



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JANUARY 17, 2023
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. December 19, 2022 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

- 1. PUBLIC HEARING Application #22-031: A Conditional Use Permit with Associated Site Development Plan for A New Chick Fil A Restaurant with Drive Through Services Located at 12398 Olive Boulevard**

Joe Vavrina, of HR Green, Inc, on behalf of Gershman Commercial Real Estate, has submitted an application for a Conditional Use Permit with associated site development plan for a new freestanding Chick Fil A restaurant with a drive-through, located at 12398 Olive Boulevard in the "PC" Planned Commercial zoning



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district. The project would include the construction of a new 4,700 square foot building with drive through lanes consisting of 74 indoor seats and 24 outside seats at the corner of Olive Boulevard and Tempo Drive where the existing TGI Friday's building is located in the Westgate Center development. **This item was heard at the December 19, 2022 meeting and Staff requests it be continued until the February 6, 2023 meeting.**

NEW BUSINESS

1. PUBLIC HEARING Application #22-037: A Conditional Use Permit for a 4,900 Square Foot Outpatient Mental Health and Substance Abuse Center, Birch Tree Recovery, Located at 10324 Ladue Road

Solomon Zelcer, of Booha, LLC, has submitted an application for a Conditional Use Permit for Birch Tree Recovery, an Outpatient Mental Health and Substance Abuse Center, (NAICS 621420) located at 10324 Ladue Road in the "GC" General Commercial zoning district. The proposed use would move into the existing 4,900 square foot building located on the premises and no exterior changes are proposed. Under Section 405.250, Table A of the Zoning Code, NAICS 621420 requires the issuance of a conditional use permit in the "GC" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

2. PUBLIC HEARING #22-038: An Application for a Master Sign Plan for the Congregation Shaare Emeth Campus Located at 11645 Ladue Road

Robert Colton, of Congregation Shaare Emeth, has submitted an application for a Master Sign Plan for the Shaare Emeth campus, located at 11645 Ladue Road in the "A" Single Family Residential zoning district, pursuant to Section 405.950(J) Master Sign Plans. The proposal would allow for the replacement of two existing entrance low monument signs. Master Sign Plans allow the City Council the flexibility to approve a comprehensive sign plan for large residentially zoned institutional campus developments of at least 20 acres, subject to certain requirements and conditions.

3. PUBLIC HEARING. Application #22-040: Text Amendments to Various Sections of the Zoning Ordinance (Chapter 405) to Provide Regulations for Recreational Marijuana Related Uses.



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Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application to amend various sections of the City's Zoning Ordinance, Chapter 405, to allow recreational marijuana uses in appropriate zoning districts. These marijuana uses include cultivation, manufacturing, and testing facilities, as well as, dispensaries. The proposed changes are in response to an amendment to Missouri's constitution approved by voters on November 8, 2022, which legalized recreational adult-use marijuana.

4. PUBLIC HEARING #22-041: A Conditional Use Permit for a 2,984 Square Foot Commercial Banking Location, Chase Bank, Located at 11600 Olive Boulevard

Joan Gogreve, of JPMorgan Chase Bank, has submitted an application for a Conditional Use Permit for a Chase Bank branch with walk-up ATM, a Commercial Banking use, (NAICS 522111) located at 11600 Olive Boulevard in the "CB" Core Business zoning district. The proposed use would combine three existing tenant spaces to create a 2,984 square foot space within the existing retail building. Minor exterior alterations are proposed. Under Section 405.250, Table A of the Zoning Code, NAICS 522111 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

5. PUBLIC HEARING #22-042: An Application for a Conditional Use Permit for a 25,003 Square Foot Grand Canyon University Tenant Located at 4 CityPlace Drive

Gina Lee, of Redico, has submitted an application for a Conditional Use Permit for Grand Canyon University, a Colleges, Universities, and Professional Schools use, (NAICS 611310) located at 4 CityPlace Drive in the "CB" Core Business zoning district. The proposed use would move into the existing 25,003 square foot space on the third floor of CityPlace 4 and no exterior changes are proposed. Under Section 405.250, Table A of the Zoning Code, NAICS 611310 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. **This item has been withdrawn by the applicant.**

6. Application #22-039: Preliminary Plat for the Subdivision of an 8.45 Acre Lot at 871 North Mason Road into Twelve Lots within the D Single



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Family Residential Zoning District

James Brennan, of McKelvey Homes, has resubmitted a request for preliminary plat approval to subdivide the property at 871 North Mason Road into twelve lots for twelve new homes. The total area of each lot varies in size from 10,080 square feet to 14,861 square feet. The subject property is zoned D Single Family Residential, and no changes to the zoning district are being requested. This item previously received preliminary plat approval for an alternate subdivision layout. The layout has been revised and the applicant is seeking approval for the new layout.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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CALL TO ORDER

The meeting was called to order at 6:00 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang (Vice Chair)
Ms. Rhonda O'Brien
Mr. Thomas Buelter**

The following staff were also present:

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary**

ACCEPTANCE OF THE AGENDA

Mr. Wang made a motion to amend the agenda to discuss New Business before Unfinished Business. Ms. Richter seconded. All in favor.

APPROVAL OF MINUTES

**1. December 5, 2022 Planning and Zoning Commission Draft Meeting
Minutes**

Mr. Wang made a motion to approve the December 5th meeting minutes. Mr. Buelter seconded. All in favor.

PUBLIC COMMENT

None



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NEW BUSINESS

1. PUBLIC HEARING Application #22-036: An Amendment to the Master Sign Plan for the CityPlace Campus to Allow Additional Signage on CityPlace 1, 2, and 4

Those speaking to the request were sworn in.

Ms. Deanna Kuhlmann-Leavitt, 7400 Pershing Ave., St. Louis, MO 63130, stated that the applicant would like to amend the master sign plan to add additional signs to help obtain more tenants by providing greater visibility in CityPlace.

Ms. Kuhlmann-Leavitt stated that the proposed amendment will be in keeping with the current design.

Ms. Kuhlmann-Leavitt stated that the applicant would like to add six more signs total, two new signs for buildings 1,2, & 4.

Ms. Kuhlmann-Leavitt stated that the proposed new signs will match the current requirements for size and design.

Ms. Kuhlmann-Leavitt presented photos of the proposed locations of the signs.

Ms. LaBonte asked if there are any existing signs in the proposed locations at this time. Ms. Kuhlmann-Leavitt stated there are not.

Ms. O'Brien asked if the signs would state the names of all tenants. Ms. Kuhlmann-Leavitt stated that each sign would be for one primary tenant.

Ms. Hall asked to clarify how many signs are proposed. Ms. Kuhlmann-Leavitt stated six total with one sign on each street side of buildings 1,2, & 4.

Mr. Buelter asked how quickly signs can be changed or removed if a tenant moves out of a space. Ms. Kuhlmann-Leavitt stated it could be immediate.

Mr. Lumley asked how many signs are proposed for City Place 5 based on reference in the presentation. Gina Lee, 2 CityPlace Dr. #460, Creve Coeur, MO 63141, stated that CityPlace 5 already has facade signs.

Ms. Moore stated that the proposal is for CityPlace 1, 2, and 4 only.



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Ms. Potashnick asked if there could be limitations on multiple tenant signs. Mr. Lumley stated that City can only regulate square footage, landscaping, placement, etc, not the content of the sign.

Ms. Bethany Moore, City Planner, stated that the request is for an amendment to the approved master sign plan.

Ms. Moore stated that the request is to allow one sign on each street facing facade of the three buildings.

Ms. Moore stated that there are smaller monument signs and entry signs, but there are no signs on the three buildings.

Ms. Moore stated that the proposal meets the requirements of the zoning code.

Ms. Moore stated that the new signs must meet the requirements of the previously approved master signage plan for continuity throughout the campus.

Ms. LaBonte asked why this was not included in the previously approved master signage plan. Mr. Jaggi stated that this amendment is for the last three buildings and completes the allowable sign area.

Ms. LaBonte closed the public hearing.

Mr. Carl Lumley offered the exhibits to the record.

Mr. Potashnick made a motion to recommend approval to City Council subject to the conditions outlined in the draft ordinance. Mr. Wang seconded. All in favor.

RESULT: Passed

MOVER: Larry Potashnick

SECONDER: AJ Wang

AYES: AJ Wang, Muriel Hall, Julie LaBonte, Thomas Buelter, Rhonda O'Brien, Marjorie Richter, Larry Potashnick

NAYS: None



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2. PUBLIC HEARING Application #22-034: Text Amendment to Modify Table A: Permitted and Conditional Uses of the Zoning Code of the City of Creve Coeur, Missouri to Allow for Child and Youth Services (NAICS 624110) as a Permitted Use in the GC- General Commercial District.

Those speaking to the request were sworn in.

Mr. Potashnick recused himself from the hearing.

Mr. Steven Leyton, 7733 Forsyth Blvd., St. Louis, MO 63105, stated that Foster & Adoptive Care Coalition will be purchasing and moving into 1100 N Lindbergh Blvd which is in the GC-General Commercial zoning district.

Mr. Leyton stated that FACC facilitates foster and adoptive care services for children as well as a retail store to support those efforts.

Mr. Leyton stated that according to Table A of the zoning code, the primary use of the business would fall under Child and Youth Services which is not currently an allowable use in the GC-General Commercial zoning district.

Mr. Leyton stated that the applicant would like to amend the zoning code to allow Child and Youth Services as a permitted use in the GC-General Commercial zoning district.

Ms. Melanie Sheetz with FACC, 1750 S Brentwood Blvd #210, St. Louis, MO 63144, stated that the business is growing at a fast pace, and is moving into a bigger space to accommodate the quick growth.

Ms. Scheetz stated that the business helps to place children in qualified homes. She explained that this is not a residential facility, and no children are housed in the space.

Ms. Bethany Moore, City Planner, stated that the application is to modify Table A to allow Child and Use Services as a permitted use in the GC-General Commercial district.

Ms. Moore explained that currently this use is allowed in the Planned Hospital, Core Business, and Light Industrial districts. She stated that this use is similar to others already allowed in the GC-General Commercial district



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Ms. Moore stated that the proposed use would not be disruptive to any other allowable uses in the GC-General Commercial district.

Ms. O'Brien asked if the application would need to come before the Planning and Zoning Commission for any other approvals. Ms. Moore stated that it will be a permitted use and will not require an additional Planning and Zoning Commission hearing.

Ms. LaBonte closed the public hearing.

Mr. Lumley offered the exhibits to the record.

Mr. Wang made a motion to recommend approval of the text amendment to the City Council as outlined in the draft ordinance. Mr. Buelter seconded. All in favor.

RESULT: Passed

MOVER: AJ Wang

SECONDER: Thomas Buelter

AYES: AJ Wang, Muriel Hall, Julie LaBonte, Thomas Buelter, Rhonda O'Brien, Marjorie Richter

NAYS: None

RECUSED: Larry Potashnick

UNFINISHED BUSINESS

**1. PUBLIC HEARING Application #22-031: A Conditional Use Permit with
Associated Site Development Plan for A New Chick Fil A Restaurant with
Drive Through Services Located at 12398 Olive Boulevard**

Those speaking to the request were sworn in.

Mr. Justin Lurk, gave a brief overview of the history of Chick-Fil-a.

Mr. Lurk stated that Chick-Fil-A offers employees perks such as opportunities for professional growth, one guaranteed day off a week, and scholarship programs.

Mr. Lurk stated that the applicant hopes to demolish the existing TGI Fridays building and build a new smaller scale restaurant.



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Mr. Lurk presented the site plan noting the existing curb cuts that will remain.

Mr. Lurk stated that the proposed restaurant would have dual lane drive-thru lanes that wrap around the building with striping between the two lanes and flexibility to merge back to one lane at the order window. He explained different ways that the dual drive-thru lanes can be used during different times of the day to help with efficiency.

Mr. Lurk stated that to meet City code, there is a proposed third by-pass lane for the drive-thru.

Mr. Lurk stated that the proposed north elevations would face Olive Blvd and the south elevations would face Tempo Dr. He stated that the two allowed signs would be on these elevations.

Mr. Joe Vavrina, 1391 Corporate Dr., McHenry, IL 60050, presented the proposed landscape plan.

Mr. Vavrina stated that there will be heavy landscaping of ornamental grasses, evergreen shrubs, and deciduous shrubs between the outdoor patio and the drive-thru lanes.

Mr. Vavrina stated that there will be a mix of shrubs, deciduous trees, and evergreens for year-round screening of headlights.

Mr. Vavrina stated that the building will sit lower than Olive, so the proposed landscaping will provide year-round screening from Olive Blvd.

Mr. Vavrina stated that there will be complimentary landscaping along Tempo Drive as well.

Mr. Vavrina stated that the trash enclosure will be screened with landscaping as well.

Mr. Dan Shane, 16020 Swingley Ridge Rd. Chesterfield, MO 63017, stated that a scoping meeting occurred with Missouri Department of Transportation and City Staff.

Mr. Shane stated that the City's main concern is the overall traffic flow through the area, specifically northbound traffic backup and long queue times at Olive Blvd and Tempo Dr and southbound traffic turning left into the site.



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Mr. Shane stated that MODOT presented existing traffic data that was used in the traffic study done by HR Green.

Mr. Shane stated that many of the existing intersections are currently concerns at peak periods.

Mr. Shane stated that Chick-Fil-A typically sees more peak times for lunch and dinner, not breakfast.

Mr. Shane stated that MODOT has approved re-timing the signals to help mitigate traffic.

Mr. Shane stated that a solution to help with traffic mitigation is to remove the median and add two left-hand turn lanes for north bound Tempo and provide a left-turn lane for the shopping center for south bound Tempo.

Mr. Shane stated that MODOT is on board with this plan so long as it does not interfere with planned pedestrian access improvements.

Mr. Jason Jaggi, Director of Community Development, stated that the request is for a CUP with an associated Site Development Plan.

Mr. Jaggi stated that the request is for a 4,700 sq ft restaurant with 74 indoor seats and 24 outdoor seats and drive-thru capacity for 44 cars and hours of operation from 6:00AM - 10:30 PM Monday-Saturday.

Mr. Jaggi stated that the proposed location is in the Mixed-Use Place Type district as outlined in the comprehensive plan.

Mr. Jaggi stated that there is a vast proposed landscape plan that does encourage shared parking and outdoor dining.

Mr. Jaggi stated that the site design does separate the drive-thru lanes from pedestrians in the parking lot.

Mr. Jaggi stated that there is a proposed sidewalk connection to Tempo Dr that does not currently exist.



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Mr. Jaggi stated that staff will continue to work with the applicant on the design of the building, color, and creating cohesion with the existing shopping center.

Mr. Jaggi stated that staff is expecting further enhancements to the facade of the building facing Olive Blvd.

Mr. Jaggi stated that staff would like to work with the applicant to add more evergreens for year-round visual interest along Olive Blvd and additional landscaping along Tempo Dr.

Mr. Jaggi stated that the application meets the zoning code for drive-thru restaurants except for the design guidelines of the site. He explained that staff will continue to work with the applicant on design elements.

Mr. Jaggi stated that an impact to traffic is expected, but mitigation is proposed for the project.

Mr. Jaggi stated that the Chick-Fil-A will require 44 parking spaces, and the site has a surplus of parking.

Mr. Jaggi stated that the City's consulting traffic engineer, Kyle Evans, Lochmueller Group, reviewed the traffic study provided by HR Green.

Mr. Kyle Evans, 411 N 10th St, St. Louis, MO 63101, stated that he has reviewed the three submittals on the traffic impact study.

Mr. Evans stated that the latest traffic mitigation plan submitted would reduce the traffic queuing times on Tempo Dr.

Mr. Evans presented the traffic table from the study regarding traffic impacts on Olive Blvd at different times throughout the day.

Mr. Evans stated that the table shows that traffic queues would be improved in almost every condition except for mornings and Saturdays in the westbound left lane.



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Mr. Evans stated that during the mornings and Saturdays, the average queue times may extend beyond the left turn lane. He explained that this is due to through traffic on Olive, not additional traffic from the proposed Chick-Fil-A drive-thru.

Mr. Buelter asked what the timeframes used for the study are. Mr. Evans stated that they represent each peak hour.

Mr. Jaggi stated that the Commission should review the traffic impacts and proposed mitigation, noting that MODOT's final review comments have not been received. He stated that the commission should also consider the proposed landscaping and further refinement of the exterior elevations.

Ms. O'Brien asked for further clarification of the traffic studies. Ms. LaBonte also had concerns regarding access points to the other buildings in the shopping center.

Mr. Buelter had concerns about the drive-thru going over capacity. Mr. Lurk stated that there will be a plan negotiated with the neighboring shops for drive-thru overflow that will not impact the other storefronts in the shopping center.

Mr. Lumley asked if the 44-car count includes the third lane. Mr. Lurk stated that it does not.

Ms. O'Brien had concerns regarding traffic impacts for the residents at the nearby apartment homes and subdivisions.

Ms. LaBonte asked the location of the curbside pickup spaces. Mr. Lurk stated that they are not required or noted on the current site plan but showed spaces close to the door that could be used.

Mr. Wang suggested depicting the queue lanes by number of cars rather than by feet, as this may help the commission visualize the impacts.

Mr. Potashnick had concerns regarding the proposed design of the building fitting with the design of the existing shopping center. Mr. Buelter suggested that the applicant bring material samples at a later meeting.



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Mr. Potashnick asked how overburdened the intersections are currently and the impact this proposed use will create. Mr. Evans stated that currently, during mid-day and PM, the west bound left turn off Olive Blvd and the north bound Tempo Dr lane are rated F and the proposed mitigation will help to improve the intersection. He explained that the proposed mitigation will improve the areas to D and E, and that this is an improvement of almost 30 seconds per cycle.

Mr. Buelter had concerns that the mechanical equipment on the roof will not be adequately screened. Mr. Jaggi stated that the RTU's will match the height of the parapet but the drawings do not show that properly.

Mr. Buelter asked what is located near the trash enclosure. Mr. Lurk stated that it is outdoor storage.

Ms. O'Brien had concerns regarding noise and sound studies. Mr. Jaggi stated that the requirement is that the noise level will not increase the ambient sound levels at the mid-day level Monday - Friday. He explained that the applicant was able to demonstrate compliance.

Mr. Buelter asked about proposed lighting. Mr. Jaggi stated that there is a compliant lighting plan in the staff report.

Mr. Steve Raskin, 1017 Fashion Sq., St. Louis, MO 63146, stated that he has concerns regarding the traffic impacts of this project on the neighboring subdivisions.

Mr. Raskin stated that there is already traffic diverting through the subdivision to the north, creating safety concerns. He has concerns that more traffic will divert through the subdivision as a result of this development.

Ms. Melanie Galvin, Cove West Apartments, had concerns regarding the impact of the traffic and being able to get in and out of her apartment complex.

Ms. Galvin had concerns that the proposed mitigation will not be enough to alleviate the traffic impacts to the intersections.



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Mr. Jaggi asked the Commission if there were any other concerns that they would like to have addressed at the next meeting. Ms. LaBonte stated that it would be helpful to note the number of cars rather than the number of feet in the traffic study. She also asked to see the average volume of traffic expected at peak hours and in a day.

Mr. Wang asked for clarification about how the proposed development would compare to other local Chick-Fil-A restaurants such as Manchester Rd and Chesterfield.

Ms. O'Brien stated that it would be helpful to understand the number of cars from other properties at peak hours.

Mr. Potashnick asked if there could be feedback on the impact to residential streets such as Tempo Dr and Fashion Square. Mr. Jaggi stated that staff will do their best to get the requested information on the surrounding area.

Ms. LaBonte stated that it may also be helpful if the Chick-Fil-A team could present statistics of the average number of orders per hour projected for the location.

Ms. O'Brien stated that it would be helpful if the traffic study chart could have an associated explanation of the data.

Ms. O'Brien made a motion to continue the public hearing to the January 17th meeting. Mr. Potashnick seconded. All in Favor.

RESULT: Passed

MOVER: Rhonda O'Brien

SECONDER: Larry Potashnick

AYES: AJ Wang, Muriel Hall, Julie LaBonte, Thomas Buelter, Rhonda O'Brien, Marjorie Richter, Larry Potashnick

NAYS: None

WORK AGENDA

None.



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DEPARTMENT REPORTS

Mr. Jaggi reminded the Commission that the January 3rd meeting has been cancelled.

Mr. Jaggi stated that the January 17th meeting has a very full agenda including the text amendment for recreational marijuana that would best be decided quickly.

Mr. Jaggi stated that the joint meeting with City Council is scheduled for the council meeting on January 23rd.

ADJOURNMENT

The meeting adjourned at 8:06 PM.

Submitted by:

Recording Secretary

Chair



APPLICATION TO PLANNING AND ZONING COMMISSION
#22-037: A CONDITIONAL USE PERMIT FOR A 4,900 SQUARE FOOT
OUTPATIENT MENTAL HEALTH AND SUBSTANCE ABUSE CENTER, BIRCH
TREE RECOVERY, LOCATED AT 10324 LADUE ROAD

FOR THE MEETING OF: Tuesday, January 17, 2023, 6:00 PM.

LOCATION: 10324 Ladue Road zoned "GC" General Commercial District.

REQUEST: Solomon Zelcer, of Booha, LLC, has submitted an application for a Conditional Use Permit for Birch Tree Recovery, an Outpatient Mental Health and Substance Abuse Center (NAICS 621420), located at 10324 Ladue Road in the "GC" General Commercial zoning district. The proposed use would move into the existing 4,900 square foot building located on the premises and no exterior changes are proposed.

ADDITIONAL INFORMATION: Under Section 405.250, Table A of the Zoning Code, NAICS 621420 requires the issuance of a conditional use permit in the "GC" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?
- Is the proposed use compatible with the surrounding area?

Creve Coeur 2030

Comprehensive Plan References

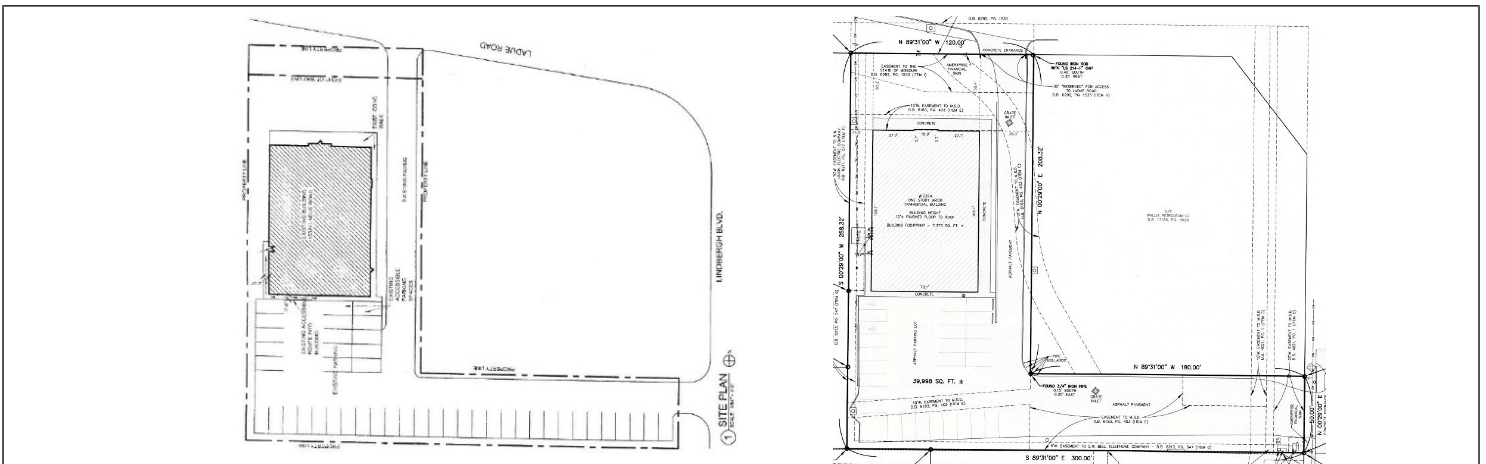
- Lindbergh Boulevard Planning Area (Mixed Use Place type)

Zoning Code References

- Section 405.360: GC-General Commercial District
- Section 405.470: Conditional Uses

APPLICANT/OWNER: Solomon Zelcer
Booha, LLC
7830 Blackberry Ave
St. Louis, MO 63130

APPLICANT'S REPRESENTATIVE: Rick Garlipp
Renew Consulting Group
699 Cross Street
Lakewood, NJ 08701



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 1/6/2023

ATTACHMENTS: Applicant's Materials received November 18, 2022 and January 5, 2023
Draft Ordinance

Birch Tree Recovery is an outpatient substance abuse treatment center seeking to occupy the 4,900 square foot single tenant space located 10324 Ladue Road. The application does not include the building to the north addressed 10322 Ladue Road. The applicant would provide clients with outpatient individual or group therapy and services. Medication can be prescribed as needed but no medication is kept or administered on site. The overall daily functions on site will mirror those of a typical medical office taking patients by appointment. Birch Tree Recovery will employ 6 employees at busiest shift and will be open 9:00 AM to 9:00 PM Monday-Friday. NAICS 621420, Outpatient Mental Health and Substance Abuse Center, is a Conditional Use in the GC-General Commercial zoning district which requires Planning and Zoning Commission review and final approval by the City Council. No exterior changes are proposed to the building, but additional parking lot striping is proposed to provide for more parking

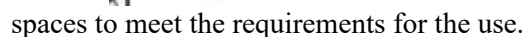


Figure 1: Proposed floor plan.

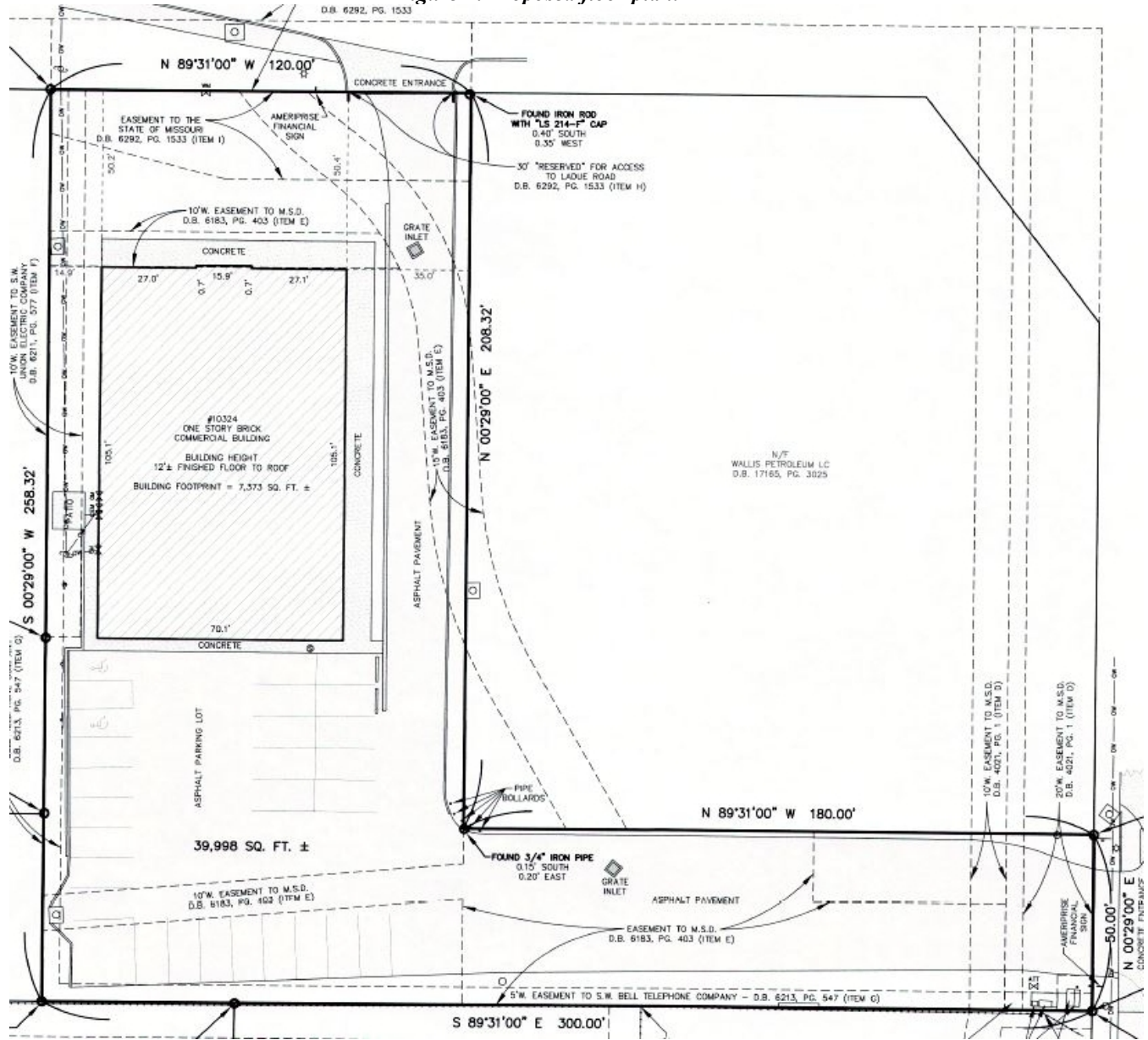


Figure 2: Existing site plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial	Ladue Road
South	Residential	A-Single Family Residential	NA
East	Commercial	GC-General Commercial	NA

West	Residential	A-Single Family Residential	NA
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COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the subject property in the Mixed Use Place Type within the Lindbergh Boulevard planning area (p. 102). The Lindbergh corridor is part of the Mixed-Use District (MU) place type. This place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped streets. The subject property is one of only two properties along Lindbergh Boulevard and south of Ladue Road that are zoned GC-General Commercial like the properties to the north of Ladue Road along Lindbergh Boulevard. The proposed use would be considered a community service and would be located in an existing commercial building. This proposal complies with the Comprehensive Plan recommendations for this area.

ZONING REVIEW

NAICS 621420, Outpatient Mental Health and Substance Abuse Centers, are Conditional Uses in the GC zoning district. The requirements for the Conditional Use per Section 405.470(A)(24) are as follows:

Outpatient mental health and substance abuse center — NAICS 62142 (conditional use in the "GC" district).

a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.

b. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.

c. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.

The applicant has submitted documentation confirming that the application process has been started with the State of Missouri but they are unable to receive full approval until after their space has been inspected with the proposed interior changes made and the Conditional Use Permit has been approved by City Council. The requirement to receive this licensing has been added as a condition of approval to be provided prior to the issuance of a final certificate of occupancy. The applicant is moving into an existing commercial building and no exterior changes are proposed to the façade of the building. The existing building conforms to other commercial buildings in the vicinity. The closest known existing substance abuse treatment facility is 2.2 miles away at 9890 Clayton Road outside of the City limits. With the exception of the ongoing licensing process with the State of Missouri, the applicant has met the requirements for a Conditional Use permit.

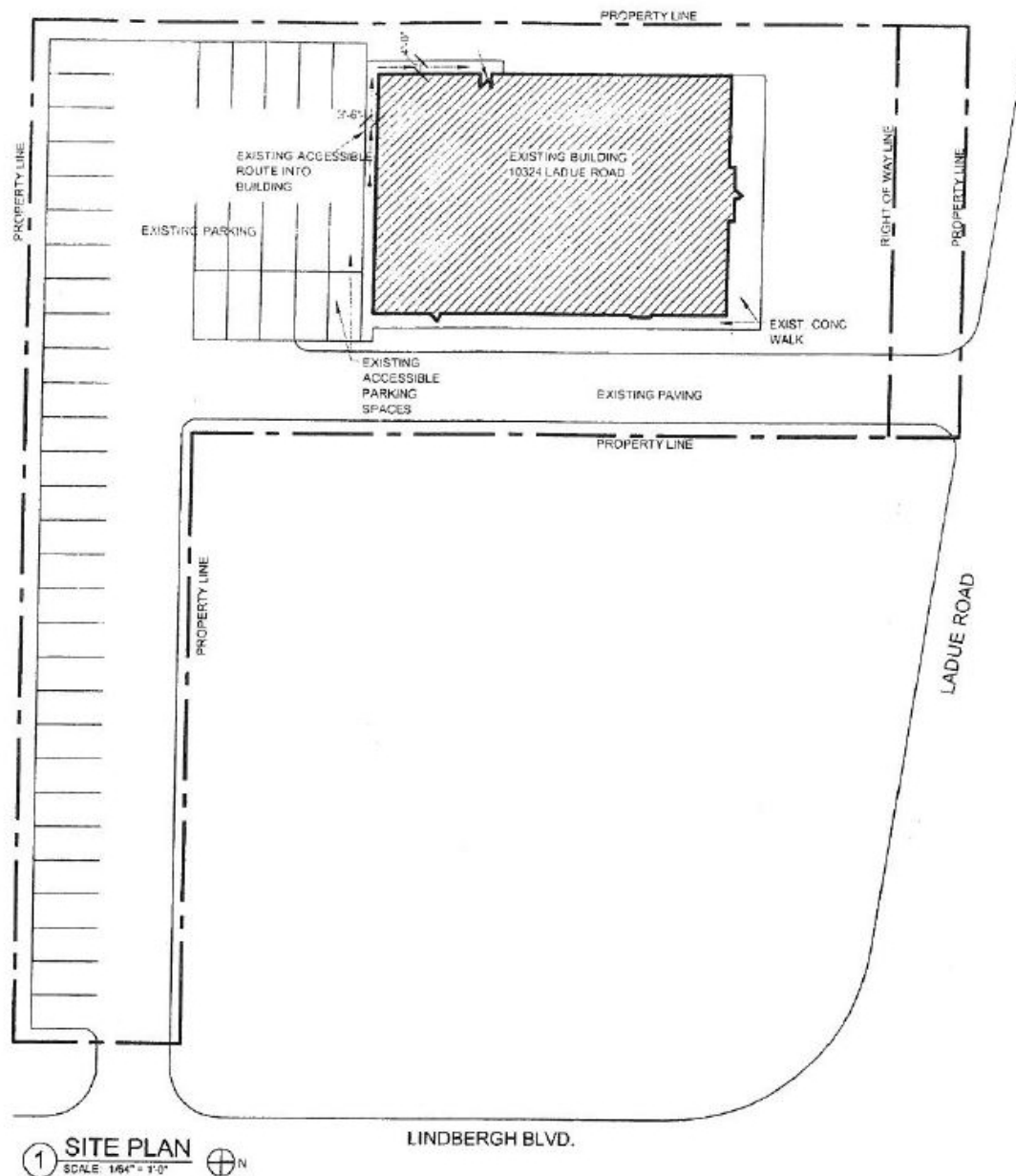


Figure 3: Proposed on-site parking. Tenant space shaded.

Parking:

Section 405.820(A)(7) states that if a specific land use is not included in the list of uses for which parking space requirements are specifically listed, then the required parking for that use shall be determined by using the required parking for the most similar use that is specifically listed. In this case, since NAICS 621420 is not specifically listed, the most similar use that is specifically listed would be the NAICS grouping 621--- of which Ambulatory Health Care Services is listed. Section 405.820(H)(8)(a)(1), requires 4 parking spaces per 1000 square feet of gross leasable floor area for buildings under 15,000 square feet. Therefore, this use requires 20 parking spaces where 44 are proposed.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

1. The Conditional Use Permit shall be for the operation of an approximately 4,900 square foot Outpatient Mental Health and Substance Abuse Center establishment, NAICS 621420, at 10324 Ladue Road.
2. Hours of operation shall be 9:00 a.m. to 9:00 p.m., Monday through Friday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout and additional parking spaces as part of Application #22-037 shall be submitted for review.
5. A license by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri shall be obtained before a final occupancy permit can be issued in compliance with Section 405.470.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of a Conditional Use Permit for Birch Tree Recovery located at 10324 Ladue Road, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of January 17th, 2023” (conditions may be added, eliminated, or modified by preceding motion).

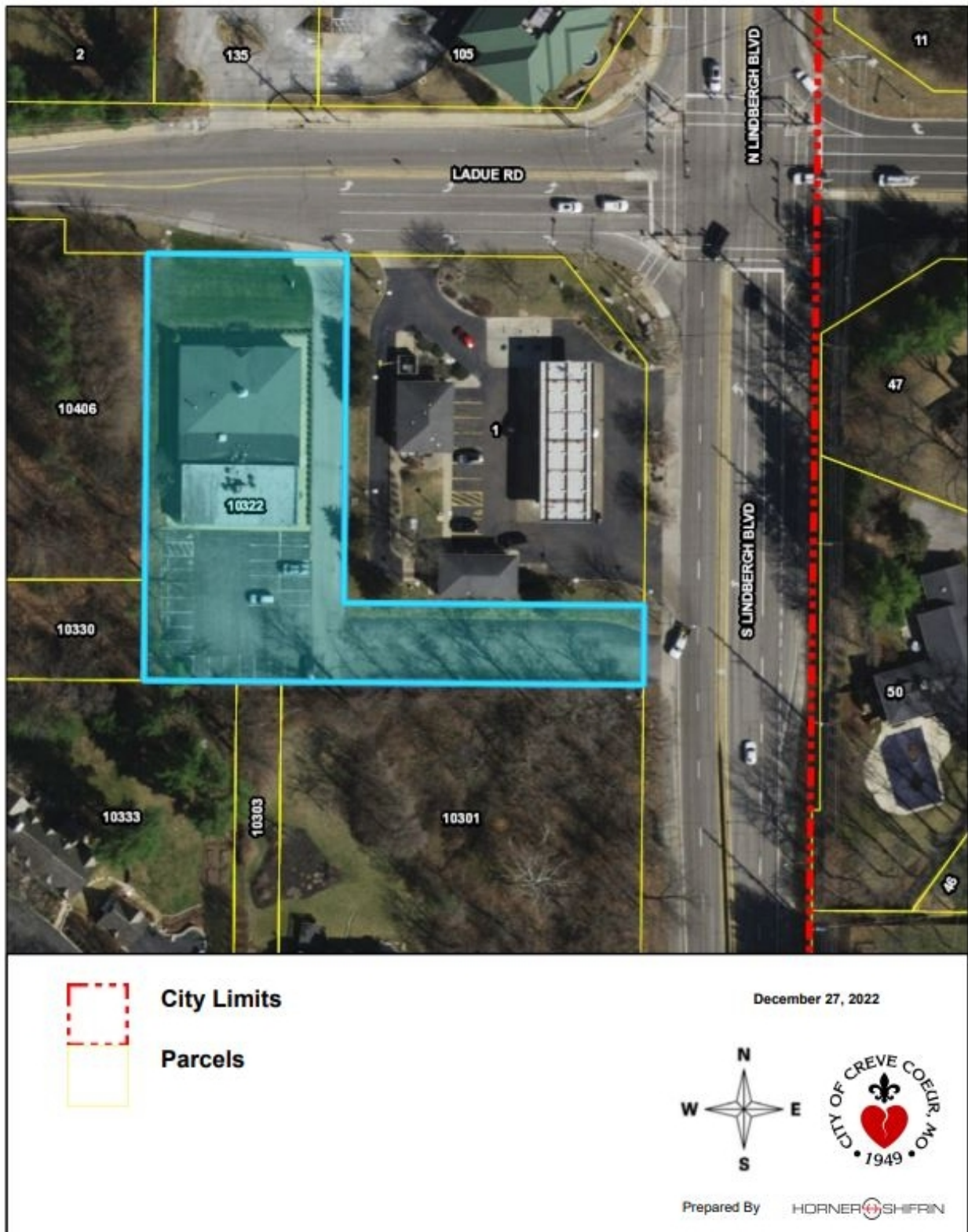
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS



Description: Existing landscaping in good condition.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A 4,900 SQUARE-FOOT OUTPATIENT MENTAL HEALTH AND
SUBSTANCE ABUSE CENTER, FOR BIRCH TREE RECOVERY, LOCATED AT
10324 LADUE ROAD**

WHEREAS, under Section 405.360(C), outpatient mental health and substance abuse centers in the “GC”, General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Solomon Zelcer, of BooHa, LLC, submitted an application for a conditional use permit for an existing 4,900 square foot outpatient mental health and substance abuse center, Birch Tree Recovery, at 10324 Ladue Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, January 17, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on January 17, 2023; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of an outpatient mental health and substance abuse center located at 10324 Ladue Road in the "GC" General Commercial zoning district, whose legal description is as follows:

PART OF LOT 1 OF THE A. W. DAUSTER ESTATE PARTITION, IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, THE PLOT OF WHICH IS RECORDED IN COUNTY DEED BOOK 86 PAGE 342 AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF LINDBERGH BOULEVARD, 100 FEET WIDE, AT THE NORTH EAST CORNER OF A TRACT CONVEYED TO WARREN B. LAMMERT AND WIFE BY DEED RECORDED IN BOOK 1087 PAGE 195; THENCE NORTH ALONG THE WEST LINE OF LINDBERGH BOULEVARD 50 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO STANDARD OIL COMPANY BY DEED RECORDED IN BOOK 4170 PAGE 25; THENCE WEST ALONG STANDARD TRACT 180 FEET TO ITS SOUTHWEST CORNER AND CONTINUING ALONG ITS WEST LINE 228.32 FEET TO THE SOUTH LINE OF LADUE ROAD, 60 FEET WIDE; THENCE WEST ALONG SAID SOUTH LINE OF LADUE ROAD 120 FEET TO A POINT; THENCE SOUTH, PARALLEL WITH LINDBERGH BOULEVARD, 278.32 FEET TO A POINT IN SAID WARREN B. LAMMERT PROPERTY, AND THENCE EAST ALONG SAID LAMMERT PROPERTY 300 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTH 20 FEET CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, BY DEED RECORDED IN BOOK 6292 PAGE 1533 OF THE ST. LOUIS COUNTY RECORDS).

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 4,900 square foot Outpatient Mental Health and Substance Abuse Center establishment, NAICS 621420, at 10324 Ladue Road.
2. Hours of operation shall be 9:00 a.m. to 9:00 p.m., Monday through Friday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout and additional parking spaces as part of Application #22-037 shall be submitted for review.
5. A license by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri shall be obtained before a final occupancy permit can be issued in compliance with Section 405.470.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit

BILL NO. _____

ORDINANCE NO. _____

shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city
of

CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Solomon Zelcer	Rick Garlipp
<i>Name</i>	<i>Name</i>
Booha LLC	Renew Consulting Group
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
7830 Blackberry Ave	699 Cross St
<i>Address</i>	<i>Address</i>
St Louis, MO 63130	Lakewood, NJ 08701
<i>Address</i>	<i>Address</i>
Telephone # 917 359-2021	Telephone # 732 245-8256
<i>Telephone #</i>	<i>Telephone #</i>
Fax # _____	Fax # _____
<i>Fax #</i>	<i>Fax #</i>
Email: solzelcer@gmail.com	Email: rgarlipp@renewcg.com
<i>Email:</i>	<i>Email:</i>
 <i>Applicant's Signature</i>	Rick Garlipp Digitally signed by Rick Garlipp Date: 2022.11.04 15:45:52 -04'00' <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
10324 Ladue Road	John Sheahan
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	10324 Ladue Road Building, LLC
<i>Address</i>	<i>Company (If Applicable)</i>
Development Name (if any)	916 Dontaos Drive
<i>Development Name (if any)</i>	<i>Address</i>
Current Zoning	St. Louis, MO 63131
General Commercial	<i>Address</i>
Prior CUP Approvals (if known)	Telephone # 314 402-1031
unknown	Fax # 314 994-4088
<i>Telephone #</i>	<i>Fax #</i>
<i>Address</i>	Email: jsheahan@naidesco.com
<i>Email:</i>	<i>Email:</i>
	 <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Individual and group counseling services for individuals with substance use disorders; voluntary, outpatient services with no medications kept on site.

Requested use is NAICS 621420 - Outpatient Mental Health and Substance Abuse Centers

Gross Floor Area – Existing and Proposed: 4900 sf

Number of Seats (for restaurant only): _____

Number of Employees at the busiest shift: _____

Hours of Operation: 9 am to 9 pm

Current or Most Recent Use of the Property: _____

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan	☐ Photographs of existing structures
☐ Access and parking plan; (may be shown on site plan)	☐ Materials samples
☐ Landscape plan	☐ Legal Description in Word format
☐ Floor plan	☐ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, December 19, 2022.

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

Date: _____

____ Fees Paid

Revised: 7/22

Rationale

Property: 10324 Ladue Rd, Creve Coeur, MO 63141

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Outpatient Mental Health and Substance Use Centers provide vital community resources in a setting with an impact similar to a medical office building. All clients voluntarily come in for treatment services, have scheduled appointments, complete their counseling services, and leave the office.

The property is located in an area with mixed commercial and residential property. It is situated off Ladue Road with its own shared parking lot where clients can drive in, receive their counseling services, and drive out. The traffic created with this use would be less than that of the adjacent BP gas station or PNC Bank across the street.

The use also comes with a greater purpose. Missouri saw a nearly 20% increase in drug-related deaths between 2019 and 2020 and has a death rate of 32.1 per 100,000 in the general population. Missouri lost over 1,800 residents to drug overdoses in 2020. These statewide statistics drives home the overwhelming need for substance use and mental health treatment in the greater St. Louis market.

