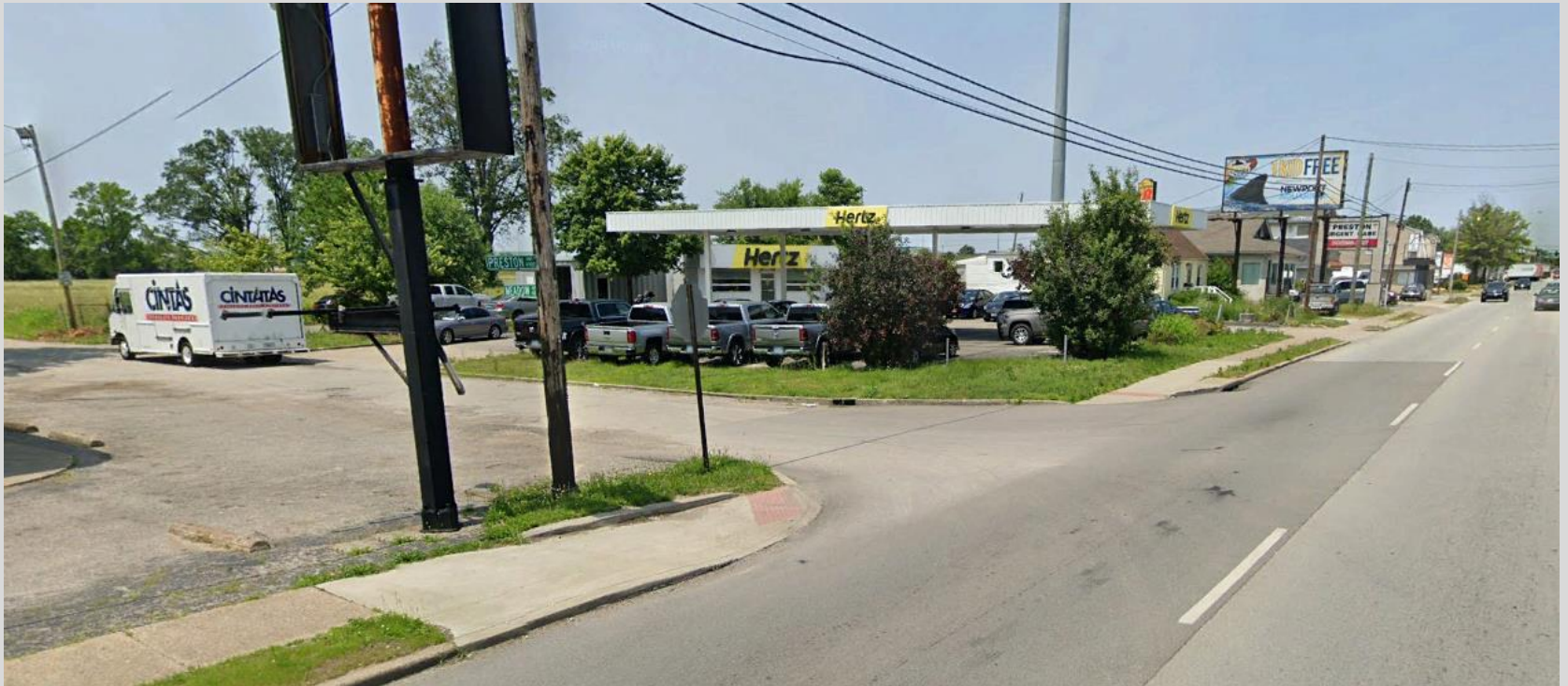
SITE CONTEXT



PRESTON HIGHWAY STREET VIEW



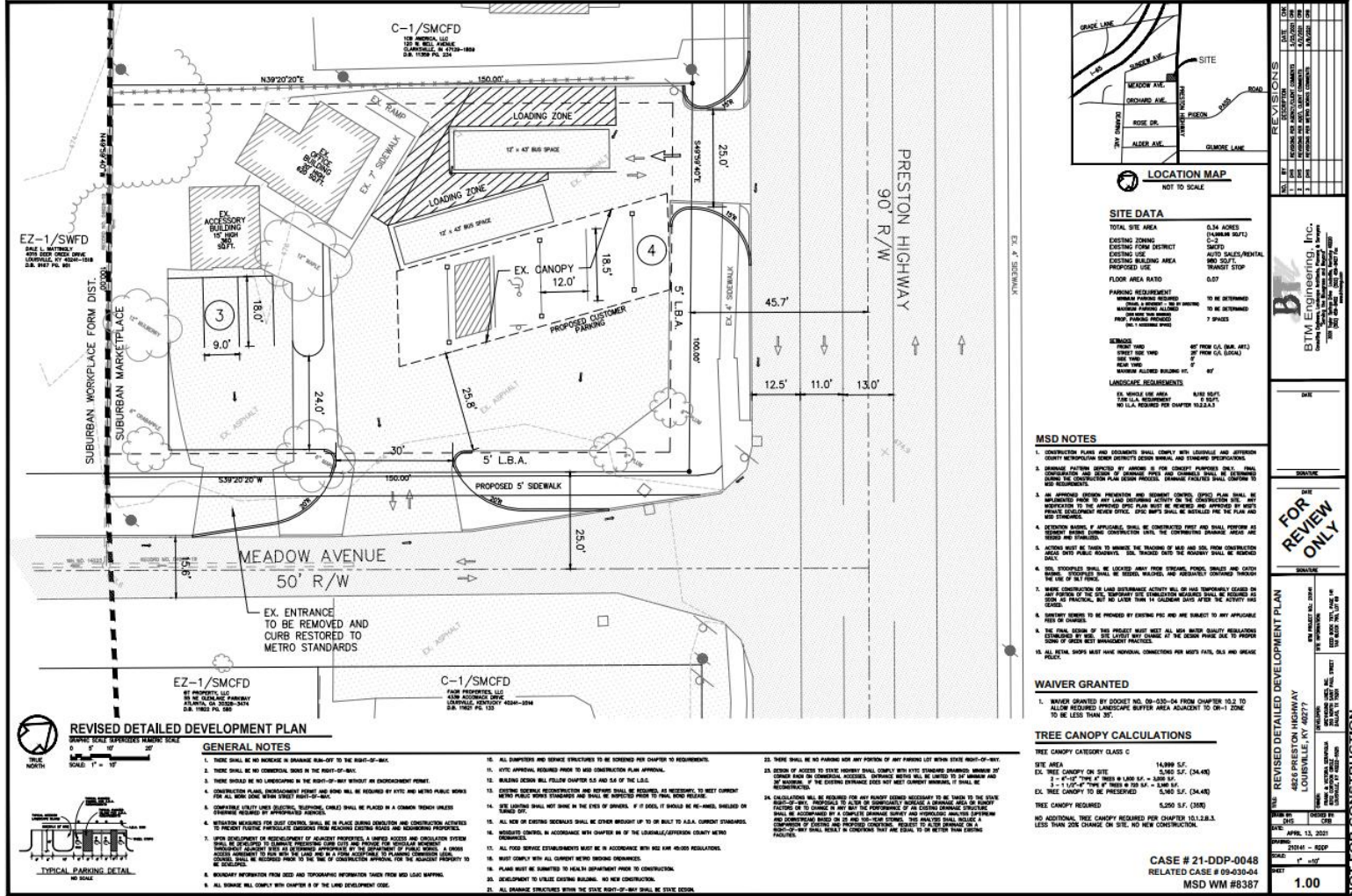
PRESTON HIGHWAY STREET VIEW



MEADOW AVE STREET VIEW



DEVELOPMENT PLAN



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	0.34 ACRES
EXISTING ZONING	CD(2)
EXISTING ZONE DISTRICT	CD(2)
EXISTING USE	AUTO SALES/RENTAL
EXISTING BUILDING AREA	980 SQ.FT.
PROPOSED USE	TRANSIT STOP
FLOOR AREA RATIO	0.07

PARKING REQUIREMENTS

MINIMUM PARKING REQUIRED	TO BE DETERMINED
ALLOWED PARKING METHODS	TO BE DETERMINED
PROF. PARKING PROVIDED	7 SPACES

SETBACKS

FROM EX. SIDEWALK	4' FROM EX. SIDEWALK
STREET FRONT YARD	10' FROM EX. SIDEWALK
REAR YARD	5' FROM EX. SIDEWALK
MINIMUM ALLOWED BUILDING SET	6'

