

**A RESOLUTION OF THE BOARD OF ALDERMEN OF  
THE CITY OF TWIN OAKS APPROVING A  
PRELIMINARY DEVELOPMENT PLAN FOR A  
PORTION OF THE TWIN OAKS CENTER SUBMITTED  
BY ALDI, INC.**

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**WHEREAS**, the Zoning Code of the City of Twin Oaks (the "Zoning Code") provides for approval of applications for Preliminary Development Plan Approval by the Board of Aldermen of the City of Twin Oaks (the "Board"), following review, study, report and recommendation by the Planning and Zoning Commission (the "Commission"); and

**WHEREAS**, the City of Twin Oaks has received an application from Vern Wunnenberg, Director of Real Estate for ALDI, Inc., on behalf of property owner Grocery and Pharmacy Portfolio DST, a Delaware Statutory Trust (collectively, the "Applicants") seeking approval of a Preliminary Development Plan for a 5.79 acre parcel known and numbered as 1100 S. Meramec Station Road, Locator No. 24Q320573 (the "Property") to allow ALDI to remodel and occupy 22,808 square feet of the existing 52,980 square foot structure (the "Building") for use as a grocery store and with the balance to future use(s) in accordance with City's Zoning Code and via amendment to this Plan; and

**WHEREAS**, the Property is currently zoned Planned Commercial Development (PD-C) pursuant to a Final Development Plan that encompassed the Property and one other lot to its south (the "Development"), which zoning and Final Development Plan was approved on February 15, 2006, by Ordinance No. 206 as amended by Ordinance No. 215 (the "2006 Plan"); and

**WHEREAS**, the ALDI proposal requires an amendment to the 2006 Plan previously approved by the Board in the form of a new Development Plan for the Property; and

**WHEREAS**, in accordance with the Zoning Code, Applicants have submitted an application for a Preliminary Development Plan for the Property and accompanying plans seeking a proposed amendment to the 2006 Plan; and

**WHEREAS**, the Commission has recommended to the Board that the application for Preliminary Development Plan as most recently revised by the Developer and as detailed in the Recommending Resolution, be approved, subject to the following conditions: (a) if any restriping of the parking lot is done, the entire parking lot shall be striped and not just the portion adjacent to the ALDI portion of the building (milling and overlay can be limited to the proposed area), and (b) the remaining Shop n' Save façade is painted to match the new ALDI façade; and

**WHEREAS**, the Board, upon due consideration of the recommendations of the Commission, has concluded that approving the Preliminary Development Plan and associated approval of the application which, upon final development plan approval, will amend the 2006 Plan as it applies to the Property, would be in the interests of the health, safety and welfare of the citizens of the City and wishes to grant Preliminary Development Plan Approval, subject to certain conditions set forth in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

**Section 1.** The application of the Developer for Preliminary Development Plan for the Property, as more specifically detailed in and attached as Exhibit A hereto and incorporated herein, and all of which make up the Preliminary Development Plan is hereby approved by the Board of Aldermen subject to the following conditions related to the Property:

1. The southern 22,808 square feet of the Building shown on the Preliminary Development Plan as the shall be used as a Grocery Store and maintained in compliance with the approved Development Plan, including all notes thereon.
2. Any future uses of the remainder of the Building, if listed in Section 400.280.A of the Zoning Code, may be approved via municipal zoning approval without further review by the Planning & Zoning Commission or Board approval. However, any proposed future uses of the remainder of the Building that are listed as Planned Uses in Section 400.280.B of the Zoning Code shall require an amendment to any final development plan which shall receive review and recommendation from the Planning & Zoning Commission and Board approval by amending ordinance.
3. Any restriping of the parking lot on the Property shall encompass the entire parking lot for the Property and not just the portion adjacent to the ALDI portion of the building (milling and overlay may be limited to specific areas of need).
4. The single pylon sign on the Property shall continue to serve the entire Development and users or tenants therein as depicted on the approved Master Common Signage Plan for the Development (revision date December 7, 2005 consisting of six sheets) but the insertion of the ALDI logo into the pylon sign as proposed is approved.
5. The grocery store may be operated on a 24-hour basis, but no deliveries of goods or services other than of newspapers, to any facility approved in the Application shall take place between the hours of 12:00 AM and 6:00 AM. During such deliveries, trucks and commercial vehicles shall not be permitted to idle their engines. No exterior compactors or similar equipment shall be operated between the hours of 12:00 AM and 6:00 AM.
6. All loading areas shall be screened from view from adjoining streets and adjacent properties.
7. All facilities for storage and removal of refuse shall be located within sight-proof enclosures. The Final Development Plan shall show a screen for the dumpster on the rear (east) of the Property and include a detail of the enclosure.
8. For the renovated building on the Property, the building materials, color schemes and facades shall be as shown on the elevations included in the Preliminary Development Plan. The ALDI façade shall match the Preliminary Development Plan elevations and the remaining (former) Shop n' Save brick façade shall be painted to match the color scheme of the ALDI façade.
9. The Property owner and occupant(s) shall be responsible for the maintenance of all elements of any approved Final Development Plan, including all landscaping, and all conditions of plan approval. The restrictions on redevelopment and the responsibility for continuing maintenance and compliance with the Final Development Plan, including all landscaping, shall be binding upon all successors and assigns unless the plan is amended in conformance with the procedures set forth in the City Code. Failure to maintain the landscaping as set

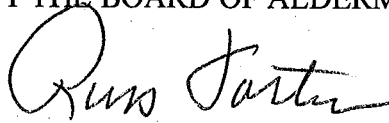
forth on the Final Development Plan is a violation of the City Zoning Code, the Final Development Plan, and the approving ordinance.

10. The Applicants shall continue to be responsible for maintenance and upkeep of the Buffer Strip having a 30-foot width on the north and northeast perimeter and a 47-foot width on the east perimeter of the Development. Failure to maintain the Buffer Strip and retaining wall as set forth on the Final Development Plan shall be a violation of the City Zoning Code, the Final Development Plan, and the approving ordinance.
11. The surrounding roads and drives shall be kept clean and free of debris caused by the redevelopment of the Property.

**Section 2.** Except as modified for the Property in a Final Development Plan approved by future ordinance, the remainder of the Development shall continue to be governed by the 2006 Plan (Ordinance No. 206 as amended by Ordinance No. 215) including the Master Common Signage Plan, revised December 7, 2005 consisting of six sheets.

**Section 3.** This Resolution is adopted and shall be in full force and effect on and after its passage and approval.

THIS RESOLUTION WAS PASSED AND APPROVED THE 17<sup>th</sup> DAY OF FEBRUARY 2021  
BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI.