Per requirements noted in *Conditional Uses* Section 405.470 #24 in Creve Coeur, MO Zoning Ordinance

- In the process of gaining licensure for Birch Tree Recovery LLC and use contingent on Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri
- The exterior of the facility reasonably conforms to the exterior appearance of other buildings in the vicinity
- The closest substance abuse treatment facility is located at 9890 Clayton Rd, St. Louis MO 63124 is 2.2 miles away from property

10324 Ladue Rd Legal Description

Part of Lot 1 of the A. W. Dauster Estate Partition, in the Southwest quarter of Section 12, Township 45 North, Range 5 East, the plot of which is recorded in County Deed Book 86 page 342 and described as follows:

Beginning in the West line of Lindbergh Boulevard, 100 feet wide, at the Northeast corner of a tract conveyed to Warren B. Lammert and wife by deed recorded in Book 1087 page 195; thence North along the West line of Lindbergh Boulevard 50 feet to the Southeast corner of a tract conveyed to Standard Oil Company by deed recorded in Book 4170 page 25; thence West along said Standard tract 180 feet to its Southwest corner and continuing along its West line 228.32 feet to the South line of Ladue Road, 60 feet wide; thence West along said South line of Ladue Road 120 feet to a point; thence South, parallel with Lindbergh Boulevard, 278.32 feet to a point in said Warren B. Lammert property, and thence East along said Lammert property 300 feet to the Point of Beginning (EXCEPTING THEREFROM the North 20 feet conveyed to the State of Missouri, acting by and through the State Highway Commission of Missouri, by deed recorded in Book 6292 page 1533 of the St. Louis County Records).

A.D.A. AMERICANS WITH DISABILITIES ACT
A.F. ABOVE FINISHED FLOOR
A.C. ACOUSTICAL
A.C.I. BASEMENT
A.S./T. BEARING
B. BENCH MARK
B/L. BLOCK
B.C. BOARD
B.L.G. BUILDING
C.I. CONTROL JOINT
C.E. CEILING
C.C. CLEAN OUT
C.O. COLUMN
C.C./C.C. CONCRETE
C.M. CONTINUOUS
CONTR. CONTRACTOR
C.M. CEMENT MASONRY UNIT
C.T. CERAMIC TILE
D. DIAMETER
D.M. DIMENSION
D.S. DOWNSPOUT
D.V.G. DRAWING
D.F. DRINKING FOUNTAIN
E. DOWN
E.C. ELECTRICAL
ELEC. ELECTRIC OR ELECTRICAL
ELEV. ELEVATION
E. EQUAL
EXIST OR (E). EXISTING
EXT. EXTERIOR
EXP. EXPANSION JOINT
F. FINISH
F.A. FIRE ALARM
F.D. FLOOR DRAIN
F. FOUNDATION
FUR. FURRING / FURRED
G. GAGE
G.V. GALVANIZED
G. GENERAL CONTRACTOR
G. OR GL. GLASS OR GLAZING
G.R. GRADE
G.Y. BOARD. GYPSUM BOARD
G.Y. BOARD. GYPSUM WALL BOARD
H. HARDWARE
H.TG. HEATING
HVAC. HEATING / VENTILATION / AIR CONDITIONING
H. HEIGHT
H.C. HOLLOW CORE
H.M. HOLLOW METAL
H.C.B. HOSE BEND
H. HAND CAPPED
H.S. INSIDE DIAMETER
I.W. INTERIOR WORK
J. JOIST
J. L.A.T.D. LAUNDRY
L. LIGHT
L.T. LINTEL
L.M. MACHINERY OPENING
MANUF. OR MFR. MANUFACTURER
MECH. MECHANICAL
M.TL. METAL
MATL. MATERIAL
MAX. MAXIMUM
MISC. MINIMUM
M.S.C. MISCELLANEOUS
MIN. MINIMUM
(N). NEW
NOH. NOMINAL
NOT IN CONTRACT
N.T.S. NOT TO SCALE
O.C. ON CENTER
O. OPENING
O.P. OPPOSITE
O.D. OUTSIDE DIAMETER
P. PART
P.T. PARTITION
P.L. PLATE
P.V.C. POLYVINYL CHLORIDE
P.B.G. PLASTIC
P.L.A.M. PLASTIC LAMINATE
PR. PRIVATE
P. PAINTED
R. RADIUS
R.D. ROOF DRAIN
R. RETURN AIR
R.M. RESILIENT MATERIAL
REGS. REGULATIONS
REQ. REQUIRED
S.C. SOLID CORE
SIM. SIMILAR
S. SPECIFICATIONS
ST. STAIN
STL. STEEL
STOR. STORAGE
STRUCT. STRUCTURAL
SCHD. SCHEDULE
S. SHEET
SYS. SYSTEM
TEL. TELEPHONE
TH. THRESHOLD
T. TOILET
T. TRANSOM
T.P. TRAP
V. VENT
V. VESTIBULE
VCT. VINYL COMPOSITION TILE
W.P. WATERPROOF
W. WITH
W. WITHOUT
W. WOOD
W.H. WATER HEATER

SHEET INDEX

- | | |
|----|---|
| A0 | COVER SHEET / GENERAL NOTES / GENERAL
SPECIFICATIONS / SITE PLAN / PARTITION TYPES |
| A1 | DEMOLITION PLAN |
| A2 | FLOOR PLAN / WALL DIAGRAM |
| A3 | EGRESS PLAN |

1. ALL CONTRACTORS SHALL OBSERVE ALL REGULATIONS IMPOSED BY THE APPROPRIATE GOVERNING BODIES, AND ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES, ACCIDENT AND FIRE PREVENTION REGULATIONS, COMPLIANCE, ALL MATERIALS, EQUIPMENT, WORKMANSHIP, WORKING CONDITIONS, AND CONSTRUCTION METHODS SHALL COMPLY WITH THE LATEST APPLICABLE SECTIONS OF LOCAL, MUNICIPAL, CITY, STATE & FEDERAL CODES, ORDINANCES & STANDARDS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES AT THE BUILDING SITE.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS & CONSTRUCT ALL NEW WORK IN A NEAT & APPROVED MANNER.
4. THE CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED FOR THEIR INSTALLATION AND PER DRAWINGS (IF APPLICABLE).
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING OR PROTECTIVE MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SECURITY IN & AROUND THE JOB SITE DURING CONSTRUCTION.
7. THE A.J.A. GENERAL CONDITIONS (FORM A-201 LATEST ISSUE) SHALL GOVERN AND BE PART OF THIS PROJECT.
8. THE CONTRACTOR SHALL SUBMIT FILE FOR, PAY & SECURE ALL APPROVALS, BUILDING PERMITS, FIRE PERMITS, TEST, AND CERTIFICATES OF COMPLIANCE & OCCUPANCY.
9. THE DIMENSIONS ON THESE DRAWINGS IN ALL CASES SUPERSEDE SCALE. CONTRACTOR IS NOT TO SCALE DRAWINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RUBBISH SWEEP UP & REMOVED, UPON COMPLETION OF WORK. THE CONTRACTOR SHALL LEAVE WORK IN A FINISHED CONDITION.
11. IT WILL BE THE DUTY OF THE CONTRACTORS TO COMMUNICATE IMMEDIATELY WITH EACH OTHER IN ORDER TO SCHEDULE WORK, STORAGE AREAS, ETC. IN A MANNER AND WITHIN THE TIME SPECIFIED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO OWNER'S OR OTHERS PROPERTY, DONE BY HIMSELF OR INDIVIDUALS IN THE CONTRACTOR'S EMPLOY, OR THROUGH NEGLIGENCE.
13. THE CONTRACTOR SHALL LOCATE THE BUILDING SITE ESTABLISH BUILDING LINES, BENCH MARKS, FINISH FLOOR ELEVATIONS, LAYOUT FOR PARTITIONS & OPENINGS.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES BEFORE CONSTRUCTION BEGINS.
15. ALL ARCHITECTURAL DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHTS AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

19. IF THE CONTRACTOR DOES NOT CLEARLY UNDERSTAND THE PLANS, HE SHOULD OBTAIN THE ARCHITECT'S WRITTEN EXPLANATION PRIOR TO BIDDING. THE CONTRACTOR WILL BE HELD RIGIDLY TO INTERPRETATIONS OF THE ARCHITECT.
20. NO MECHANICAL WORK IS INCLUDED. NO MECHANICAL CHANGES ARE CALLED FOR IN THE RENOVATION WORK
21. ALL ELECTRICAL WORK IS TO BE ON A DESIGN/BUILD BASIS BY THE GENERAL CONTRACTOR. G.C. IS RESPONSIBLE FOR ELECTRICAL PERMIT ACQUISITION.
22. GENERAL CONTRACTOR IS TO PROVIDE SHOP DRAWINGS OF ALL MILLWORK TO OWNER FOR REVIEW. (IF APPLICABLE)
23. GENERAL CONTRACTOR IS RESPONSIBLE FOR DOOR HARDWARE SPECIFICATION. ALL HARDWARE TO COMPLY WITH NOTES IN THIS DOCUMENT AND TO BE APPROVED BY OWNER.

 DETAIL NUMBER
 SHEET NUMBER
 INTERIOR ELEVATION
 SECTION CUT
 PARTITION TYPE

PROJECT NAME: OFFICE REMODELING PROJECT
GMAC MORTGAGE
10324 LADUE ROAD
ST. LOUIS, MO 63141

DESIGN CODES:
BUILDING: 1999 BOCA
MECHANICAL: 2013 INTERNATIONAL MECHANICAL CODE
ELECTRICAL: 2008 NEC
PLUMBING: 2003 UNIFORM PLUMBING CODE
ACCESSIBILITY: 1998 A-111
FIRE PROTECTION: 1999 BOCA
FIRE SEPARATION: SEPARATION BETWEEN NORTH AND SOUTH USE GROUPS SHOULD BE 2 HOUR ASSEMBLY U-121

CODE INFORMATION:
CURRENT OCCUPANCY: B
PROPOSED OCCUPANCY: B
CONSTRUCTION TYPE: SB

DESIGN OCCUPANT LOAD:
CONF., LUNCH, RECEPT. RMS: 1/23 S.F. / 15 S.F. PER OCC. = 74
STORAGE: 220 S.F. / 300 S.F. PER OCC. = 73
OFFICE: 5677 S.F. / 100 S.F. PER OCC. = 56.77
TOTAL DESIGN OCCUPANT LOAD = 132
MAX. STORY HEIGHT: 2 STORY, 30 FT. MAX. AREA: 7,200 SQ. FT.
ACTUAL HEIGHT: 2 STORY, 14'0" ACTUAL AREA: 7000 SQ. FT.
NO ADDITIONAL AREA PROPOSED
CURRENT FIRE PROTECTION SYSTEMS: NONE
FIRE RESISTANT RATING EXISTING CORRIDORS: NOT APPLICABLE

ARCHITECT
KILLEEN STUDIO ARCHITECTS
1901 ARSENAL STREET
ST. LOUIS, MISSOURI 63118
(314) 771-0883
MICHAEL KILLEEN, ARCHITECT

1. WEST EXIT DOOR TO BE REPLACED. NEW DOOR TO BE LOCATED AT EDGE OF BUILDING. INTERIOR WALL PARTITION ADJACENT TO DOOR TO BE REMOVED TO ALLOW EXIT TO COMPLY WITH ANSII DOOR CLEARANCE STANDARDS (ANSI 1998 SECTION 4.04.2.4).

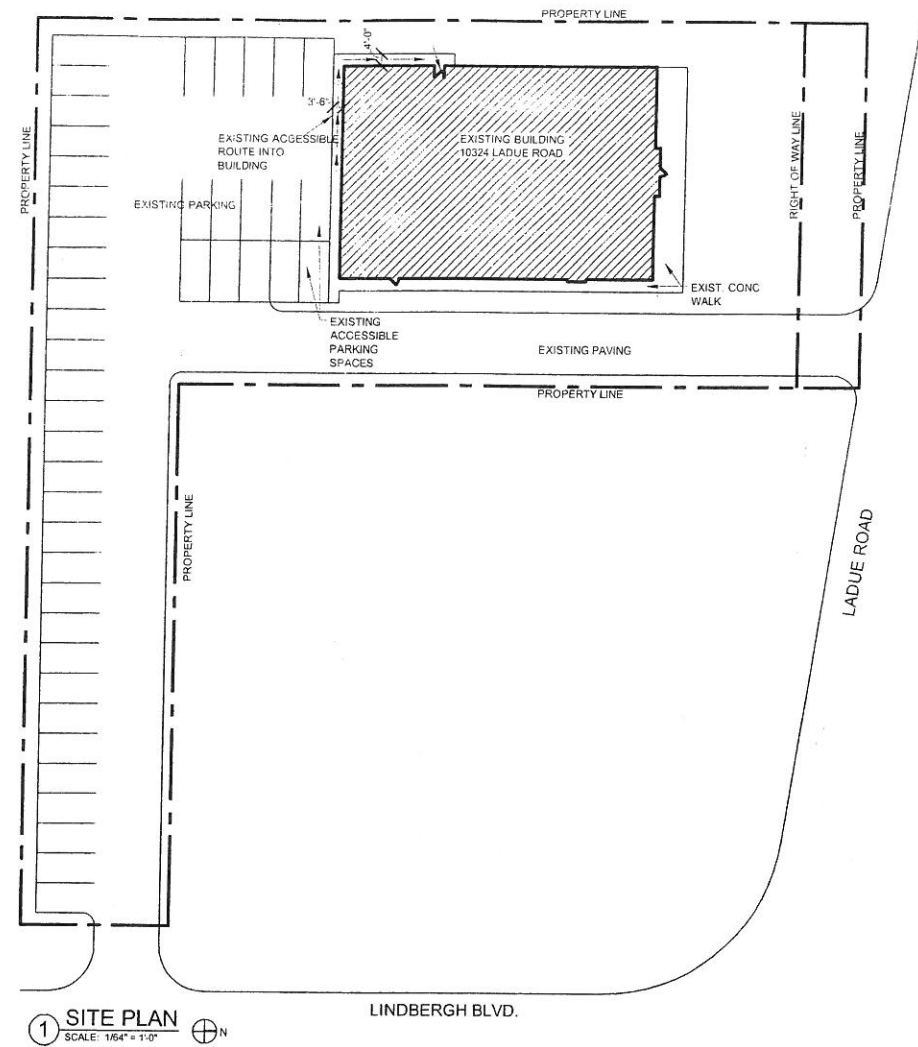
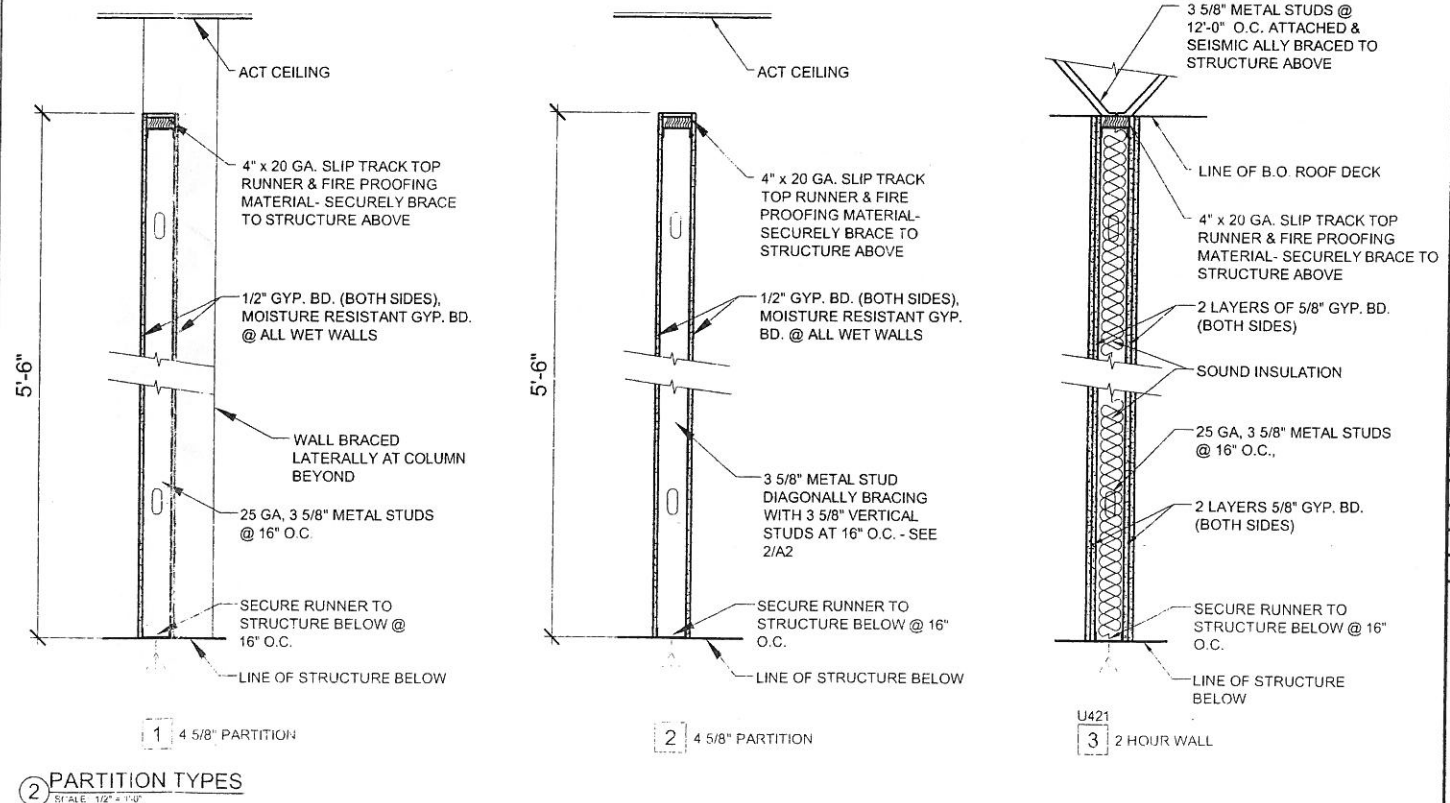
2. EAST EXIT DOOR TO RECEIVE NEW ANSII-COMPLIANT DOOR HARDWARE.

"HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS MUST BE EASY TO REACH AND USE. THEY MUST BE LOCATED AT A HEIGHT THAT DOES NOT REQUIRE REACHING ABOVE THE HEAD OR REACHING DOWN TO THE KNEES OR LOWER. THEY MUST BE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST IS NOT TO BE REQUIRED. REACH SHALL BE 34 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FLOOR OR GROUND." (ANSI 1998 SECTION 4.04.2.7). OWNER TO APPROVE HARDWARE PROVIDED BY GENERAL CONTRACTOR.

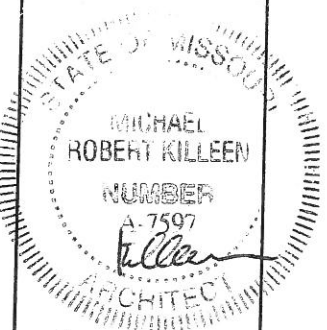
- ⚡ SINGLE POLE SWITCH LOCATION (48" A.F.F. - U.N.O.)
- ⚡ DUPLEX RECEPTACLE - 120V CIRCUIT (18" A.F.F. OR 6" ABV. COUNTER U.N.O.)
- ⚡ QUADRUPLUX ELECTRICAL OUTLET - 120V CIRCUIT
- ⚡ GROUND FAULT CURRENT INTERRUPTER PROTECTED DUPLEX RECEPTACLE - 120V CIRCUIT (6" ABV. COUNTER U.N.O.)
- ⚡ DEDICATED CIRCUIT DUPLEX RECEPTACLE DEDICATED FOR COPIER. (18" A.F.F. OR 6" ABV. COUNTER U.N.O.)
- ⚡ DEDICATED CIRCUIT DUPLEX RECEPTACLE, SPECIAL PURPOSE W/ ISOLATED GROUND. DEDICATED FOR TEL / DATA OR PRINTER / FAX EQUIP. (18" A.F.F. OR 6" ABV. COUNTER U.N.O.)
- ▽ CUTOUT RING AND PULL STRING FOR TEL. CABLE (18" A.F.F. OR 6" ABV. COUNTER U.N.O.)
- ▽ CUTOUT RING AND PULL STRING FOR DATA CABLE (18" A.F.F. OR 6" ABV. COUNTER U.N.O.)
- ▽ CUTOUT RING AND PULL STRING FOR TEL. AND DATA CABLE (18" A.F.F. OR 6" ABV. COUNTER U.N.O.)
- 🔥 FIRE EXTINGUISHER
- 📦 FLOOR CORE AND ELEC. GANG BOX FOR WHIP CONNECTION TO SYSTEMS FURNITURE INFEED.
- 📞 INDICATES VOICE / DATA CABLES TO BE BUNDLED
- ⌚ INDICATES EXISTING FIXTURE TO REMAIN
- 🌡️ THERMOSTAT LOCATION (48" A.F.F. U.N.O.)
- 📞 PHONE BELL LOCATION (8-6" A.F.F.)
- 🔥 FURNACE

- | | |
|---|----------------|
|  | NEW COUNTERTOP |
|  | EXISTING WALL |
|  | NEW WALL |
|  | NEW DOOR |
|  | EXISTING DOOR |

- 1) All door operating devices shall be capable of operation with one hand and shall not require tight grasping, twisting of the wrist or tight pinching. Door knobs are prohibited. Note: The existing door hardware serving any existing primary entrance or egress doors from tenant space shall be brought into compliance even if no changes are proposed for these doors. 10174.1
- 2) All means of egress doors equipped with magnetic locks, card readers, push button combination locks etc., or other special locks shall be able to unlock in accordance with all 7 conditions stated in this code section. 10174.1.2
- 3) All means of egress doors shall be readily operable from the side from which egress is to be made without the use of a key, special tool or special knowledge or effort. 10174.1
- 4) Special Locking Arrangements: Means of egress doors equipped with magnetic locks, card readers, push-button combination locks etc. or the "Special" locks shall be able to unlock in accordance with all 7 conditions listed in this code section. Specific information for this type of security system shall be submitted. 10174.1.2
- 5) Access-Controlled Egress Doors: Entrance doors to buildings and to tenant spaces are permitted to be equipped with an approved egress control system installed in accordance with item 1 through 5 of this code section - specific information for access control system shall be submitted. 10174.5
- 6) Primary entrance door hardware shall be made accessible when any portion of the accessible route is altered. 110.0



**KILLEEN STUDIO
ARCHITECTS**
3015 Salena Street
St. Louis, MO 63118
tel.: 314.771.0883
fax: 314.771.0154

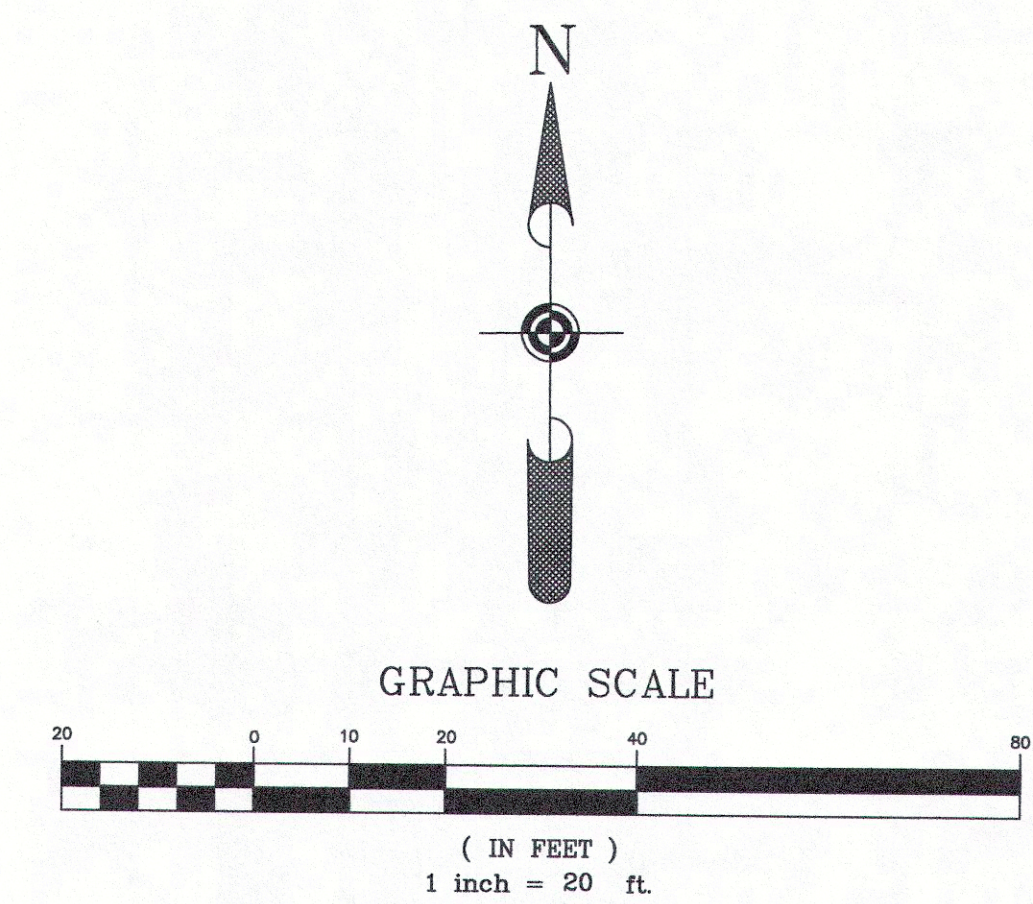
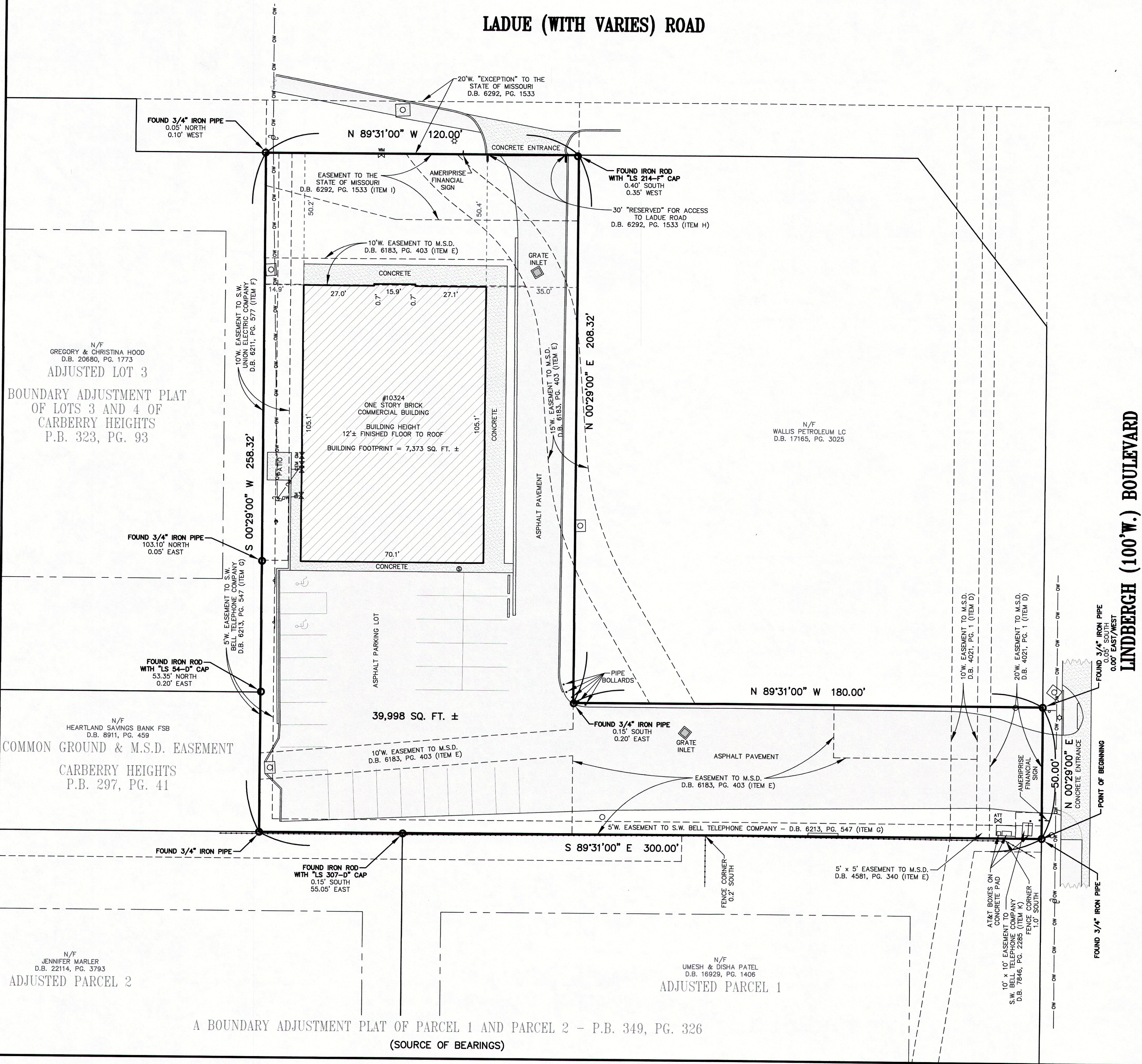


GMAC MORTGAGE
110324 LADUE
ST. LOUIS, 63141

[illegible]

A0

ALTA/NSPS LAND TITLE SURVEY



PROPERTY DESCRIPTION PER TITLE POLICY:

Part of Lot 1 of the A.W. Dauster Estate Partition, in the Southwest quarter of Section 12, Township 45 North, Range 5 East, the plot of which is recorded in County Deed Book 86 page 342 and described as follows:

Beginning in the West line of Lindbergh Boulevard, 100 feet wide, at the Northeast corner of a tract conveyed to Warren B. Lamert and wife by deed recorded in Book 1087 page 195; thence North along the West line of Lindbergh Boulevard 50 feet to the Southeast corner of a tract conveyed to Standard Oil Company by deed recorded in Book 4170 page 25; thence West along said Standard tract 180 feet to its Southwest corner and continuing along its West line 228.32 feet to the South line of Ladue Road, 60 feet wide; thence West along said South line of Ladue Road 120 feet to a point; thence South, parallel with Lindbergh Boulevard, 278.32 feet to a point in said Warren B. Lamert property, and thence East along said Lamert property 300 feet to the Point of Beginning (EXCEPTING THEREFROM the North 20 feet conveyed to the State of Missouri, acting by and through the State Highway Commission of Missouri, by deed recorded in Book 6292 page 1533 of the St. Louis County Records).

Security Title Insurance Agency, LLC Informational Title Report - File Number: 19398SEC
Dated: August 8, 2017

ITEM B: Easement for Water Pipe in Book 1224, Page 459 (Does not affect the Surveyed Property, lies South thereof within White Bridge Lane)

ITEM C: Easement to Laclede Gas Company in Book 2883, Page 1 (Does not affect the Surveyed Property, lies South thereof within White Bridge Lane)

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ITEM G: Easement to Southwestern Bell Telephone Company in Book 6213, Page 547 (Affects the Surveyed Property as shown, being the 5' Easements running along the Southerly and Westerly Property lines)

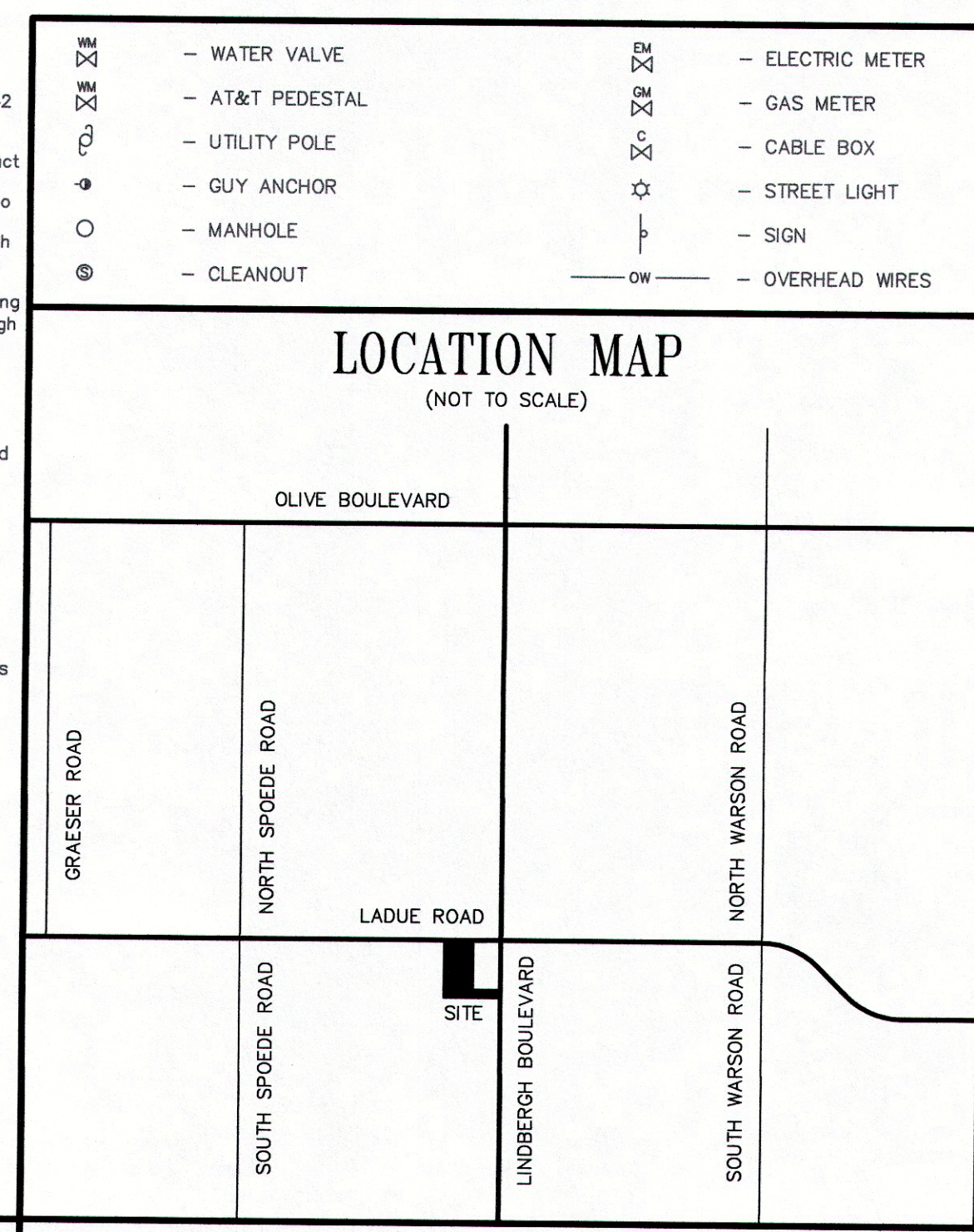
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ITEM J: Dedication of Sewer Systems and Facilities in Book 6372, Page 1267 and Book 6535, Page 2105 and Book 6720, Page 868 (Affects the Surveyed Property, being the Sewers and Facilities located in the above described Easements to M.S.D., does not create any new Easement)

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Flood "Zone X" Areas determined to be outside the 0.2% Annual Chance Floodplain City of Creve Coeur, Missouri - Community-Panel Number: 290344-0193 K
Map Revised: February 4, 2015 (NOT a "Special Flood Hazard Area")



To: NAI Desco and Security Title Insurance Agency, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9 and 13 of Table A thereof. The field work was completed on September 19, 2017.

I also declare that under my supervision and to the best of my ability and professional judgment, that the results shown hereon are made in accordance with the Missouri Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, for an Urban Class Survey.

This ALTA/NSPS Land Title Survey is non-transferable.

7/29/2017

Professional Land Surveyor In Responsible Charge
Missouri Registration Number PLS-2005019212

ALTA/NSPS LAND TITLE SURVEY

James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129
Project Address: 10322-10324 Ladue Road
Creve Coeur, MO
63141

REV.	DATE	BY	DESCRIPTION
SUR.	R.S.	DES.	
DRW.	L.J.K.	CHK.	L.J.K.
DATE PREPARED: SEPTEMBER 26, 2017			SHEET 1 OF 1

PROJECT NUMBER: 208832

JAMES SURVEYING COMPANY
LAND SURVEYORS
10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

Floor Plan



For more information:

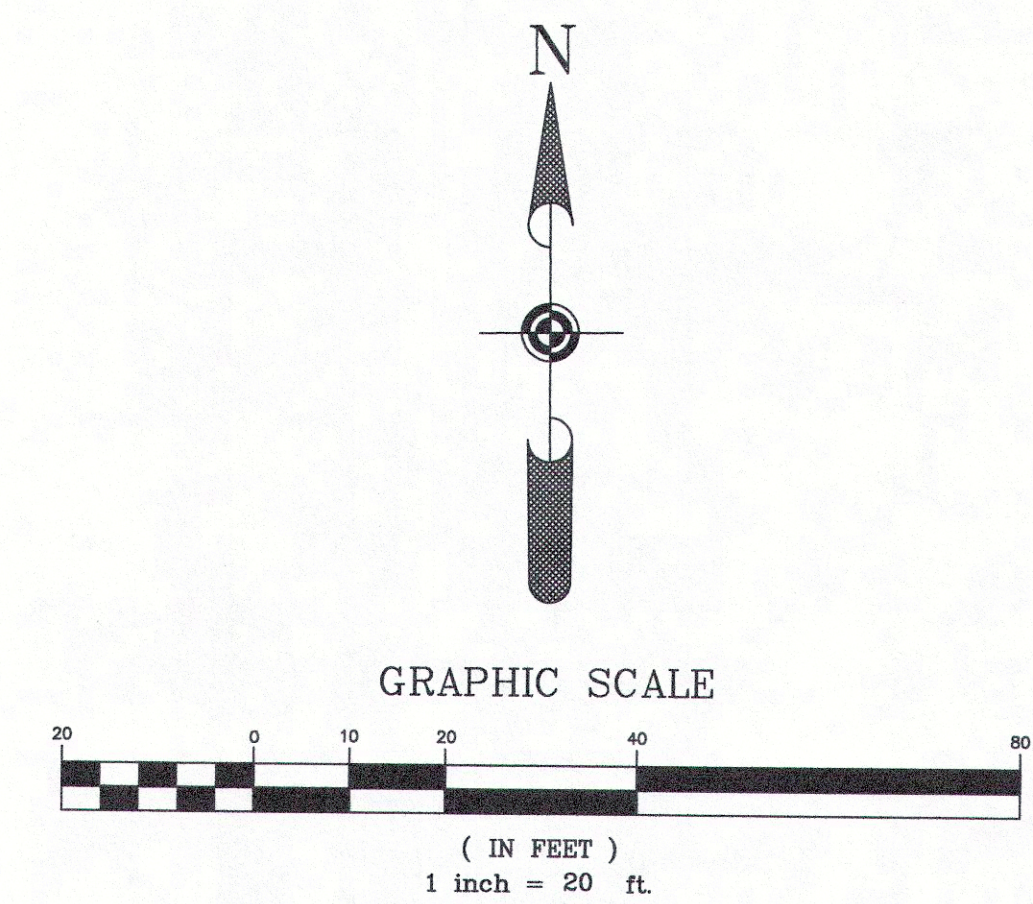
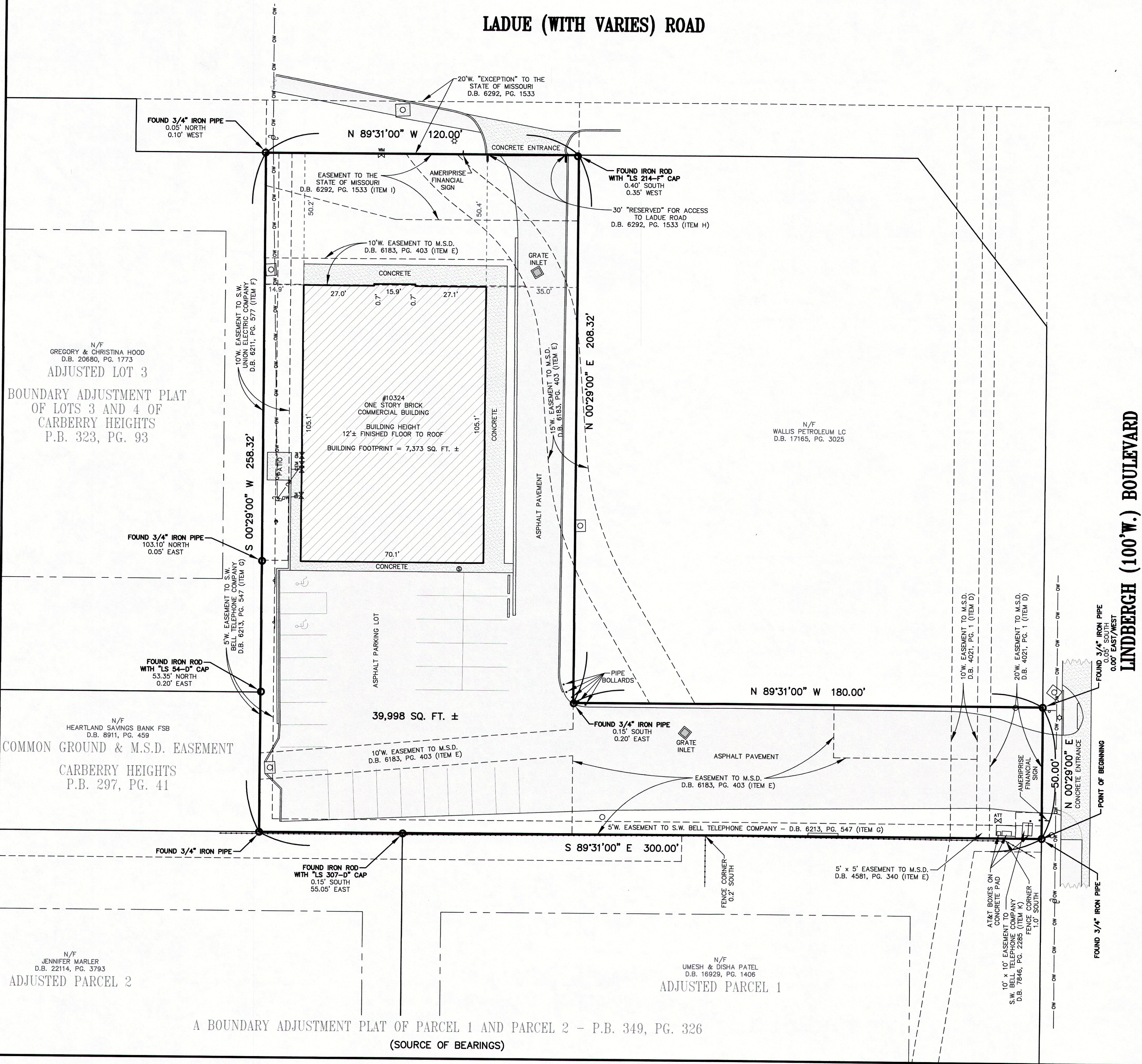
John J. Sheahan, Jr., SIOR

314 994 4176 Direct

314 402 1031 Mobile

jsheahan@naidesco.com

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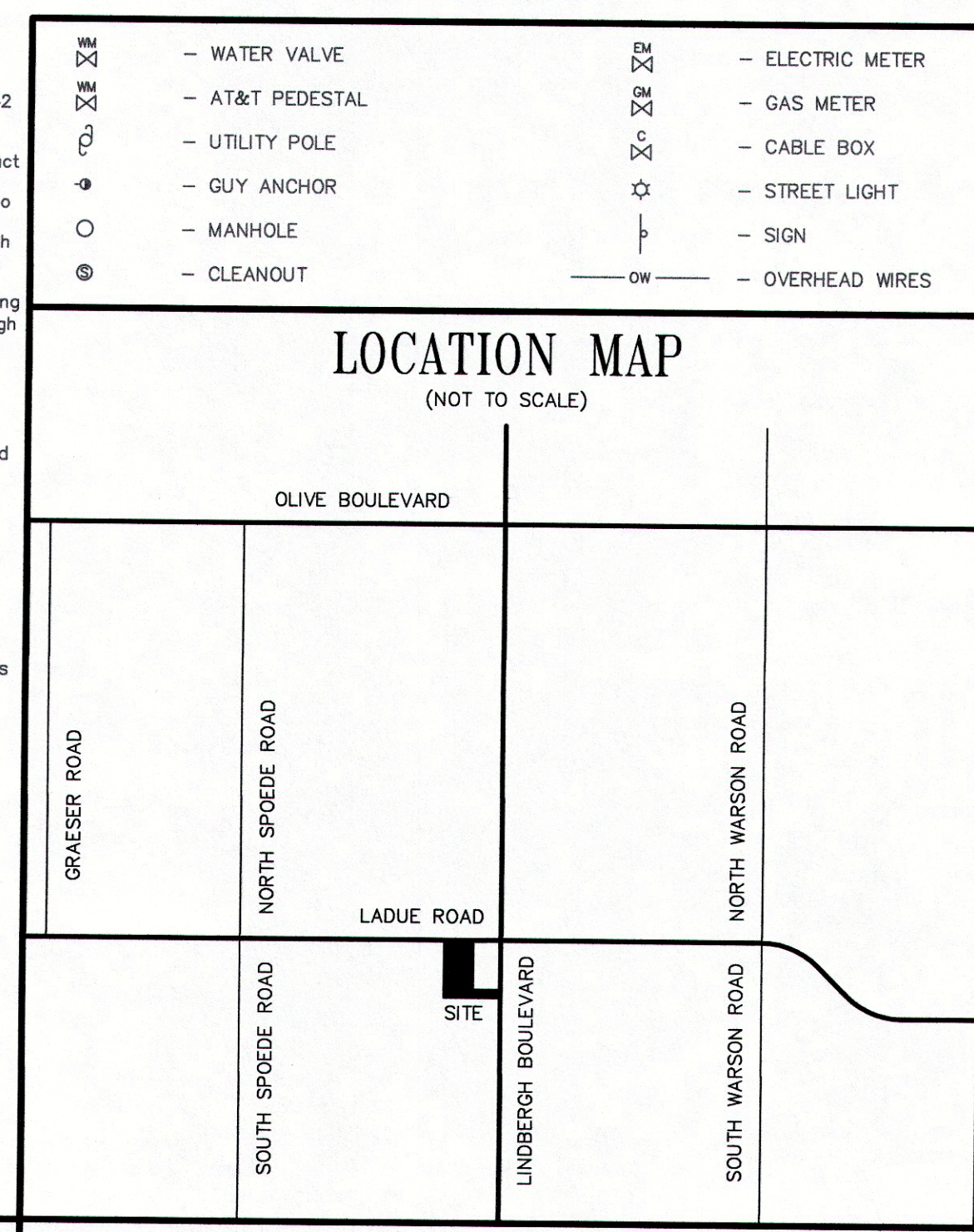
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REV.	DATE	BY	DESCRIPTION
SUR.	R.S.	DES.	
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STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

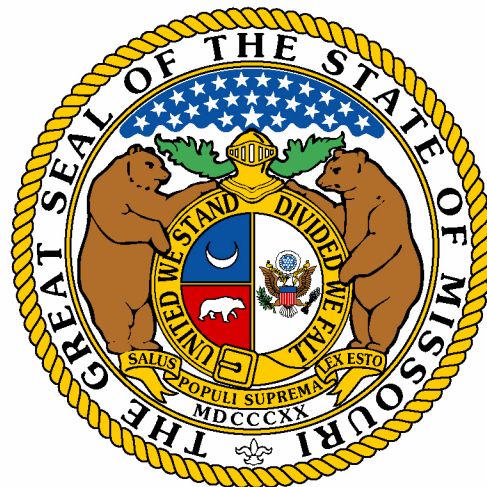
I, JOHN R. ASHCROFT, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

Booha LLC
LC014386758

was created under the laws of this State on the 20th day of June, 2022, and is active, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 18th day of November, 2022.