LANDSCAPE REQUIREMENTS

EX. WOODS/USE AREA	5' SIDE SET
TREE I.L.A. REQUIREMENT	5' SIDE SET
NO I.L.A. REQUIRED PER CHAPTER 102.2.2.2.3	

- MSD NOTES**
- CONSTRUCTION PLANS AND CONDITIONS SHALL COMPLY WITH LEGISLATIVE AND OFFICIAL COURT DETERMINATIONS CONCERNING DRIVEWAY WIDTHS AND TURNING REQUIREMENTS.
 - GRADING PATTERNS DEPENDING UPON APPROVAL BY THE COUNTY PLANNING DEPT. SHALL BE PROVIDED TO THE DESIGNER AS PART OF THE CONSTRUCTION PLAN SUBMITTAL. (SEWER FACILITIES SHALL ACCORD TO THE REQUIREMENTS OF THE DESIGNER.)
 - AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (SPES) PLAN SHALL BE SUBMITTED WITH THE CONSTRUCTION PLAN. THE SPES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND SEDIMENTATION ON THE CONSTRUCTION SITE. THE SPES SHALL BE APPROVED BY THE COUNTY PLANNING DEPT. BEFORE CONSTRUCTION BEGINS. THE SPES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF THE PROJECT.
 - IF ANY EXISTING UTILITY IS AFFECTED, IT SHALL BE PROTECTED AND SHALL REMAIN OPEN TO THE PUBLIC UNTIL THE CONSTRUCTION IS COMPLETE. THE CONSTRUCTION SHALL NOT BE PERMITTED TO PROCEED UNTIL THE UTILITY IS PROTECTED AND OPEN TO THE PUBLIC.
 - ACTORS MUST BE TRAINED TO HANDLE THE TRUCKS OF GAS AND OIL FROM CONSTRUCTION AND TO BE TRAINED TO HANDLE THE TRUCKS OF GAS AND OIL FROM CONSTRUCTION.
 - NO CONSTRUCTION SHALL BE ALLOWED UNTIL THE TRUCKS OF GAS AND OIL FROM CONSTRUCTION HAVE BEEN REMOVED FROM THE SITE.
 - SEWER REPAIRS TO BE PERFORMED BY EXISTING FIC AND BE SUBJECT TO ANY APPLICABLE PERMITS AND REGULATIONS.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL APPROPRIATE QUALITY REQUIREMENTS ESTABLISHED BY THE COUNTY PLANNING DEPT. AT THE DESIGN AND CONSTRUCTION PHASES.
 - ALL RETAIL SHOPS MUST HAVE MANUAL OPERATIONS PER MISSOURI FIC, ILS AND ILMCA POLICE.

WAIVER GRANTED

- WAIVER GRANTED BY CODED MS. 09-03-04 FROM CHAPTER 10.2 TO ALLOW REQUIRED LANDSCAPE BUFFER AREA ADJACENT TO OH-1 ZONE TO BE LESS THAN 30'.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

SITE AREA	14,890 S.F.
EX. TREE CANOPY ON SITE	5,560 S.F. (34.4%)
EX. TREE CANOPY TO BE MAINTAINED	1,000 S.F. (6.7%)
EX. TREE CANOPY TO BE PRESERVED	5,560 S.F. (34.4%)
TREE CANOPY REQUIRED	5,200 S.F. (33.8%)

NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.2.2.3.3, LESS THAN 20% CHANGE ON NET NEW CONSTRUCTION.

REVISIONS

NO.	DATE	BY	REVISIONS
1	12/11/21	BTM	ISSUED FOR PERMITS
2	12/11/21	BTM	ISSUED FOR PERMITS
3	12/11/21	BTM	ISSUED FOR PERMITS
4	12/11/21	BTM	ISSUED FOR PERMITS
5	12/11/21	BTM	ISSUED FOR PERMITS

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REVISIONS

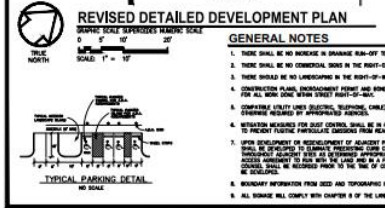
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FOR REVIEW ONLY

REVISIONS

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DATE: 12/11/21
BY: BTM
REVISIONS: ISSUED FOR PERMITS