Russ Fortune, Mayor

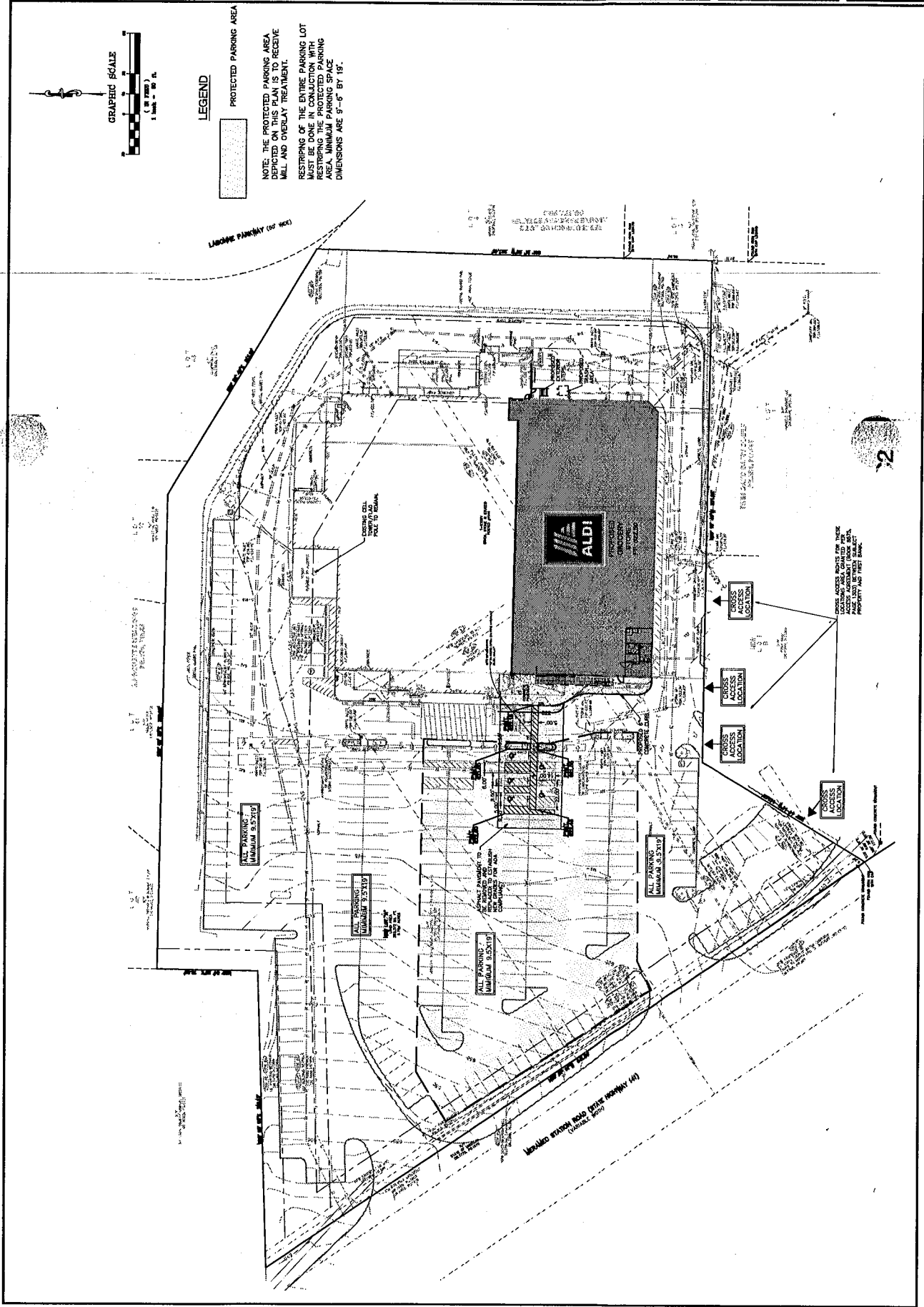
Attest:



Frank Johnson, City Clerk

**EXHIBIT A**  
**PRELIMINARY DEVELOPMENT PLAN**

Call BEFORE you DIG  
TOLL FREE  
1-800-DIG-RITE  
BEFORE ONE-CALL CITIES BE





[illegible][illegible][illegible]

NO CHANGES PROPOSED  
TO THE DEAR ELEVATION

Revisions:		Date:
1	Owner Comments	02/22/20
2	Owner Comments	03/05/20
3	Owner Comments	03/17/20
4	Owner Comments	08/19/20
5	Owner Comments	09/27/20
6	Owner Comments	09/03/20
7	Owner Comments	12/23/20
8	Owner Comments	12/28/20
9	P&L Comments	01/06/21

DO NOT SCALE PLANS

**STRAIGHTFORWARD FOR BUZE**

THE DRAWINGS WERE PREPARED BY AN INDEPENDENT ARCHITECT FIRM, AND CONSTRUCTION WENT OFF WITH THE SAME QUALITY OF CARE AND ATTENTION TO THE DETAILS OF THE PROJECT AS THE PROJECT TEAM. THE PROJECT WAS COMPLETED WITHIN THE BUDGET AND ON TIME.