Secretary of State



Certification Number: CERT-11182022-0047



APPLICATION TO PLANNING AND ZONING COMMISSION
#22-038: AN APPLICATION FOR A MASTER SIGN PLAN FOR THE
CONGREGATION SHAARE EMETH CAMPUS LOCATED AT 11645 LADUE
ROAD

FOR THE MEETING OF: Tuesday, January 17, 2023, 6:00 P.M.

LOCATION: 11645 Ladue Road, zoned A-Single Family Residential District

REQUEST: Robert Colton, of Congregation Shaare Emeth, has submitted an application for a Master Sign Plan for the Shaare Emeth campus, located at 11645 Ladue Road in the "A" Single Family Residential zoning district, pursuant to Section 405950(J) Master Sign Plans. The proposal would allow for the replacement of two existing entrance low monument signs. Master Sign Plans allow the City Council the flexibility to approve a comprehensive sign plan for large residentially zoned institutional campus developments of at least 20 acres, subject to certain requirements and conditions.

ADDITIONAL INFORMATION: Congregation Shaare Emeth at Ladue and N. New Ballas was originally developed in 1978. The property is 21.15 acres. Ordinance 2153 authorized the expansion of the school in 2001. The congregation currently has two existing entry monument signs, one at each entrance from Ladue and N. New Ballas, that are in need of replacement. The two new proposed low monument signs would be of the same materials as the existing building.

APPLICANT: Robert Colton
Congregation Shaare Emeth
11645 Ladue Road
St. Louis, MO 63141

PROPERTY OWNER: Rosalie R. Stein, Executive Director
Congregation Shaare Emeth
11645 Ladue Road
St. Louis, MO 63141

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?

Creve Coeur 2030
Comprehensive Plan
References:

- Civic Place Type
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential District
- Section 405.955 Master Signage Plans
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 1/09/2023

ATTACHMENTS: Applicant's Materials received November 18, 2022 and January 6, 2023, Draft Ordinance

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The property is a 21.15-acre site located at the northeastern corner of North New Ballas Road and Ladue Road. The existing use on the site is for the Congregation Shaare Emeth which hosts a broad range of activities for its congregation and the community. The building not only hosts the services and activities but also a preschool and summer camps. The existing ground monument signs are pre-existing, non-conforming with a total square footage of 40 square feet and 4 feet in height. The signs were built in the 1980s and, according to the applicant, are beyond repair. Section 405.930(C) *Non-Conforming Signs* states that no new or existing sign may be constructed, altered in structure, relocated or replaced, unless the sign conforms to all the provisions of this Article and any required sign permit has been issued by the Zoning Administrator, or unless the sign was destroyed or damaged as a result of forces beyond the reasonable control of the owner of the sign and their tenants, employees, agents and representatives and it is replaced in its prior form and structure, or unless the sign is specifically exempt. The property is zoned A-Single Family Residential District. The signage for the subject property is governed under Section 405.940(E) *Institutional Uses in Residential Districts*. Under this section, only one low monument sign is allowed. Due to the size of the campus, staff recommended that a Master Sign Plan be pursued to replace the two existing entrance signs.

Congregation Shaare Emeth is seeking a Master Sign Plan to replace their existing monument signs, one at each entrance onto Ladue Road and N. New Ballas Road, with new, larger monument signs of a more modern sign and durable materials and to document the existing campus signage. The new low monument signs are made of masonry materials that are consistent with the building materials found on the synagogue building similar in design to other low monument signs in Creve Coeur. The overall size of the new low monument signs is approximately 55 square feet while the size of the actual sign face is just under 28 square feet. For comparison purposes, the maximum size allowed for a low monument sign on a development of more than 5 acres under Section 405.950 (C)(2)(c)(1) *Signs in Non-Residential Districts* is 60 square feet. The existing campus signage is mostly uniform in design and type throughout the campus. Any significant new signage not shown in the proposal would require approval of an amendment to the master sign plan from the Planning and Zoning Commission.

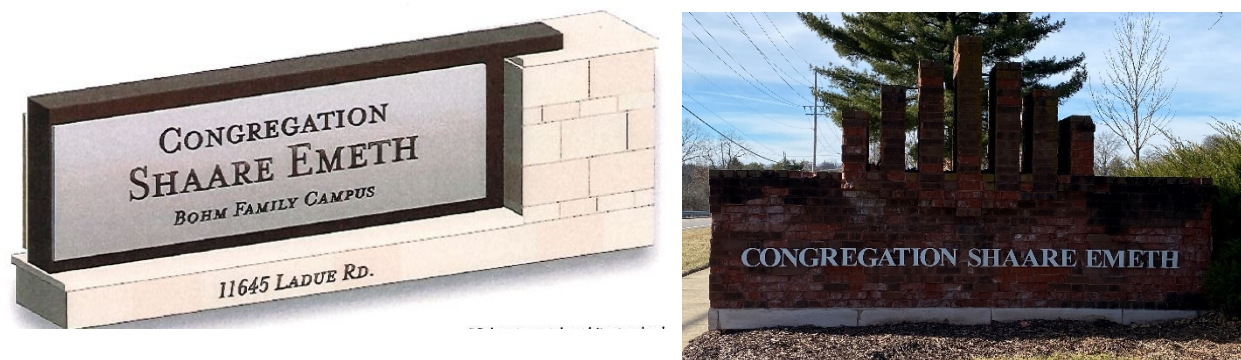


Figure 1: Proposed Monument Signs and the Existing Monument Signs in the same location.

Directional Signs

The campus currently has 7 directional signs with signage areas around 6 square feet; aside from two “double signs” that include two of these signs side by side, sharing a base which totals 12 square feet. These signs are uniform in material, color and font. They are all of a dark blue aluminum material with white lettering. The height and exact location of the signs have not been provided and a condition of approval has been added to address this. These signs are not proposed to be replaced.



Figure 2: Examples of existing directional signage. Top row: 1, 4, 6. Middle row: 8, 10, 11. Bottom row: 12.

Building Name Signs and Promotional Signs

In addition to the directional signage, the campus also has 5 larger signs displaying the names of specific areas and uses. These signs are less uniform and appear to be older than the matching directional signage. Two of the signs, the promotional signage, have a signage area of 24 square feet and three of the signs, the programs/usage signs, have 8.5 square feet of signage area. All of these signs are large, rectangular shapes but vary in color and graphics. These signs are not proposed to be replaced.



Figure 3: Examples of existing campus area signage. Top row: 2, 3, 5. Bottom row: 7, and 9.



Figure 4: Campus Site Plan showing the locations of the new low monument signage.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential; Carlyle Lake Subdivision	B Single Family Residential; B-RDD Single Family Residential	N/A
South	Residential	A Single Family Residential	Ladue Road
East	Residential	A Single Family Residential	N/A
West	Residential	A Single Family Residential	N. New Ballas Road

COMPREHENSIVE PLAN AND DESIGN GUIDELINES REVIEW

The subject property is identified in the *Creve Coeur 2030* Comprehensive Plan as part of the Civic district which is a community place or overlay district intended for institutional uses—including schools, churches, religious facilities, and public facilities—comprised of a single primary building with optional ancillary buildings on a single lot (p.57.) These districts consist of physical development recommendations to guide the public street frontages of the development, while allowing for maximum flexibility on the interior of the site (p.106.) Aside from the two proposed low monument signs at each entrance to the campus, the remainder of the signs are interior to the campus and completely hidden from view outside the campus.

The Design Guidelines offer more direction in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists, there should be an attempt to bring in a unifying element (such as size). (Ch 5, pg 17) The existing Congregation Shaare Emeth signs are well-designed in a mostly similar style to each other and similar use of materials, and limited to within the campus and away from the surrounding residential area. The two proposed low monument signs will replace currently existing monument signs in similar locations, match each other and will have materials that reflect that of the main building. Therefore, Staff finds that the existing and proposed signage is in keeping with the Design Guidelines and the Comprehensive Plan, and should not have a negative impact to the adjacent residents.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations is to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

Section 405.955 *Master Sign Plans* provides that with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public rights-of-way (i.e., Olive Boulevard) in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres, HE Higher Education District, and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres, allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed Master Sign Plan for Congregation Shaare Emeth is largely consistent with the intent of the Sign Regulations provision for master sign plans and with prior action of similar institutions in residential settings. The majority of the signs represent a similar style and design, and are mostly limited to the interior of the campus with the exception of the two entrance low monument signs. The proposed monument signs are consistent in character with the existing building's materials and in keeping with the surrounding neighborhoods. Overall, Staff finds that the signs are in keeping with the Zoning Regulations. Staff has included a condition that the monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way, to be consistent with the regulations regarding monument signs elsewhere in the Ordinance and to require their

placement outside of the right-of-way. Both of the existing entrance monument signs are currently compliant with this requirement.

Landscaping

Landscaping around the base of the monument signs should be 2.5 times the square footage of the sign to be consistent with the regulations for all other monument signs under Section 405.950 (C)(3)(a) *Signs in Non-Residential Districts*. The applicant has provided landscaping plans showing the area of work around the sign location and some information about the proposed plant material. The plans do not show the square footage of the landscaping area and staff have added a condition of approval to address this as well requiring more information about the specific plant types proposed. The use of native plantings and evergreen shrubs to provide year-round interest is strongly encouraged and should be incorporated into the proposed landscaping.

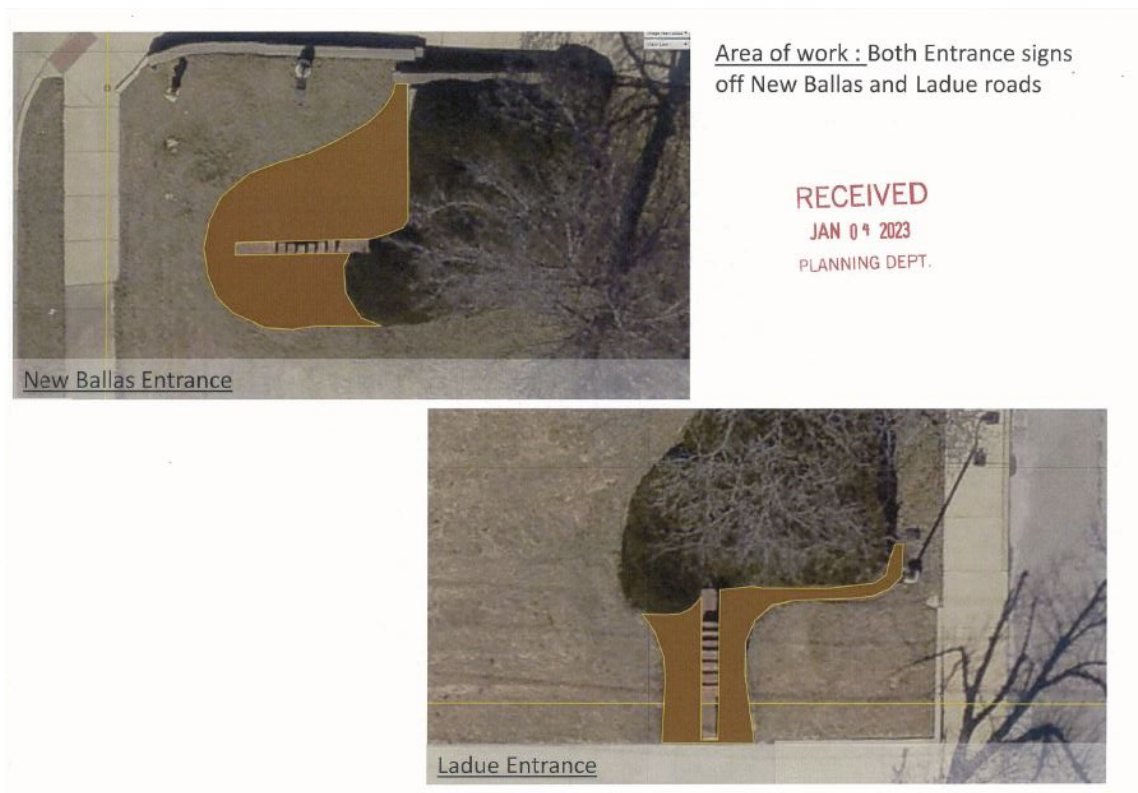
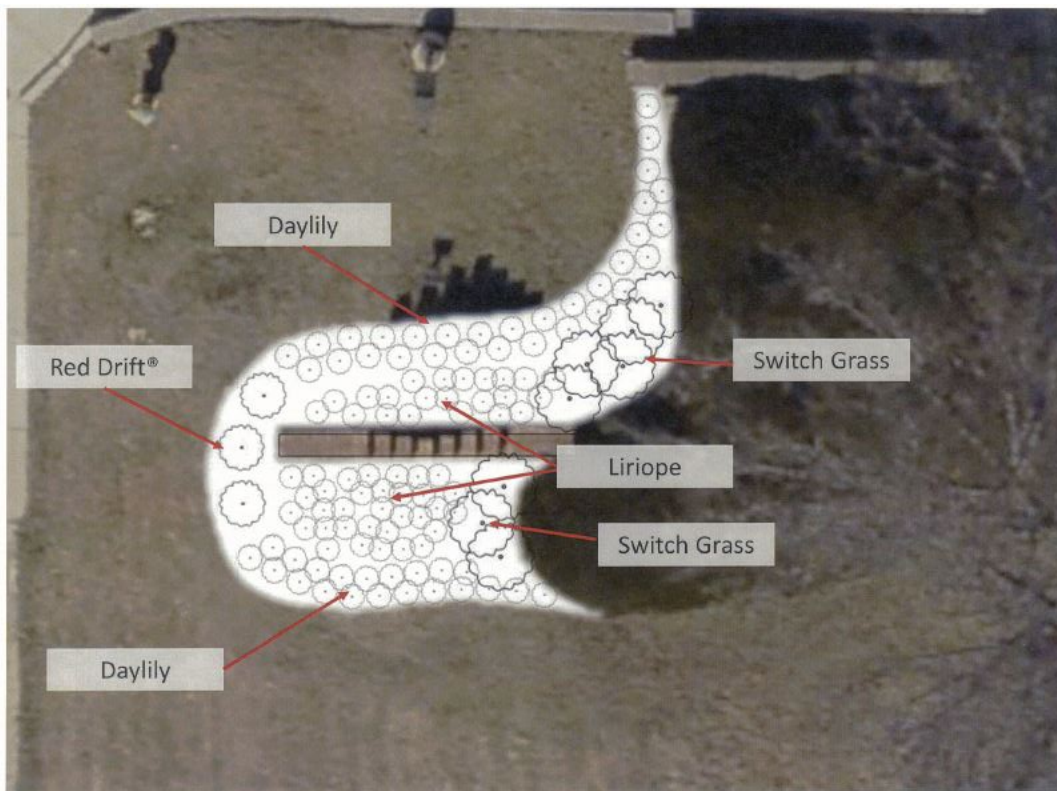


Figure 5: Proposed landscaping area around new low monument signs to replace existing.



New Ballas Entrance

RECEIVED

Figure 6: Proposed landscaping along North New Ballas Road monument sign.

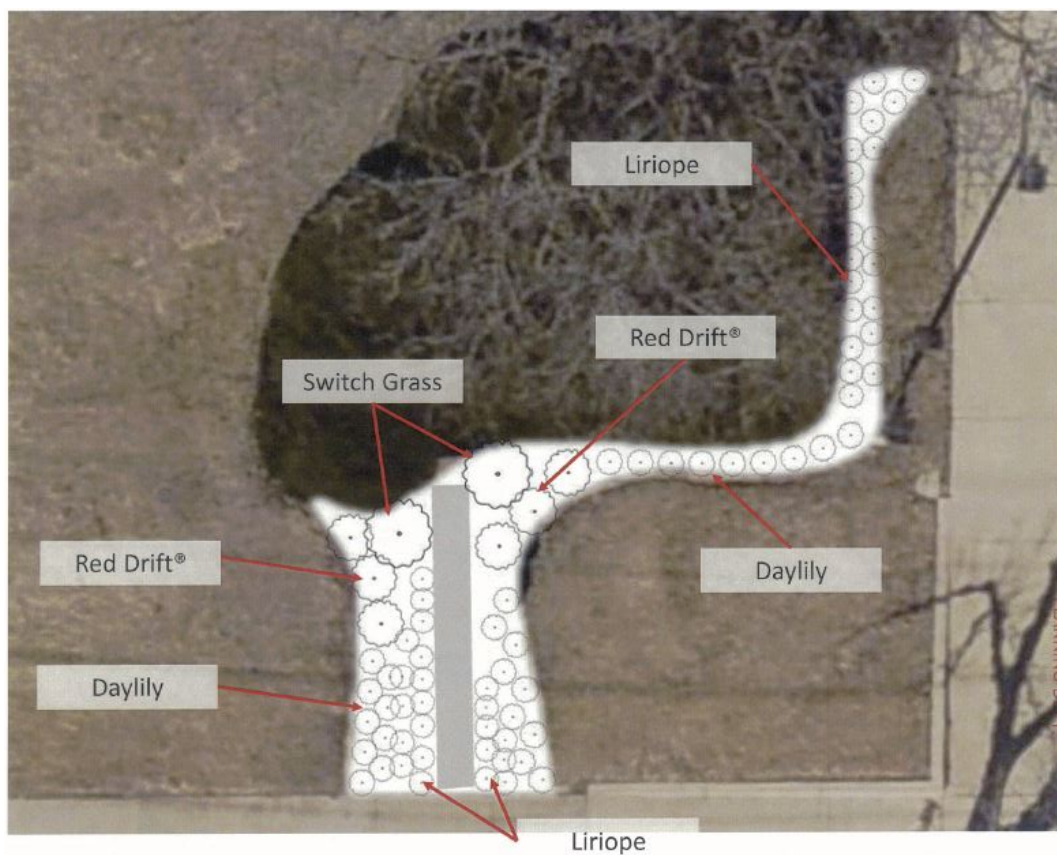


Figure 7: Proposed landscaping along Ladue Road monument sign.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff has provided conditions below, that include the requirement of a revised landscape plan as well as the customary conditions that primarily ensure adherence to the proposed plan.

1. The Applicant shall follow the Master Signage Plan received January 6, 2023 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
2. The applicant shall submit sign permit and/or building permit applications for proposed new signs referred to in the Master Sign Plan and demonstrate that signs are outside of the sight distance triangle.
3. Revise and resubmit signage directory to include heights of all existing campus signage for staff approval.
4. Revise and resubmit the signage location map to include the location of all existing and proposed signage on the Congregation Shaare Emeth Campus for staff approval
5. The proposed monument signs shall be setback a minimum of 15 feet from the adjacent roadway surface, and at least one foot from the edge of public right-of-way.
6. The Applicant shall provide a revised landscape plan for the monument signs that is consistent with the existing landscaping, that includes the use of native and evergreen plants, around the base of the sign that is 2.5 times the sign area with square footage calculations shown, for staff approval.
7. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
8. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
9. All temporary banners and window signs shall be in compliance with Section 405.950.(G) Temporary or Incidental Signs.

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for the Congregation Shaare Emeth Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the Master Signage Plan for the Congregation Shaare Emeth Campus, submitted with Application #22-038, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of January 17th, 2023” (conditions may be added, eliminated, or modified by separate motion).

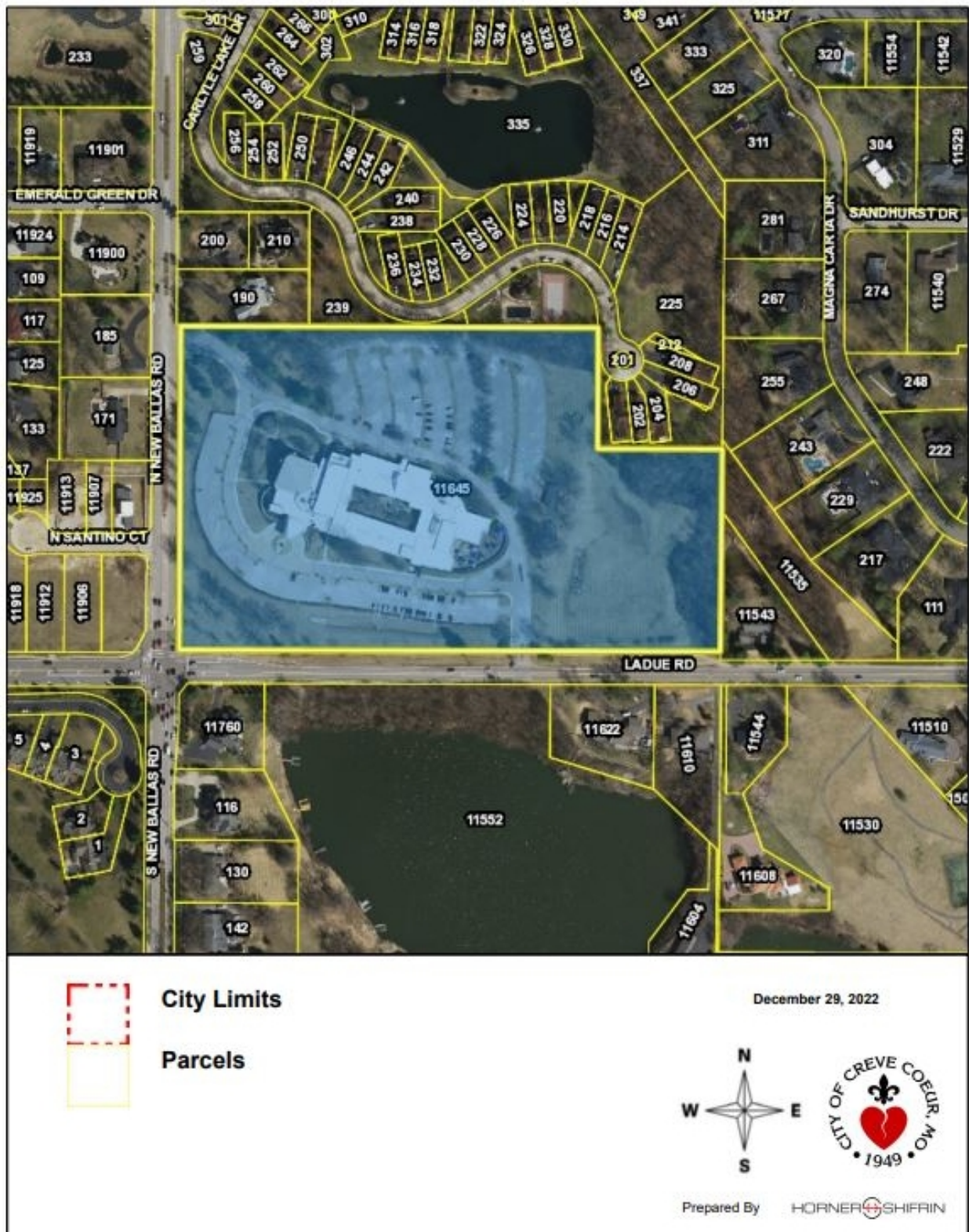
APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



APPENDIX 4: SITE PHOTOGRAPHS



Description: Existing monument entrance signage.



Description: Main synagogue entrance.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN FOR
CONGREGATION SHAARE EMETH LOCATED AT 11645 LADUE ROAD,
ZONED A SINGLE-FAMILY DISTRICT**

WHEREAS, Robert Colton, Congregation Shaare Emeth, has submitted an application for a master sign plan for the Congregation Shaare Emeth campus, located at 11645 Ladue Road, pursuant to Section 405.955 of the City of Creve Coeur's Code of Ordinances, to allow for the replacement of the monument signs at the entrances along North New Ballas Road and Ladue Road, as well as to memorialize all existing signage on the Campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire campus including all existing and proposed signage, except as modified herein, as demonstrated in the "Master Signage Plan" and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on January 17, 2023 beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on January 17, 2023; and

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and is in the public interest; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A Master Sign Plan is approved for the Congregation Shaare Emeth campus, located at 11645 Ladue Road, in the A-Single Family zoning district whose legal description is as follows:

A track of land in the Northeast one-quarter of Section 10, Township 45 North, Range 5 East of the 5th Principal Meridian, St. Louis County, Missouri, and being the same property as conveyed to Shaare Emeth Congregation by instrument recorded in Book 6117 Page 632 of the Recorder of Deeds Office in St. Louis County, Missouri, and being more particularly described as follows:

BILL NO. _____

ORDINANCE NO. _____

Beginning at the point of intersection of the North line of Ladue Road, 60 feet wide, with the East line of Ballas Road, 60 feet wide; thence North 00 degrees 05 minutes 30 seconds East along the East line of Ballas Road 795 feet to a point being the Southwest corner of a tract of land as conveyed to Victor John Faron by instrument recorded in Book 3428 Page 230 of the above said Recorder's Office; thence South 89 degrees 54 minutes 30 seconds East along the South line of said property conveyed to Faron, as aforesaid, and the South line of property conveyed to S.L.U.T.C. by instrument recorded in Book 6425 Page 558 of the above said Recorder's Office a distance of 1,013.54 feet to a point on the West line of above said S.L.U.T.C. Property; thence South 00 degrees 14 minutes 30 seconds West along last said Westerly line 285.79 feet to a point on the Southerly line of above said S.L.U.T.C Property; thence South 89 degrees 45 minutes 30 seconds East along said South line 300.48 feet to a point on the West line of Runnymede Plat Two, a subdivision according to the plat thereof recorded in Plat Book 114 Pages 4 and 5 of the above said Westerly line 504.80 feet to a point on the North line of above said Ladue Road; thence South 89 degrees 56 minutes West along last said North line 1,311.94 feet to the Point of Beginning and containing 955,448 square feet or 21,934 acres more or less according to calculations by Stock & Associates Consulting Engineers, Inc. on August 9, 2001.

SECTION 2: Such approval of the Master Signage Plan for the Congregation Shaare Emeth campus shall be subject to the following conditions:

1. The Applicant shall follow the Master Signage Plan received January 6, 2023 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
2. The applicant shall submit sign permit and/or building permit applications for proposed new signs referred to in the Master Sign Plan and demonstrate that signs are outside of the sight distance triangle.
3. Revise and resubmit signage directory to include heights of all existing campus signage for staff approval.
4. Revise and resubmit the signage location map to include the location of all existing and proposed signage on the Congregation Shaare Emeth Campus for staff approval
5. The proposed monument signs shall be setback a minimum of 15 feet from the adjacent roadway surface, and at least one foot from the edge of public right-of-way.
6. The Applicant shall provide a revised landscape plan for the monument signs that is consistent with the existing landscaping, that includes the use of native and evergreen plants, around the base of the sign that is 2.5 times the sign area with square footage calculations shown, for staff approval.
7. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
8. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
9. All temporary banners and window signs shall be in compliance with Section 405.950.(G) Temporary or Incidental Signs.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO. _____

ORDINANCE NO. _____

ADOPTED THIS _____ DAY OF _____, 2023

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2023

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

RECEIVED
JAN 04 2023
PLANNING DEPT.

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐

Title of Project: Entrance Monuments

Location of Project: 11645 Ladue Road, Creve Coeur, MO 63141

Locator # Subject for Agenda: Monument Sign Replacement

Applicant:

Architect ☐

Engineer ☐

Contractor ☐

Agent ☐

Owner ☒

Applicant	Applicant's Representative (if applicable)
Robert Colton	
Name	Name
Congregation Shaare Emeth	
Company (if applicable)	Company (if applicable)
11645 Ladue Road	
Address	Address
St. Louis, MO 63141	
Address	Address
Telephone # 314-569-0010	Telephone #
Fax	Fax #
Email: rcolton@sesil.org	Email:
Applicant's Signature	Applicant's Representative's Signature

Owner's Acknowledgment (if not from applicant)		
Rosalie R. Stein, Executive Director	Congregation Shaare Emeth	
Name	Company (if applicable)	
11645 Ladue Road, St. Louis, MO 63141		
Address		
314-569-0010 ext 5353	rstein@sesil.org	
Phone	Fax	Email
R.H. Colton		
Applicant's Signature		

Description of Request (attach additional sheets as needed)

General Description: Replace Monument signs.

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JAN 04 2023
PLANNING DEPT.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

See Rationale document attached

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction
☒ Site plan 4 hard copies	☒ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☐ Landscape plan 4 hard copies	☐ Legal Description in Word format
☐ Floor plan 4 hard copies	☒ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, _____, 20__.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Revised: 7/22

RECEIVED
JAN 04 2023
PLANNING DEPT.

November 18, 2022

Rational Document for Congregation Shaare Emeth - Monument Sign Replacement

Congregation Shaare Emeth would like to replace the monument signs that are located at both the Ladue Road and the Ballas Road parking lot entrances. The current signs date back to the 1980s and are beyond repair. The signage that we are having designed incorporates materials already used on the Shaare Emeth campus.

Congregation Shaare Emeth hosts many events for the community beyond our own congregational needs, having both parking lot entrances easily identified helps to welcome visitors to our campus regardless of which direction they are traveling from. The proposed signage will be lit from ground fixtures and a significant portion the budget for the installation has been designated for fresh landscaping to be integrated into the mature shrubbery that exists near the current monument signs.



Robert Colton
Director of Operations
Congregation Shaare Emeth

Prepared for:
**Congregation
Shaare Emeth**
11645 Ladue Rd
Creve Coeur, MO
63141

Project:
**Entrance
Monuments**



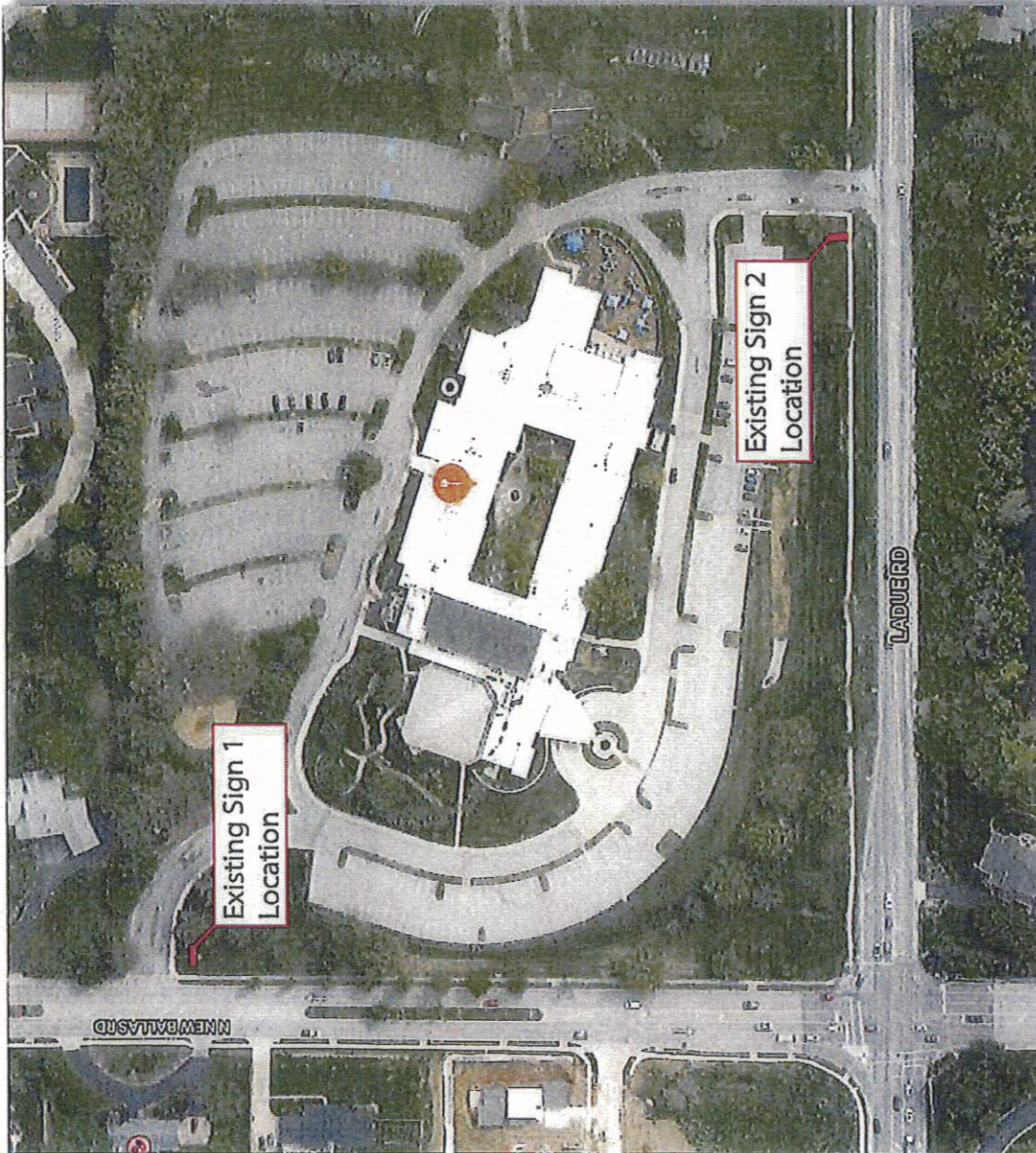
132 Hanley Industrial Court
St. Louis, Missouri 63144
Tel: 314.781.7878
Fax: 314.781.4122
Email: erin@enggraphix.net
www.enggraphix.com
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Drawn by: E. Sommer
Cust Serv Rep: Ed
Date: 7/7/2022
Rev. date: 7/11/2022
Rev. date: 11/3/2022
Rev. date: 11/7/2022
Rev. date:

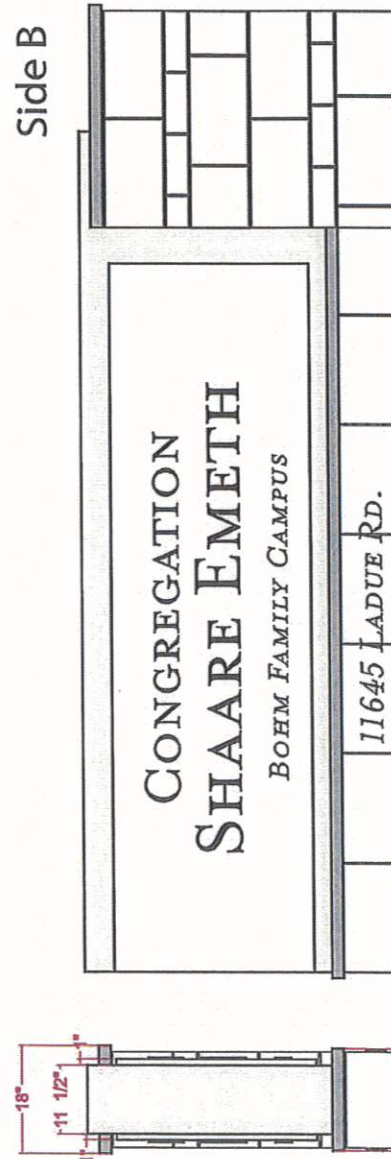
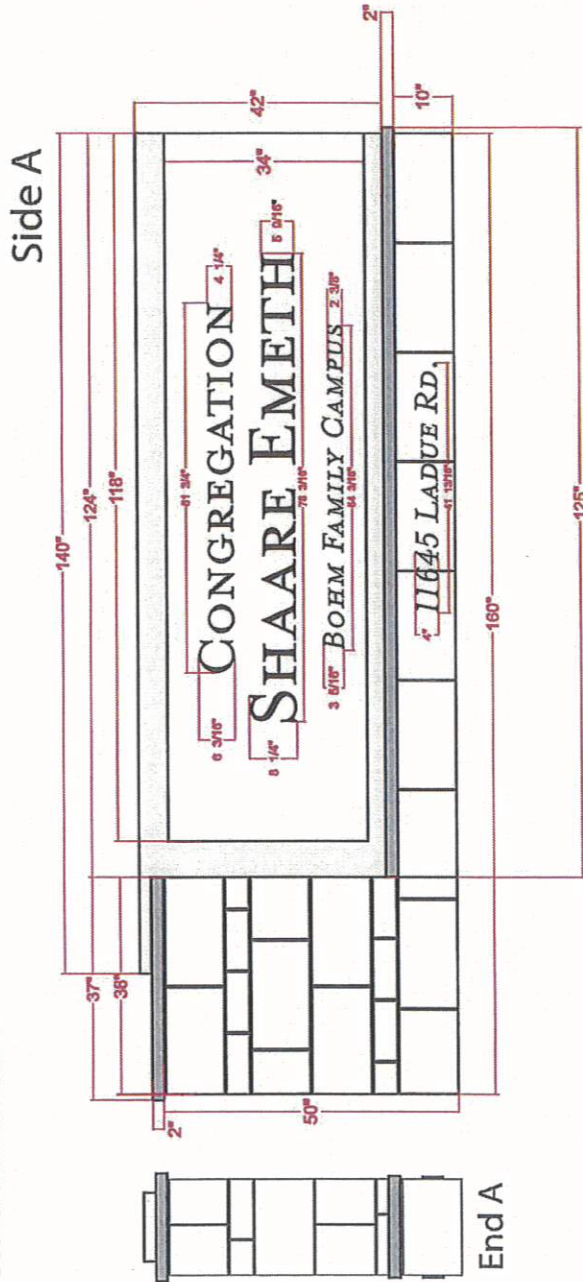
Page: 5
Sign Type:

CONCEPT DRAWING + NOT FOR PRODUCTION + CONCEPT DRAWING + NOT FOR PRODUCTION + NOT FOR PRODUCTION + NOT FOR PRODUCTION + NOT FOR PRODUCTION

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2 Qty Monuments
Both are the same size



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Prepared for:
**Congregation
Shaare Emeth**
11645 Ladue Rd
Creve Coeur, MO
63141

Project:
**Entrance
Monuments**



132 Hanley Industrial Court
St. Louis, Missouri 63144
Tel: 314.781.7878
Fax: 314.781.4122
Email: erh@engraphix.net
www.engraphix.com
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Design. Unauthorized use is prohibited.

Drawn by: E. Sommer
Cust Serv Rep: Ed
Date: 7/7/2022
Rev. date: 7/11/2022
Rev. date: 11/3/2022
Rev. date: 11/7/2022
Rev. date:

Page: 4
Sign Type:

CONCEPT DRAWING + NOT FOR PRODUCTION + CONCEPT DRAWING + NOT FOR PRODUCTION + NOT FOR PRODUCTION + NOT FOR PRODUCTION

DESCRIPTION

Combining value and performance in a compact, robust design, the Night Falcon low wattage LED floodlight luminaire delivers superior uniformity and excellent illumination to the targeted application. The rugged, die-cast housing is IP66 rated for exceptional durability and long term reliability. Available in several mounting configurations and weighing less than 14 pounds, this fixture provides you with design flexibility while simplifying installation. The low wattage LED floodlight can be wall, ground, or pole mounted, making it ideal for all commercial, industrial, and residential low wattage floodlighting applications.

SPECIFICATION FEATURES

Construction

Heavy-duty, die-cast aluminum housing, driver compartment and driver housing door. The housing, driver compartment and optical chamber are IP66 rated. Access to the driver for maintenance is achieved with a removable driver door using pan head screws. A one-piece silicone gasket seals the door to the fixture housing. Suitable for mounting within 4' (1.2m) of the ground.

Optics

The LED chamber incorporates a vacuum metalized reflector that provides high-efficiency illumination. Optics are precisely designed to shape the wide NEMA type 6H x 6V distribution, maximizing efficiency and application spacing. A 3H x 3V distribution is available for lighting tall, narrow surfaces. Clear glass tempered lens with full circumference form-in-place silicone gasket protects the optics from damage. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI optional. Optional 5700K CCT, 3000K CCT, 5000K CCT minimum 70 CRI are available.

Electrical

LED driver is mounted to the removable die-cast aluminum door

for optimal heat sinking and ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Integral 3kV surge is standard. 10kV MOV surge protection is available. 0-10V dimming driver is available. Button photocontrols are available in 120V and 208-277V. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. 93% lumen maintenance greater than 50,000 hours per IESNA TM-21.

Accessories

Heavy-duty steel top and side visors control glare and spill light. 1/8" thick UV stabilized vandal guard shields glass lens from impact when mounted at low levels. Easy to install wire guard features a heavy-gauge welded construction with corrosion resistant polyester powder coat finish to protect glass from projected objects.

Mounting

Heavy-gauge steel trunnion-mount utilizes interlocking slide adjustment and is supplied with 3 feet of pre-wired SOW, wet location rated cord. Trunnion base can be lag bolted to any surface and is 3G vibration rated (ANSI C136.31). Heavy-duty, die-cast aluminum knuckle base utilizes

tooth-lock adjustment with visual 5° adjustment indicators that allow for 180° rotation of the luminaire. Knuckle fits 1/2" NPT available mounting junction box cover (supplied by others) and is secured with supplied locking nut and is 1.5G vibration rated. A die-cast aluminum slipfitter with a tooth lock adjustment that can be adjusted in 5° increments is available and is 1.5G vibration rated.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is carbon bronze. Additional colors available in summit white, white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors. Options to meet Buy American and other domestic preference requirements.

Warranty

Five-year warranty.



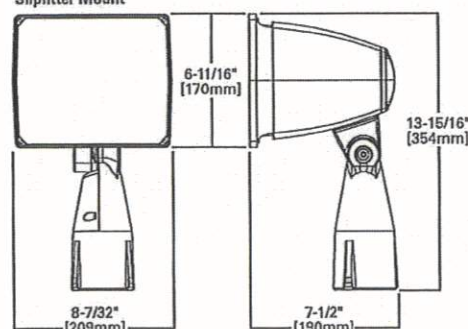
NFFLD-S NIGHT FALCON SMALL

Solid State LED

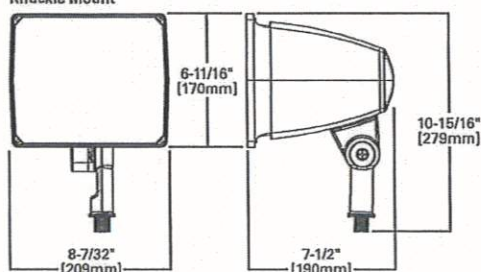
FLOODLIGHT

DIMENSIONS

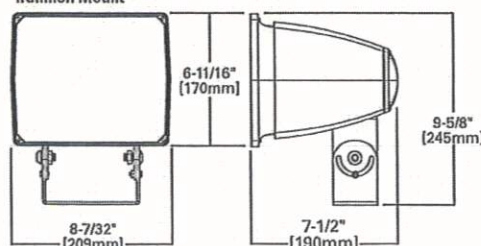
Slipfitter Mount



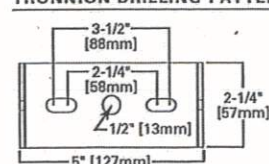
Knuckle Mount



Trunnion Mount



TRUNNION DRILLING PATTERN



*www.designlights.org



CERTIFICATION DATA

UL/cUL Wet Location Listed
IP66 Fixture and Optical Chamber
LM79/LM80 Compliant
1.5G Vibration Rated - Knuckle Mount
3.0G Vibration Rated - Slipfitter Mount
3.0G Vibration Rated - Trunnion Mount
RoHS Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
> 0.9 Power Factor
< 20% Total Harmonic Distortion
120V 50/60Hz, 347V/60Hz and 480V/60Hz
-40°C Min. Ambient Temperature Rating
+40°C Max. Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.): 0.55

SHIPPING DATA

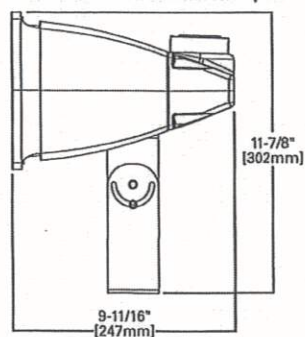
Approximate Net Weight:
13 lbs. (6 kgs.)