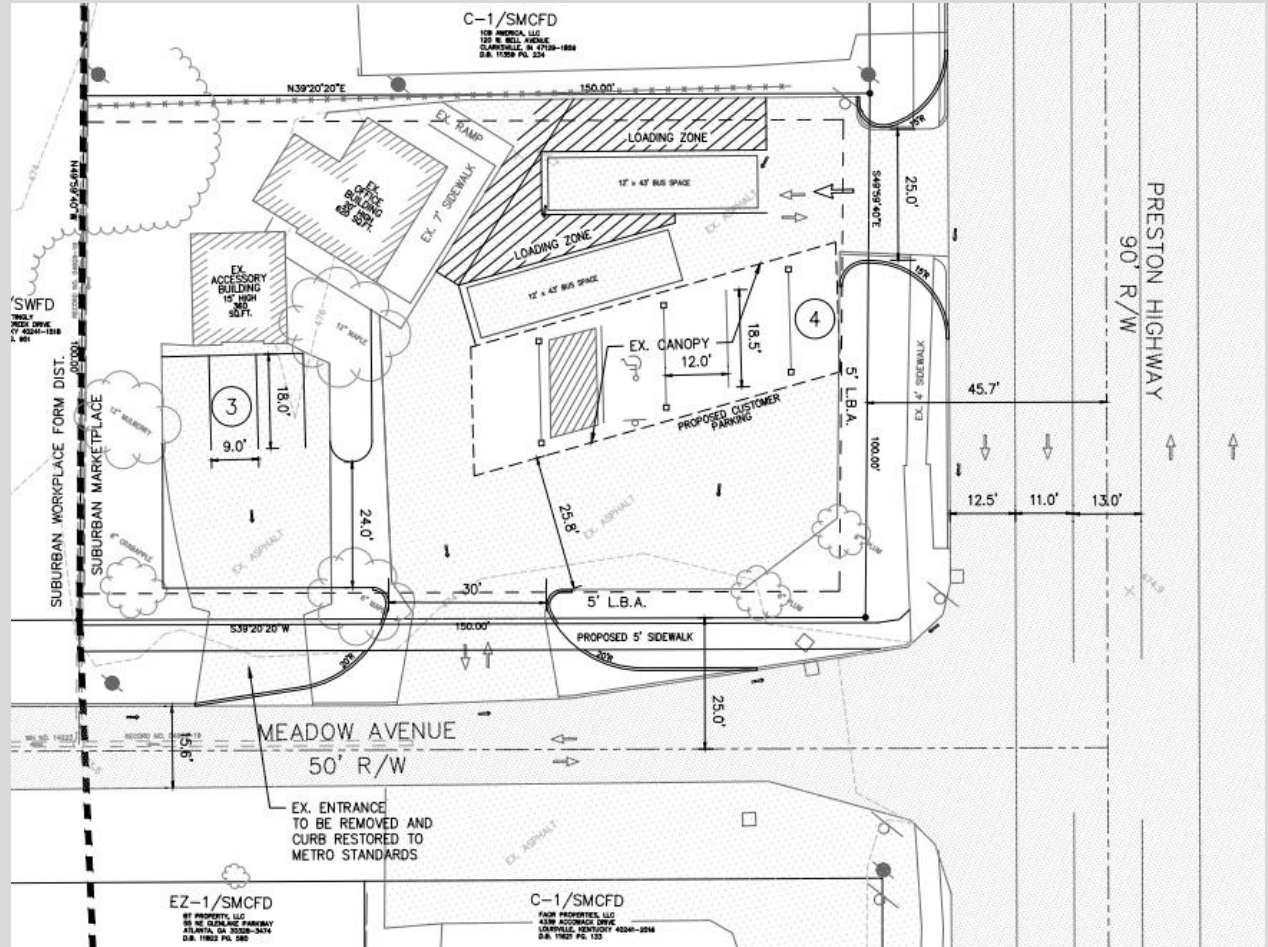
CASE # 21-DDP-0048
RELATED CASE # 09-030-04
MSD WM #8387