EXAMPLE ON ANOTHER PROJECT REQUIRED THE PROJECT TEAM TO REDESIGN THE PROJECT TO ACCOMMODATE THE CHANGING ARCHITECT'S REQUIREMENTS. THE PROJECT TEAM WAS ABLE TO COMPLY WITH THE ARCHITECT'S REQUIREMENTS AND THE PROJECT WAS COMPLETED WITHIN THE BUDGET AND ON TIME.

AUTHORISED AND IN CONTINUANCE TO THE SAME.

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Certificate of Authority #A-2008-01344  
Architecture

318 NM

SWEDEN

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STATE OF MISSOURI

MITCH GARRETT

NOV 18 1962  
A-007541



02/02/2021  
1/17

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MITCHELL EAY GARRETT - AECHELECT

**INFORM ADV**

# ICL

1077

Store # \_\_\_\_\_

Win Oaks, MO

14 Meramec Station Rd

in Oaks, MO 63021

### Project Name & Location

Figure 7 and 8 are the cross-sections of the

concept

terior Elevation:  
Drawing Name:--

Project
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02/24/20

<p>             e.              LIN 107 x 190              20           </p>	
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Figure 1. The effect of the concentration of the polymer on the surface energy of the polymer-coated glass slides. The surface energy of the polymer-coated glass slides was measured by the contact angle method. The surface energy of the polymer-coated glass slides was measured by the contact angle method. The surface energy of the polymer-coated glass slides was measured by the contact angle method.

5	
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title: As Noted Drawing



NOT FOR CONSTRUCTION

Project:		A Concept Plan	
Revisions:		Date: 12/23/20	
1	PLZ Comment		
2			
3			
4			
5			
6			
7			
8			
9			

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SGA DESIGN GROUP, P.C.

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Certificate of Authority #A-0000018144  
Architectural

DRAWN BY:

REVIEWED BY:

Seal

**PRELIMINARY - NOT FOR CONSTRUCTION**

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**ALDI Inc.**

471 Westfield  
O'Fallon, MO 63364  
636.227.7776

ALDI Inc. Store #: XX  
Twin Oaks, MO  
1144 Meramec Station Rd  
Twin Oaks, MO 63021  
West County  
Project Name & Location:

Drawing Name:

Project No.

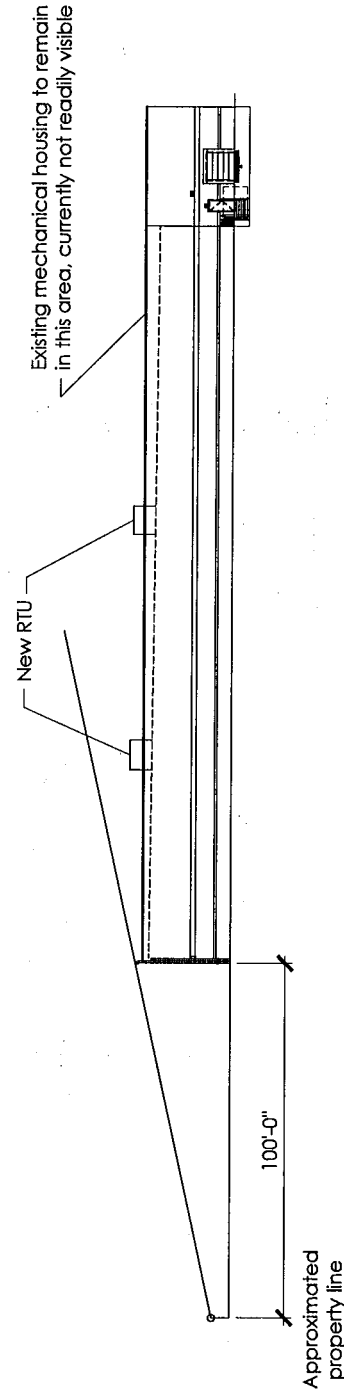
Date: 02/24/20

Type: X IN 10' x 10'