TD506011EN

November 18, 2021 7:39 PM

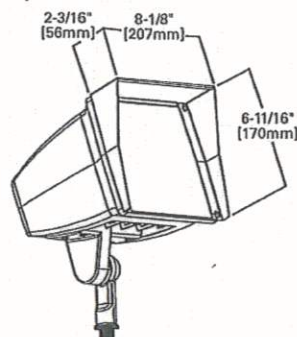
OPTION

NEMA Twistlock Photocontrol Receptacle

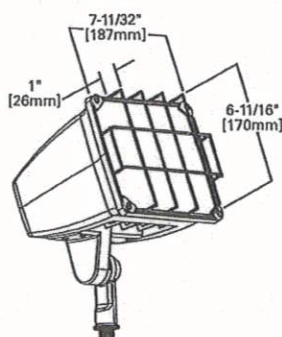


ACCESSORIES

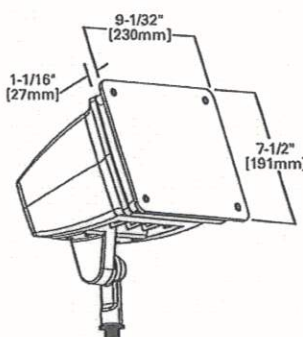
Top and Side Visors



Wire Guard



Vandal Shield



POWER AND LUMENS

	6 x 6				3 x 3			
C70 LED	NFFLD-S-C70	NFFLD-S-C70-7060	NFFLD-S-C70-7050	NFFLD-S-C70-7030	NFFLD-S-C70	NFFLD-S-C70-7060	NFFLD-S-C70-7050	NFFLD-S-C70-7030
Delivered Lumens	2,682	2,656	2,760	2,632	2,883	2,824	2,935	2,799
CCT (Kelvin)	4000K	5700K	5000K	3000K	4000K	5700K	5000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
NEMA Distribution (H x V)	6H x 6V	6H x 6V	6H x 6V	6H x 6V	3H x 3V	3H x 3V	3H x 3V	3H x 3V
Power Consumption (Watts)	20	20	20	20	26	26	26	26
C15 LED	NFFLD-S-C15	NFFLD-S-C15-7060	NFFLD-S-C15-7050	NFFLD-S-C15-7030	NFFLD-S-C15	NFFLD-S-C15-7060	NFFLD-S-C15-7050	NFFLD-S-C15-7030
Delivered Lumens	5,797	5,741	6,066	5,785	5,499	5,386	5,596	5,337
CCT (Kelvin)	4000K	5700K	5000K	3000K	4000K	5700K	5000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
NEMA Distribution (H x V)	6H x 6V	6H x 6V	6H x 6V	6H x 6V	3H x 3V	3H x 3V	3H x 3V	3H x 3V
Power Consumption (Watts)	51	51	51	51	52	52	52	52

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
NFFLD-S-C15-33 (3 x 3 Spot)		
25°C	> 94.74%	> 336,000
40°C	> 93.37%	> 264,000
NFFLD-S-C15-66 (6 x 6 Wide)		
25°C	> 95.53%	> 399,000
40°C	> 95.10%	> 362,000
50°C	> 94.60%	> 324,000

CURRENT DRAW

Voltage (V)	6 x 6		3 x 3	
	NFFLD-S-C70 Current (A)	NFFLD-S-C15 Current (A)	NFFLD-S-C70 Current (A)	NFFLD-S-C15 Current (A)
120V	0.15	0.45	0.21	0.46
208V	0.09	0.25	0.13	0.26
240V	0.08	0.22	0.11	0.23
277V	0.07	0.19	0.10	0.20
347V	0.06	0.16	0.10	0.21
480V	0.05	0.13	0.07	0.22

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.03
15°C	1.02
25°C	1.00
40°C	0.97
50°C	0.96

CONTROL OPTIONS

0-10V (D)

This fixture is offered with 0-10V dimming driver(s). The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7)

Photocontrol receptacles (PER and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: NFFLD-S-C15-D-UNV-66-S-CB-PC1

Product Family ¹	Light Engine ²	Driver ³	Voltage	Distribution	Mounting	Color
NFFLD-S=Night Falcon Small BAA-NFFLD-S=Night Falcon Small, Buy American Act Compliant ¹⁶ TAA-NFFLD-S=Night Falcon Small, Trade Agreements Act Compliant ¹⁶	C70=2,700 Nominal Lumens C15=5,900 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal 120-277V 347=347V ⁴ 480=480V ^{4, 5}	33=NEMA 3H x 3V ⁶ 66=NEMA 6H x 6V Wide	S=Slipfitter ⁷ T=Trunnion KNC=Knuckle	CB=Carbon Bronze (Standard) BK=Black BZ=Bronze AP=Grey WH=White WHT=Summit White DP=Dark Platinum GM=Graphite Metallic
Options (Add as Suffix)				Accessories (Order Separately) ^{13, 17}		
7030=70 CRI / 3000K ⁸ 7050=70 CRI / 5000K ⁸ 7060=70 CRI / 5700K ⁸ 10MSP=10kV MOV Surge Protection HA=50°C High Ambient Temperature ⁹ PC1=Button Type Photocontrol - 120V ¹⁰ PC2=Button Type Photocontrol - 208-277V ¹⁰ PER=3-PIN Twistlock Photocontrol Receptacle ¹¹ PER7=7-PIN Twistlock Photocontrol Receptacle ^{11, 12}				RAB-XX=Right Angle Pipe Bracket for Slipfitter SAB-XX=Steel Angle Bracket for Trunnion TS2LW-NFFLD-XX=Top and Side Visors ¹⁴ VSLW-NFFLD=Vandal Shield ¹⁴ WGLW-NFFLD=Wire Guard ¹⁴ WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) ¹⁵		

NOTES:

- DesignLights Consortium* Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Standard 4000K CCT and minimum 70 CRI. Consult IES file for actual lumen output.
- Consult factory for driver surge protection values.
- 347V only available with PC2.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Nominal lumen values are lower for the spot optic distribution see lumen table.
- Fits 2-3/8" O.D. tenon, wire leads runs through bottom of slipfitter.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 5700K when performing layouts. These files are published on the Night Falcon Small luminaire product page on the website.
- HA option not available with 3x3 configurations.
- Cannot order button photocontrol with C15 lumen package and 480V (PC1 or PC2).
- Requires extended back box.
- Requires 0-10V dimming driver.
- Replace XX with color designation. Additional brackets and adaptors available on the poles product page on the website.
- Cannot combine TS2LW (Top and Side Visor), VSLW (Vandal Shield), or WGLW (Wire Guard), limited to one external guard per fixture.
- Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Stock Sample Number: NFFLD-S-C15-T-UNV

Series	Light Engine	Mounting	Voltage	Options (Add as Suffix)
NFFLD-S=Night Falcon Small BAA-NFFLD-S=Night Falcon Small, Buy American Act Compliant ² TAA-NFFLD-S=Night Falcon Small, Trade Agreements Act Compliant ²	C70=2,700 Nominal Lumens C15=5,900 Nominal Lumens	T=Trunnion KNC=Knuckle	UNV=Universal 120-277V 347=347V	PC1=Button Type Photocontrol - 120V PC2=Button Photocontrol - 207-277V

NOTES: 1) Options not available with stock products. Order accessories as separate items for field installation. Refer to standard ordering information to add options. Refer to In-Stock Guide for availability. Stock fixture is 4000K, non-dimming, 6x6 distribution, 120-277V or 347V, carbon bronze only. 347V only available with PC2. 2) Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

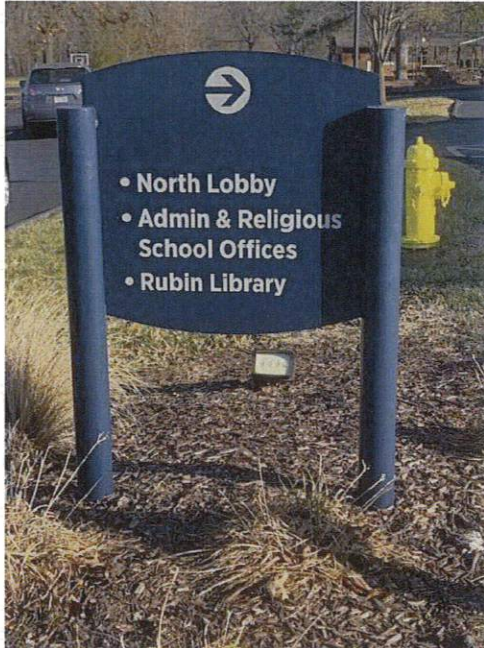


Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

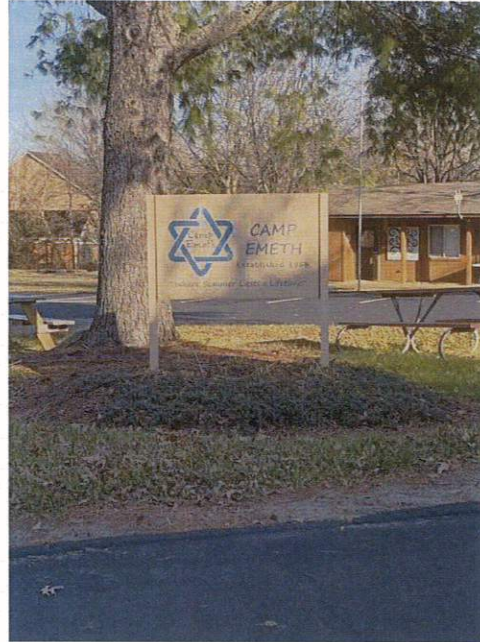
Specifications and
dimensions subject to
change without notice.

TD506011EN
November 18, 2021 7:39 PM

1. Directory Sign - Single Sided –
30" x 29"



3. Directory Sign - Single Sided –
44" x 28"



2. Promotional Sign - Double
Sided – 72" x 48"



4. Directory Sign- Single Sided –
30" x 29"



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5. Directory Sign - Single Sided –
44" x 28"



7. Building Sign - Single Sided –
44" x 28"



6. Directory Sign - Single Sided –
Double sign – 60" x 29"



8. Directory Sign - Single Sided –
30" x 29"



9. Promotional Sign - Single Sided
- 72" x 48"



11. Directory Sign - Single Sided -
30" x 29"



10. Directory Sign - Single Sided -
30" x 29"



12. Directory Sign - Single Sided -
Double sign - 60" x 29"



13. Monument – Double-Sided – 120" x 48" – Ballas Entrance

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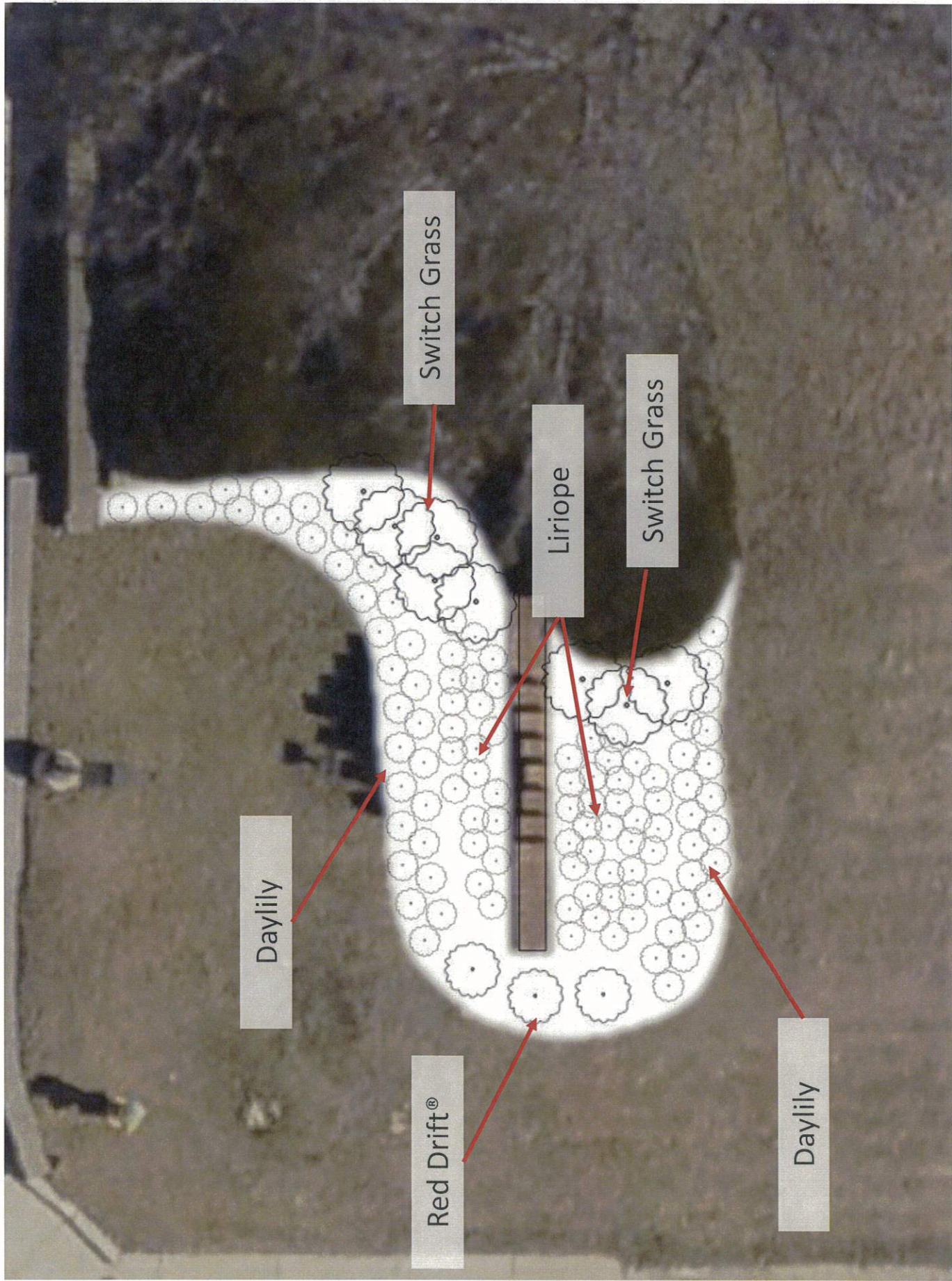
14. Monument Sign – Double-Sided – 120" x 48" – Ladue Entrance



Area of work : Both Entrance signs
off New Ballas and Ladue roads

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New Ballas Entrance

Congregation Shaare Emeth – Monument Sign Landscape Design

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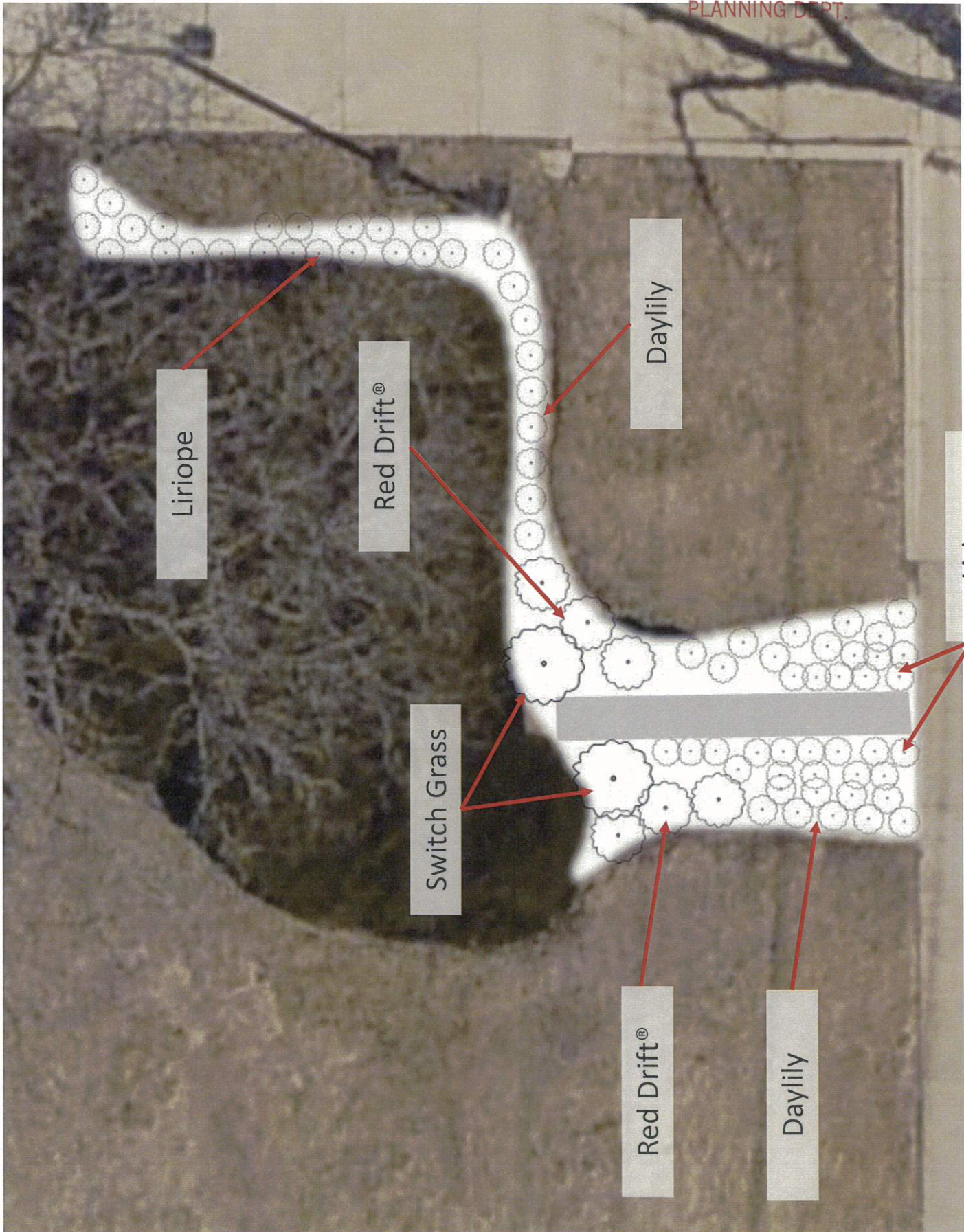
BrightView
Landscape Services



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JAN 04 2023

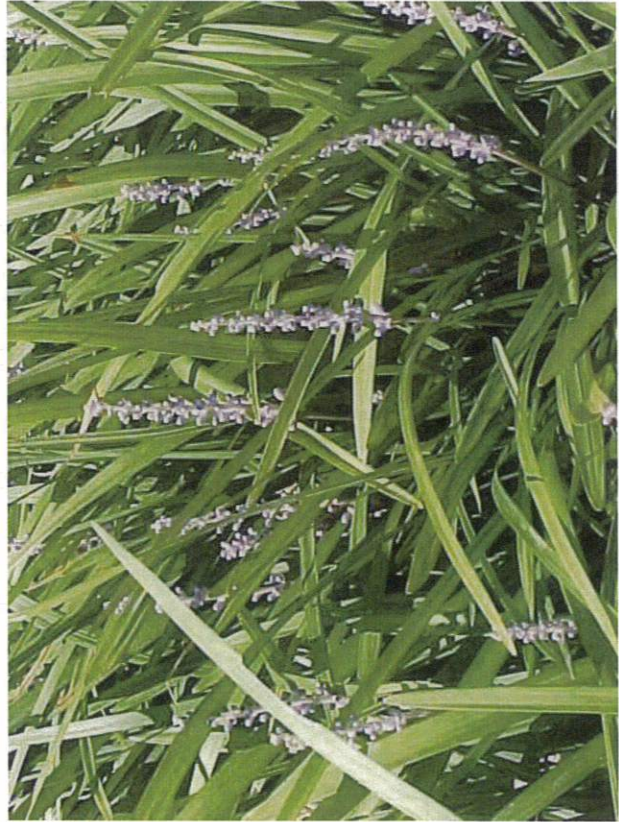
PLANNING DEPT.





Panicum virgatum 'Heavy Metal'
 Common Name: switch grass
 Type: Ornamental grass
 Family: Poaceae
 Zone: 5 to 9
 Height: 4.00 to 5.00 feet
 Spread: 1.00 to 2.00 feet
 Bloom Time: July to February
 Bloom Description: Pink-tinged
 Sun: Full sun to part shade
 Water: Medium to wet
 Maintenance: Low
 Suggested Use: Rain Garden
 Flower: Showy, Good Cut, Good Dried
 Leaf: Colorful, Good Fall
 Attracts: Birds
 Other: Winter Interest
 Tolerate: Drought, Erosion, Dry Soil,
 Wet Soil, Black Walnut, Air Pollution

<http://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=e460>



Liriope spicata
 Common Name: creeping liriope
 Type: Herbaceous perennial
 Family: Asparagaceae
 Native Range: China, Vietnam
 Zone: 4 to 10
 Height: 0.75 to 1.50 feet
 Spread: 1.00 to 2.00 feet
 Bloom Time: August to September
 Bloom Description: Lavender to white
 Sun: Full sun to part shade
 Water: Medium
 Maintenance: Low
 Suggested Use: Ground Cover,
 Naturalize
 Flower: Showy
 Tolerate: Rabbit, Deer, Drought, Erosion,
 Air Pollution

<https://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?taxonid=282210>



Hemerocallis 'Stella de Oro'
 Common Name: daylily
 Type: Herbaceous perennial
 Family: Asphodelaceae
 Zone: 3 to 10
 Height: 0.75 to 1.00 feet
 Spread: 0.75 to 1.00 feet
 Bloom Time: May to August
 Bloom Description: Yellow with deeper throats
 Sun: Full sun to part shade
 Water: Medium
 Maintenance: Low
 Flower: Showy, Fragrant
 Attracts: Butterflies
 Tolerate: Rabbit, Erosion, Air Pollution

<https://www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=d160>

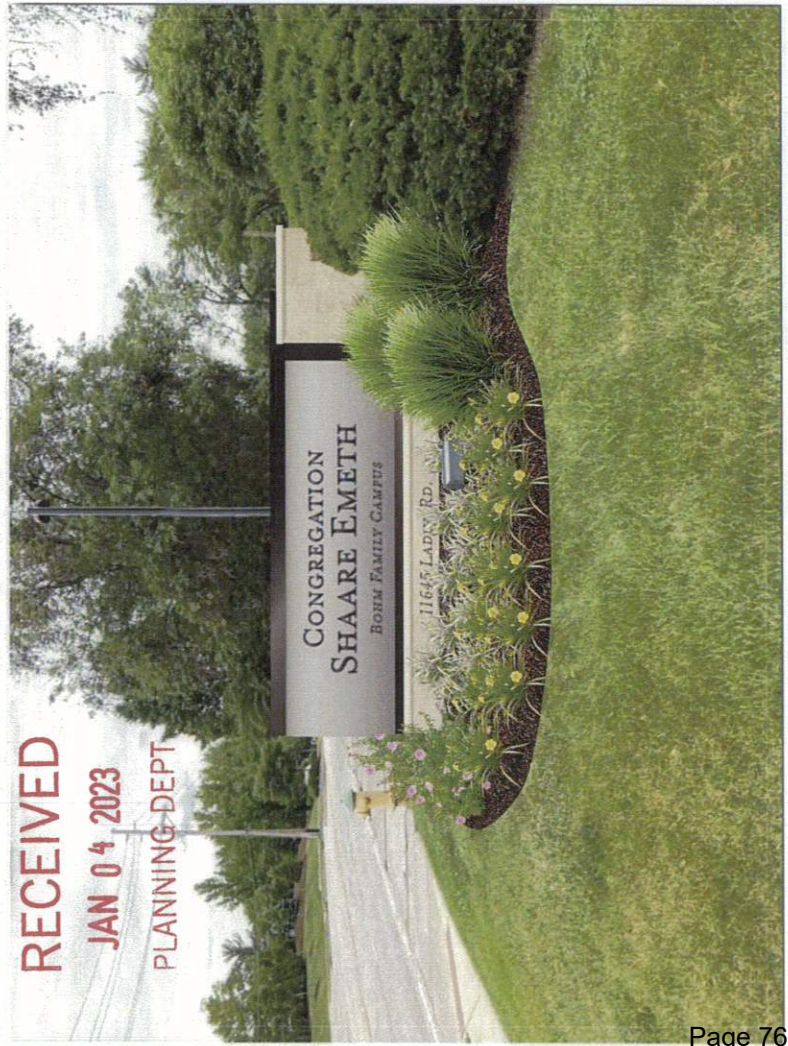
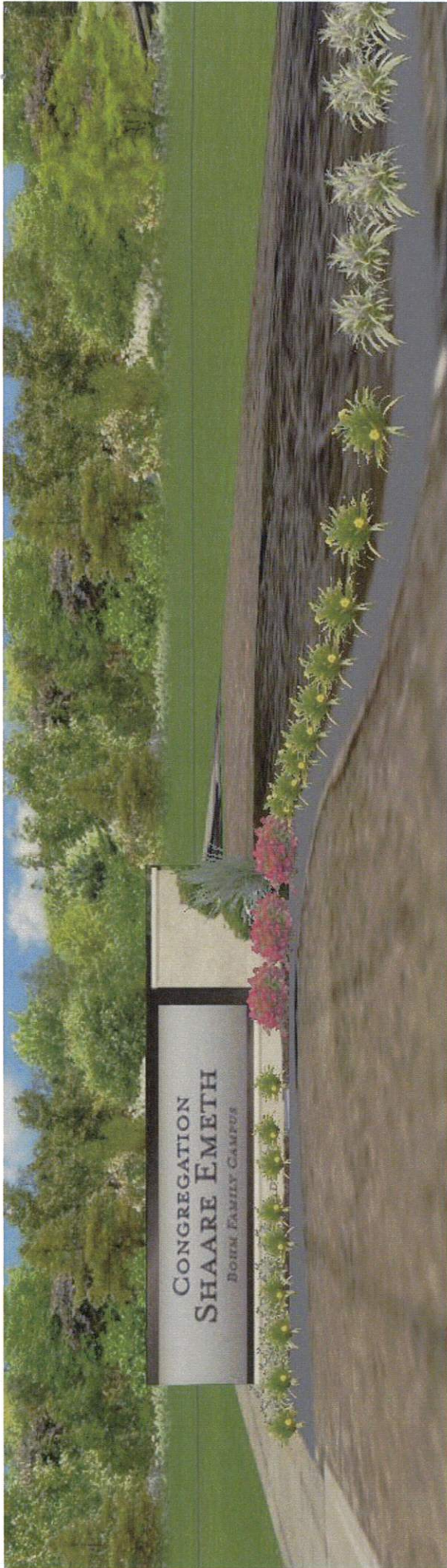
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Red Drift®
 'Meigalpio' PP 17,877
 An easy-care nature and effortless beauty lend to the success of Red Drift®. The petite, red flowers prove to be an elegant addition to any garden, especially when able to naturally drape over a rock wall or edge.
 Zones: 4–11 | Exposure: Full sun | Habit: 1½' h x 2½' w
<https://www.driftroses.com/red-drift>

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 Zones: 4–11 | Exposure: Full sun | Habit: 1½' h x 2½' w
<https://www.driftroses.com/red-drift>

Renderings



Legal Description

Congregation Shaare Emeth addressed as 11645 Ladue Road in the 'A', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

A track of land in the Northeast one-quarter of Section 10, Township 45 North, Range 5 East of the 5th Principal Meridian, St. Louis county, Missouri, and being the same property as conveyed to Shaare Emeth Congregation by instrument recorded in Book 6117 Page 632 of the Recorder of Deeds Office in St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the point of intersection of the North line of Ladue Road, 60 feet wide, with the East line of Ballas Road, 60 feet wide; thence North 00 degrees 05 minutes 30 seconds East along the East line of Ballas Road 795 feet to a point being the Southwest corner of a tract of land as conveyed to Victor John Faron by instrument recorded in Book 3428 Page 230 of the above said Recorder's Office; thence South 89 degrees 54 minutes 30 seconds East along the South line of said property conveyed to Faron, as aforesaid, and the South line of property conveyed to S.L.U.T.C. by instrument recorded in Book 6425 Page 558 of the above said Recorder's Office a distance of 1,013.54 feet to a point on the West line of above said S.L.U.T.C. Property; thence South 00 degrees 14 minutes 30 seconds West along last said Westerly line 285.79 feet to a point on the Southerly line of above said S.L.U.T.C Property; thence South 89 degrees 45 minutes 30 seconds East along said South line 300.48 feet to a point on the West line of Runnymede Plat Two, a subdivision according to the plat thereof recorded in Plat Book 114 Pages 4 and 5 of the above said Westerly line 504.80 feet to a point on the North line of above said Ladue Road; thence South 89 degrees 56 minutes West along last said North line 1,311.94 feet to the **Point of Beginning** and containing 955,448 square feet or 21,934 acres more or less according to calculations by Stock & Associates Consulting Engineers, Inc. on August 9, 2001.

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city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #22-040: TEXT AMENDMENTS TO VARIOUS SECTIONS OF THE ZONING ORDINANCE (CHAPTER 405) TO PROVIDE REGULATIONS FOR RECREATIONAL MARIJUANA BUSINESSES

FOR THE MEETING OF: Tuesday, January 17, 2023, 6:00 P.M.

LOCATION: All Office, Commercial and Light Industrial Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application to amend various sections of the City's Zoning Ordinance, Chapter 405, to allow recreational marijuana uses in appropriate zoning districts. These marijuana uses include cultivation, manufacturing, and testing facilities, as well as, dispensaries. The proposed changes are in response to an amendment to Missouri's constitution approved by voters on November 8, 2022, which legalized recreational, adult-use marijuana.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Tuesday, January 17, 2023 for recommendation to the City Council. Meetings are held at 6:00 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices, and on the City's website at www.crevecoeurmo.gov under the Planning Projects page.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

- NA

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.210: Regulation of Uses
- Section 405.470: Conditional Uses

APPLICANT: Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development

DATE: January 11, 2023

ATTACHMENTS: Draft Ordinance
State of Missouri Dept. of Health and Senior Services Cannabis FAQ (from website)
Adult Use Timeline (DHHS Website)
Ordinance 5637 Medical Marijuana Zoning Amendments—April 2019
Creve Coeur 2030, Chapter 3, Objectives and Strategies

BACKGROUND

This past November, the voters of Missouri approved Amendment 3 to the state's constitution to allow adult use, recreational marijuana. Prior to this election, only medical marijuana facilities were allowed in Missouri as approved by the voters at the November 2018 election. Due to the recent change in state law, local governments across the state must now review and update their ordinances in accordance with the new state law within a very condensed timeframe. This staff report and the associated draft zoning ordinance amendments will focus on the land use impacts for adult use (recreational) marijuana as allowed by state law. The proposed amendments are reflective of the direction the City took for medical marijuana which focused on minimizing the potential negative impacts that these facilities could create and to avoid being unnecessarily restrictive. A general agreement to this approach was given to staff by the City Council at the December 12, 2022 meeting when this item was discussed. The staff memo to the City Council is included for the Commission's reference.

STATE LICENSING

Comprehensive Licenses

All marijuana facilities will continue to be licensed by the State of Missouri, Department of Health and Senior Services (DHSS). The State will first begin to allow applications to convert existing medical marijuana facilities into Comprehensive adult-use marijuana facilities. Comprehensive marijuana facilities are those that sell to adults (Ages 21+) both for recreational and medicinal purposes. On December 8, 2022, the State began accepting conversion applications. The State has 60 days from receipt of the applications to approve those requests. With this in mind, the first conversions could occur as early as the beginning of February. Please see the attached Cannabis FAQ and Adult-Use Timeline documents from DHSS for more information.

According to information posted on the DHSS website, the State does not have any current plans to award new Comprehensive licenses; only the conversion of existing medical facilities will be accepted. This could change at some point in the future and the City's review should take this into consideration.

Microbusiness Licenses

In addition to Comprehensive marijuana licenses, the State will also award Microbusiness licenses. The intent for Microbusiness licenses is to establish a secondary market for medical and adult-use marijuana to provide more equity into the program by allowing applicants with less financial resources to participate. The State can award a minimum of 144 of these license types, 2/3 wholesale (cultivate and manufacture) and 1/3 retail (for-sale product at a dispensary). To qualify for a Microbusiness license, applicants must meet one of the following criteria:

- Have a net worth of less than \$250,000 and have had an income below two hundred and fifty percent of the federal poverty level, or successor level, as set forth in the applicable calendar year's federal poverty income guidelines published by the U.S. Department of Health and Human Services or its successor agency, for at least three of the ten calendar years prior to applying for a marijuana microbusiness facility license; or
- (Have a valid service-connected disability card issued by the United States Department of Veterans Affairs, or successor agency; or
- Be a person who has been, or a person whose parent, guardian or spouse has been arrested for, prosecuted for, or convicted of a non-violent marijuana offense, except for a conviction involving provision of marijuana to a minor, or a conviction of driving under the influence of marijuana. The arrest, charge, or conviction must have occurred at least one year prior to the effective date of this section; or
- Reside in a ZIP code or census tract area where:
 - Thirty percent or more of the population lives below the federal poverty level; or
 - The rate of unemployment is fifty percent higher than the state average rate of unemployment; or

- The historic rate of incarceration for marijuana-related offenses is fifty percent higher than the rate for the entire state; or
- Graduated from a school district that was unaccredited, or had a similar successor designation, at the time of graduation, or has lived in a zip code containing an unaccredited school district, or similar successor designation, for three of the past five years.

As previously stated, there are no plans at this time to award *new* Comprehensive licenses, however, Amendment 3 requires that as new Comprehensive facility licenses become available, 50% of those licenses must be awarded to operational Microbusiness facility operators.

EXISTING ZONING REGULATIONS FOR MEDICAL MARIJUANA FACILITIES

After statewide passage of medical marijuana, the City undertook a considerable review and public engagement process culminating in the Planning and Zoning Commission recommendation and City Council approval for medical marijuana zoning regulations through Ordinance No. 5637 in April 2019 (attached for reference).

The zoning standards for medical marijuana facilities, as defined by state law, are as follows:

Dispensaries: Permitted Use (by-right) in all commercial districts and LI-Light Industrial Districts, except that no dispensary can be located within 300-feet of an existing elementary or secondary school.

Cultivation Facility: Conditional Use in RO-Research Office and LI-Light Industrial District

Manufacturing Facility: Conditional Use in RO-Research Office and LI-Light Industrial District

Marijuana Testing Facility: Permitted Use (by-right) in RO-Research Office and LI-Light Industrial District

There are two medical marijuana dispensaries in the City: Terrabis, located at 11062 Olive Blvd. and Homestate Dispensary located at 105 N. Lindbergh. There are no cultivation, testing or manufacturing facilities currently operating in the Creve Coeur. It is anticipated that both existing dispensaries will seek conversion licenses to sell adult-use marijuana.

PROPOSED AMENDMENTS TO THE ZONING CODE

State law provides the general parameters for municipalities to regulate the land use aspects of adult-use marijuana uses within the framework of time, place and manner. The proposed amendments to the Zoning Code involve defining the uses as established by state law, determining the appropriate zoning districts and how these uses will be categorized, and providing any additional requirements to ameliorate the negative impacts for these uses.

Use Table

As previously discussed, Staff is proposing to update the use table (Table A within the Zoning Code) to remove medical-only designations for state-defined marijuana facilities to comprehensive and microbusiness marijuana facilities. The zoning standards for each facility type would not change.

The proposed amendments to the use table are shown in the table below.

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC111419	<u>Comprehensive or Medical Marijuana Cultivation Facility and Microbusiness Marijuana Wholesale Facility, inside a building or greenhouse as defined under Section 405.120 with no drive up facilities</u>									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	<u>Comprehensive or Medical Marijuana-Infused Product Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 with no drive up facilities</u>									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	<u>Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility (provided any drive-thru or drive-up portion of any such dispensary shall be a conditional use in the designated districts)</u>							P		P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

With respect to the four (4) different facility types, these uses would continue to be allowed within certain districts as either allowed by-right (permitted use shown with a “P” designation) or conditionally allowed (shown with a “C” designation). The conditional use process allows for greater scrutiny of the application and is reviewed by the Planning and Zoning Commission with a public notice and hearing at P&Z and final approval by City Council in the form of an ordinance.

The four marijuana facility types as defined by the State and how they would be classified in the zoning code are described in detail below.

- Marijuana Cultivation Facility. These uses involve the growing and processing of marijuana plants. This facility type has the potential to have greater impacts to surrounding properties with respect to the size of the greenhouses, odors that may be produced when the marijuana plant is flowering prior to harvest, and traffic associated with deliveries. For these reasons, the Light Industrial and Research Office Districts (LI, RO) are the most appropriate locations for these uses; however, cultivation facilities should be allowed as conditional uses so that these potential impacts can be identified and addressed. The RO District is limited to the Danforth Plant Science Center campus and the Bayer campuses. The LI District is located in the northeast corner of Creve Coeur, north of the Danforth Center.
- Marijuana Manufacturing Facility. These facilities primarily involve the manufacturing of marijuana infused products. The potential impacts associated with this use are similar to a cultivation facility, but with emphasis on the distinct odor concerns involved with the processing of marijuana plants as a commodity used to produce an ingestible product. For these reasons, the Light Industrial and Research Office Districts are the most appropriate locations as conditional uses.
- Marijuana Dispensary Facility. These facilities involve the sale of marijuana-infused products and paraphernalia to the consumer. These dispensaries are essentially a retail operation where the products are located behind a counter in a highly controlled environment. With medical marijuana dispensaries having been in operation for a couple of years, the impacts to surrounding areas are not dissimilar to other retail-type uses. The amendment continues to have dispensaries listed as a permitted (by-right) use in all commercial and light industrial zoning districts.
- Marijuana Testing Facility. These facilities test and certify relatively small samples of marijuana. Due to their limited scope, these facilities are listed as permitted uses in the RO-Research Office and LI-Light Industrial Districts.

Additional Requirements

State law allows cities to require marijuana facilities to be up to one-thousand (1,000) feet away from places of worship, schools and day-care centers. In addition, separation between marijuana facilities is permitted. With medical marijuana, the City Council reduced this requirement to 300-feet applied only to schools which is the same distance requirement for a liquor license. This amendment keeps this requirement in place for recreational marijuana.

Since the passage of the ordinance for medical marijuana, the state has clarified how the distance requirements are to be measured. The City's ordinance has been updated accordingly.

The amendments continue the requirement that cultivation and manufacturing facilities as conditional uses must be conducted completely indoors and that odors must be controlled with information to be provided to demonstrate the methods in which this will be achieved.

Finally, the amendments include ability for drive-through marijuana dispensaries with approval of a conditional use permit. Staff has included this provision for consideration by the Commission and Council based upon an existing dispensary's request to operate a drive through window at their current location.

COMPREHENSIVE PLAN REVIEW

A review of the comprehensive plan is an important consideration for any zoning code amendment. In this case, these amendments are required as a result of changes in state law. The City's comprehensive

plan, *Creve Coeur 2030*, predates these laws and does not provide direct guidance to the City for these types of uses. However, staff would suggest the Commission should use the Plan's general guidance as it broadly applies to community character, compatibility of uses, and changes to consumer preferences. The applicable objectives and strategies within these goals that could apply to these amendments are Placemaking and Community Identity, Residential Development & Preservation, and Economic Growth & Community Services. Refer to Chapter 3, Objectives and Strategies, Pages 44-51 (attached for reference).

NEXT STEPS

The Commission should review the proposed amendments and hear any comments from the public. If the Commission agrees the proposed text amendments are in keeping with the Comprehensive Plan and sufficiently provide the necessary regulations for these uses, a motion to recommend approval to the City Council would be appropriate. If there are any other discussion items or revisions to the Ordinance, staff will be available for assistance.

MOTION

If the Planning and Zoning Commission accepts the draft ordinance as written, the following would be a suitable motion for this application:

“I move to recommend approval to the City Council of the proposed text amendments to various sections of the Zoning Ordinance as discussed with Application #22-040 to allow for recreational marijuana related uses in compliance with State Law, with certain conditions as discussed within the proposed draft ordinance for the meeting of January 17, 2023” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included by reference. See body of report for specific excerpts.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, THE ZONING ORDINANCE, TO ALLOW FOR RECREATIONAL MARIJUANA RELATED USES

WHEREAS, an amendment to Missouri's constitution was approved by voters on November 8, 2022 which legalized recreational marijuana; and

WHEREAS, all marijuana activities are subject to regulation by the State of Missouri; and

WHEREAS, an application was submitted by the Director of Community Development for text amendments to various sections of the City's Zoning Ordinance to allow recreational marijuana uses in appropriate zoning districts; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein for conformity with state law and zoning practices that are consistent with public health and welfare; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on _____, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on _____; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances as provided herein would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

BILL NO. _____

ORDINANCE NO. _____

SECTION 1. Table A, Permitted and Conditional Uses, is amended in the manner shown below

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC111419	<u>Comprehensive or Medical Marijuana Cultivation Facility; and Microbusiness Marijuana Wholesale Facility, inside a building or greenhouse as defined under Section 405.120 with no drive up facilities</u>									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	<u>Comprehensive or Medical Marijuana-Infused Product Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 with no drive up facilities</u>									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	<u>Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility (provided any drive-thru or drive-up portion of any such dispensary shall be a conditional use in the designated districts)</u>							P		P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	<u>Medical Marijuana Testing Facility as defined under Section 405.120</u>									P					P

SECTION 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances is hereby amended to include new and revised definitions as follows:

BILL NO. _____

ORDINANCE NO. _____

COMPREHENSIVE MARIJUANA CULTIVATION FACILITY: a facility licensed as such by the State of Missouri.

COMPREHENSIVE MARIJUANA DISPENSARY FACILITY: a facility licensed as such by the State of Missouri.

COMPREHENSIVE MARIJUANA-INFUSED PRODUCT MANUFACTURING FACILITY: a facility licensed as such by the State of Missouri.

MARIJUANA OR MARIHUANA: *Cannabis indica*, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "Marihuana" do not include industrial hemp as defined by Missouri statute, containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

~~MARIJUANA-INFUSED PRODUCTS: products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.~~

MEDICAL MARIJUANA CULTIVATION FACILITY: a facility licensed as such by the State of Missouri ~~to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical-Infused Products Manufacturing Facility.~~

MEDICAL MARIJUANA DISPENSARY FACILITY: a facility licensed as such by the State of Missouri ~~to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana in accordance with applicable law and regulations.~~

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY: a facility licensed as such by the State of Missouri, ~~to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Projects Manufacturing Facility.~~

~~MEDICAL MARIJUANA TESTING FACILITY: a facility certified as such by the State of Missouri, to acquire, test, certify, and transport marijuana.~~

BILL NO. _____

ORDINANCE NO. _____

MICROBUSINESS MARIJUANA DISPENSARY FACILITY: a facility licensed as such by the State of Missouri.

MICROBUSINESS MARIJUANA WHOLESALE FACILITY: a facility licensed as such by the State of Missouri.

SECTION 3. Section 405.450 Permitted Uses, Subsection G, is amended as follows:

G Comprehensive or Medical Marijuana Dispensary Facility, and Microbusiness Marijuana Dispensary Facility (NAICS CC453999) and Medical Marijuana Testing Facility (NAICS CC541381) as defined in Section 405.120, which abide by all applicable laws and regulations, are permitted uses in the zoning districts as shown in Table A Permitted and Conditional Uses, but no Comprehensive or Medical Marijuana Dispensary Facility, or Microbusiness Marijuana Dispensary Facility shall be initially sited on a property within three hundred (300) feet of a property of any then-existing elementary or secondary school. Measurements shall be made from the closest property line of the proposed Dispensary Facility to the closest property line of any such other use listed in this section. In the case of a free-standing facility, the distance between the facility and the school shall be measured from the external wall of the facility closest in proximity to the school to the closest point of the property line of the school, unless the school is part of a larger structure such as an office building or mall, in which case the distance shall be measured to the entrance or exit of the school in closest proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or mall, the distance between the facility and the school shall be measured from the property line of the school to the facility's entrance or exit closest in proximity to the school, unless the school is part of a larger structure such as an office building or mall, in which case the distance shall be measured to the entrance or exit of the school in closest proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

Commented [CL1]: Medical ordinance did not restrict testing locations

Commented [CL2]: Left at 300 rather than 1000, per medical ordinance

Commented [CL3]: Left out day-care and church consistent with medical ordinance as enacted

SECTION 4. Section 405.470 Conditional Uses, subsection A.8, is amended as follows:

8. All drive-through and drive-in sales of goods or services including but not limited to freestanding drive-in pharmacies, banking facilities, and marijuana dispensary facilities (not including restaurants) (CC442100) (conditional use in the "PH," "MX," "PC," "GC," "CB" and "LI" districts). [Ord. No. 5400 §1, 11-10-2014; Ord. No. 5717, 9-29-2020]

a. Shall provide space for at least three (3) cars per drive-up window or station.

b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.

c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.

BILL NO. _____

ORDINANCE NO. _____

d. When provided in the "PH" District, drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

SECTION 5. Section 405.470 Conditional Uses, subsection A.33, is amended as follows:

33. Comprehensive or Medical Marijuana Cultivation Facility (NAICS CC111419) and Comprehensive or Medical Marijuana-Infused Products Manufacturing Facility, and Microbusiness Marijuana Wholesale Facility (NAICS CC325415) as defined in Section 405.120, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:

- a. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section 405.550 or Chapter 215, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.
- b. Marijuana cultivation and processing activities shall occur only within an enclosed building.