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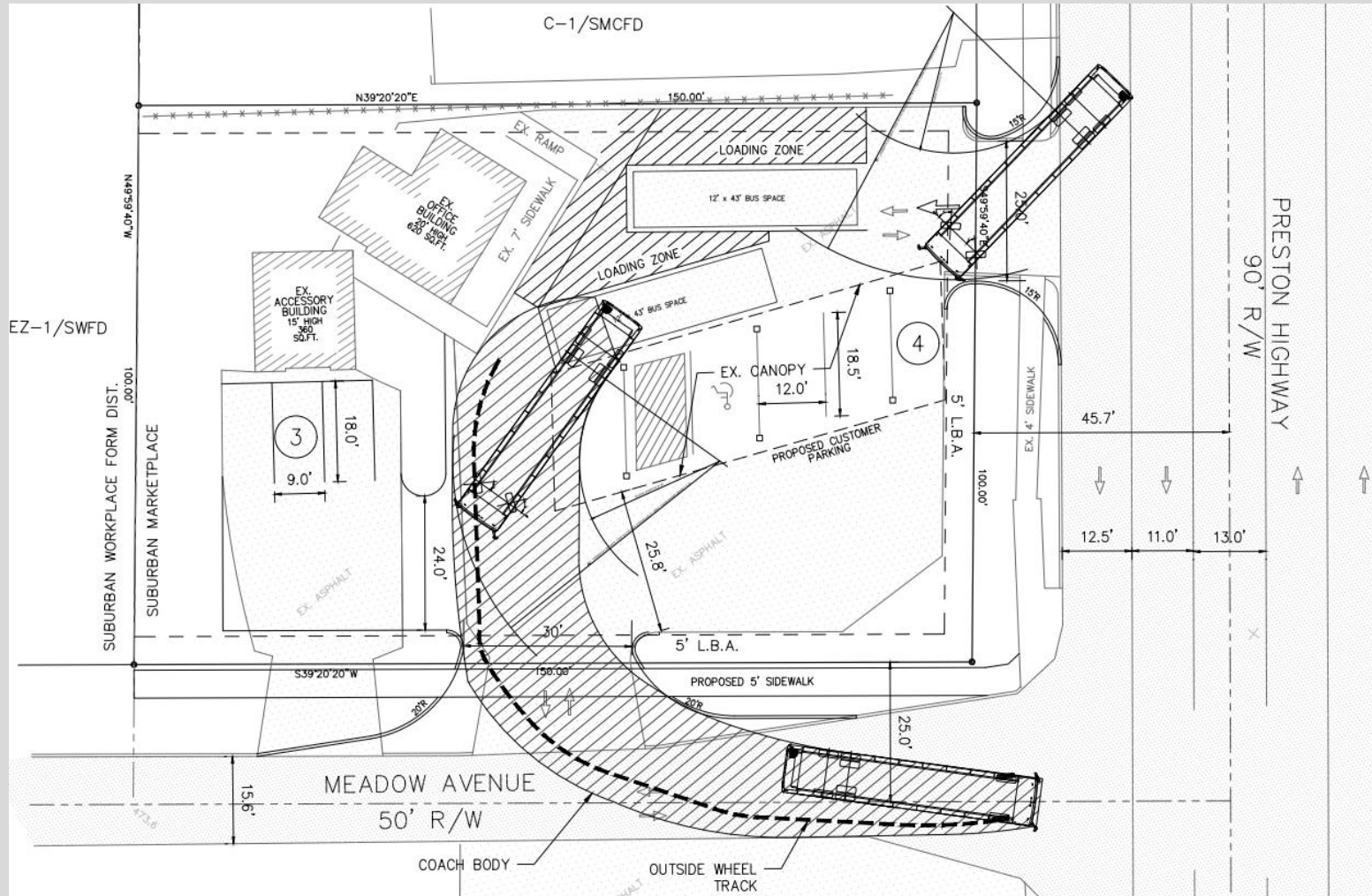
NOT FOR CONSTRUCTION

DEVELOPMENT PLAN SPECIFICS

- Reuse of existing pavement and canopy
- Parking approved based on study of existing terminal sites
- Sidewalks and LBA to be provided
- Meadows Ave entrance width and radius updated to allow turning within travel lanes pavement
- Eastbound turn to Preston demonstrated on routing exhibit
- Typical 25 trips per day
- No waivers or variances requested



BUS TURNING EXHIBIT - EASTBOUND



ROUTING EXHIBIT



REQUESTS

- Revised Detailed District Development Plan
 - Amended bus turning routes per 9/1 DRC hearing
 - Amend binding elements as needed for proposed use
 - Open to signing regarding routing as follow up to 9/15 hearing

QUESTIONS?