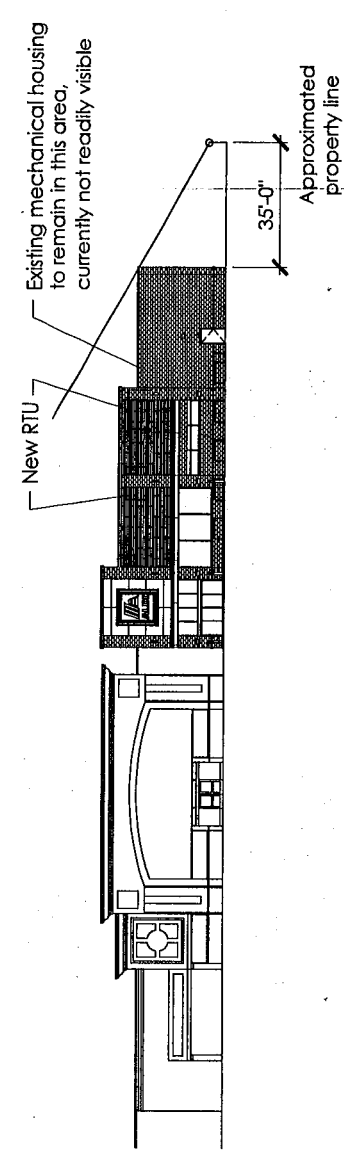
20'

Scale: As Noted

Drawing No.



2 Sightline at Side  
SCALE: 1/8" = 1'-0"



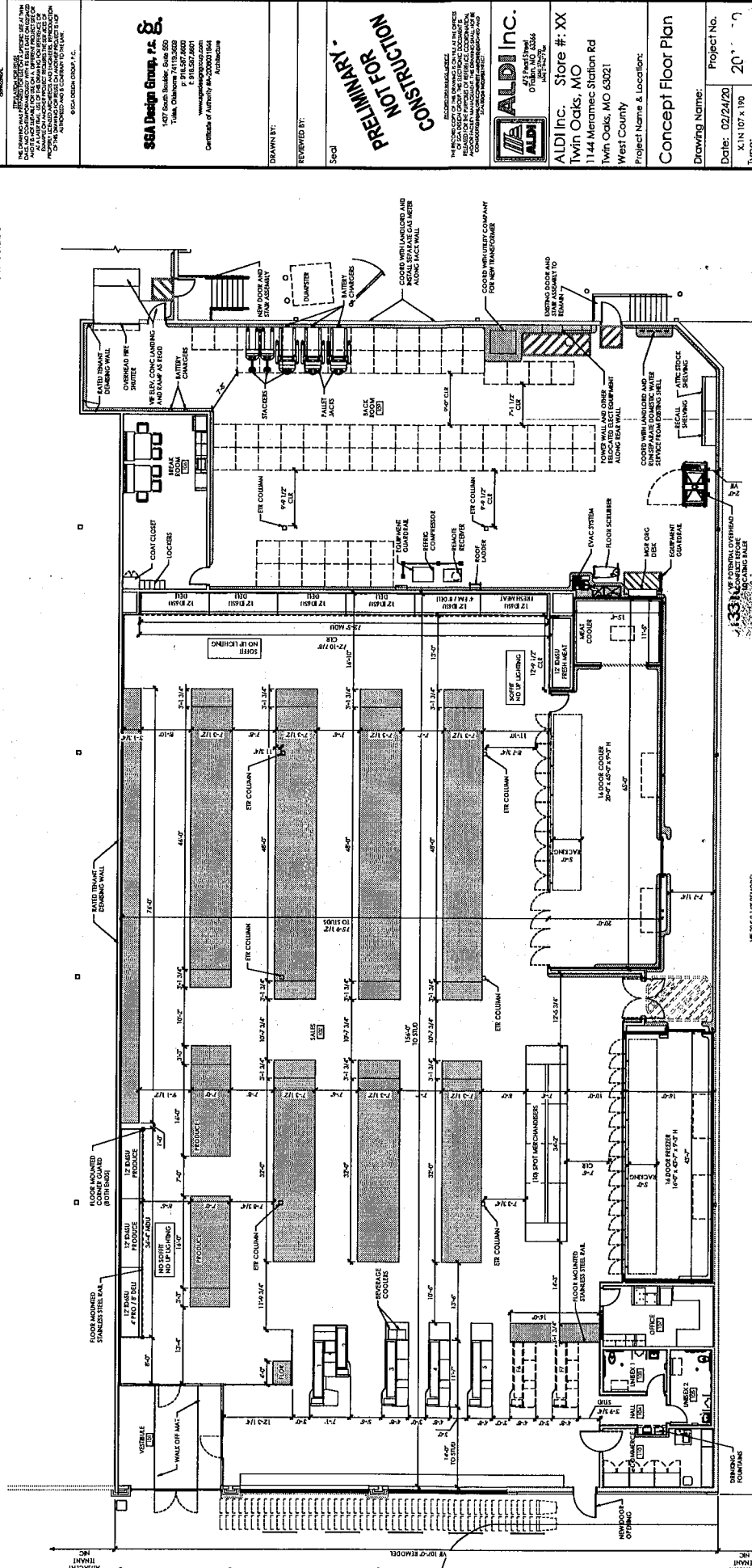
1 Sightline at Front  
SCALE: 1/8" = 1'-0"