SECTION 6. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Adult Use FAQs

Back to Main FAQs (faqs.php)

Adult Use

Medical Program Changes

ID Card Expiration Date Changes

Unchanged Rules

Timeline

Consumer and Patient Possession Limits

Consumer and Patient Cultivation

Additional Patient and Consumer Protections

Adult Use

- **When will adult-use marijuana be available to consumers?**
 - Beginning December 8, 2022, consumers will be allowed to legally possess up to 3 ounces of marijuana. However, marijuana will not be available for consumers to purchase in a Missouri licensed dispensary facility until medical facility licensees convert their licenses to comprehensive facilities.
On December 8th, 2022 the department will begin accepting requests for existing medical facility licensees to convert to a comprehensive facility. Because the department has 60 days from receipt to approve those requests, adult-use product could be available as early as February 2023. Once approved, it is up to each comprehensive dispensary to decide when it will begin selling marijuana for adult use. Check with your local licensed dispensary on when it will begin selling to consumers. More information will be made available on the department's website. Please check back periodically for announcements - <http://cannabis.mo.gov> (<http://cannabis.mo.gov>)
- **When will the department be accepting new medical or comprehensive facility license applications?**
 - Because existing medical licenses can convert to comprehensive licenses, which can sell marijuana to both patients and consumers, no new medical or comprehensive license applications will be accepted at this time. When the department begins accepting any new facility applications, application periods will be publicly announced on our website at least six months in advance. Please use this link to periodically check for announcements that pertain to future application periods - <https://health.mo.gov/safety/cannabis/facilities.php> (<https://health.mo.gov/safety/cannabis/facilities.php>)
- **Consumer Personal Cultivation**
 - The department will begin accepting applications for consumer personal cultivation as soon as February 6th, 2023. Once approved, this will allow authorized persons who are at least twenty-one years of age to cultivate plants for personal, non-commercial use within an enclosed locked facility. More information will be made available on the department's website. Check back periodically for announcements - <http://cannabis.mo.gov> (<http://cannabis.mo.gov>)
- **Who is considered a consumer?**
 - A consumer is someone who is at least twenty-one years of age.
- **When can I apply to convert my medical license to a comprehensive license?**
 - Applications for conversion will be accepted beginning December 8, 2022. Information on the application process is found here: <https://health.mo.gov/safety/cannabis/facility-conversion.php> (<https://health.mo.gov/safety/cannabis/facility-conversion.php>)
- **Do medical marijuana testing or transportation licensees need to apply to convert to a comprehensive license?**
 - No. Certified medical marijuana testing and medical marijuana transportation licensees will automatically convert to marijuana testing and marijuana transportation licensees on December 8, 2022. At that point in time, testing and transportation licensees will have the ability to provide support for all marijuana license types.
- **When will the department be accepting microbusiness facility license applications?**

- The department will begin accepting microbusiness facility license applications on or before September 4, 2023. Application forms will be made available no later than June 6, 2023.
- **I am not a qualifying patient. Can I grow my own marijuana?**
 - Consumers with an approved consumer personal cultivation identification card will be authorized to cultivate plants for personal, non-commercial use within an enclosed locked facility at their residence.
- **When can I apply for my consumer personal cultivation identification card?**
 - The department will begin accepting applications for consumer personal cultivation as soon as February 6, 2023. More information will be made available on the department's website. Please check back periodically for announcements - <http://cannabis.mo.gov> (<http://cannabis.mo.gov>)
- **Differences in the medical program versus adult use program**
 - As of December 8th, 2022 – all approved patient ID card holders will be allowed a standard allotment of **6oz** (or more based on physician recommendation) within a thirty day period, with medical purchases at a 4% tax rate. Adult-use marijuana may be purchased by consumers who are at least twenty-one years of age. Up to **3 ounces may be purchased** in a single transaction, and consumers may be in **possession of up to 3 ounces of marijuana at any time**. Adult-use purchases will be taxed at 6% in addition to any local taxes.
- **General Changes to Facility Licenses**
 - On December 8th, 2022 the department will begin accepting requests from existing medical facility licensees to convert to a comprehensive facility. The department has 60 days from receipt to approve those requests. Once approved, comprehensive facilities will be allowed to sell marijuana to patient ID cardholders, primary caregiver ID cardholders, and adults over 21.
- **What will be required for a consumer to make a purchase from the dispensary for adult use?**
 - Consumers will be required to present a valid government issued photo ID when purchasing adult use products at a dispensary.
- **Change in application fees**
 - Patient/Caregiver ID application fees will remain the same. However, as of December 8th, 2022, under new law, **patient/caregiver cultivation ID** application fees will be reduced to \$50. An updated fee schedule is available on the department's website. Please check back periodically for current application fees - <https://health.mo.gov/safety/cannabis/fee-schedule-pi.php> ([fee-schedule-pi.php](https://health.mo.gov/safety/cannabis/fee-schedule-pi.php))
- **Change to Agent ID Fingerprint requirement**
 - As of December 8th, 2022, potential facility employees will still be required to apply for an agent ID, but agent ID card applicants will no longer be required to submit fingerprints for a criminal history record check as part of their applications. Owners with a financial or voting interest in at least 10% of a medical or marijuana facility will still need to submit fingerprints for a criminal history background check.
- **What is a microbusiness facility?**
 - A microbusiness facility refers to either a microbusiness dispensary or a microbusiness wholesale facility, both of which conduct operations related to marijuana for medical and adult use. A microbusiness is different from a medical or comprehensive facility because it is designed to provide a path to facility ownership for individuals who might not otherwise easily access that opportunity, such as those with a net worth of less than \$250,000 or veterans with a service-connected disability. In order to qualify for a microbusiness facility license, applicant entities shall be majority owned by individuals who each meet at least one of a number of qualifications set forth in the Constitution.
- **What is a microbusiness dispensary facility?**
 - A microbusiness dispensary facility is a licensed microbusiness facility where marijuana is dispensed for medical and adult use. Microbusiness dispensaries may only acquire product from and sell product that was produced by microbusiness wholesale facilities.
- **What is a microbusiness wholesale facility?**
 - A microbusiness wholesale facility combines the concepts of a cultivation facility and a manufacturing facility to serve both the medical and adult use communities. A microbusiness wholesale facility may engage in all or only a subset of the activities approved under its license. If cultivating, microbusiness wholesale facilities may cultivate up to two hundred and fifty flowering plants at a time. Microbusiness wholesalers may only sell product to microbusiness dispensary facilities.

Medical Program Changes

- **Who can certify a qualifying patient for medical marijuana in Missouri?**
 - Qualifying patients may be certified by an MD, DO **or a nurse practitioner** who is licensed and in good standing with the state of Missouri.
- **Do I need proof of Missouri residency to apply for a Missouri medical marijuana patient ID?**
 - No, the new law no longer requires proof of Missouri residency within the patient application process.

- **How many approved caregiver ID cards can one individual hold?**
 - The new law allows for an individual to be a licensed caregiver for up to six (6) separate patients.
- **Can I still apply for a medical marijuana ID card?**
 - Yes, pursuant to Section 1 of Article XIV, the department will continue issuing ID cards to qualifying patients. Information on how qualified patients can apply is available on the department's website - [https://health.mo.gov/safety/cannabis/ \(index.php\)](https://health.mo.gov/safety/cannabis/index.php)
- **What documentation is required to apply for a patient ID card?**
 - All applications require a physician or nurse practitioner certification, less than 30 days old, submitted on behalf of the qualifying patient; a legible copy of the qualifying patient's government-issued photo identification card; and a clear, color digital photo in which the applicant's face can be clearly seen. The digital photo must show a clear image of the applicant's full face, from the shoulders up, without filters, hats, sunglasses, or other things that distort the image. This image will appear on the approved ID card.
Additional information can be found on the department's website – <https://cannabis.mo.gov> (<https://cannabis.mo.gov>)
- **What documentation is required to apply for a caregiver ID card?**
 - All caregiver applications require a legible copy of the primary caregiver's government-issued photo identification card; a clear, color digital photo in which the applicant's face can be clearly seen; and either a completed patient authorization form or written consent of the parent or legal guardian who will serve as the qualifying patient's primary caregiver. The digital photo must show a clear image of the applicant's full face, from the shoulders up, without filters, hats, sunglasses, or other things that distort the image. This image will appear on the approved ID card. The patient authorization form is available on the department's website - <https://health.mo.gov/safety/cannabis/patient-services.php> ([patient-services.php](https://health.mo.gov/safety/cannabis/patient-services.php))

ID Card Expiration Date Changes

- **How long are medical marijuana ID cards valid?**
 - Patient, caregiver, and patient or caregiver cultivation applications processed on or after December 8, 2022 will be approved for 3 years. ID cards approved before that date will be valid for one year. Upon the next approved renewal after December 8, 2022, the ID cards will be valid for 3 years.
The fee for cultivation applications will change to \$50.00.
- **Will existing license expiration dates be extended?**
 - No. ID cards approved or renewed before December 8, 2022 will retain their existing expiration dates. ID cards approved or renewed on or after December 8, 2022 will be valid for three years.
- **How long are consumer cultivation cards valid?**
 - A consumer personal cultivation identification card is valid for 12 months from its date of issuance and is renewable.

Unchanged Rules

- **Are patients still required to obtain a new physician certification form with their renewal application?**
 - Yes, Patients will be required to obtain a new physician or nurse practitioner certification form to submit with their patient renewal application. Certification forms must be submitted by an MD, DO, or nurse practitioner who is licensed and in good standing with the state of Missouri.
- **Will patient application fees increase with the amendment changes?**
 - Regular patient and caregiver application fees are charged consistently with the previous law, but the approved ID card will be valid for 3 years instead of the previous 1 year. The price of a regular patient and caregiver card is adjusted with changes to the Consumer Price Index.
 - Patient and caregiver cultivation fees will be reduced from \$100 (currently \$110.99 after CPI adjustments) to \$50 per application, to be adjusted with changes in the Consumer Price Index.
 - A fee schedule is available on our website - <https://health.mo.gov/safety/cannabis/fee-schedule-pi.php> (<https://health.mo.gov/safety/cannabis/fee-schedule-pi.php>)
- **Do patient certification forms still need to be submitted to the department within 30 days as part of a completed patient application?**
 - Yes. Once the certifying medical professional has submitted a certification form, the qualifying patient must then register and complete a patient application through the registry portal. This patient application must be submitted to the department within 30 days of the medical professional's signature date on the form.
- **Will the department be mailing physical ID cards?**

- No. The department will not be mailing physical cards. It is the ID card holder's responsibility to download and print their approved ID from the registry portal.
- **How long does it take for a submitted patient or caregiver application to be processed?**
 - The department has 30 days to process patient and caregiver applications. Applications are processed in the order they were received.
- **Are tax rates for medical marijuana changing?**
 - The tax rate for medical marijuana purchases will remain at 4%.
 - The state tax rate for adult-use marijuana purchases will be 6%. Local governments may impose an additional sales tax of up to three percent.
- **Can an individual have a patient cultivation ID card without first having a patient ID card?**
 - No. The patient ID application must be approved before a patient cultivation ID application may be submitted.
- **Where do all the taxes from sales go?**

By law, proceeds from adult-use marijuana sales will go towards:

 - governmental entities needed to carry out expungement of certain marijuana offenses
 - the Missouri veterans commission for health care and other services for veterans
 - the Missouri public defender system to provide legal assistance to low-income Missourians
 - local governments if the local government taxes marijuana sales
 - grants recipients

Timeline

- **November 8, 2022** | Vote on amendment 3 ballot measure.
- **December 8, 2022** | Patient, caregiver, and medical cultivation **changes go into effect.**
 - All current active patients' allotment will change from 4oz to 6oz per month.
 - Patient applications processed as of this date and forward will be valid for 3 years.
 - Current ID card holders will retain their existing expiration dates, which will not change due to Amendment 3 passing.
- **January 7, 2023** | Personal Cultivation application form will be posted to the department's website.
- **February 6, 2023** | Personal Cultivation for adult use applications accepted.
- **June 6, 2023** | Department will post license application forms and instructions for marijuana microbusiness facilities.
- **September 4th, 2023** | Department will begin on or before September 4th to accept microbusiness applications.
 - Information regarding the microbusiness application process will be made available ASAP on the website.

Consumer and Patient Possession Limits

- **Patient/Caregiver Purchase and Possession Limit**
 - Under the new law, an approved Patient ID card holder, or a Caregiver ID card holder on behalf of a licensed patient, may purchase up to 6 ounces of dried, processed marijuana or its equivalent within a 30-day period, unless a physician or nurse practitioner certifies the patient for a greater amount. A patient ID card holder, or caregiver ID card holder on behalf of a licensed patient, may be in possession of up to a 60-day supply (12 ounces, unless the patient has a physician or nurse practitioner certification authorizing more than 6 ounces in 30 days).
- **Can qualifying patients be certified for more than 6 ounces?**
 - Yes. Qualifying patients may be certified for more than 6 ounces if their certifying physician or nurse practitioner determines that there is a compelling reason to do so, and certifies the higher amount on the certification form.
- **Patient Cultivation Possession Limit**
 - Under the new law, approved Patient ID card holders who are cultivating marijuana for medical use or whose primary caregivers are cultivating marijuana on their behalf, may be in possession of up to a 90-day supply of dried, unprocessed marijuana or its equivalent, as long as any amount in excess of the patient's 60-day supply remains in an approved enclosed, locked facility
- **What are possession limits of an approved caregiver ID card holder?**
 - Approved caregiver ID holders may possess a separate legal limit for each qualifying patient under their care, for up to 6 patients; and a separate legal limit for themselves if they are a qualifying patient. All marijuana in the caregiver's possession shall be stored separately for each qualifying patient and labeled with the qualifying patient's name.

The legal limit for any licensed qualifying patient is a 60-day supply, unless that patient or the primary caregiver on behalf of that patient is licensed to cultivate. Approved cultivators may be in possession of up to a 90-day supply of dried,

unprocessed marijuana or its equivalent, as long as any amount in excess of the patient's 60-day supply remains in an approved enclosed, locked facility.

- **Consumer Purchase and Possession Limit**
 - A consumer may purchase up to 3 ounces in a single transaction, and be lawfully in possession of up to 3 ounces of dried, processed marijuana or its equivalent.
- **Consumer Personal Cultivation Possession Limits**
 - Consumer personal cultivation ID card holders must keep any amount of cultivated marijuana above their allowed 3 ounce possession limit at their residence in an approved enclosed, locked facility.

Consumer and Patient Cultivation

- **Can I be authorized for both personal cultivation and patient cultivation?**
 - No. Patients/consumers will only be authorized to have one cultivation authorization.
- **Are patients still required to obtain a new physician certification form with their renewal application?**
 - Yes, Patients will be required to obtain a new physician **or nurse practitioner** certification form to submit with their patient renewal application. Certification forms must be submitted by an MD, DO **or nurse practitioner** that is licensed and in good standing with the state of Missouri. However, the new law only requires patient ID card renewal every 3 years.
- **Will application fees increase with the amendment changes?**
 - Some application fees have changed. A fee schedule is available on our website - <https://health.mo.gov/safety/cannabis/fee-schedule-pi.php> (**fee-schedule-pi.php**).
- **Do physician or nurse practitioner certification forms still need to be submitted to the department with a completed patient application within 30 days of the date on the form?**
 - Yes. Once the certifying medical professional has submitted a certification form, the qualifying patient must then register and complete a patient application through the registry portal. This patient application must be submitted to the department within 30 days of the medical professional's signature date on the form.
- **Will the department be mailing physical ID cards?**
 - No. The department will not be mailing physical cards. It is the ID card holder's responsibility to download and print their approved ID from the registry portal.
- **How long does it take for a submitted application to be processed?**
 - The department has 30 days to process patient and caregiver applications. Applications are processed in the order they were received.
- **Are tax rates for medical marijuana changing?**
 - No. The tax rate for medical marijuana purchases will remain at 4%.
- **Can an individual apply for a patient cultivation ID card without first having a patient ID card?**
 - No. The patient ID card is required to apply and be approved for a patient cultivation ID card.
- **How do medical professionals become approved to certify patients?**
 - Certifying Medical Professionals must register and verify with the department prior to submitting certification forms.

Additional Patient and Consumer Protections

- **Can I be a patient or consumer if I am on Probation/Parole?**
 - Sections 1 and 2 of Article XIV provide certain protections for patients and consumers on probation/parole, or other state supervision, that are outside of the department's authority and subject to the agencies with jurisdiction, and the courts, to make those decisions.
- **Can employers have policies related to employing patients and consumers who use marijuana?**
 - Sections 1 and 2 of Article XIV provide certain protections for patients and consumers for employment-related issues that are outside of the department's authority and subject to agencies with jurisdiction over employment-related issues. Please consult with an attorney on your specific circumstances.
- **Does the new law include any provisions for de-criminalization of certain marijuana related offenses?**
 - Yes. It includes a provision to allow persons with certain marijuana-related non-violent offenses to petition for release from incarceration or parole and probation and have records expunged. Please consult with your legal counsel on whether this may apply to your situation.



MISSOURI DEPARTMENT OF
**HEALTH &
SENIOR SERVICES**

Division of Cannabis Regulation

ADULT-USE TIMELINE

2022

Nov. 8, 2022

Missouri approves Amendment 3. DHSS released draft program rules two days later.

Amendment Passes

Dec. 8, 2022

DHSS begins accepting requests from facilities to convert operations for adult-use. Patient cards now valid for three years.

Law Effective

2023

Jan. 7, 2023

Personal cultivation application forms and instructions available to the public.

Cultivation Apps

Feb. 6, 2023

Program rules finalized. Marijuana may be available in dispensaries once licensed. Personal cultivation applications accepted.

Facilities Licensed

2023 (cont'd)

June 6, 2023

Microbusiness application forms and instructions available.

Microbusiness Apps

Sept. 4 - Oct. 4, 2023

Microbusiness applications accepted (1st round).

Microbusiness Apps

Dec. 3, 2023

Microbusiness applications reviewed for eligibility.

Application Reviews

2024

June 2024

Microbusiness applications accepted for 2nd round.

Microbusiness Apps

2024 (cont'd) 2025

Aug. 2024

Microbusiness applications reviewed for eligibility.

Application Reviews

March 2025

Microbusiness applications accepted for 3rd round.

Microbusiness Apps

May 2025

Microbusiness applications reviewed for eligibility.

Application Reviews

Cannabis.Mo.Gov



MEMORANDUM TO MAYOR AND CITY COUNCIL

Meeting Date: December 12, 2022

Subject: Adult-Use (Recreational) Marijuana Zoning Amendments

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Ordinance 5637—Medical Marijuana Zoning Amendments

In the November election, voters of the state approved an amendment to Missouri's constitution which legalized comprehensive, adult-use marijuana. Prior to this election, only medical marijuana facilities were allowed in Missouri as a result of the approval of such facilities in the November 2018 election. Due to the recent change in state law, local governments across the state must now review and update their ordinances in accordance with the new state law within a very condensed timeframe. Prior to moving forward with a formal code amendment, staff would like the input on the general direction of these amendments from the City Council.

All marijuana facilities will continue to be licensed by the State of Missouri, Department of Health and Senior Services. The State will first begin to allow applications to convert existing medical marijuana facilities into Comprehensive adult-use marijuana facilities. Comprehensive marijuana facilities are those that sell to adults both for recreational and medicinal purposes. On December 8, 2022, the State will begin accepting conversion applications. The State has 60 days from receipt of the applications to approve those requests. With this in mind, the first conversions could occur as early as the beginning of February next year.

The State does not have any current plans to award new Comprehensive licenses; only the conversion of existing medical facilities. However, this could change at some point in the future.

Microbusiness Licenses

In addition to Comprehensive marijuana licenses, the State will also award Microbusiness licenses. This is a secondary market for medical and adult-use marijuana. These licenses have been created to provide a more equity into the program by allowing applicants with less financial resources to participate. The state can award a minimum of 144 of these license types, 2/3 wholesale (cultivate and manufacture) and 1/3 retail (for-sale product at a dispensary). To qualify for a Microbusiness license, applicants must meet one of the following criteria:

- Have a net worth of less than \$250,000 and have had an income below two hundred and fifty percent of the federal poverty level, or successor level, as set forth in the applicable calendar year's federal poverty income guidelines published by the U.S. Department of Health and Human Services or its successor agency, for at least three of the ten calendar years prior to applying for a marijuana microbusiness facility license; or

- (Have a valid service-connected disability card issued by the United States Department of Veterans Affairs, or successor agency; or
- Be a person who has been, or a person whose parent, guardian or spouse has been arrested for, prosecuted for, or convicted of a non-violent marijuana offense, except for a conviction involving provision of marijuana to a minor, or a conviction of driving under the influence of marijuana. The arrest, charge, or conviction must have occurred at least one year prior to the effective date of this section; or
- Reside in a ZIP code or census tract area where:
 - Thirty percent or more of the population lives below the federal poverty level; or
 - The rate of unemployment is fifty percent higher than the state average rate of unemployment; or
 - The historic rate of incarceration for marijuana-related offenses is fifty percent higher than the rate for the entire state; or
- Graduated from a school district that was unaccredited, or had a similar successor designation, at the time of graduation, or has lived in a zip code containing an unaccredited school district, or similar successor designation, for three of the past five years.

As previously stated, there are no plans to award new Comprehensive licenses, however, Amendment 3 requires that as new comprehensive facility licenses become available, 50% of those licenses must be awarded to operational Microbusiness facility operators.

Current Zoning Regulations for Medical Marijuana Facilities

The City of Creve Coeur established zoning regulations for medical marijuana through Ordinance No. 5637 in April 2019. Since the passage of this ordinance, the City has two medical marijuana dispensaries: Terrabis, located at 11062 Olive Blvd. and Homestate Dispensary located at 105 N. Lindbergh. There are no cultivation, testing or manufacturing facilities currently operating in the City.

After considerable review and public engagement, the City Council approved the following zoning standards for medical marijuana facilities:

Dispensaries: Permitted Use (by-right) in all commercial districts and LI-Light Industrial Districts, except that no dispensary can be located within 300-feet of an existing elementary or secondary school.

Cultivation Facility: Conditional Use in RO-Research Office and LI-Light Industrial District

Manufacturing Facility: Conditional Use in RO-Research Office and LI-Light Industrial District

Marijuana Testing Facility: Permitted Use (by-right) in RO-Research Office and LI-Light Industrial District

Drive-through dispensaries were not specifically listed as an allowable use; however, this aspect should be a component of our current review.

Next Steps

Staff's intention would be to update the ordinance to reflect the comprehensive (recreational adult-use and medical) and microbusiness marijuana facilities that are now allowed by state law. The land use classification of these uses based on the type of marijuana facility (cultivation, dispensary, testing, etc.) would remain the same. We would also update the definitions and also address drive-through dispensaries.

After obtaining general direction from the City Council, staff will proceed with a formal zoning code text amendment for the January 17th P&Z meeting. As a zoning code text amendment, the process entails holding a public hearing at the Planning and Zoning Commission, providing notice in the City's residential newsletter and the St. Louis Countian, as well as posting the amendments on the City's website prior to the hearing. After recommendation from P&Z, the City Council will have two readings and make the final approval.

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, THE ZONING ORDINANCE, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

WHEREAS, an amendment to Missouri's constitution was approved by voters on November 6, 2018 to allow patient access to medical marijuana and to allow the limited production, distribution, testing, sale, and purchase of marijuana for medicinal purposes statewide; and

WHEREAS, medical marijuana uses will be licensed and regulated by the State of Missouri; and

WHEREAS, an application was submitted by the Director of Community Development for text amendments to various sections of the City's Zoning Ordinance to allow medical marijuana uses in appropriate zoning districts; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein for conformity with state law and zoning practices that are consistent with public health and welfare; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on March 4, 2019, beginning at 6:30 p.m., or immediately following the close of the previous public hearing, and continuing to the April 1, 2019 Planning and Zoning Commission Meeting, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on April 1, 2019; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest, and

WHEREAS, the City Council has determined that this ordinance should be reviewed one year after enactment to determine its effectiveness,

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1. Table A, Permitted and Conditional Uses, is amended by adding the following uses in the manner shown below

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	Medical Marijuana Dispensary Facility as defined under Section 405.120							P		P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

SECTION 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances is hereby amended to include the following new definitions as follows:

MARIJUANA OR MARIHUANA: *Cannabis indica*, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "Marihuana" do not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

MARIJUANA-INFUSED PRODUCTS: products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

MEDICAL MARIJUANA CULTIVATION FACILITY: a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA DISPENSARY FACILITY: a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana in accordance with applicable law and regulations.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY: a facility licensed by the State of Missouri, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Projects Manufacturing Facility.

MEDICAL MARIJUANA TESTING FACILITY: a facility certified by the State of Missouri, to acquire, test, certify, and transport marijuana.

SECTION 3. Section 405.450 Permitted Uses is amended to include a new Subsection G as follows:

- G Medical Marijuana Dispensary Facility (NAICS CC453999) and Medical Marijuana Testing Facility (NAICS CC541381) as defined in Section 405.120, which abide by all applicable laws and regulations, are permitted uses in the zoning districts as shown in Table A Permitted and Conditional Uses, but no Medical Marijuana Dispensary Facility shall be sited on a property within three hundred (300) feet of a property of any then-existing elementary or secondary school. Measurements shall be made from the closest property line of the proposed Dispensary Facility to the closest property line of any such other use listed in this section.

SECTION 4. Section 405.470 Conditional Uses is amended to include a new entry to Subsection A as follows:

- 33. Medical Marijuana Cultivation Facility (NAICS CC111419) and Medical Marijuana-Infused Products Manufacturing Facility (NAICS CC325415) as defined in Section 405.120, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:
 - a. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section 405.550 or Chapter 215, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.
 - b. Marijuana cultivation and processing activities shall occur only within an enclosed building.

BILL NO. 5761

ORDINANCE NO. 5637

SECTION 5. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter. The City Administrator shall initiate a review of this ordinance one year after enactment, to facilitate Council review of its effectiveness.

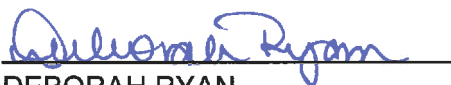
ADOPTED THIS 22nd DAY OF April, 2019.


SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 22nd DAY OF April, 2019.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN
CITY CLERK



OBJECTIVES & STRATEGIES

CREVE COEUR'S COMMUNITY VISION

*Creve Coeur will continue to prosper as **a premiere livable and sustainable community** by preserving and capitalizing on new opportunities for the City's key residential, business, environmental, and civic assets.*

Utilizing comprehensive place-making, *Creve Coeur will enhance its unique and recognizable physical identity; its healthy and vibrant neighborhoods; and remain **a regional leader as a green and environmentally-friendly community.***

Introduction

The Objectives and Strategies of the Creve Coeur 2030 Comprehensive Plan Update are composed of seven (7) key objectives and 67 individual Strategies. The Objectives and strategies reflect the goals, needs, and desires of the Creve Coeur community. Together, they serve to achieve the community's Vision on which the Comprehensive Plan is founded.

The Objectives and Strategies include programming and municipal service initiatives, policy and partnership recommendations, and physical development plans—as further detailed in the *Plan Recommendations* beginning on page 53—to build a more prosperous, livable, and sustainable Creve Coeur for the next 20 years. The Objectives and Strategies of this Plan were developed with the input of the citizens of Creve Coeur, facilitated by the Planning Team, to achieve the community's Vision for the future of their City.

The Objectives and Strategies are presented on the following pages.

1. *Placemaking & Community Identity*

Creve Coeur will enhance its unique regional identity and develop an 18/7 community experience to become an even better place to live, shop, work, and play!

Strategy 1.1: **Create mixed-use, walkable districts.**

Strategy 1.2: **Improve Creve Coeur’s walkability and bikeability.**

Strategy 1.3: **Improve the City’s streetscapes and continue public realm enhancements.**

Strategy 1.4: **Celebrate the community with identifiable gateways and public art.**

Strategy 1.5: **Preserve high-quality existing neighborhoods and community assets.**

Strategy 1.6: **Ensure cultural, arts, educational, and entertainment opportunities throughout the community.**

Strategy 1.7: **Update the City’s zoning code to facilitate and promote development that matches the community’s vision for Creve Coeur.**

Strategy 1.8: **Ensure that adjacent non-residential and residential developments are compatible with each other.**

Strategy 1.9: **Improve the quality of new development by revising architectural design guidelines and establishing lot development standards, including illustrations of desired development patterns.**

Strategy 1.10: **Promote the City’s historically-significant structures through educational awareness programs and encourage their preservation.**

Strategy 1.11: **Provide an increased number of community events and programs.**

Strategy 1.12: **Develop a “central gathering place” that is the heart of the community.**

* 18/7—18 hours a day, seven days a week—refers to community vibrance and activity in a less-intense, suburban context. This is different from 24/7, which suggests a higher level of activity than would be appropriate for a community like Creve Coeur.

2. *Residential Development & Preservation*

Creve Coeur will preserve and evolve its high-quality residential development and stable property values while enhancing the diversity of housing types and improving the walkability and accessibility of neighborhoods.

Strategy 2.1: Provide opportunities for a greater diversity of housing options throughout the City to attract changing market demographics—including seniors, young professionals, and families.

Strategy 2.2: Guide the rebuilding of outdated housing stock in selected areas to improve housing diversity and maintain a competitive residential market.

Strategy 2.3: Improve neighborhood walkability and connectivity.

Strategy 2.4: Incentivize stormwater and green infrastructure best management practices (BMPs) for existing homeowners; new developments and infill development; and significant additions to existing homes.

Strategy 2.5: Update Creve Coeur's building code to promote green building best practices and adopt the latest International Energy Conservation Code as part of any building code update.

Strategy 2.6: Review the Zoning Code and land development regulations to ensure new infill residential construction takes into account existing conditions such as topography and stormwater flow with the measurement of building height, grading, and stormwater mitigation to minimize the impacts of new construction.

Strategy 2.7: Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance for residentially-zoned properties.

Strategy 2.8: Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent.

Strategy 2.9: Protect residential areas from negative encroachment of non-residential uses.

3. *Economic Growth & Community Services*

Creve Coeur will capitalize on new job growth and commercial development opportunities to strengthen its position as a major regional business center and provide necessary neighborhood services for the community.

Strategy 3.1: **Ensure future economic growth is responsive to the changing economy and captures the “place-making dividend”.**

Strategy 3.2: **Provide the community services, amenities, and experience necessary to leverage and capture these changing consumer preferences.**

Strategy 3.3: **Transform the Olive Boulevard corridor with a Central Business District and supporting mixed-use districts.**

Strategy 3.4: **Collaborate with regional transportation agencies, including Metro (Bi-State Development Agency) to improve regional transportation and mobility on Olive Boulevard.**

Strategy 3.5: **Embrace public/private partnerships for redevelopment.**

Strategy 3.6: **Work with the business community to develop recommendations for broadband, electrical, and other infrastructure as it impacts economic development.**

Strategy 3.7: **Guide regional retail and services (serving as a destination amenity) to the Community Center District area.**

Strategy 3.8: **Preserve the long-term economic strength of Creve Coeur by actively working with the St. Louis Economic Development Partnership and St. Louis County to establish the 39 North plant science and agricultural technology district; promote its implementation; and support the district’s long-term sustainability.**

Strategy 3.9: **Foster development of a town center, which would include the design and construction of a public gathering place or places.**

Strategy 3.10: **Become an active and integral participant with the St. Louis Regional Chamber and other organizations to promote Creve Coeur’s interests in regional and statewide economic development efforts.**

4. *Community Amenities & Facilities*

Creve Coeur will enhance existing public facilities and provide a variety of new, high-quality public amenities and community facilities that meet the needs and desires of all Creve Coeur residents.

Strategy 4.1: Improve City facilities, including the police department headquarters, Government Center, and the Dielmann Complex.

Strategy 4.2: Continue to improve the quality and responsiveness of City services, including recycling; limb, leaf, and trash pickup; and maintenance of medians and public landscaping.

Strategy 4.3: Continue to actively develop and implement the Capital Improvement Program that addresses the needs and desires of the community.

Strategy 4.4: Continue the City's strong level of police and other municipal services.

Strategy 4.5: Actively engage with utility providers, fire protection districts, neighboring governments, and other community service providers to ensure that Creve Coeur continues to be served by high-quality, efficient, and effective community services.

Strategy 4.6: Maintain existing and develop new cooperative and reciprocal agreements and partnerships to share community facilities with surrounding municipalities and public and private institutions.

5. *Parks, Open Space & Environment*

Creve Coeur will utilize its physical geography and diverse landscapes to remain a regionally-recognized green community and increase the amount of accessible public parks and open space for preservation and recreation.

Strategy 5.1: Actively pursue the integration of trails and bikeways and create a comprehensive community wide network of off-street and on-street connections for pedestrians between parks and open spaces, commercial centers, schools, and neighborhoods.

Strategy 5.2: Require new development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate.

Strategy 5.3: Engage in regular assessments of the recreation needs of Creve Coeur residents and enhance park facilities as necessary to ensure that those needs are met.

Strategy 5.4: Explore the development of a central urban park or plaza as the central gathering space of the community (perhaps as part of the Community Center district) and development of a community recreation center, youth center, library, or community center.

Strategy 5.5: Identify and designate parcels for possible future purchase by the City and redevelopment as public park space.

Strategy 5.6: Expand the use of cooperative agreements with local schools and private recreational amenities to provide access to recreational facilities for City residents.

Strategy 5.7: Enhance Creve Coeur's existing parks and open spaces to establish greater plant and wildlife diversity.

Strategy 5.8: Mitigate flooding and waterway impacts from adjacent development and improve water quality.

6. *Transportation, Connectivity & Mobility*

Creve Coeur will utilize development and partnerships with other jurisdictions to better manage automobile traffic; reduce traffic congestion; and improve transit, walkability, and bikeability.

Strategy 6.1: Encourage creation of a comprehensive network of pedestrian and bicycle infrastructure and facilities to become a premier walkable and bikeable community

Strategy 6.2: Enhance the safety of existing bicycle and pedestrian facilities, including safe pedestrian crossings of major roads.

Strategy 6.3: Improve access to public transit opportunities to ensure an equity of mobility for all residents and visitors—regardless of age, income, or ability.

Strategy 6.4: Use environmental design, operations, and management to reduce vehicular congestion on Olive Boulevard.

Strategy 6.5: Manage traffic impacts in residential neighborhoods.

Strategy 6.6: Improve connectivity in the western half of the City by developing bicycle and pedestrian facilities to bridge gaps in the existing street network.

Strategy 6.7: Promote vehicular cross-access between commercial parking lots to facilitate shared parking, reduce access points along commercial thoroughfares, improve traffic flow, and provide access to secondary streets.

Strategy 6.8: Improve coordination with East-West Gateway Council of Governments (EWGCOG) to increase the City’s role in regional transportation planning and transportation initiatives.

Strategy 6.9: Utilize Complete Streets principles when conducting major improvements to existing roadways to enhance bicycle and pedestrian accommodations; consider the adoption of a City-wide Complete Streets policy.

Strategy 6.10: Increase local connectivity to the Great Rivers Greenway District’s (GRG) regional “River Ring” greenway network; endorse, enhance, and facilitate implementation of GRG projects in Creve Coeur.

7. *Community Sustainability & Resilience*

Creve Coeur will lead the region in integrating community sustainability with on-going revitalization.

Strategy 7.1: Facilitate the development of community-supportive retail and services to ensure long-term community vibrancy and resilience.

Strategy 7.2: Achieve a sustainable jobs/housing balance within Creve Coeur.

Strategy 7.3: Establish a regular schedule for future updates to the Climate Action Plan with new benchmarks, a new planning horizon with updated strategies, and updated targets.

Strategy 7.4: Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and social unrest.

Strategy 7.5: Expand the use of renewable energy in City-owned public facilities and promote energy efficiency, renewable energy use, and recycling by all Creve Coeur residents, businesses, and organizations.

Strategy 7.6: Establish city-wide targets for the ratio of both public-accessible and private open space, taking into account nearby recreation areas outside of the City limits.

Strategy 7.7: Address high-priority storm water and erosion problems related to public infrastructure, proactively mitigate stormwater runoff, and improve water quality using stormwater and green infrastructure best management practices (BMPs) including bioswales, rain gardens, and native landscape restoration.

Strategy 7.8: Establish a storm water level-of-service and prioritize the problems identified in the City's storm water study based on those criteria and accelerate the implementation of the City's Storm Water Master Plan to deal with the prioritized storm water problems.

Strategy 7.9: Update the City's landscape guidelines to encourage the use of Missouri native plantings and discourage planting of known invasive species.

Strategy 7.10: Review regional sustainability initiatives and work with regional groups to enhance Creve Coeur's sustainability efforts.





city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #22-041: A CONDITIONAL USE PERMIT FOR A 2,984 SQUARE FOOT COMMERCIAL BANKING LOCATION, CHASE BANK, LOCATED AT 11600 OLIVE BOULEVARD

FOR THE MEETING OF: **Tuesday, January 17, 2023, 6:00 PM.**

LOCATION: 11600 Olive Boulevard, zoned "CB" Core Business District.

REQUEST: Joan Gogreve, of JPMorgan Chase Bank, has submitted an application for a Conditional Use Permit for a Chase Bank branch with walk-up ATM, a Commercial Banking use, (NAICS 522111) located at 11600 Olive Boulevard in the "CB" Core Business zoning district. The proposed use would combine three existing tenant spaces to create a 2,984 square foot space within the existing retail building. Minor exterior alterations are proposed.

ADDITIONAL INFORMATION: Under Section 405.250, Table A of the Zoning Code, NAICS 522111 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?

Creve Coeur 2030 Plan References

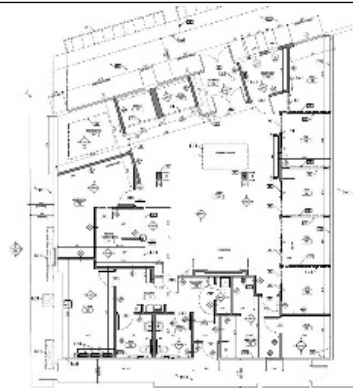
- MU-Mixed Use Place Type
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses

APPLICANT/OWNER: Joan Gogreve
JPMorgan Chase Bank
1111 Polaris Parkway
Columbus, OH 43240

**APPLICANT'S
REPRESENTATIVE:** Allison Reid
EBI Consulting
21 B Street
Burlington, MA 01803



REPORT PREPARED BY: Bethany Moore, City Planner
DATE: 1/5/2023
ATTACHMENTS: Applicant's Materials received December 16, 2022
Draft Ordinance

PROJECT DESCRIPTION

Chase Bank is looking to expand into the St. Louis market with more locations in the area. Currently there is one Chase Bank location within a 20 minute radius of the proposed location. The applicant believes a Creve Coeur location will be a good addition to the community. Chase Bank is planning to move into a new tenant space combining three tenant spaces that previously housed Veninga Jewelers, Dapper Doughnut and Supercuts. The three tenant spaces were combined to form one new 2,984 square foot space exclusively for Chase Bank's use within the existing Old Ballas Place Shopping Center. Chase Bank will employ 6 employees at busiest shift and will have the following hours of operation: Sunday-Saturday, 9:00 AM to 5:00 PM. A minor exterior change is proposed to accommodate a service door at the rear of the building and an ATM. No drive through services are proposed, instead a walk-up ATM will be provided. NAICS 522111, Commercial Banking, is a Conditional Use and requires a Conditional Use Permit with review by the Planning and Zoning Commission and final approval from the City Council.

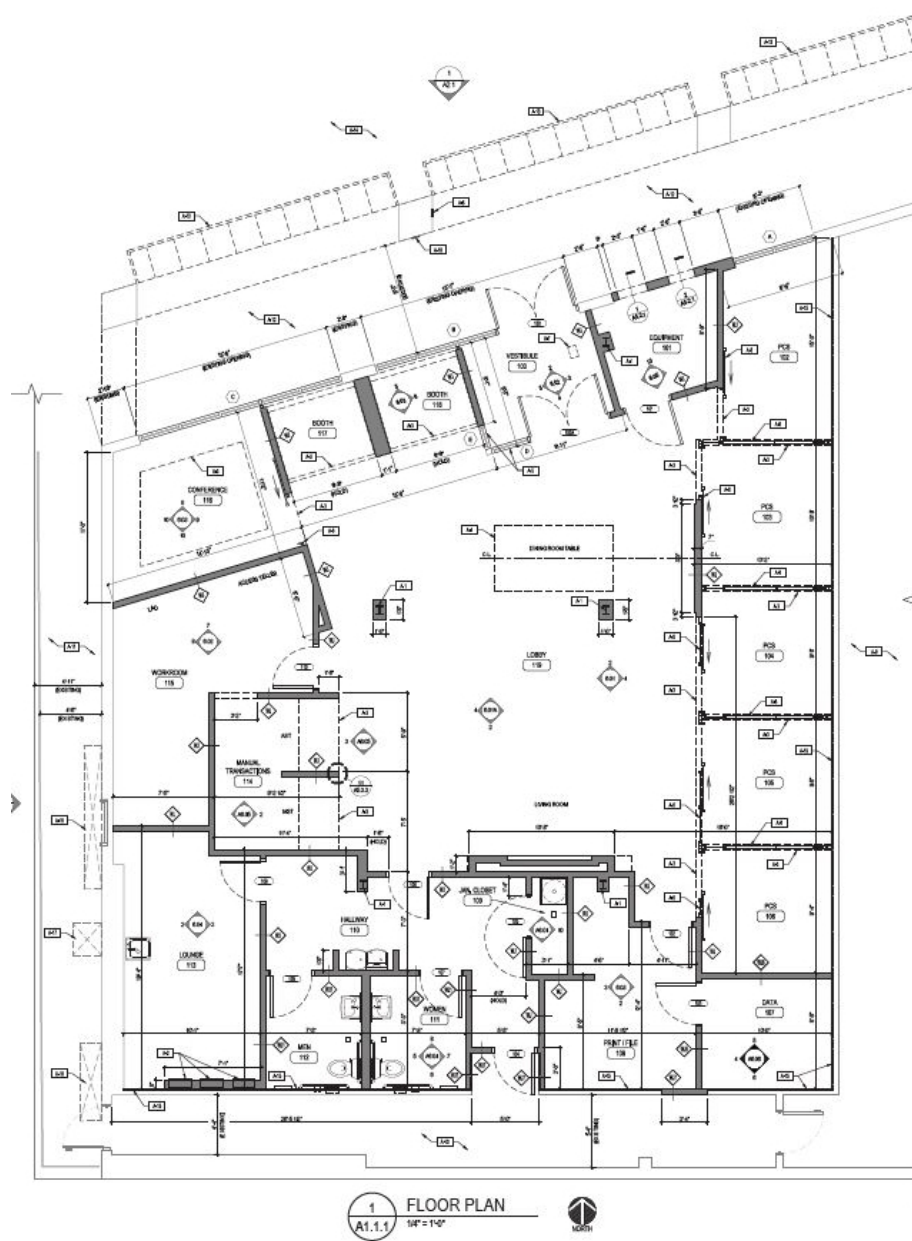


Figure 1: Chase Bank proposed floor plan.



Figure 2: Chase Bank proposed combined tenant space on upper level.

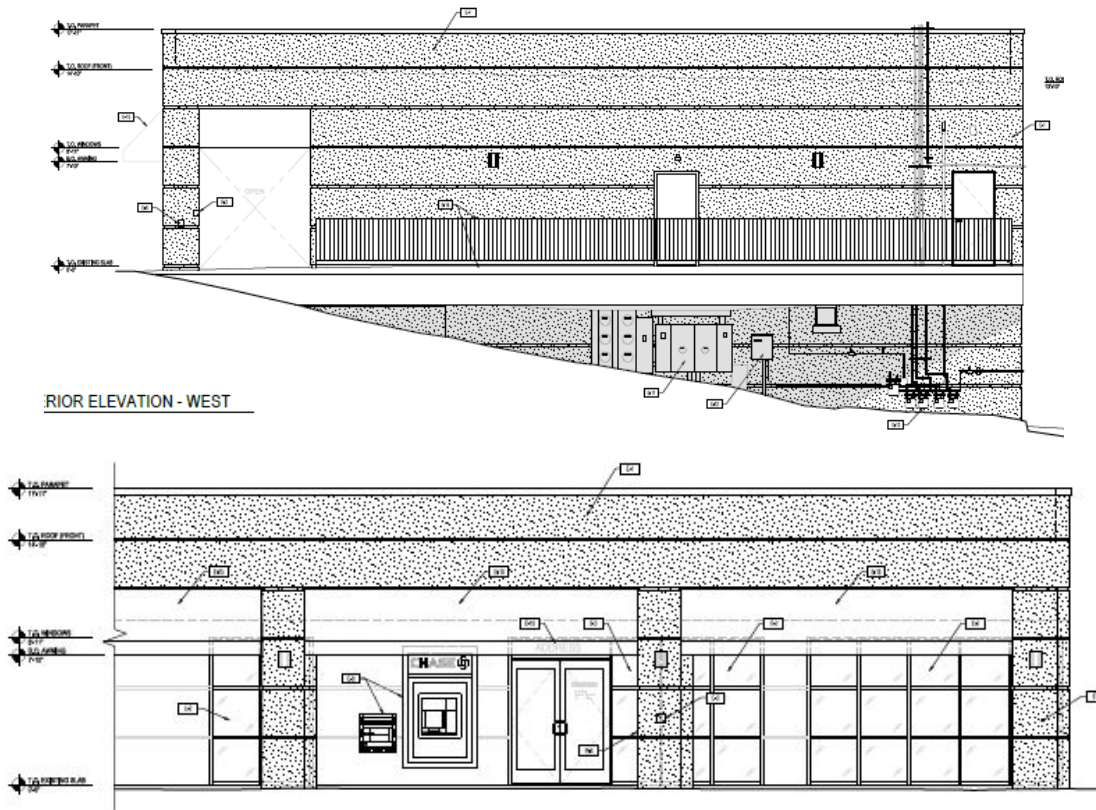


Figure 3: Minor exterior alterations.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	Olive Boulevard
South	Commercial	CB-Core Business	NA
East	Commercial	CB-Core Business	Old Ballas Road
West	Commercial	CB-Core Business	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the subject property in both the Mixed-Use District (MU) and the overlapping Central Business District (CBD). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections and beautifully landscaped streets (p.82). The Central Business District is designed to create a vibrant, walkable, amenity rich, mixed use commercial center surrounding a high intensity Downtown core. Over time, Olive Boulevard will become an urban thoroughfare setting adjacent to large development parcels (p.72). Therefore, as a community service, the use within the shopping center is consistent with the Comprehensive Plan.

ZONING REVIEW

NAICS 5221111 Commercial Banking is permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Old Ballas Place Shopping Center complex is 1.45 acres with approximately 16,260 square feet of retail space. The proposal is for 2,984 square feet thus representing roughly 18.4% of the complex's square footage.



