



January 09, 2020

City of Crestwood
1 Detjen Dr
St. Louis, MO 63126

Re: Woodard Cleaning & Restoration – Conditional Use Permit
Petition Letter
[Stock Project Number 219-6644]

To whom it may concern:

Woodard Cleaning & Restoration is applying for a Conditional Use Permit to occupy the vacated building (formerly a hardware store - Builders Square - and a department store - Gordman's) located at 9490 Watson Road. In addition, we request a modification to Section 22-25.b of the City of Crestwood's Sign Code for 40 of corporate vehicles to be parked in front of the business identified on the vehicle. The site is currently zoned C-1 Commercial; with C-1 bounding the north and east; and R-4 Single-Family Residential bounding the west and south. Since 1946, the team at Woodard Cleaning & Restoration has been helping people get back to their lives after fire, floods and all sorts of other residential and commercial property losses. In addition, the team performs residential and commercial carpet, rug, furniture and tile cleaning throughout the St. Louis area. Woodard proposes moving their corporate headquarters, along with the substantial majority of operational and storage functions to the property located on Watson Road. Woodard's proposed use includes:

- office space
- cleaning center to clean and restore materials that were damaged during fires and floods or otherwise dirty
- logistics space for dispatching and restocking vehicles used in conjunction with serving clients
- storage of dehumidification, deodorization, drying and cleaning equipment
- storage of goods and materials after cleaning or restoration (typically furniture, cushions, rugs and other items found inside of a home)

In addition, Woodard proposes overnight parking of corporate marked trucks and motor vehicles in the existing parking lot. Large, trailer mounted equipment (generators and desiccant dehumidifiers) and some construction related equipment and materials will be stored outside under the canopy (the slatted fence will remain to obscure light and view from the neighbors). Additional dumpster and trash enclosures are also proposed and will be located in the screened areas as detailed on the Site Plans. Dumpsters will be used to dispose of debris removed from job sites (typically building materials and other items that could be damaged in a home or business). Since the dumpsters are typically the long construction style, they are not covered, however their depth usually contains blowing debris. Woodard's reputation relies on being clean and ensuring things are cleaned up. Woodard plans to keep a clean property and any material blown from the dumpster will be addressed quickly. Any wastewater brought back in vehicle tanks will be disposed of via the sanitary sewer per the standard practice in the industry. Woodard employees are trained in the identification of hazardous materials and anything identified as hazardous on a job site would be removed by a certified sub-contractor and disposed of according to proper regulations (and not brought back to this site).

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Though Woodard operates as a 24/7 business, the vast majority of activity happens between 7am to 6pm, Monday through Friday and 8am-3pm Saturday. The most common after-hours activity happens when Woodard employees return to the facility when a job runs long to drop off their Woodard vehicle and head home in their personal vehicle. To facilitate after-hours response time, employees take home vehicles and are typically dispatched directly to the job site from their home (no need to visit the Watson property after hours). Occasionally, Woodard employees may need to come back to Watson to restock or pick something up at night or on Sundays. Because Woodard responds to emergency flood or fire losses, they have every incentive to be quick and efficient, which will reduce the likelihood of noise that could disturb neighbors.

Woodard has been operating in Rock Hill for over 70 years. Their reputation has been built on being a good neighbor and doing right by the community and their clients. They intend to continue building on that strong reputation in this new neighborhood.

Should you have any questions or need additional information, please feel free to call me.

Thank you,

George Stock

George Stock, P.E.
President

CC: Mr. Thomas Weiler – Savoy Properties
Mr. Justin Woodard – Woodard Cleaning & Restoration
Mr. Bryan Carter – Woodard Cleaning & Restoration
Ms. Ashley Weber, P.E. – Project Engineer