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AREA SUMMARY			
OCCUPANT USE	ROOM NAME	SQ. FT.	AREA
MERCHANDISE	SALES / VESTIBULE	1524	1524
	SALES / VESTIBULE	20	20
	SALES / VESTIBULE	20	20
	SALES / VESTIBULE	20	20
PERSONAL SERVICES	REAR	13	13
	REAR	13	13
	REAR	13	13
	REAR	13	13
STORAGE / STOCK	SALES ROOM	530	530
	SALES ROOM	770	770
	SALES ROOM	110	110
	SALES ROOM	110	110
SERVING / STORAGE / STOCK	REAR	13	13
	REAR	13	13
	REAR	13	13
	REAR	13	13
TOTAL OCCUPANCY		2120	2120
TOTAL BUILDING FOOTAGE		2200	2200

CREATING DATA			
ITEM	DESCRIPTION	AREA	DATE
1	SALES / VESTIBULE	1524	12/22/20
2	SALES / VESTIBULE	20	12/22/20
3	SALES / VESTIBULE	20	12/22/20
4	SALES / VESTIBULE	20	12/22/20
5	REAR	13	12/22/20
6	REAR	13	12/22/20
7	REAR	13	12/22/20
8	REAR	13	12/22/20
9	SALES ROOM	530	12/22/20
10	SALES ROOM	770	12/22/20
11	SALES ROOM	110	12/22/20
12	SALES ROOM	110	12/22/20
13	REAR	13	12/22/20
14	REAR	13	12/22/20
15	REAR	13	12/22/20
16	REAR	13	12/22/20
17	REAR	13	12/22/20
18	REAR	13	12/22/20
19	REAR	13	12/22/20
20	REAR	13	12/22/20

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	REVISION	12/22/20	SSA
2	REVISION	12/22/20	SSA
3	REVISION	12/22/20	SSA
4	REVISION	12/22/20	SSA
5	REVISION	12/22/20	SSA
6	REVISION	12/22/20	SSA
7	REVISION	12/22/20	SSA
8	REVISION	12/22/20	SSA
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18	REVISION	12/22/20	SSA
19	REVISION	12/22/20	SSA
20	REVISION	12/22/20	SSA



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Certified of Authority #A-200001564  
Architect

ALDI Inc.

ALDI Inc. Store #: XX  
Twin Oaks, MO  
1144 Meramec Station Rd  
Twin Oaks, MO 63021  
West County  
Project Name & Location:  
Concept Floor Plan

Project No.  
Drawing No.  
Date: 02/24/20  
X: 1/10" = 1' 0"  
Type:  
Scale: As Noted  
Drawing No.

NOT FOR CONSTRUCTION

1 Concept Floor Plan  
SCALE: 1/8" = 1'-0"