Figure 3: Existing onsite parking. Tenant space shaded.

Parking:

Parking regulations for commercial banks are discussed under Section 405.820(G)(2) Required Off-Street Parking Spaces. It requires one 1 parking space per every 1000 square feet of gross floor area. Multi-tenant retail shopping centers designed for restaurant, retail uses and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1). The proposed use is a commercial bank with internal office space operating out of the 2,984 square foot retail space. Per the above calculation, 3 parking spaces are required for this use.

The following parking table takes into account the existing uses at the Creve Coeur Shopping Center and their required parking counts taken either from their Conditional Use Permits for restaurants or determined for their use from the Zoning Code. The surface parking at the center has a total of 100 parking spaces. The following parking table shows that a total of 87 parking spaces are required for all existing uses at the center. When the 15% parking reduction for the development is calculated it comes to 73 spaces with a surplus of 27 excess parking spaces on site for the current uses.

Below is the current parking table for the entire center based on existing uses and proposed uses:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
A1 – AT&T	General Retail	6,509	4/1000 sq. ft.	26
A2B-4 – Chase Bank	Commercial Banking	2,954	1/1000 sq. ft.	3
B3-Cobblestone Quality Shoe Repair	General Commercial	1,553	4/1000 sq. ft.	6
A4B-The Post Sports Bar	Restaurant	5,214	1/3 Indoor seats in the CUP + 1/250 sq. ft.	52
Sub-total:				87
Minus 15% Reduction				-14
Total # of Parking Spaces Required:				73
Total Available On-site:				100
Excess Parking:				27

OTHER REVIEW ITEMS

Trash for the space will utilize the existing dumpster located beside the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

1. The Conditional Use Permit shall be for the operation of an approximately 2,954square foot Commercial Banking establishment, NAICS 522110, at 11600 Olive Boulevard, within the Old Ballas Place Shopping Center.
2. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Sunday through Saturday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout and exterior service door as part of Application #22-041 shall be submitted for review.
5. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building

permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of a Conditional Use Permit for Chase Bank located at 11600 Olive Boulevard, within the Old Ballas Shopping Center, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of January 17th, 2023” (conditions may be added, eliminated, or modified by preceding motion).

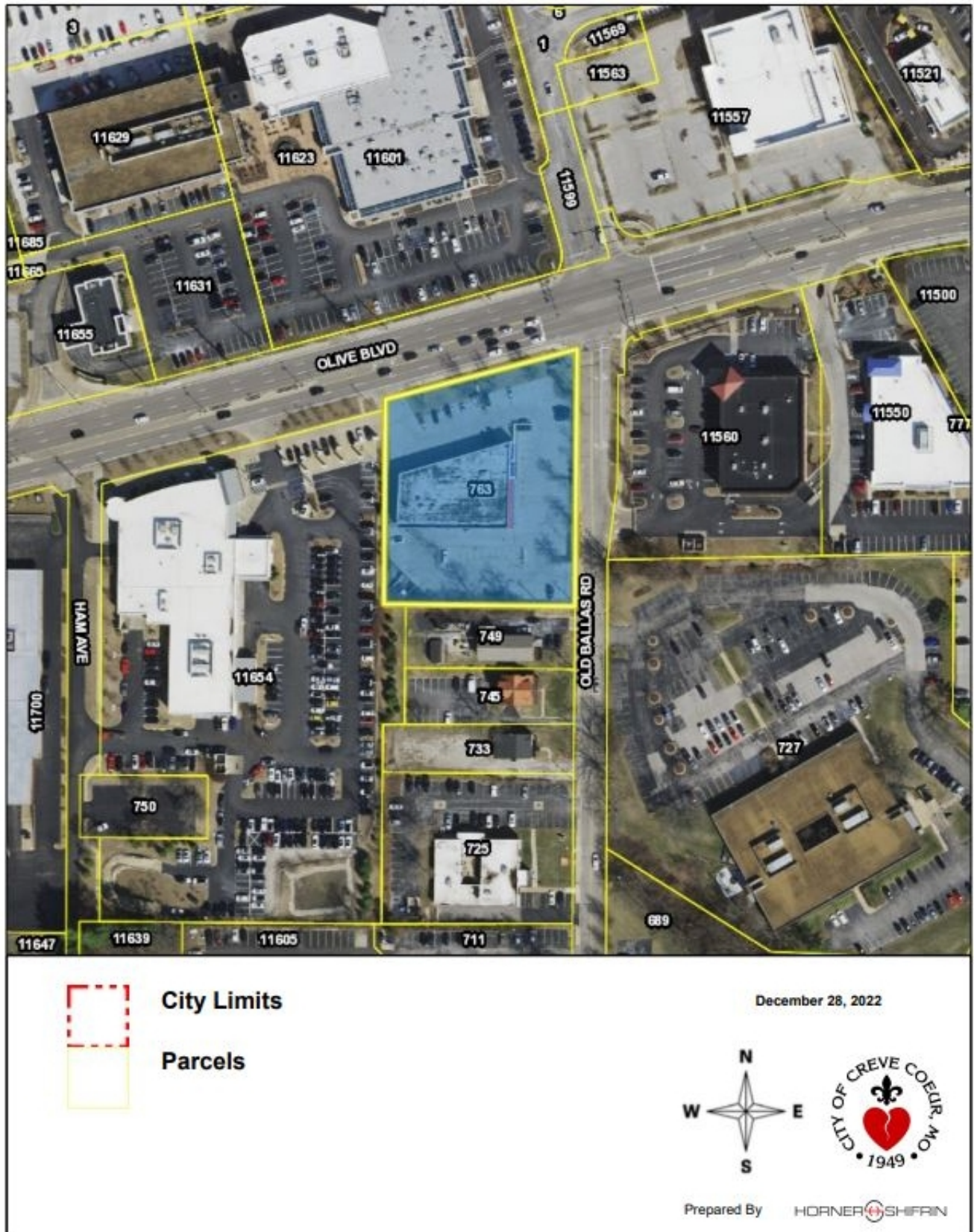
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS



Description:
Existing tenants in
the upper level of
the Old Ballas
Place Shopping
Center.



Description:
Existing tenants in
lower level of the
Old Ballas Place
Shopping Center.



Description:
Existing monument
sign and
landscaping in
good condition.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A 2,984 SQUARE-FOOT COMMERCIAL BANKING LOCATION FOR
CHASE BANK, LOCATED AT 11600 OLIVE BOULEVARD**

WHEREAS, under Section 405.370(C), commercial banking locations in the “CB”, Core Business zoning district requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Joan Gogreve, of JPMorgan Chase Bank, submitted an application for a conditional use permit for a 2,984 square foot commercial banking location, at 11600 Olive Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, January 17, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on January 17, 2023; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

BILL NO. _____

ORDINANCE NO. _____

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a commercial banking located at 11600 Olive Boulevard in the "CB" Core Business zoning district, whose legal description is as follows:

TRACT OF LAND BEING PART OF STUDT'S HOME PLACE ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS
COUNTY RECORDS IN THE EAST HALF OF SECTION 3 TOWNSHIP 45 NORTH,
RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY,
MISSOURI

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 2,954 square foot Commercial Banking establishment, NAICS 522110, at 11600 Olive Boulevard, within the Old Ballas Place Shopping Center.
2. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Sunday through Saturday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout and exterior service door as part of Application #22-041 shall be submitted for review.
5. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this

BILL NO. _____

ORDINANCE NO. _____

ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

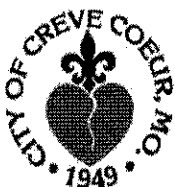
JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city
of

CREVE COEUR

PLANNING DIVISION

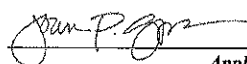
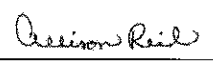
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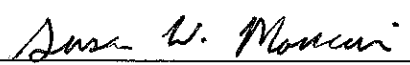
300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Joan Gogreve, VP of JPMorgan Chase Bank, N.A.	Allison Reid
<i>Name</i>	<i>Name</i>
JPMorgan Chase Bank, N.A.	EBI Consulting
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
1111 Polaris Parkway	21 B Street
<i>Address</i>	<i>Address</i>
Columbus, OH 43240	Burlington, MA 01803
<i>Address</i>	<i>Address</i>
Telephone # 504-456-3255	Telephone # 781-81-4657
<i>Telephone #</i>	<i>Telephone #</i>
Fax # 504-322-4460	Fax #
<i>Fax #</i>	<i>Fax #</i>
Email: joan.gogreve@chase.com	Email: allison.reid@ebiconsulting.com
<i>Email:</i>	<i>Email:</i>
 VP of the Owner JPMorgan Chase N.A.	 Project Manager, EBI Consulting
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
11600 Olive Blvd.	
<i>Address</i>	<i>Name</i>
St. Louis, MO 63141	Old Ballas Place Investors, LLC
<i>Address</i>	<i>Company (If Applicable)</i>
	1795 Clarkson Road South 190
<i>Development Name (if any)</i>	<i>Address</i>
Core Business District	Chesapeake, MO 63017
<i>Current Zoning</i>	<i>Address</i>
	Telephone # 314-517-4348
<i>Prior CUP Approvals (if known)</i>	<i>Telephone #</i>
	Fax #
	<i>Fax #</i>
	Email: bill@biermanco.com
	<i>Email:</i>
	
	<i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Proposed 2,984 square foot retail banking center with an exterior walk up ATM and after hours depository.

Gross Floor Area – Existing and Proposed: Combining 3 existing spaces: 936sf, 934sf & 1,114sf to make a 2,984sf proposed space.

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: 6

Hours of Operation: 9am-5pm

Current or Most Recent Use of the Property: Hair Salon, Jewelry Store & Donut Shop

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan	☐ Photographs of existing structures
☐ Access and parking plan; (may be shown on site plan)	☐ Materials samples
☐ Landscape plan	☐ Legal Description in Word format
☐ Floor plan	☐ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Tuesday, January 17, 2023.

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

All Sections Complete
All Documents, incl. e-Copies
Fees Paid

Received By:

Date:

Revised: 7/22

December 17, 2022

Planning Division**Attn: Bethany Moore**300 North New Ballas Road
Creve Coeur, MO 63141**Conditional Use Permit Application
Supplemental Submittal Requirements
11600 Olive Blvd, St. Louis, MO 63141****Rationale**

Bringing Chase Bank to 11600 Olive Boulevard in Creve Coeur will be a good addition to the community. Chase Bank has been growing their footprint in the St Louis market since they entered it two years ago. To better serve the community of Creve Coeur having a Chase Bank branch in the area would be a great service. There is only one branch within 20 mins. This project would also help to reduce the traffic impact since this one tenant is replacing a former hair salon, doughnut shop and jewelry store. The total peak hour vehicular trips for these three combined is 55.53 vehicles; where the peak hour trips for a bank is 27.41. With the opening hours not extending into the late evening hours this will be a quiet tenant and will not produce noise or smells that would disturb adjacent properties. Chase Bank also promotes community and inclusion with a minimum 30% diversity for project construction while utilizing local contractors, Musak Construction, and trades.

Site Plan & Parking Plan

Chase is going into an existing multi tenant building situated on 1.45 acres. The existing site plan and parking are not being modified in any way. There are currently 100 parking spaces (4 of them are accessible parking spaces) that are shared among all tenants. There is one full access entrance from Old Ballas Rd, and one full access entrance from Olive Blvd. In addition there will be no exterior lighting changes so the photometrics of this site will remain unchanged.

Refer to enclosed A0.2 SITE PLAN. Note there will be no site, access or parking modifications to the existing site.

Landscape Plan

There will be no modifications to the existing landscaping included in this tenant fit-up. There are seven mature trees along Olive Blvd along with some low shrubbery. There are eight mature trees along Old Ballas Rd along with low shrubbery. In the back (South) part of the parking lot there are additional trees and shrubs all to remain as well as along the retaining wall to the West of the property dividing this property from the Land Rover car dealership.

Floor Plan

The existing building was constructed in 1993 and consists of 16,260 sq ft. Currently it is divided into 6 tenant spaces. We do not propose to make any building footprint modifications. For this project we will be combining three of the current tenant spaces into one tenant space of 2,984 sq ft for the Chase Bank. Refer to enclosed A1.1.1 FLOOR PLAN and A1.1.2 FURNITURE PLAN.

Electronic Copies of all Materials

Electronic copies have been emailed to Bethany Holmes.

Building Elevations

The existing building façade is to remain as existing. Chase Bank will be replacing the storefront frames and glazing like for like for their portion of the space. The three tenant signs will be removed and replaced with signage for the new single tenant space. Refer to enclosed A2.1 EXTERIOR ELEVATIONS

Photographs of Existing Structure

Refer to enclosed photo layout drawing with key plan titled PHOTOS.

Material Samples

There will be no changes to the exterior materials of the building.

Proof of Ownership

A copy of the lease and an affidavit from the owner acknowledging the tenant's right to apply for a Conditional Use Permit is enclosed.

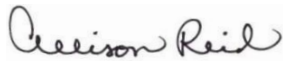
Legal Description of the Property

A TRACT OF LAND BEING PART OF STUDDT'S HOME PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDS IN THE EAST HALF OF SECTION 3 TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

Existing Rent Roll**OLD BALLAS PLACE SHOPPING CENTER
TENANT OCCUPANCY**

UNIT #	SITE ADDRESS	TENANT ENTITY	TENANT TRADE NAME	SQUARE FEET
A1	A1	New Cingular Wireless PCS, LLC	AT&T Mobility	6,509
A3	A3	Vacant	Vacant	934
A4	A4	Supercuts, Inc.	Supercuts	936
B3	B3	Creve Coeur Plaza Shoe Repair	Cobblestone Quality Shoe Repair	1,553
A2B	A2-B	Thomas C. Veninga, Ltd.	Veninga Jewelers	1,114
A4-B	B1 & B2	The Post II, LLC	The Post Sports Bar	5,214
				16,260

Sincerely,



Allison Reid
Project Manager
EBI Consulting

EXHIBIT AND SCHEDULES LIST

- "A" Site Plan
- "B" Legal Description of Shopping Center
- "C" Delivery Date Memorandum
- "D" Rent Commencement Date Letter
- "E" Landlord's W-9 and Automatic Deposit Request Form
- "F" List of All Liens Permitted to Affect the Premises as of the Delivery Date
- "G" Landlord's Work
- "H" Existing Exclusive Use Rights and Prohibited Uses
- "I" General Description of Tenant Improvements
- "J" Form of Memorandum of Lease
- "K" Form of Subordination and Non-Disturbance Agreement

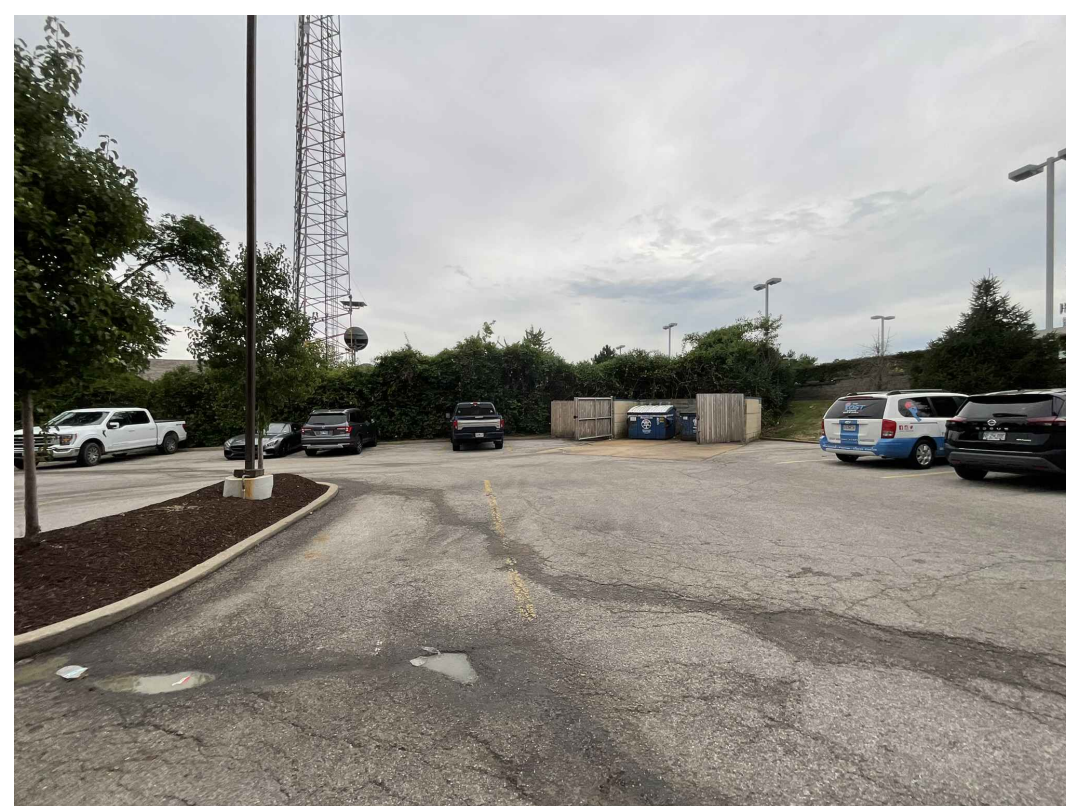
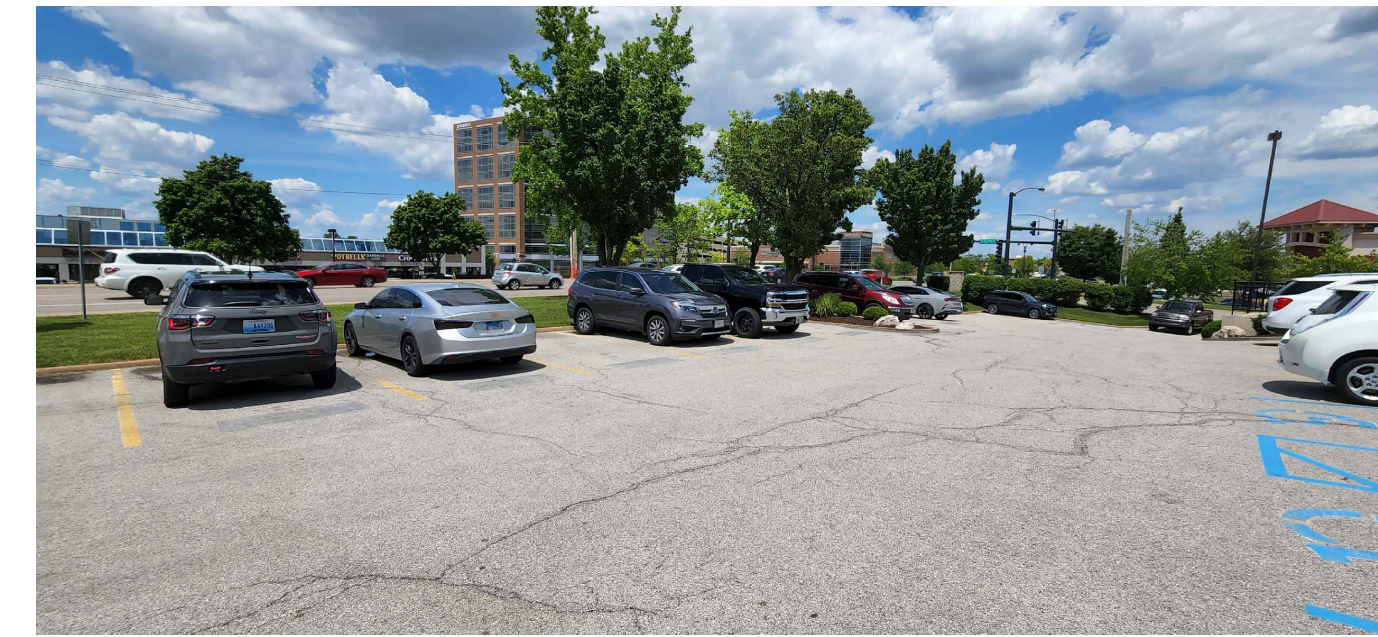
EXHIBIT A



EXHIBIT B

[Description of the Land]

A TRACT OF LAND IN THE EAST FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, WITH THE WEST LINE OF OLD BALLAS ROAD. 40 FEET WIDE; THENCE ALONG THE SOUTH LINE OF OLIVE STREET ROAD, SOUTH 74-1/4 DEGREES WEST TO ITS INTERSECTION WITH THE EAST LINE OF PROPERTY CONVEYED TO AUGUST ELGASSER BY DEED RECORDED IN BOOK 59, PAGE 308 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PROPERTY SO CONVEYED, SOUTH 0 DEGREES 02 MINUTES EAST 261.90 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO CREVE COEUR MUTUAL TELEPHONE COMPANY BY DEED RECORDED IN BOOK 1092, PAGE 58 OF SAID COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 52 MINUTES EAST 226.88 FEET TO A POINT IN THE WEST LINE OF OLD BALLAS ROAD: THENCE ALONG THE WEST LINE OF SAID ROAD NORTH 0 DEGREES 04 MINUTES EAST 326.43 FEET TO THE BEGINNING. EXCEPTING THEREFROM THAT PART CONDEMNED BY STATE OF MISSOURI IN CAUSE NO. 265592 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI AND EXCEPTING THAT PART CONVEYED TO THE CITY OF CREVE COEUR BY INSTRUMENT RECORDED IN BOOK 6893, PAGE 2224.



PREPARED BY: **EBI Consulting**
ENVIBO BUSINESS, INC.

ENVIRO BUSINESS, INC.
21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | www.ebiconsulting.com

SIGNED BY:

CREVE COEUR
11600 OLIVE BLVD
ST. LOUIS, MO 63141

[illegible]

CREVE COEUR
PROTOTYPE VERSION 20.5

CONTENTS

SITE PHOTOS

11/11/2022
SHEET

PHOTOS



PREPARED BY:
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SIGNED BY:

CREVE COEUR
11600 OLIVE BLVD
ST. LOUIS, MO 63141

EBI JOB NO. 4122000100

ISSUE	DATE	DESCRIPTION
0	12/14/2022	CONDITIONAL USE PERMIT

CHASE

CREVE COEUR
PROTOTYPE VERSION 20.5

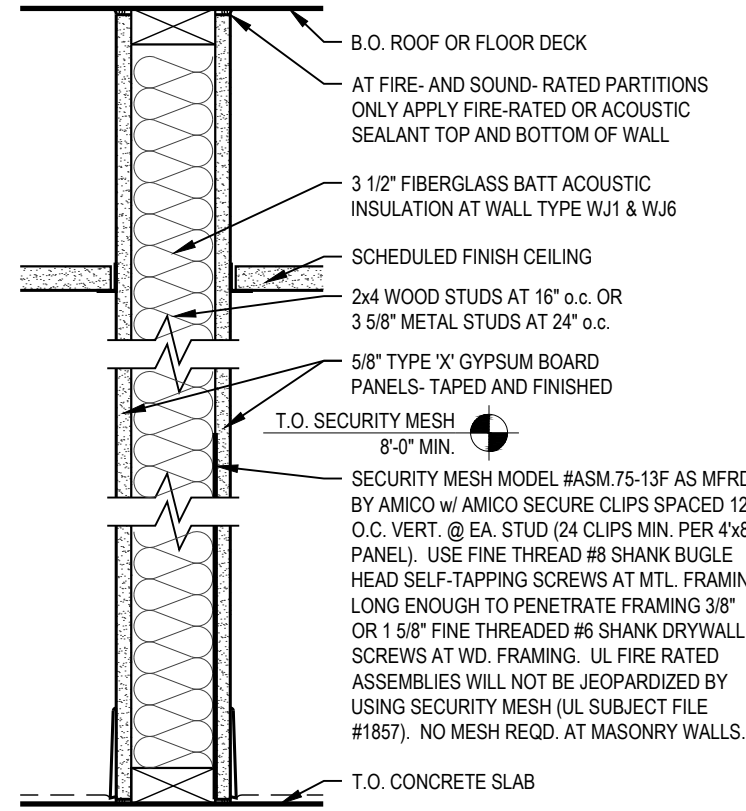
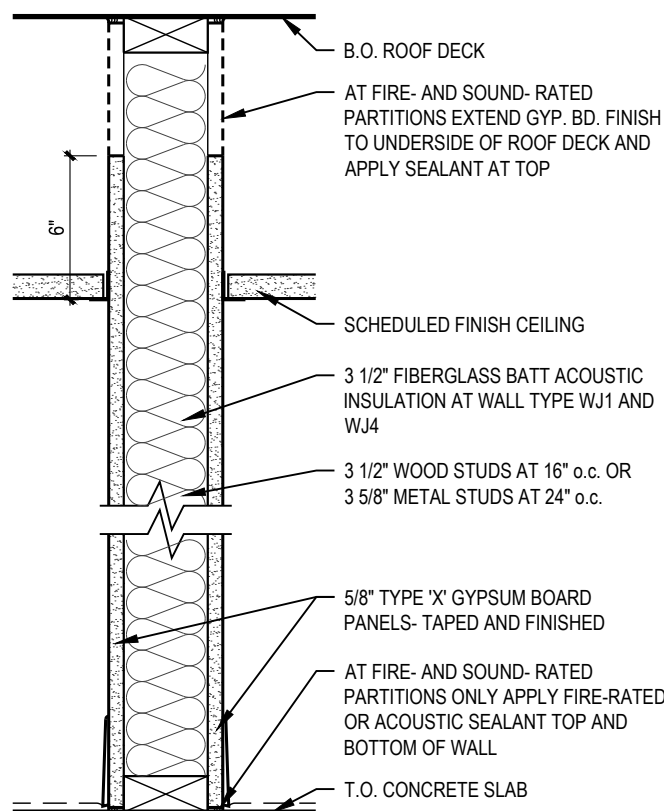
CONTENTS

SITE PLAN

11/11/2022
SHEET

A0.2

FLOOR PLAN NOTES	
A-1	EXISTING STRUCTURAL COLUMN TO REMAIN. VERIFY EXACT LOCATION ONCE EXISTING CONDITIONS HAVE BEEN DEMOLISHED.
A-2	NEW ELECTRICAL PANELS (SEE ELECTRICAL SHEETS FOR MORE INFO.)
A-3	SOFFIT / BULKHEAD ABOVE: REFER TO REFLECTED CEILING PLANS, SECTIONS, DETAILS AND INTERIOR ELEVATIONS. PROVIDE DEFLECTION TRACK AT UNDERSIDE OF ROOF / FLOOR STRUCTURE ABOVE TO ALLOW BULKHEAD TO REST ON DEMOUNTABLE PARTITION SYSTEM BELOW.
A-4	CEILING LIGHT FIXTURE COVE- REFER TO REFLECTED CEILING PLAN
A-5	STOREFRONT GLAZING SYSTEM INTERIOR PARTITION- REFER TO INTERIOR ELEVATIONS
A-6	DEMOUNTABLE PARTITION SYSTEM WITH INTEGRAL DOORS AND POWER, DATA AND SECURITY CONDUIT SYSTEMS, ANCHORED TO BUILDING WALLS AND FLOOR
A-7	EXIT ALARM POWER SUPPLY: INSTALLED ABOVE FINISH CEILING OVER ALARMED EGRESS DOOR- REFER TO DETAIL 2/E3.
A-8	AUTOMATIC DOOR OPERATOR BUTTON RECESSED FLUSH WITH WALL SURFACE - DO NOT SURFACE MOUNT.
A-9	EXISTING ADJACENT TENANT'S SPACE.
A-10	EXISTING INTERIOR SHARED ACCESS HALLWAY TO REMAIN.
A-11	EXISTING EXTERIOR CONCRETE WALK AND RAILING TO REMAIN.
A-12	EXISTING COVERED WALK TO REMAIN
A-13	EXISTING FABRIC AWNING TO REMAIN.
A-14	EXISTING PAVED PARKING TO REMAIN.
A-15	NEW SECURITY MESH AND 5/8" TYPE 'X' GYPSUM BOARD PANELS (TAPED AND FINISHED) ON EXISTING WALL FRAMING. REFER TO WALL TYPE WJ7 FOR DETAILS. TYP. AT INTERIOR OF DEMISING AND REAR WALLS.
A-16	EXISTING ELECTRICAL METERS (BELOW WALK AT GRADE) TO REMAIN.
A-17	EXISTING TELECOM DEMARC (BELOW WALK AT GRADE) TO REMAIN.
A-18	EXISTING GAS METERS (BELOW WALK AT GRADE) TO REMAIN.
A-19	EMERGENCY ACCESS KEY BOX: RECESS MOUNT IN WALL CONSTRUCTION AS REQD. TO SET FACE FLUSH WITH ADJACENT WALL FINISH- VERIFY FINAL LOCATION WITH AUTHORITIES HAVING JURISDICTION.

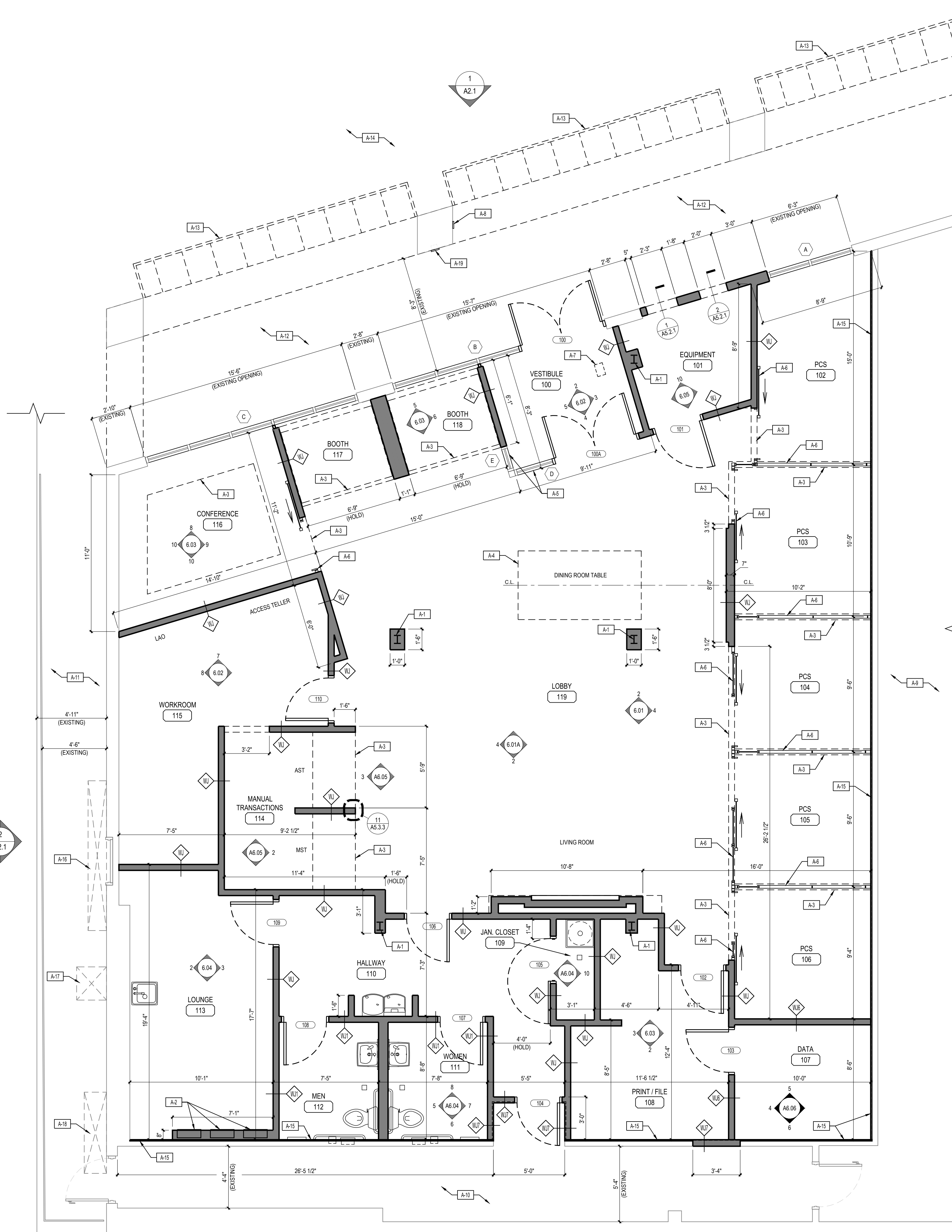


- WJ TYPICAL INTERIOR PARTITION
NO FIRE RATING U.N.O.
- WJ1 INTERIOR SOUND-RATED PARTITION
NO FIRE RATING U.N.O.
- WJ2 INTERIOR SINGLE-SIDE PARTITION OR SPANDREL INFILL (NOT USED)
SAME AS WJ EXCEPT OMIT GYP. BD. ONE SIDE
- WJ3 6" NOMINAL INTERIOR PARTITION
SAME AS WJ EXCEPT SUBSTITUTE 6" METAL STUDS
- WJ4 6" NOMINAL INTERIOR SOUND-RATED PARTITION
SAME AS WJ1 EXCEPT SUBSTITUTE 6" METAL STUDS
- WJ5 BALLISTIC PARTITION
SAME AS WJ EXCEPT ADD 5/16" BALLISTIC PANEL SYSTEM PROVIDED BY OWNER'S EQUIPMENT VENDOR UNDER GYP. BD. FINISH AT EXTERIOR SIDE OF PROTECTED ROOM
- WJ6 1-HOUR FIRE-RATED PARTITION
CONSTRUCTED TO COMPLY WITH U.L. TYPE U419

TENANT DEMISING PARTITION
VERIFY FIRE RATING REQUIRED

2 WALL TYPES

A1.1.1 1 1/2" = 1'-0"



1 FLOOR PLAN

A1.1.1 1/4" = 1'-0"



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SIGNED BY:

11/11/2022

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EBI JOB NO. 4122000100		
ISSUE	DATE	DESCRIPTION
0	11/11/2022	FOR PERMIT

CHASE

CREVE COEUR
PROTOTYPE VERSION 20.5

CONTENTS

FLOOR PLAN

11/11/2022
SHEET

A1.1.1

This architectural floor plan depicts a multi-room facility with the following details:

- Booths:** Located along the top wall, including Booth 117, Booth 118, and Booth 119. Booth 119 contains a curved desk and a circular table.
- Conference Room (116):** Features a large oval table and several chairs.
- Lobby (119):** A central area with a rectangular table and chairs.
- Workroom (115):** Includes a desk, a printer, and a security monitor.
- Lounge (113):** Contains a sofa, a coffee table, and a security monitor.
- Hallway (110):** A central corridor connecting various rooms.
- Restrooms:** Men (112) and Women (111) restrooms are located near the hallway.
- Other Rooms:**
 - Manus Transactions (114):** A desk area with a printer.
 - Living Room (200):** A curved desk area with a circular table.
 - Jan. Closet (109):** A small closet area.
 - Print / File (108):** A desk area with a printer.
 - Data (107):** A desk area with a printer.
- Equipment:** Various pieces of equipment are labeled, including A-1 through A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124, A-125, A-126, A-127, A-128, A-129, A-130, A-131, A-132, A-133, A-134, A-135, A-136, A-137, A-138, A-139, A-140, A-141, A-142, A-143, A-144, A-145, A-146, A-147, A-148, A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, A-157, A-158, A-159, A-160, A-161, A-162, A-163, A-164, A-165, A-166, A-167, A-168, A-169, A-170, A-171, A-172, A-173, A-174, A-175, A-176, A-177, A-178, A-179, A-180, A-181, A-182, A-183, A-184, A-185, A-186, A-187, A-188, A-189, A-190, A-191, A-192, A-193, A-194, A-195, A-196, A-197, A-198, A-199, A-200, A-201, A-202, A-203, A-204, A-205, A-206, A-207, A-208, A-209, A-210, A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219, A-220, A-221, A-222, A-223, A-224, A-225, A-226, A-227, A-228, A-229, A-230, A-231, A-232, A-233, A-234, A-235, A-236, A-237, A-238, A-239, A-240, A-241, A-242, A-243, A-244, A-245, A-246, A-247, A-248, A-249, A-250, A-251, A-252, A-253, A-254, A-255, A-256, A-257, A-258, A-259, A-260, A-261, A-262, A-263, A-264, A-265, A-266, A-267, A-268, A-269, A-270, A-271, A-272, A-273, A-274, A-275, A-276, A-277, A-278, A-279, A-280, A-281, A-282, A-283, A-284, A-285, A-286, A-287, A-288, A-289, A-290, A-291, A-292, A-293, A-294, A-295, A-296, A-297, A-298, A-299, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-311, A-312, A-313, A-314, A-315, A-316, A-317, A-318, A-319, A-320, A-321, A-322, A-323, A-324, A-325, A-326, A-327, A-328, A-329, A-330, A-331, A-332, A-333, A-334, A-335, A-336, A-337, A-338, A-339, A-340, A-341, A-342, A-343, A-344, A-345, A-346, A-347, A-348, A-349, A-350, A-351, A-352, A-353, A-354, A-355, A-356, A-357, A-358, A-359, A-360, A-361, A-362, A-363, A-364, A-365, A-366, A-367, A-368, A-369, A-370, A-371, A-372, A-373, A-374, A-375, A-376, A-377, A-378, A-379, A-380, A-381, A-382, A-383, A-384, A-385, A-386, A-387, A-388, A-389, A-390, A-391, A-392, A-393, A-394, A-395, A-396, A-397, A-398, A-399, A-400, A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A-410, A-411, A-412, A-413, A-414, A-415, A-416, A-417, A-418, A-419, A-420, A-421, A-422, A-423, A-424, A-425, A-426, A-427, A-428, A-429, A-430, A-431, A-432, A-433, A-434, A-435, A-436, A-437, A-438, A-439, A-440, A-441, A-442, A-443, A-444, A-445, A-446, A-447, A-448, A-449, A-450, A-451, A-452, A-453, A-454, A-455, A-456, A-457, A-458, A-459, A-460, A-461, A-462, A-463, A-464, A-465, A-466, A-467, A-468, A-469, A-470, A-471, A-472, A-473, A-474, A-475, A-476, A-477, A-478, A-479, A-480, A-481, A-482, A-483, A-484, A-485, A-486, A-487, A-488, A-489, A-490, A-491, A-492, A-493, A-494, A-495, A-496, A-497, A-498, A-499, A-500, A-501, A-502, A-503, A-504, A-505, A-506, A-507, A-508, A-509, A-510, A-511, A-512, A-513, A-514, A-515, A-516, A-517, A-518, A-519, A-520, A-521, A-522, A-523, A-524, A-525, A-526, A-527, A-528, A-529, A-530, A-531, A-532, A-533, A-534, A-535, A-536, A-537, A-538, A-539, A-540, A-541, A-542, A-543, A-544, A-545, A-546, A-547, A-548, A-549, A-550, A-551, A-552, A-553, A-554, A-555, A-556, A-557, A-558, A-559, A-560, A-561, A-562, A-563, A-564, A-565, A-566, A-567, A-568, A-569, A-570, A-571, A-572, A-573, A-574, A-575, A-576, A-577, A-578, A-579, A-580, A-581, A-582, A-583, A-584, A-585, A-586, A-587, A-588, A-589, A-590, A-591, A-592, A-593, A-594, A-595, A-596, A-597, A-598, A-599, A-600, A-601, A-602, A-603, A-604, A-605, A-606, A-607, A-608, A-609, A-610, A-611, A-612, A-613, A-614, A-615, A-616, A-617, A-618, A-619, A-620, A-621, A-622, A-623, A-624, A-625, A-626, A-627, A-628, A-629, A-6

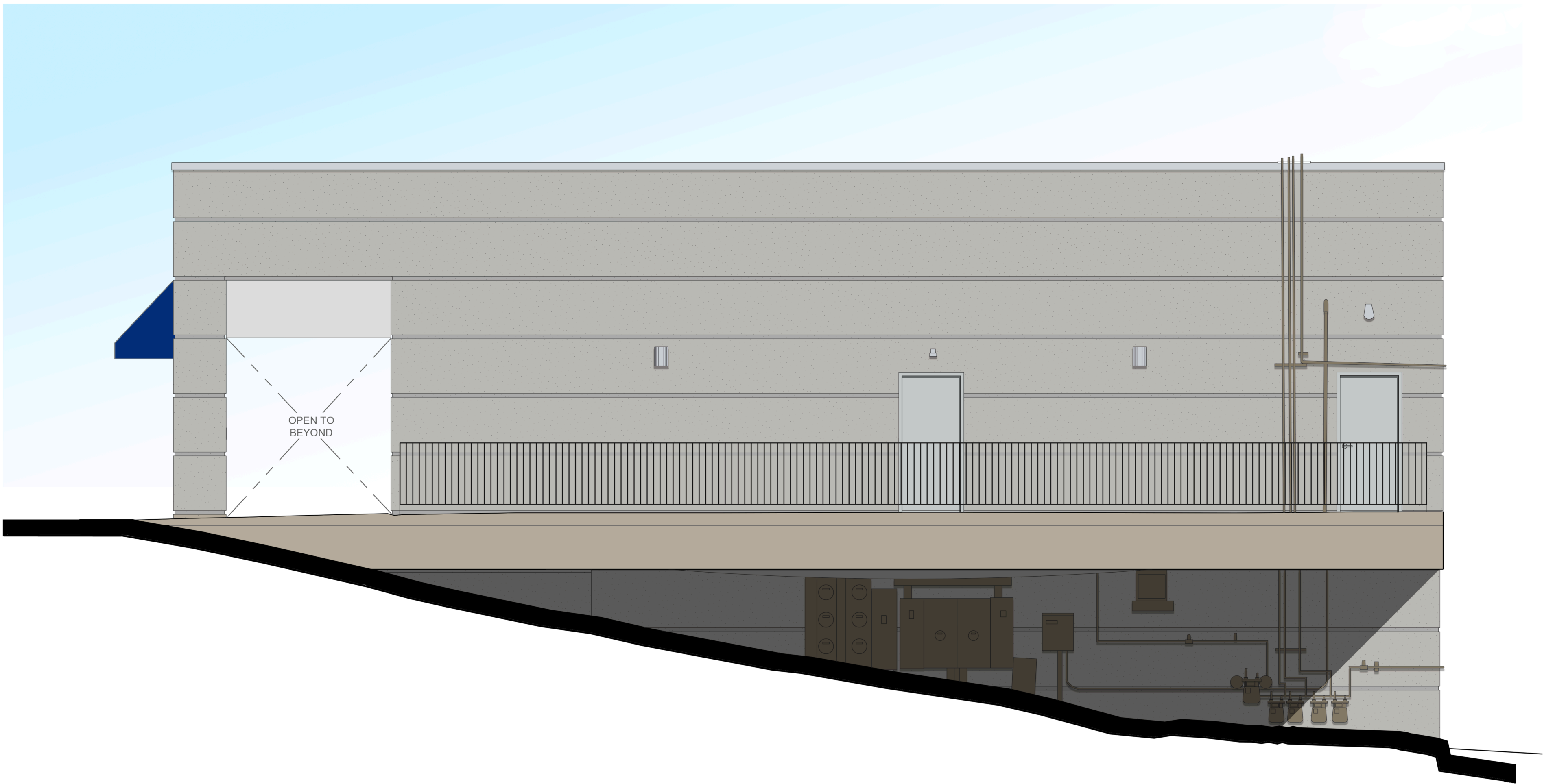
SEE SHEET A3.3.1 AND A 3.3.2
FOR FINISH SCHEDULE

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF ENVIROBUSINESS, INC. THEY ARE FOR THE EXCLUSIVE USE BY THE TITLE CLIENT FOR THEIR USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. ANY DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF ENVIROBUSINESS, INC. IS STRICTLY PROHIBITED.

11/11/2022

11600 OLIVE BLVD
ST. LOUIS, MO 63141

A1.1.2



PREPARED FOR:



PREPARED BY:

EBI Engineering.P.C.

21 B Street | Burlington, MA 01803
Tel: (781) 273-2500 | www.ebiconsulting.com

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF EBI ENGINEERING, P.C. THEY ARE FOR THE EXCLUSIVE USE BY THE TITLE CLIENT FOR THEIR USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. ANY DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF EBI ENGINEERING, P.C. IS STRICTLY PROHIBITED.

EXTERIOR ELEVATIONS
(FOR REFERENCE ONLY)
CREVE COEUR
11600 OLIVE BLVD.
ST. LOUIS, MO 63141

DATE

10/27/22

EXISTING BUILDING



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#22-039: PRELIMINARY PLAT FOR THE SUBDIVISION OF AN 8.45 ACRE LOT AT 871 NORTH MASON ROAD INTO TWELVE LOTS WITHIN THE D SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

FOR THE MEETING OF: **Tuesday, January 17, 2023**

LOCATION: 871 North Mason Road. Zoned D Single-Family Residential District.

REQUEST: James Brennan, of McKelvey Homes, has resubmitted a request for preliminary plat approval to subdivide the property at 871 North Mason Road into twelve lots for twelve new homes. The total area of each lot varies in size from 10,080 square feet to 14,861 square feet. The subject property is zoned D Single Family Residential, and no changes to the zoning district are being requested. This item previously received preliminary plat approval for an alternate subdivision layout. The layout has been revised and the applicant is seeking approval for the new layout.

ADDITIONAL INFORMATION: The property is located between the Creekside at Mason and Mason Meadows subdivisions. The minimum lot area for properties in the “D” district is 10,000 square feet. The subdivision will have a cul-de-sac with all 12 lots along the south side. The south side of the property is also impacted by Fernridge Creek.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?
- Does the subdivision meet the zoning district requirements?

Creve Coeur 2030 Comprehensive Plan References

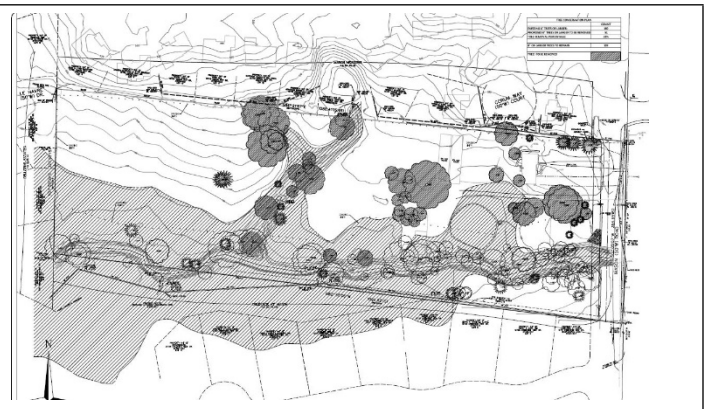
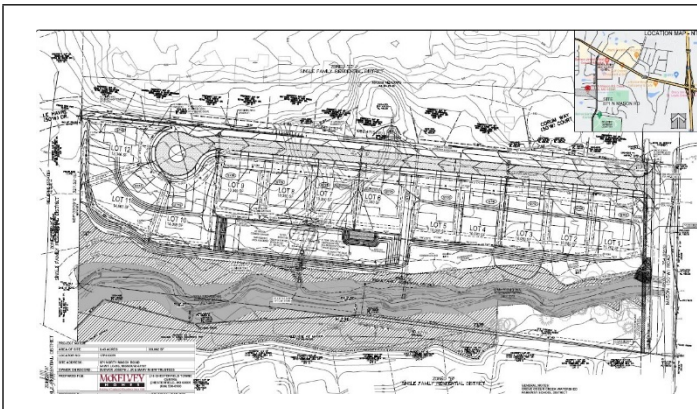
- SR-2 Suburban Neighborhood 2 Type District
-

Zoning Code References

- Section 405.280: D-Single Family Residential District
- Chapter 410: Subdivision and Development of Land

APPLICANT: James Brennan-McKelvey Homes
218 Chesterfield Towne Centre Drive
Chesterfield, MO 63005

APPLICANT'S REPRESENTATIVE: Timothy Meyer-Volz Inc.
10849 Indian Head Industrial Boulevard
St. Louis, MO 63132



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 1/11/2023

ATTACHMENTS: Applicant's Materials Submitted 12/10/22 and 1/9/23

PROJECT BACKGROUND

The applicant is seeking preliminary plat approval for a 12 lot subdivision, known as Duever Estates, on a previously unsubdivided 8.45 acre lot in the “D” single-family residential zoning district. The lot is impacted by Fernridge Creek running through the southern portion of the property that effects the location of the proposed lots and stormwater detention basin. The applicant previously received preliminary plat approval for an alternate site layout at the September 6, 2022 Planning and Zoning Commission meeting. The applicant also received a variance from the stream bank buffer requirements of Section 430.050 from the Board of Adjustment based on the previous site layout. The applicant had to adjust the layout of the subdivision to address access concerns from the St. Louis County Department of Transportation and Public Works due to the proximity of the proposed subdivision entrance point to an existing roadway bridge over Fernridge Creek. The applicant has provided preliminary approval from St. Louis County for the revised subdivision entrance and has also provided documentation confirming the previously approved variance area will not be altered or effected due to the revised lot layout. A new variance will not be required.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residences	D-Single Family Residential	N/A
South	Single Family Residences	B-RDD Single Family Residential	NA
East	Andrews Academy	C-Single Family Residential	North Mason Road
West	Single Family Residences	D-Single Family Residential	N/A

ANALYSIS

Subdivision Layout

The applicant is seeking the approval of the preliminary plat for the 12-lot subdivision of the 8.45-acre lot at 871 North Mason Road. Section 410.220 provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the D Single Family Residential District that requires a minimum lot area of 10,000 square feet, with a minimum lot width of 70 feet along the proposed new road, and a minimum lot depth of 100 feet. Lot 1 will be 11,762 ft², Lots 2-5 will be 10,080 ft², Lots 6-9 will be 10,350 ft², Lot 10 will be 14,069 ft², Lot 11 will be 14,861 ft², and Lot 12 will be 13,346 ft².

The “D” Single Family District has a minimum front yard setback of 20 feet along any Street Frontage. Under Section 405.630(B) corner lots shall have front yard equivalent setbacks along all street frontages. The property line opposite to the front yard line with the greater street frontage shall be considered the side yard line and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard line. This section applies to Lot 1 and the buildable area as shown on the plans has been calculated accordingly.

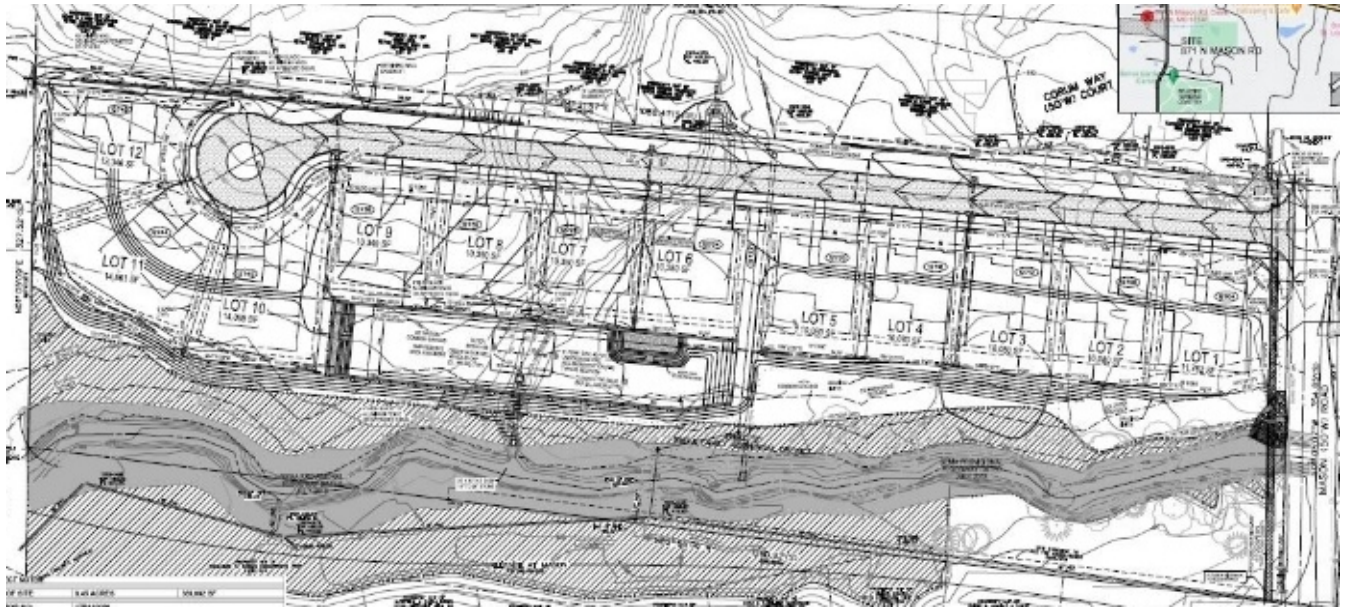


Figure 1: Close-up of the Applicant's Preliminary Plat of the 12-lot subdivision.

Pedestrian Access

Per Section 410.250, the minimum width of sidewalks in residential subdivisions is 5 feet. The applicant has provided a 5-foot-wide sidewalk along the south side of the cul-de-sac that will also serve as a pedestrian access route for the developing network of sidewalk connections in the Bellerive/Fernview subdivisions to the west with the Millennium Park trails to the east across North Mason Road. The applicant has provided the sidewalk connection beginning at La Havre Drive in Bellerive Estates near the northwestern corner of Lot 12 along the northern property line of Lot 12 to connect to the sidewalk along the subdivision cul-de-sac to North Mason Road. This fulfills the purpose of Sections 410.250 which is to improve the pedestrian network over time.



Figure 2: Close-up of the tree conservation plan.

Tree Preservation

The Applicant's tree survey prepared by a professional engineer from Volz, Inc. indicates that there are 160 existing trees of eight-inch diameter or larger, of which 51 of the viable (excluding the dead and poor condition trees), are to be removed, thus representing 32% to be removed, with 109 trees to remain. The newly adopted Section 410.320: Tree Conservation requires that no more than 50% of the area of tree masses, and no more than 50% of eight-inch caliper trees shall be proposed for removal. It is anticipated that some of the trees to remain may get damaged, and will need to be removed during construction. If so, Section 410.320(A)(3) requires that they be placed at a 3:1 ratio. Section 410.300, Street Trees, requires that street trees shall be provided at one per thirty lineal feet of street frontage. Staff has added a condition to the approval addressing the required street trees.

Stormwater Drainage, Floodplain Regulations, and Stream Buffer Protection

Per Section 410.260, every land development or subdivision shall make adequate provision to accommodate or dispose of stormwater by means of drains, detention storage areas, sewers, catch basins, culverts and other facilities per the requirements of Chapter 425 of the Creve Coeur Municipal Code. The south end of the subject property is affected by Fernridge Creek, and the associated floodplain extends to the north, effecting Lots 6-8. A detention basin on the south side of the cul-de-sac is provided to address the storm water runoff for the proposed subdivision. The Public Works department is satisfied with the stormwater mitigation provided to them within the parameters of this application. Public Works staff is continuing to work with the applicant through their Letter of Map Revision based on Fill (LOMR-F) application with FEMA. In this process, staff makes sure that the proposed development doesn't cause any adverse floodplain effects to any other developments in the surrounding area. The applicant has submitted approval for the flood plain study from the Metropolitan St. Louis Sewer District dated October 12, 2022 and a signed and sealed follow up letter from the engineer dated December 23, 2022 stating that the previous flood plain study is still accurate despite the revisions to the subdivision layout. Public Works staff has provided approval for the plan through a Community Acknowledgement Form for the flood plain study. The applicant is still awaiting final approval from FEMA. Staff does not have any concerns in proceeding with the preliminary plat approval as the floodplain map revisions involves multiple steps and will be further addressed in the Site Improvement Plans and final plat phases.

Chapter 430 *Stream Buffer Protection Regulations*, Section 430.050 *Land Development Requirements (A) Buffer and Setback Requirements*, requires a 25-foot undisturbed natural vegetative buffer on both sides of any stream, measured from the top of bank, not depicted as a solid blue line on U.S.G.S maps, which would then require a 50-foot buffer on each side. Section 430.050 (B) *Variance Procedures* provides criteria that must be met in order to approve a variance. The applicant will be disturbing 3.3% of the required 25-foot stream buffer in order to remove an existing pond and barn. The variance request for this work was approved by the Board of Adjustment at the October 20th, 2022 meeting in consideration of the previous subdivision layout. The applicant has provided a site plan showing the approved variance area for limited disturbance in the stream bank buffer and a letter sealed by the engineer stating that the revised subdivision layout does not alter the required variance area in the stream buffer and no new variance is needed.

ADDITIONAL INFORMATION

The plan also provides a 10-foot common ground landscaping buffer along the northern property line to screen the Mason Meadows subdivision from the proposed Duever Estates Drive. The applicant has provided documentation of support for the plan with the buffer from the Mason Meadows trustees. The subdivision also provides common ground around the detention basin to the south to be maintained by the Homeowners Association.

CONCLUSION AND ACTION

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application appears to substantially meet all applicable codes for the D Single Family Residential District, subject to the following suggested conditions of approval:

1. A final plat and Subdivision Improvement Plans shall be submitted for review by the Planning and Zoning Commission with approval of the final plat by the City Council.
2. Street trees shall be provided on the Subdivision Improvement Plans to meet with the requirements of Section 410.300, Street Trees, of the Subdivision Ordinance, and with Section 410.320: Tree Conservation. Any trees damaged and removed during construction that were shown to remain, shall be replaced at a 3 to 1 ratio, under Section 410.320(A)(3).

Action on this item will be in the form of a motion to approve as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

“I move to approve Duever Estates Subdivision preliminary plat with the conditions outlined in the staff report for the subdivision at 871 North Mason Road as shown in the Preliminary Plat, received January 9, 2023, as part of Application #22-039. (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Subdivision Improvement Plan and Final Plat for Planning and Zoning Commission review and approval by the City Council. If conditions have been placed upon approval of the subdivision improvement plans, such conditions shall be resolved to the satisfaction of the Zoning Administrator prior to submittal of the final subdivision plat.

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL PHOTO



APPENDIX 5: SITE PHOTOGRAPHS	Photo Date:8/31/22
	Description: Aerial photo of the subject property existing conditions taken from the listing.
	Description: Aerial photo of the subject property existing conditions taken from the listing.



city

of

CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION

APPLICATION FOR SUBDIVISION PLAT

Title of Project: Duever Estates

Location of Project: 871 N Mason Road

Locator # 17P610059

Please attach a copy of a metes and bounds legal description of the area to be subdivided.

Applicant: James Brennan Name McKelvey Homes LLC Company (If Applicable) 218 Chesterfield Towne Center Drive Address Chesterfield MO 63005 Address Telephone # <u>636-530-6900</u> Fax # _____ Email: <u>jbrennan@mckelveyhomes.com</u>	Applicant's Representative (if applicable): Timothy Meyer Name Volz Inc. Company (If Applicable) 10849 Indian Head Industrial Blvd. Address St. Louis MO 63132 Address Telephone # _____ Fax # _____ Email: <u>tmeyer@volzinc.com</u>
---	---

APPLICANT:

Architect _____ Engineer X _____ Surveyor _____ Agent _____ Owner _____

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, January 17th, 2023.

SUBMITTAL CHECKLIST

- _____ P&Z Agenda Application
- _____ Fees Paid
- _____ Draft Preliminary Plat
- _____ Landscape Plan
- _____ Tree Preservation Plan
- _____ Digital copy of all documents

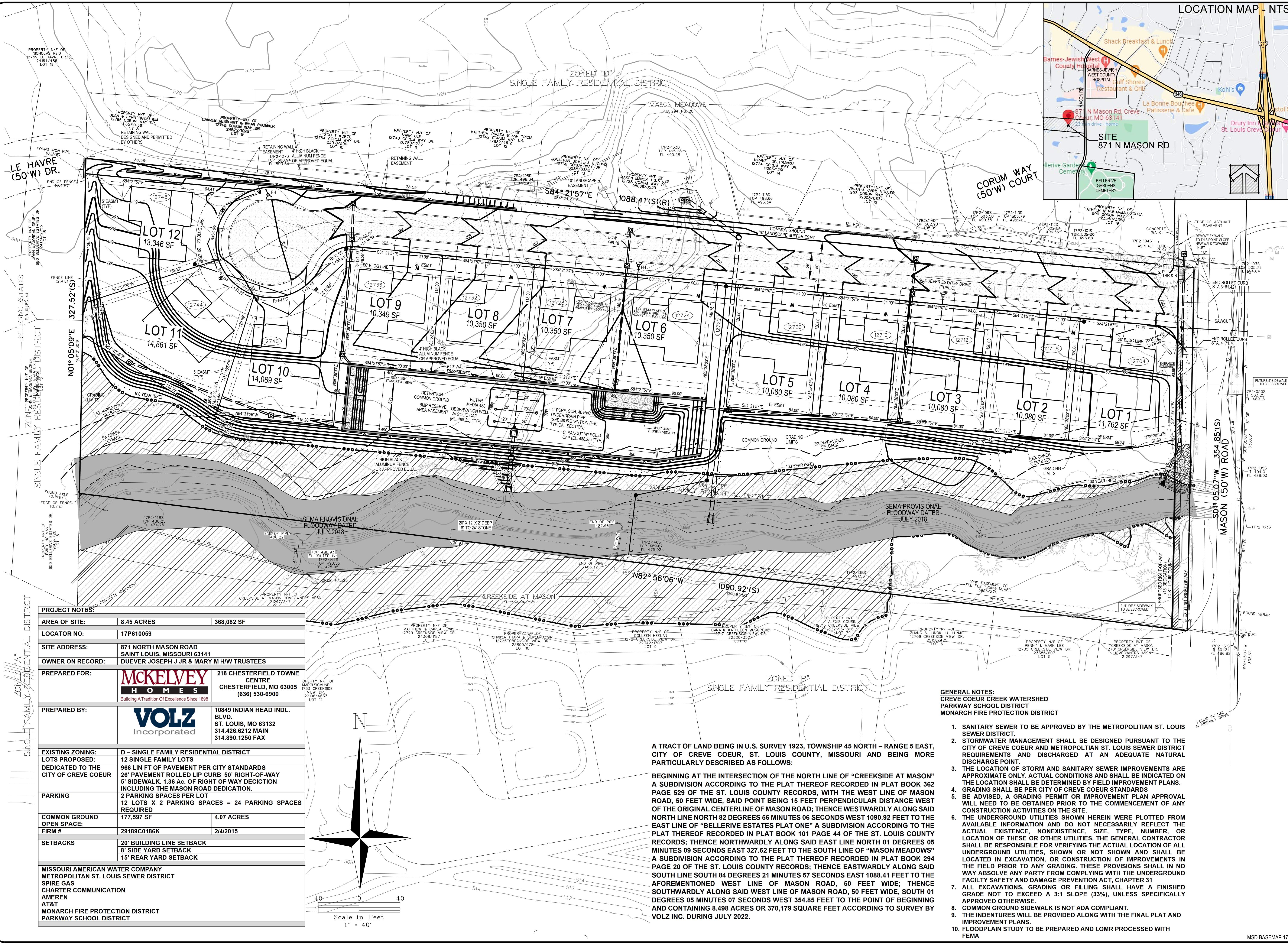
Signature

Timothy J Meyer

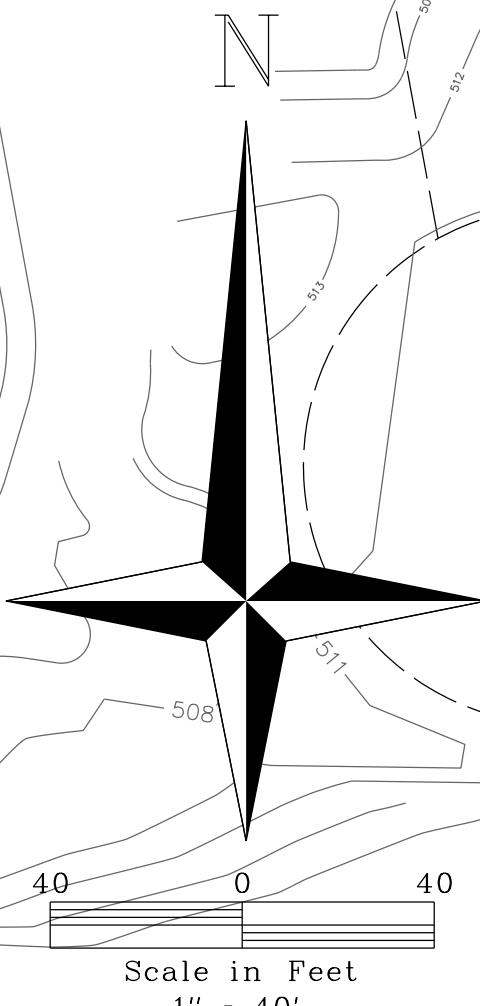
Title Vice President

Date 12-7-2022

\\msbgs\shared\CAD\22800-22899\22802-Planning\22802_Plot Preliminary Plot.dgn - Master Model 1/6/2023 12:09:00 PM Plotted by jshvns Plot Scale 40.000000 7 in. Plot Driver: Volz15 PDF.plt10 Plot Table: Volz15 PDF.plt



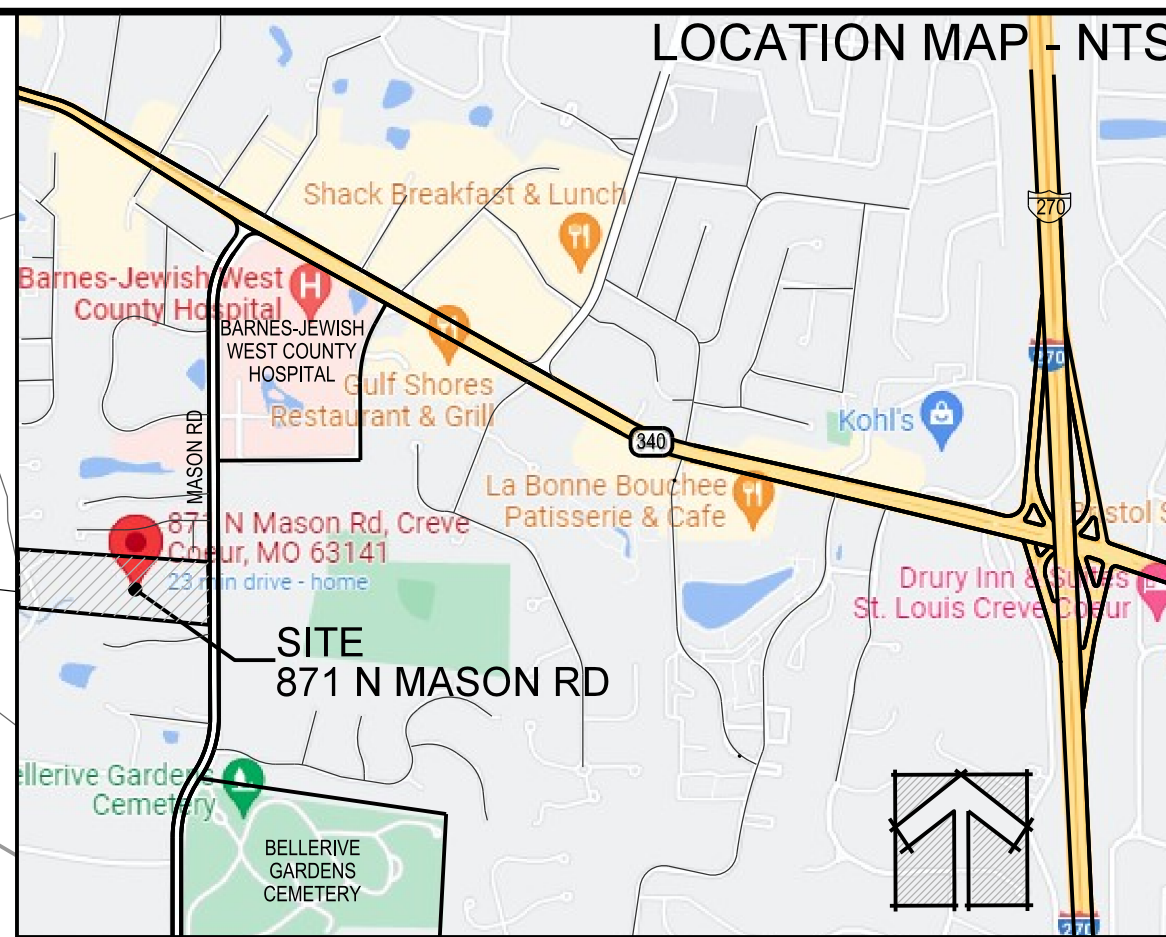
PROJECT NOTES:		
AREA OF SITE:	8.45 ACRES	368,082 SF
LOCATOR NO:	17P610059	
SITE ADDRESS:	871 NORTH MASON ROAD SAINT LOUIS, MISSOURI 63141	
OWNER ON RECORD:	DUEVER JOSEPH J JR & MARY M H/W TRUSTEES	
PREPARED FOR:	MCKELVEY HOMES Building A Tradition Of Excellence Since 1888	218 CHESTERFIELD TOWNE CENTRE CHESTERFIELD, MO 63005 (636) 530-6900
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	D – SINGLE FAMILY RESIDENTIAL DISTRICT	
LOTS PROPOSED:	12 SINGLE FAMILY LOTS	
DEDICATED TO THE CITY OF CREVE COEUR	966 LIN FT OF PAVEMENT PER CITY STANDARDS 26' PAVEMENT ROLLED LIP CURB 50' RIGHT-OF-WAY 5' SIDEWALK. 1.36 Ac. OF RIGHT OF WAY DEDICATION INCLUDING THE MASON ROAD DEDICATION.	
PARKING	2 PARKING SPACES PER LOT 12 LOTS X 2 PARKING SPACES = 24 PARKING SPACES REQUIRED	
COMMON GROUND OPEN SPACE:	177,597 SF	4.07 ACRES
FIRM #	29189C0186K	2/4/2015
SETBACKS	20' BUILDING LINE SETBACK 8' SIDE YARD SETBACK 15' REAR YARD SETBACK	
MISSOURI AMERICAN WATER COMPANY METROPOLITAN ST. LOUIS SEWER DISTRICT SPIRE GAS CHARTER COMMUNICATION AMEREN AT&T MONARCH FIRE PROTECTION DISTRICT PARKWAY SCHOOL DISTRICT		



A TRACT OF LAND BEING IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF "CREEKSIDE AT MASON" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 362 PAGE 529 OF THE ST. LOUIS COUNTY RECORDS, WITH THE WEST LINE OF MASON ROAD, 50 FEET WIDE, SAID POINT BEING 15 FEET PERPENDICULAR DISTANCE WEST OF THE ORIGINAL CENTERLINE OF MASON ROAD; THENCE WESTWARDLY ALONG SAID NORTH LINE NORTH 82 DEGREES 56 MINUTES 06 SECONDS WEST 1090.92 FEET TO THE EAST LINE OF "BELLERIVE ESTATES PLAT ONE" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 01 DEGREES 05 MINUTES 09 SECONDS EAST 327.52 FEET TO THE SOUTH LINE OF "MASON MEADOWS" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 294 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE SOUTH 84 DEGREES 21 MINUTES 67 SECONDS EAST 1088.41 FEET TO THE AFOREMENTIONED WEST LINE OF MASON ROAD, 50 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF MASON ROAD, 50 FEET WIDE, SOUTH 01 DEGREES 05 MINUTES 07 SECONDS WEST 354.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.49 ACRES OR 370,179 SQUARE FEET ACCORDING TO SURVEY BY VOLZ INC. DURING JULY 2022.

- GENERAL NOTES:**
CREVE COEUR CREEK WATERSHED
PARKWAY SCHOOL DISTRICT
MONARCH FIRE PROTECTION DISTRICT
- SANITARY SEWER TO BE APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
 - STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CREVE COEUR AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
 - GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS
 - BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES. SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 31
 - ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.
 - COMMON GROUND SIDEWALK IS NOT ADA COMPLIANT.
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 - FLOODPLAIN STUDY TO BE PREPARED AND LOMR PROCESSED WITH FEMA



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(636) 530-6900

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CIVIL ENGINEERING
TIMOTHY J MEYER
Professional Engineer
MO E-24665

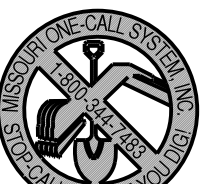
VOLZ Incorporated
10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MISSOURI 63132
314.426.6212 Main
www.volzinc.com
Authority #203

PRELIMINARY SUBDIVISION PLAT
Base Map No. 17P
MSD Record # XXMSD-003XX
Project # 22802
12-08-2022
7

Duever Estates
871 NORTH MASON ROAD
SAINT LOUIS, MISSOURI 63141

\\mbrg\Shared\CAD\22800-22899\22802-Planning\22802_P002_Preliminary_Plot.dgn: Master Model 1/6/2023, 12:09:06 PM. Plotted by jphines. Plot Scale: 10.00000000 / 1 in. Plot Driver: vplot19.pdf mltg. Pen Table: vplot19.pdf.tbl

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.



MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



TREE CONSERVATION PLAN	
EXISTING 8" TREES OR LARGER:	COUNT
PROPOSED 8" TREES OR LARGER TO BE REMOVED	160
TREE REMOVAL PERCENTAGE:	51
8" OR LARGER TREES TO REMAIN	32%
TREES TO BE REMOVED	109

Duever Estates
871 NORTH MASON ROAD
SAINT LOUIS, MISSOURI 63141

TREE CONSERVATIO PLAN

Base Map No. 117
MSD Record # XXMSD-00XXX
Project # 22802

12/08/2022
2

VOLZ Incorporated
12-08-2022
TIMOTHY JOHN MEYER
NUMBER E-24665
TIMOTHY J MEYER
Professional Engineer
MO E-24665

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION
MANAGEMENT
10848 Indian Head Indl. Bldg.
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MSD BASEMAP 17P MSD RECORD # XXMSD-00XXX



January 6, 2023

Jason Jaggi, Director of Community Development
City of Creve Coeur
300 N New Ballas Road
Creve Coeur, Missouri 63141
jjaggi@crevecoeurmo.gov

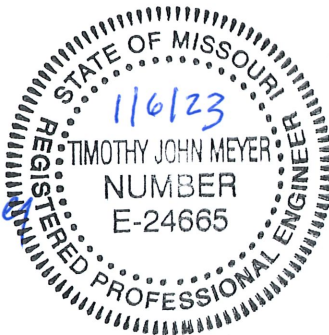
Re: Duever Estates - Variance – to appeal the Stream Buffer Protection Regulations
Volz Project No. 22802

Dear Mr. Jaggi,

This letter is to confirm that the variance approved on October 26, 2022 for the project located at 871 North Mason Road known as Duever Estates is sufficient as approved for the revised 12 lot development. The disturbance of 2,930 sf of the stream buffer will still be sufficient.

A handwritten signature in blue ink that reads "Timothy J Meyer".

Timothy J Meyer
Professional Engineer
E-24665



tmeyer@volzinc.com
314.890.1226

December 23, 2022

Mr. Tim Meyer, P.E.
Senior Corp. Vice President
Volz Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132-1103

Subject: **871 North Mason Road Flood Study-Revised
Comments Revised Grading Plans
Wilson Engineering Project WE22004
MSD Reference No. 22FLPLS-00024**

Dear Tim:

I have reviewed the revised grading plan for the Duever Estates subdivision located at 871 North Mason Road. Although the subdivision design was revised to have the new subdivision road on the north side of the parcel rather than the south side as indicated on your grading plan dated 8/4/22, the overall fill footprint remains unchanged. Therefore, the hydraulic analysis that I documented in my report of September 26, 2022, remains valid and requires no modification.

Feel free to contact me if MSD or other review agencies have any questions.

Sincerely,



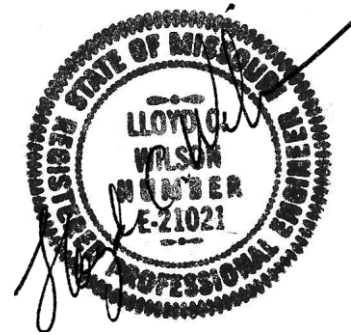
Lloyd C. Wilson, Ph.D., P.E.
President



12/23/22

September 26, 2022

Mr. Tim Meyer, P.E.
Senior Corp. Vice President
Volz Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132-1103



9/26/22

Subject: **871 North Mason Road Flood Study-Revised**
Wilson Engineering Project WE22004
MSD Reference No. 22FLPLS-00024

Dear Tim:

In accordance with my proposal to Volz Incorporated dated June 26, 2022, I have completed my flood plain study for the proposed McKelvey Homes subdivision to be named Duever Estates located at 871 North Mason Road in Creve Coeur, Missouri. Based upon hydraulic modeling obtained from the Missouri State Emergency Management Agency (SEMA) and a proposed grading plan dated July 29, 2022, I have determined that the proposed development will have no adverse impact on the base flood elevation on Fernridge Creek. This report is written to document my work and present my results for City and MSD review and eventual submission of CLOMR-F and LOMR-F applications to FEMA.

Background

The proposed subdivision is located in Creve Coeur, Missouri, in west St. Louis County (Figure 1), just north of and adjacent to Fernridge Creek, and west of North Mason Road (Figure 2). Fernridge Creek flows west to Smith Creek and then to Creve Coeur Creek. A portion of the floodplain is designated as in the Special Flood Hazard Area (SFHA) Zone A without Base Flood Elevation (BFE) according to the current regulatory Flood Insurance Rate Map (FIRM) 29189C0186K dated 2/4/2015 (Figure 3 and Exhibit FP1).

Modeling Approach

Because a detailed hydraulic study had not been performed to develop the 2015 FIRM, SEMA was contacted and they provided an updated provisional HEC-RAS model of Fernridge Creek that was used as *best available data*. This model includes computed water surface elevations for several return periods, floodplain extents for the 100-year flood, and floodway limits (see Exhibit FP2). The cross-section geometry included in the HEC-RAS model was compared to recently surveyed elevations at the site and were found to closely match. This model was therefore considered to be the *existing conditions*.

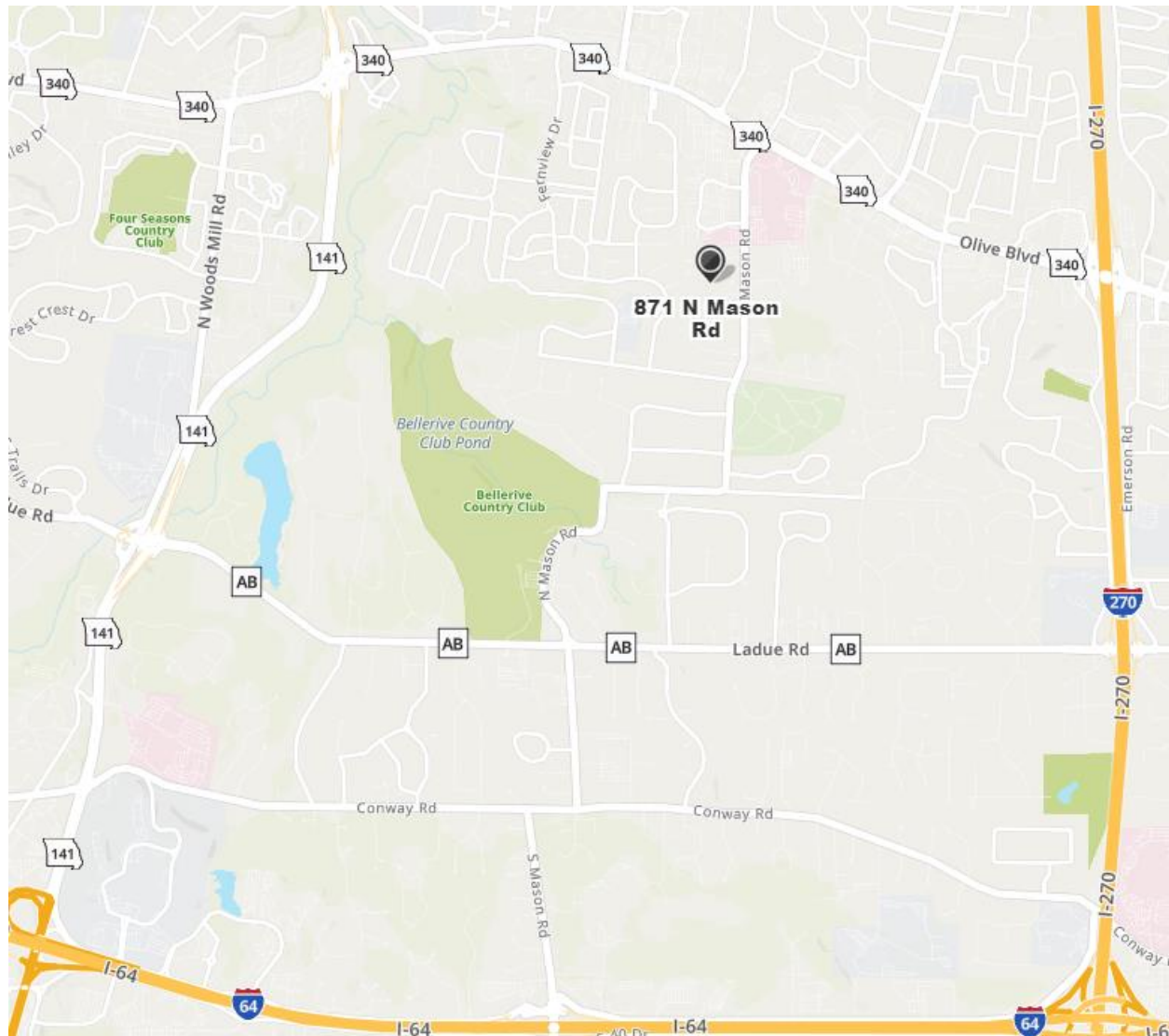


Figure 1 - Vicinity Map

HEC-RAS Version 4.1.0 was used to evaluate the hydraulics. Detailed information regarding the procedures used, assumptions, and results are presented in the attached exhibit entitled “Modeling Notes”.

A *proposed conditions* model was created by superimposing proposed grading at each cross section to determine the hydraulic impact of the development on computed base flood elevations. The existing and proposed grading and cross section locations are shown in Exhibits FP2 and FP3 and the cross-section plots are shown in Figure 4 through Figure 8. Note that the exhibits are dated 8/4/22 and the *Modeling Notes* document references the Volz grading plan dated 7/29/22. These two grading plans are identical in the areas where the hydraulic analysis is being performed. Furthermore, although the *Modeling Notes* document compares cross section geometries with an earlier version of the grading plan dated 7/8/22, the current grading plan as depicted in the attached exhibits is used to define the geometry for all hydraulic modeling.

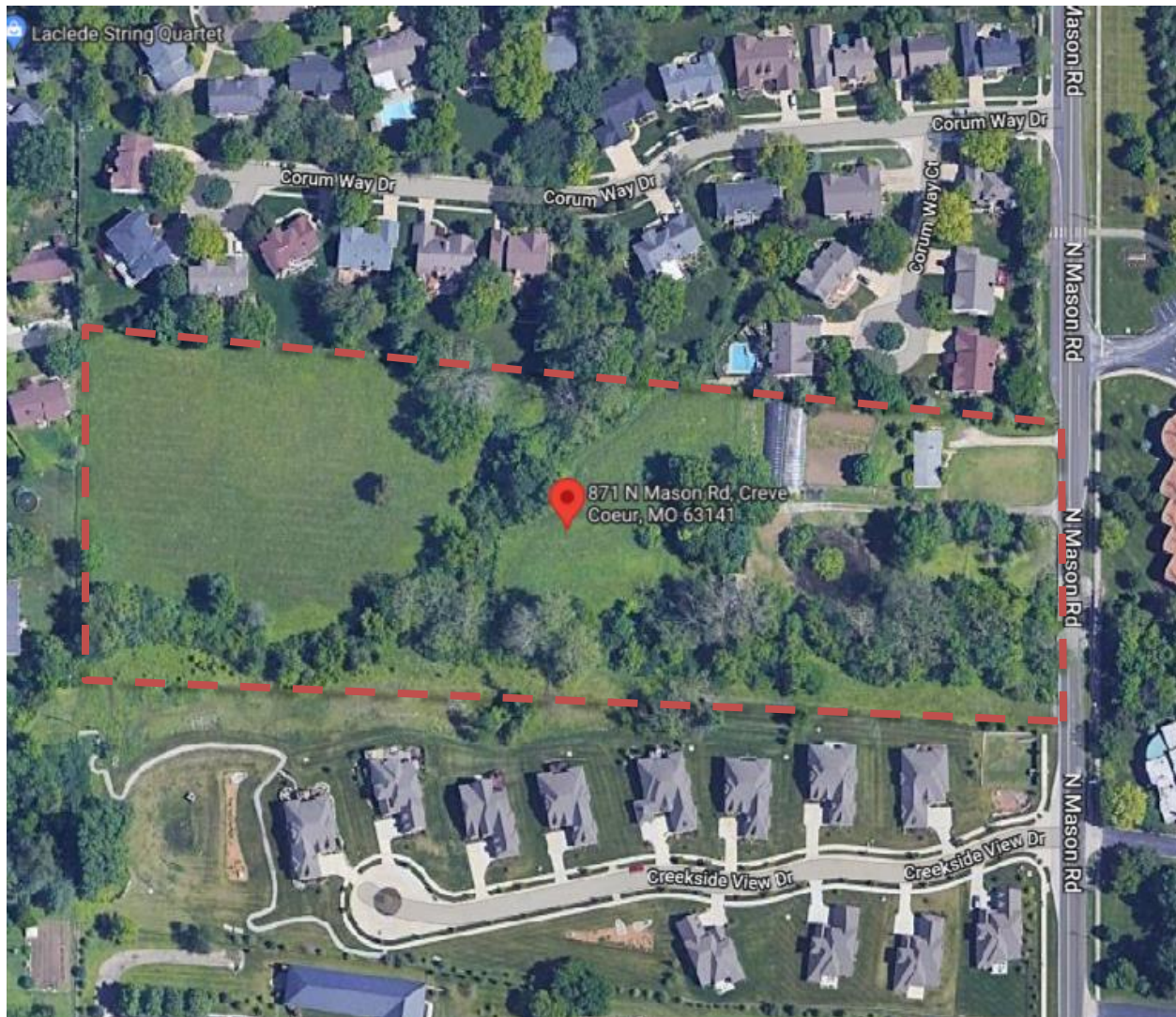


Figure 2 - Site Location Map With Approximate Property Boundary



Figure 3 - Flood Insurance Rate Map With Approximate Boundary

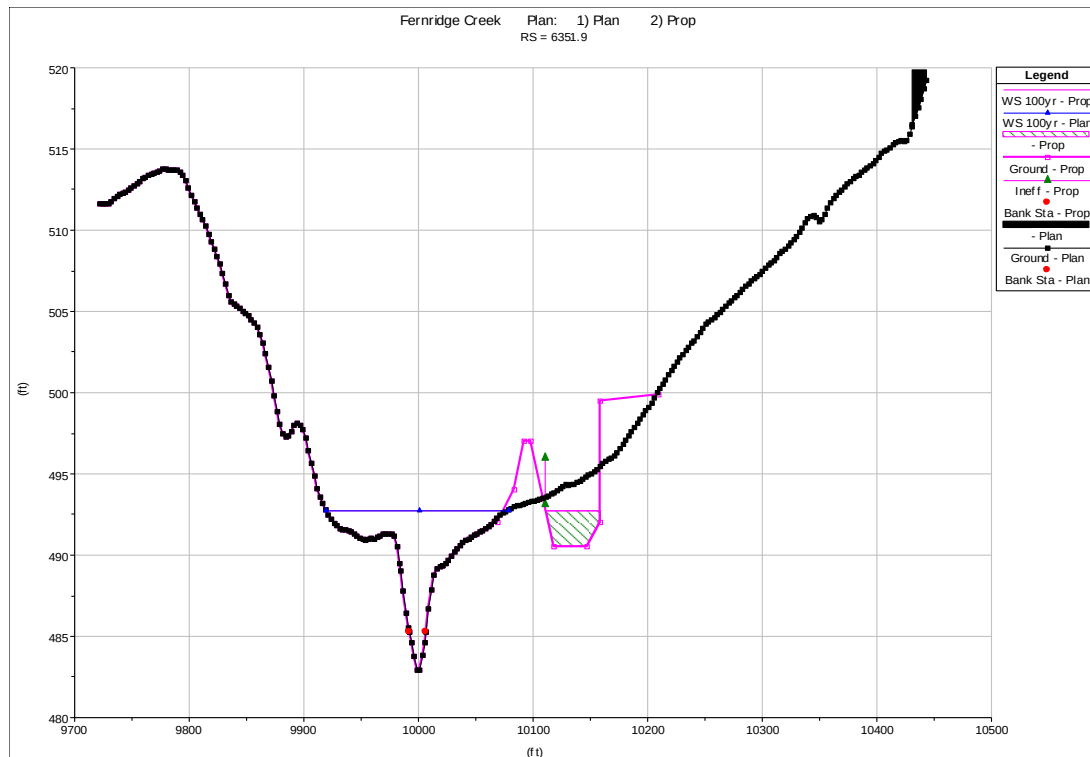


Figure 4 - Cross Section 6351.9

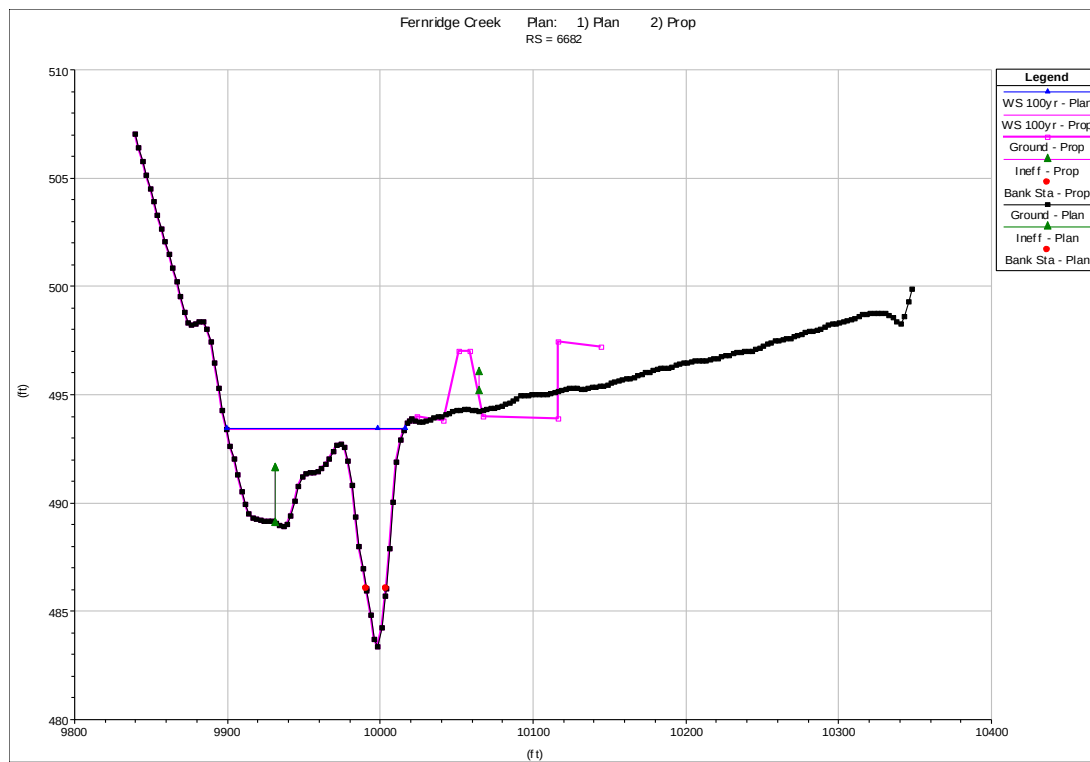


Figure 5 - Cross Section 6682

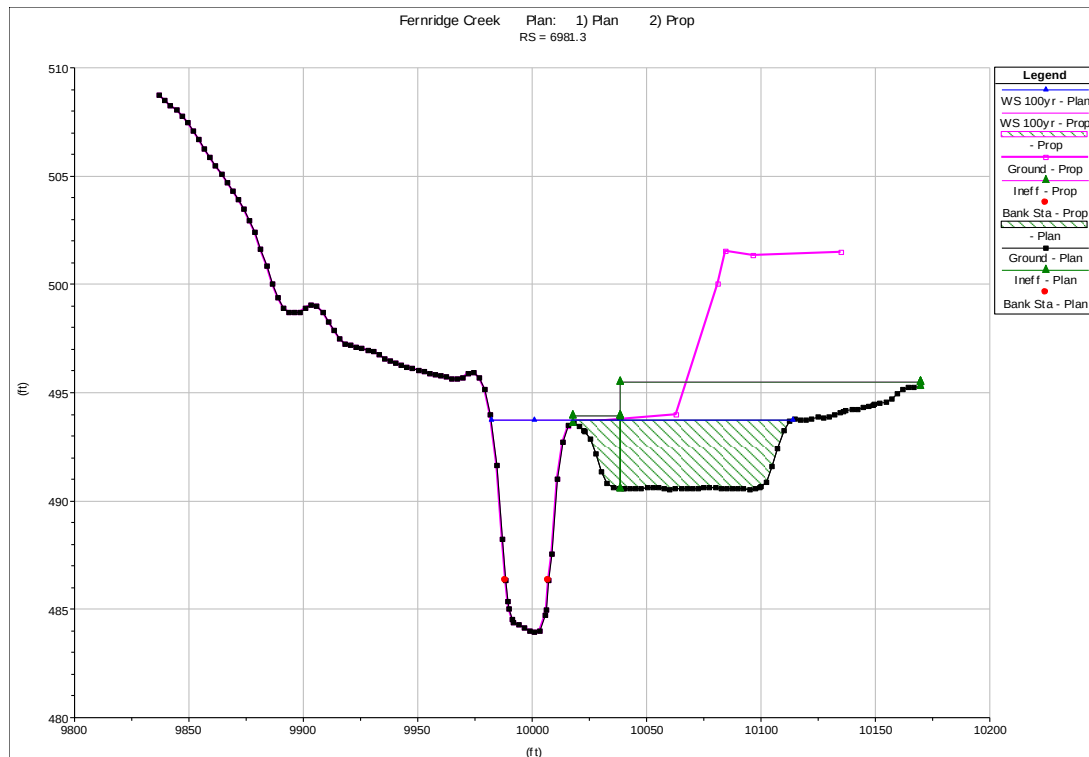


Figure 6 - Cross Section 6981.3

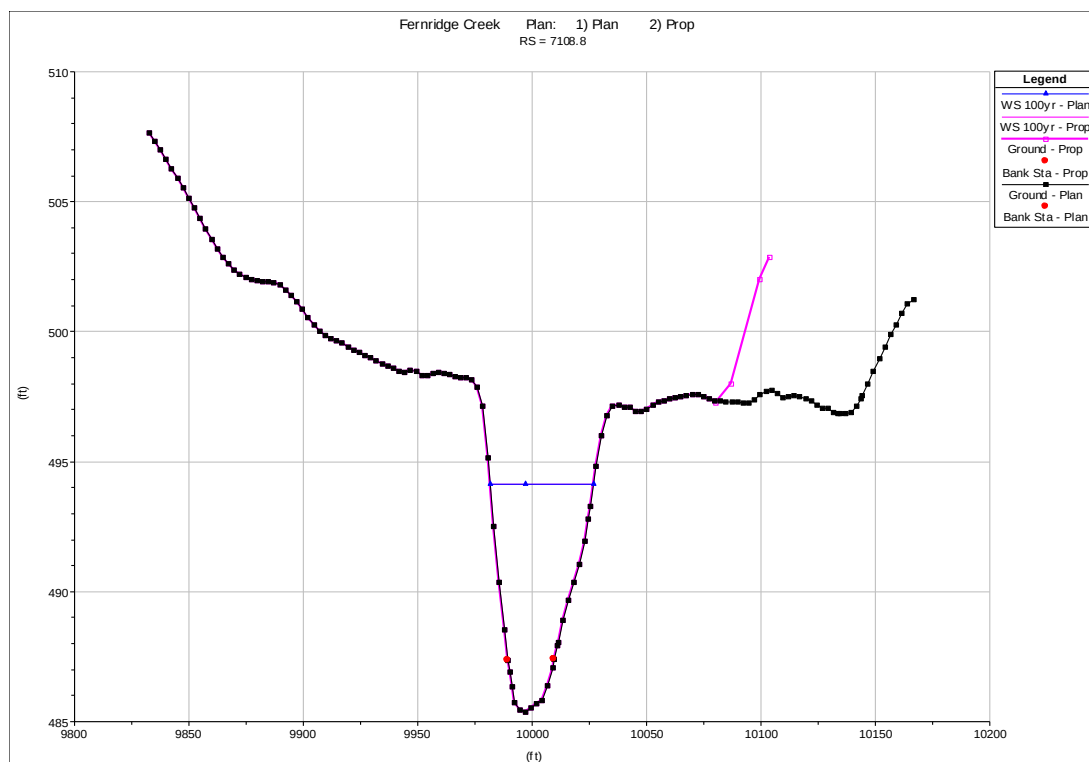


Figure 7 - Cross Section 7108.8

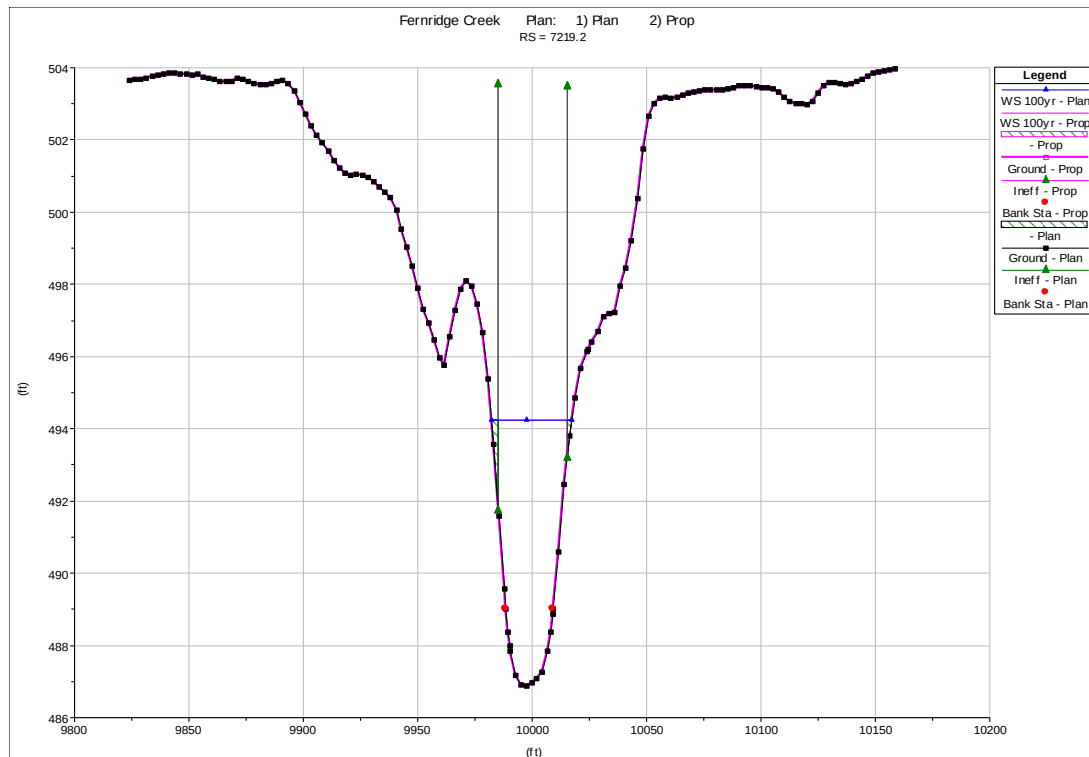


Figure 8 - Cross Section 7219.2 (Unchanged)

Modeling Results

Computed BFEs at each cross section in the study area are shown in Table 1. BFEs did not increase at any cross section in the study area. This is not surprising considering that there is no grading proposed below the existing BFE within the hydraulically active portion of any cross section.

Table 1: Computed Water Surface Elevations

Cross Section	Existing BFE (ft NGVD)	Proposed BFE (ft NGVD)
6351.9	492.75	492.75
6682	493.42	493.41
6981.3	493.72	493.71
7108.8	494.12	494.12
7219.2	494.24	494.24

Conclusions

No regulatory floodway is in effect within the study area. However, the provisional floodway as computed by SEMA will not be crossed. The proposed development will include grading only outside the hydraulically active portion of the creek as defined by the provisional BFE profile from SEMA. As such, there is no need to compute revised provisional floodway limits because floodway encroachments could

September 26, 2022

Page 8

not computationally affect previously computed floodway surcharges. Consequently, no No-Rise Certificate is required.

Nevertheless, the proposed development is occurring within the currently effective SFHA as published in 2015, so to avoid the possible need for flood insurance for lots or structures, a Letter of Map Revision (LOMR-F) should be obtained. The LOMR-F will document the fact that portions of building lots (as defined by a metes and bounds description) will be removed from the SFHA by virtue of the placement of fill raising the building pads above the BFE.

Please don't hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd C. Wilson", with a long horizontal flourish extending to the right.

Lloyd C. Wilson, Ph.D., P.E.
President

Attachments:

- Modeling Notes
- Exhibits FP1, FP2, FP3 by Volz Engineering

DUEVER ESTATES

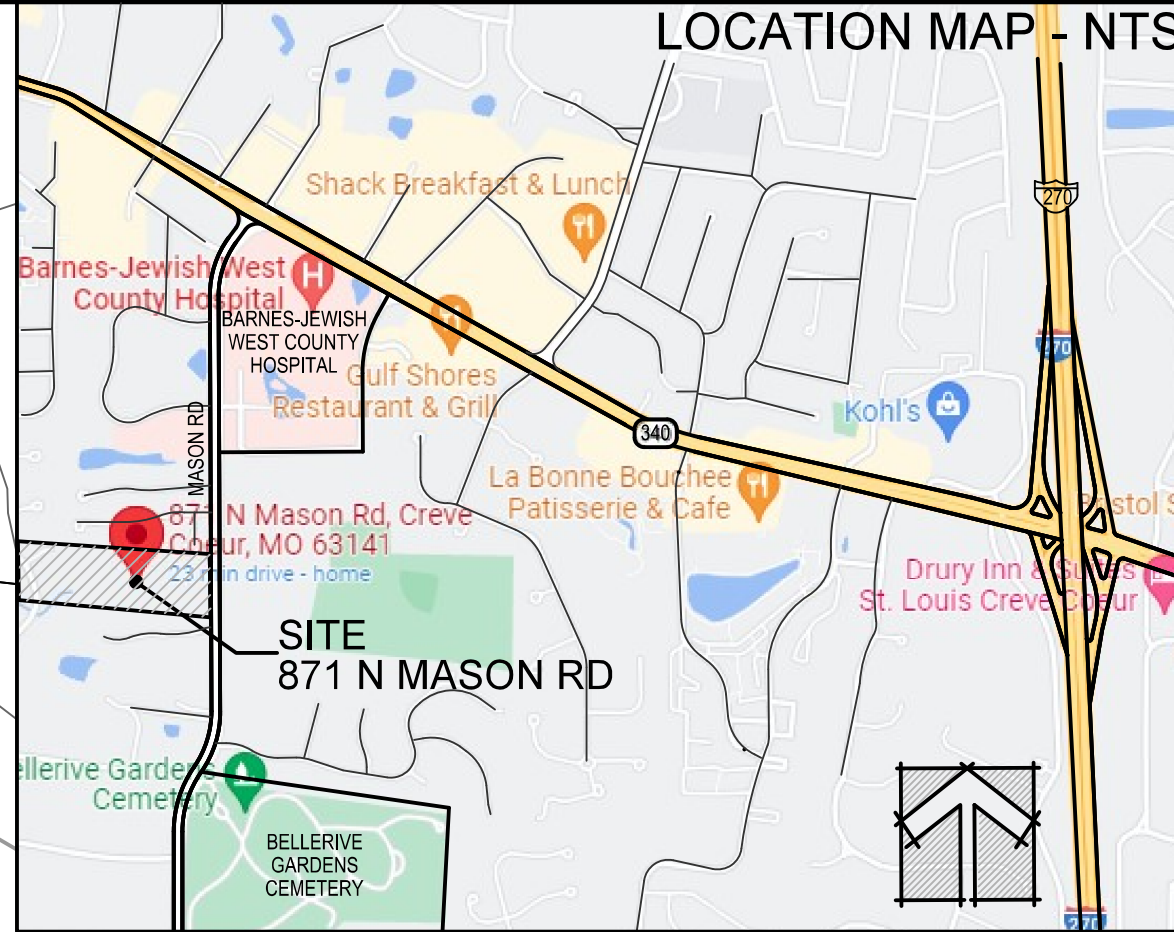
FLOOD PLAIN STUDY

22FLPLS-00024

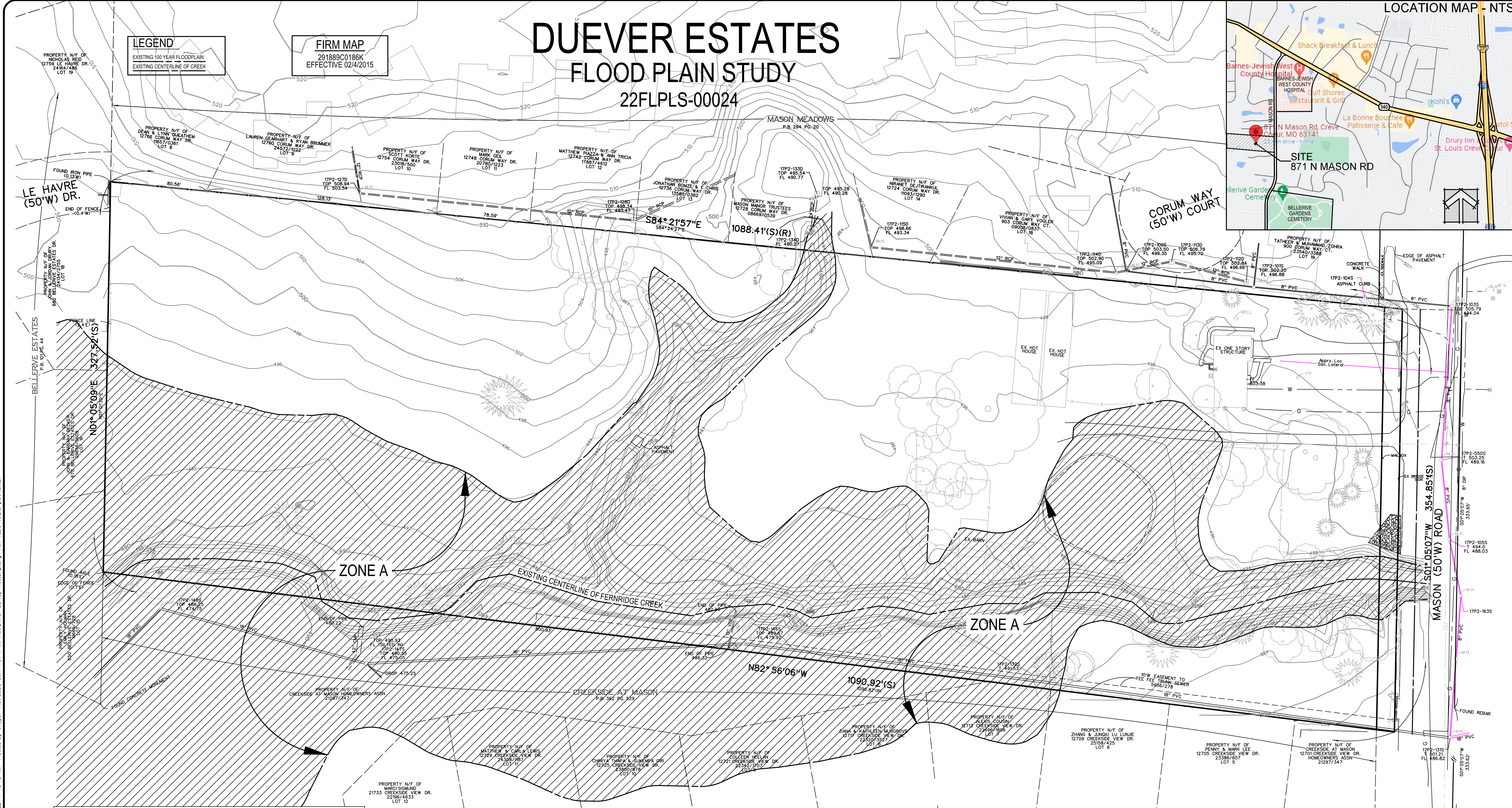
LEGEND
EXISTING 100 YEAR FLOODPLAIN
EXISTING CENTERLINE OF CREEK

FIRM MAP
291889C0186K
EFFECTIVE 02/4/2015

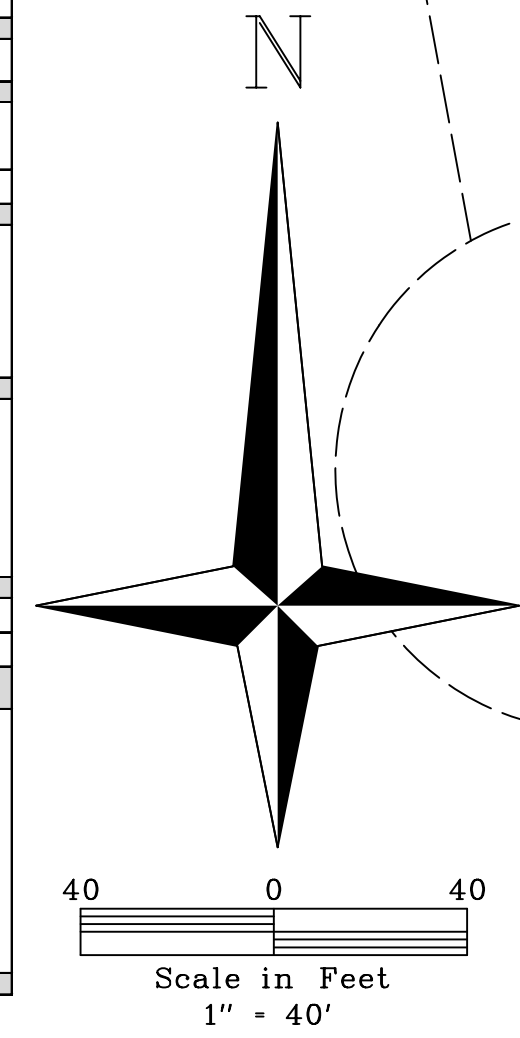
LOCATION MAP - NTS



SITE
871 N MASON RD



PROJECT NOTES:		
AREA OF SITE:	8.45 ACRES	368,082 SF
LOCATOR NO:	17P610059	
SITE ADDRESS:	871 NORTH MASON ROAD SAINT LOUIS, MISSOURI 63141	
OWNER ON RECORD:	DUEVER JOSEPH J JR & MARY M H/W TRUSTEES	
PREPARED FOR:	MCKELVEY HOMES 218 CHESTERFIELD TOWNE CENTRE CHESTERFIELD, MO 63005 (636) 530-6900	
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX	
EXISTING ZONING:	D - SINGLE FAMILY RESIDENTIAL DISTRICT	
FIRM #	291889C0186K	2/4/2015
MISSOURI AMERICAN WATER COMPANY METROPOLITAN ST. LOUIS SEWER DISTRICT SPIRE GAS CHARTER COMMUNICATION AMEREN AT&T MONARCH FIRE PROTECTION DISTRICT PARKWAY SCHOOL DISTRICT		



ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 13-144 ELEV. =552 25

"L" ON SOUTHWEST CORNER OF NORTHERN FOOTING FOR PIILOR IN (MASONRY) [23'X23' STONE AND GRANITE] WALL ON NORTHWEST CORNER OF HIRAM CEMETERY ALONG MASON RD. 0.8 MILE SOUTH OF OLIVE STREET RD.; (31 ')[45'] EAST OF CENTERLINE OF MASON ROAD AND (285')[243'] SOUTH OF MASON MANOR DRIVE [ROAD PRODUCED]

Chapter 430. Stream Buffer Protection Regulations

Section 430.050. Land Development Requirement.

[Ord. No. 5069 §5, 11-10-2008]
A. *Buffer And Setback Requirements.* All land development activity subject to this Chapter shall meet the following requirements:

- For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Chapter, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

GENERAL NOTES:
CREVE COEUR CREEK WATERSHED
PARKWAY SCHOOL DISTRICT
MONARCH FIRE PROTECTION DISTRICT

- SANITARY SEWER TO BE APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CREVE COEUR AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
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- THE INDENTURES WILL BE PROVIDED ALONG WITH THE FINAL PLAT AND IMPROVEMENT PLANS.
- FLOODPLAIN STUDY TO BE PREPARED AND LOMR PROCESSED WITH FEMA

MSD Record # 22FLPLS-00024
MSD BASEMAP 17P

EXISTING CONDITIONS
JURISDICTIONAL FIRM LIMIT
FLOOD PLAIN STUDY

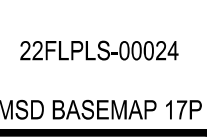
Base Map No. 17P
MSD Record # 22FLPLS-00024
Project # 22802
08-04-2022
FS1

Duever Estates
871 NORTH MASON ROAD
SAINT LOUIS, MISSOURI 63141

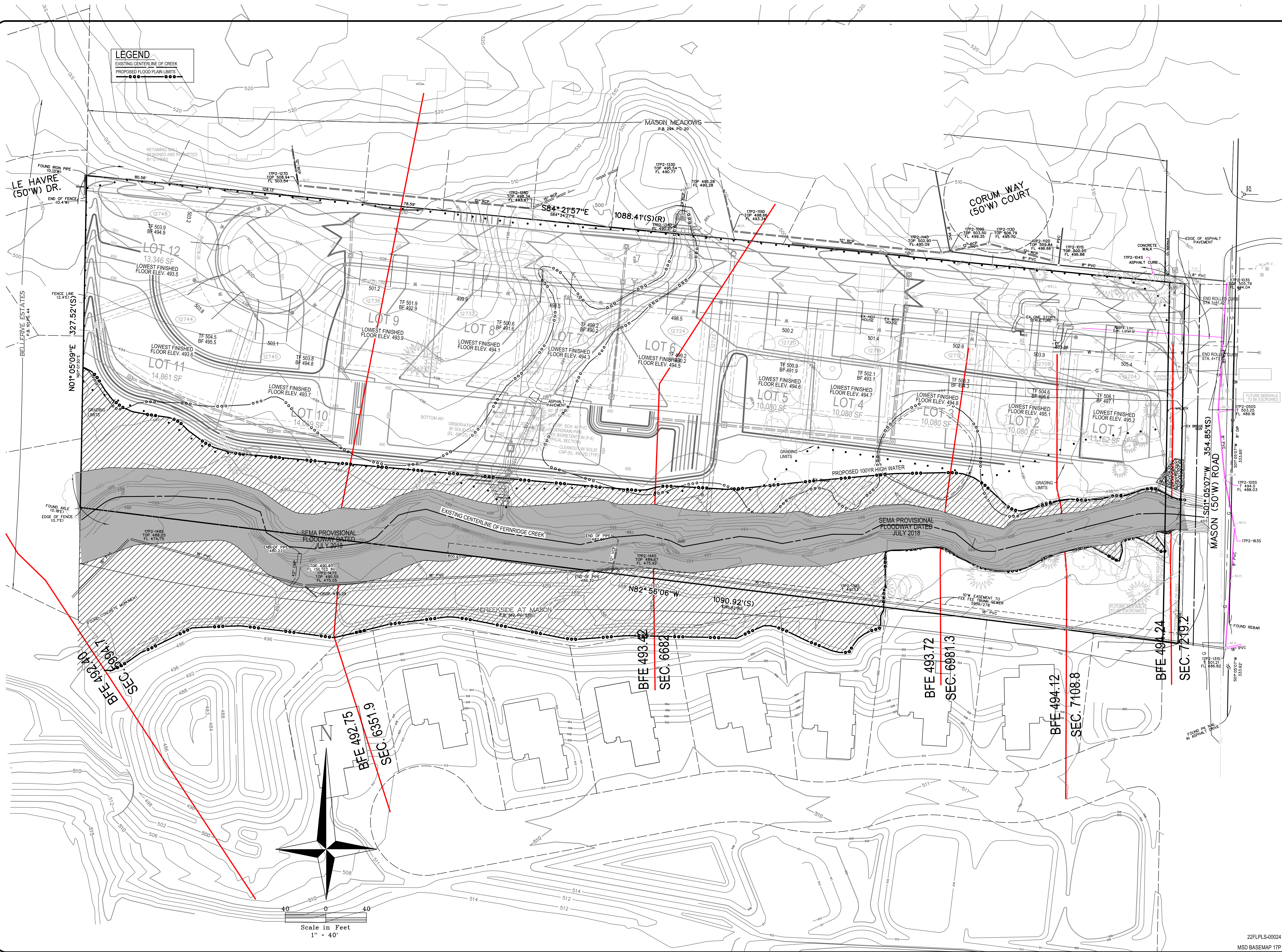
VOLZ Incorporated
TIMOTHY J MEYER
Professional Engineer
MO E-24665

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(636) 530-6900



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LEGEND
EXISTING CENTERLINE OF CREEK
PROPOSED FLOOD PLAIN LIMITS

McKELVEY
HOUSES
INCORPORATED
216 CHESTERFIELD TOWNE CENTRE
CHESTERFIELD, MISSOURI 63005
(636) 550-6800

VOLZ
Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT
10849 Indian Head Indl. Blvd.
St. Louis, MO 63135
314.426.6212 Main
www.volzinc.com
Authority #2003

12/21/2022
TIMOTHY JOHN MEYER
NUMBER
E-24665
Professional Engineer
MO-E-24665

Duever Estates
871 NORTH MASON ROAD
SAINT LOUIS, MISSOURI 63141

**PROPOSED CONDITIONS
FLOOD PLAIN STUDY**
Base Map No. 17P
MSD Record # XXMSD-00000
Project # 22802
08-04-2022
FS3

22FLPLS-00024
MSD BASEMAP 17P

CALCULATION SHEET

Project No.: **WE22004** Proj. Name: **Mason Road**
Subject: **Align proposed grading plan**
By/Date: **LCW 8/8/2022** Chk/Date: _____

Use QGIS to align conceptual grading plan from Volz (dated 7/8/22) with HEC-RAS geometry:
Extract cross section data and plots from HEC-RAS and then modify for proposed grades on following tabs.

Notes:

Assume that XS5994.7 is unchanged and grading at 6351.9 does not cause ineffective flow areas downstream.
Assume that XS7219.2 is unchanged as water is confined to artificial levees in the channel.



[illegible]

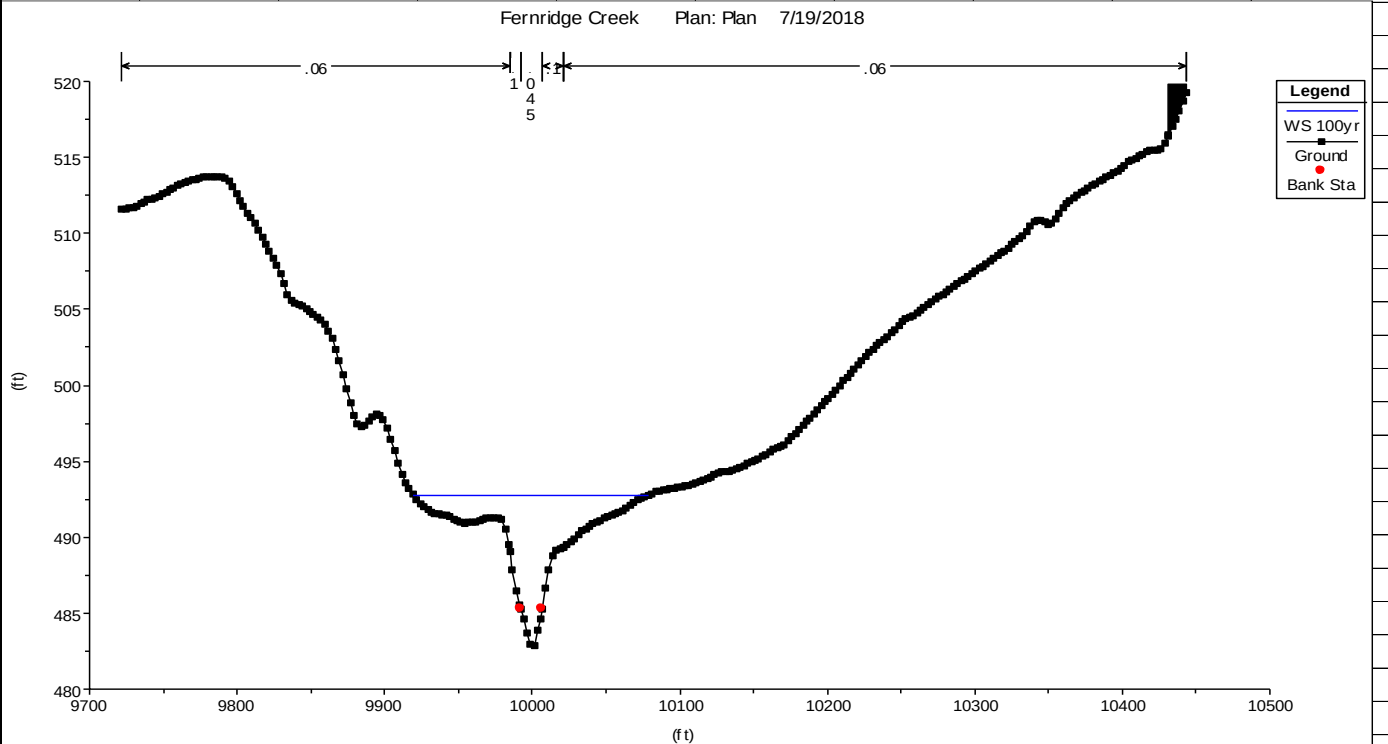
CALCULATION SHEET

Project No.: **WE22004** Proj. Name: **Mason Road**

Subject: **Plot Cross Section 6351.9**

By/Date: **LCW 8/8/2022**

Chk/Date: _____



The following data were extracted from the SEMA HEC-RAS model and modified based on Volz grading plan of 7/8/22.

Original		Revised		Digitized from Map		
Station	Exist SEM	Station	Prop 7/8/22	Distance	Station	Elevation
9722.1	511.6	9722.1	511.6	365	10087.1	492
9724.6	511.62	9724.6	511.62	382	10104.1	494
9727.1	511.65	9727.1	511.65	388	10110.1	496
9729.6	511.65	9729.6	511.65	394	10116.1	496
9732.1	511.77	9732.1	511.77	413	10135.1	490
9734.6	511.93	9734.6	511.93	442	10164.1	490
9737.1	512.08	9737.1	512.08	453	10175.1	491
9739.6	512.21	9739.6	512.21	453	10175.1	498
9742.1	512.28	9742.1	512.28			
9744.5	512.36	9744.5	512.36	(copy values below to form new xsect)		
9747	512.46	9747	512.46			
9749.5	512.57	9749.5	512.57			
9752	512.72	9752	512.72			
9754.5	512.86	9754.5	512.86			
9757	513.01	9757	513.01			
9759.5	513.15	9759.5	513.15			
9762	513.26	9762	513.26			
9764.5	513.35	9764.5	513.35			
9767	513.43	9767	513.43			
9769.5	513.5	9769.5	513.5			
9772	513.56	9772	513.56			
9774.5	513.66	9774.5	513.66			

9777	513.75	9777	513.75						
9779.5	513.74	9779.5	513.74						
9782	513.73	9782	513.73						
9784.5	513.73	9784.5	513.73						
9786.9	513.72	9786.9	513.72						
9789.4	513.7	9789.4	513.7						
9791.9	513.59	9791.9	513.59						
9794.4	513.4	9794.4	513.4						
9796.9	513.05	9796.9	513.05						
9799.4	512.61	9799.4	512.61						
9801.9	512.17	9801.9	512.17						
9804.4	511.74	9804.4	511.74						
9806.9	511.34	9806.9	511.34						
9809.4	511	9809.4	511						
9811.9	510.67	9811.9	510.67						
9814.4	510.24	9814.4	510.24						
9816.9	509.77	9816.9	509.77						
9819.4	509.29	9819.4	509.29						
9821.9	508.82	9821.9	508.82						
9824.4	508.36	9824.4	508.36						
9826.9	507.93	9826.9	507.93						
9829.3	507.36	9829.3	507.36						
9831.8	506.67	9831.8	506.67						
9834.3	505.98	9834.3	505.98						
9836.8	505.6	9836.8	505.6						
9839.3	505.44	9839.3	505.44						
9841.8	505.33	9841.8	505.33						
9844.3	505.18	9844.3	505.18						
9846.8	505.03	9846.8	505.03						
9849.3	504.89	9849.3	504.89						
9851.8	504.71	9851.8	504.71						
9854.3	504.51	9854.3	504.51						
9856.8	504.27	9856.8	504.27						
9859.3	504	9859.3	504						
9861.8	503.59	9861.8	503.59						
9864.3	503.05	9864.3	503.05						
9866.8	502.38	9866.8	502.38						
9869.3	501.59	9869.3	501.59						
9871.8	500.69	9871.8	500.69						
9874.2	499.79	9874.2	499.79						
9876.7	498.83	9876.7	498.83						
9879.2	498.04	9879.2	498.04						
9881.7	497.46	9881.7	497.46						
9884.2	497.28	9884.2	497.28						
9886.7	497.37	9886.7	497.37						
9889.2	497.62	9889.2	497.62						
9891.7	497.96	9891.7	497.96						
9894.2	498.1	9894.2	498.1						
9896.7	497.97	9896.7	497.97						
9899.2	497.71	9899.2	497.71						
9901.7	497.21	9901.7	497.21						
9904.2	496.45	9904.2	496.45						
9906.7	495.66	9906.7	495.66						
9909.2	494.86	9909.2	494.86						
9911.7	494.11	9911.7	494.11						
9914.2	493.54	9914.2	493.54						

9916.7	493.19	9916.7	493.19						
9919.2	492.81	9919.2	492.81						
9921.6	492.44	9921.6	492.44						
9924.1	492.2	9924.1	492.2						
9926.6	491.97	9926.6	491.97						
9929.1	491.79	9929.1	491.79						
9931.6	491.65	9931.6	491.65						
9934.1	491.57	9934.1	491.57						
9936.6	491.53	9936.6	491.53						
9939.1	491.49	9939.1	491.49						
9941.6	491.42	9941.6	491.42						
9944.1	491.33	9944.1	491.33						
9946.6	491.19	9946.6	491.19						
9949.1	491.05	9949.1	491.05						
9951.6	490.96	9951.6	490.96						
9954.1	490.92	9954.1	490.92						
9956.6	490.99	9956.6	490.99						
9959.1	491.01	9959.1	491.01						
9961.6	491	9961.6	491						
9964.1	491.08	9964.1	491.08						
9966.6	491.2	9966.6	491.2						
9969.1	491.27	9969.1	491.27						
9971.6	491.31	9971.6	491.31						
9974.1	491.3	9974.1	491.3						
9976.6	491.29	9976.6	491.29						
9979.1	491.19	9979.1	491.19						
9981.6	490.52	9981.6	490.52						
9984	489.47	9984	489.47						
9984.7	489.01	9984.7	489.01						
9986.5	487.81	9986.5	487.81						
9989	486.45	9989	486.45						
9991.5	485.54	9991.5	485.54						
9992.36	485.23	9992.36	485.23						
9994	484.64	9994	484.64						
9996.5	483.74	9996.5	483.74						
9999	482.93	9999	482.93						
10001.4	482.9	10001.4	482.9						
10003.9	483.84	10003.9	483.84						
10005.3	484.62	10005.3	484.62						
10006.4	485.23	10006.4	485.23						
10008.9	486.67	10008.9	486.67						
10011.4	487.84	10011.4	487.84						
10013.9	488.77	10013.9	488.77						
10016.3	489.14	10016.3	489.14						
10018.8	489.28	10018.8	489.28						
10021.3	489.34	10021.3	489.34						
10021.4	489.3468	10021.4	489.3468						
10023.8	489.51	10023.8	489.51						
10026.3	489.7	10026.3	489.7						
10028.8	489.93	10028.8	489.93						
10031.3	490.18	10031.3	490.18						
10033.8	490.4	10033.8	490.4						
10036.3	490.57	10036.3	490.57						
10038.8	490.75	10038.8	490.75						
10041.3	490.89	10041.3	490.89						
10043.8	490.99	10043.8	490.99						

10046.3	491.1	10046.3	491.1						
10048.8	491.23	10048.8	491.23						
10051.3	491.33	10051.3	491.33						
10053.8	491.42	10053.8	491.42						
10056.2	491.51	10056.2	491.51						
10058.7	491.62	10058.7	491.62						
10061.2	491.75	10061.2	491.75						
10063.7	491.9	10063.7	491.9						
10066.2	492.09	10066.2	492.09						
10068.7	492.3	10068.7	492.3						
10071.2	492.48	10071.2	492.48						
10073.7	492.59	10073.7	492.59						
10076.2	492.66	10076.2	492.66						
10078.7	492.76	10078.7	492.76						
10081.2	492.88	10081.2	492.88						
10083.7	492.98	10083.7	492.98						
10086.2	493.05	10086.2	493.05						
10088.7	493.08	10087.1	492						
10091.2	493.12	10104.1	494						
10093.6	493.17	10110.1	496						
10096.1	493.23	10116.1	496						
10098.6	493.29	10135.1	490						
10101.1	493.33	10164.1	490						
10103.6	493.38	10175.1	491						
10106.1	493.44	10175.1	498						
10108.6	493.51								
10111.1	493.59								
10113.6	493.66								
10116.1	493.75								
10118.6	493.85								
10121.1	493.96								
10123.6	494.1								
10126.1	494.24								
10128.6	494.32								
10131.1	494.31								
10133.5	494.34								
10136	494.38								
10138.5	494.47								
10141	494.56								
10143.5	494.67								
10146	494.83								
10148.5	494.92								
10151	495.02								
10153.5	495.15								
10156	495.29								
10158.5	495.46								
10161	495.63								
10163.5	495.79								
10166	495.9								
10168.5	495.96								
10171	496.1								
10173.4	496.32								
10175.9	496.59								
10178.4	496.84								
10180.9	497.06								
10183.4	497.33								

10185.9	497.61								
10188.4	497.85								
10190.9	498.12								
10193.4	498.39								
10195.9	498.66								
10198.4	498.91								
10200.9	499.12								
10203.4	499.37								
10205.9	499.67								
10208.4	499.99								
10210.9	500.29								
10213.3	500.54								
10215.8	500.81								
10218.3	501.09								
10220.8	501.36								
10223.3	501.64								
10225.8	501.9								
10228.3	502.13								
10230.8	502.37								
10233.3	502.6								
10235.8	502.82								
10238.3	503.02								
10240.8	503.21								
10243.3	503.42								
10245.8	503.67								
10248.3	503.96								
10250.8	504.19								
10253.2	504.36								
10255.7	504.47								
10258.2	504.61								
10260.7	504.78								
10263.2	504.95								
10265.7	505.13								
10268.2	505.31								
10270.7	505.5								
10273.2	505.68								
10275.7	505.87								
10278.2	505.99								
10280.6	506.17								
10283.1	506.34								
10285.6	506.53								
10288	506.72								
10290.5	506.88								
10293	507								
10295.4	507.15								
10297.9	507.3								
10300.4	507.49								
10302.9	507.67								
10305.3	507.84								
10307.8	507.99								
10310.3	508.13								
10312.7	508.33								
10315.2	508.54								
10317.7	508.7								
10320.1	508.85								
10322.6	509.05								

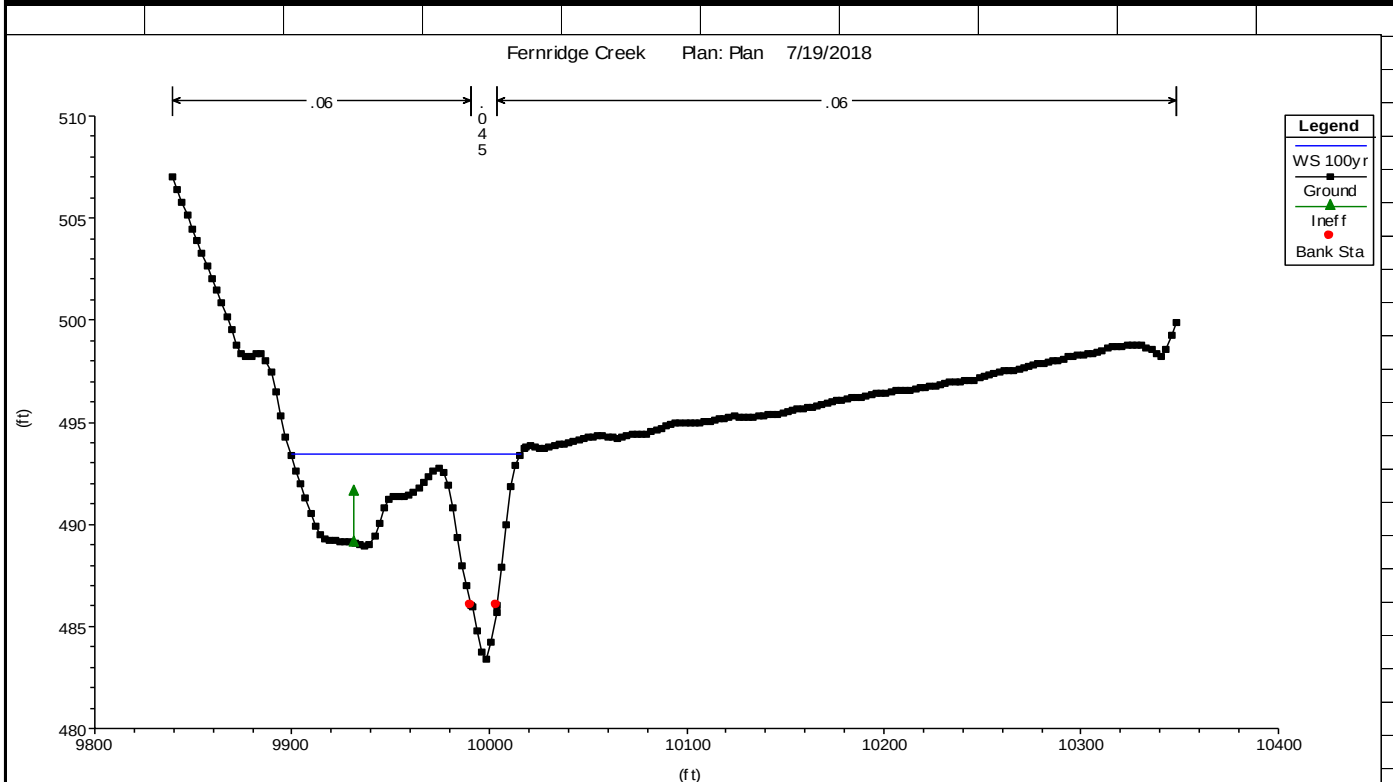
10325.1	509.25								
10327.5	509.43								
10330	509.62								
10332.5	509.87								
10335	510.16								
10337.4	510.47								
10339.9	510.72								
10342.4	510.83								
10344.8	510.88								
10347.3	510.75								
10349.8	510.55								
10352.2	510.64								
10354.7	510.98								
10357.2	511.35								
10359.6	511.69								
10362.1	511.93								
10364.6	512.12								
10367	512.32								
10369.5	512.49								
10372	512.66								
10374.5	512.83								
10376.9	513								
10379.4	513.16								
10381.9	513.28								
10384.3	513.4								
10386.8	513.54								
10389.3	513.69								
10391.7	513.83								
10394.2	513.95								
10396.7	514.09								
10399.1	514.27								
10401.6	514.49								
10404.1	514.72								
10406.6	514.87								
10409	514.95								
10411.5	515.07								
10414	515.23								
10416.4	515.37								
10418.9	515.46								
10421.4	515.49								
10423.8	515.48								
10426.3	515.55								
10428.8	515.93								
10430.7	516.38								
10431.2	516.5								
10433.7	517.02								
10436.2	517.51								
10438.7	518.04								
10441.1	518.68								
10443.6	519.22								



Geometry based on Volz survey and plan of 7/29/22 for comparison:

Approx. Station Adjustment: 9965

<u>Existing</u>		<u>Proposed</u>		<u>Existing</u>		<u>Proposed</u>	
Station	Elevation	Station	Elevation	Station	Elevation	Station	Elevation
0.0	490.75			9965.0	490.75		
18.8	490.00			9983.8	490.00		
27.0	482.00			9992.0	482.00		
28.3	481.37			9993.3	481.37		
33.9	481.40			9998.9	481.40		
45.3	488.10			10010.3	488.10		
67.4	490.00			10032.4	490.00		
104.0	492.00	104.0	492.00	10069.0	492.00	10069.0	492.00
162.1	494.00	118.3	494.00	10127.1	494.00	10083.3	494.00
204.8	496.00	127.4	497.00	10169.8	496.00	10092.4	497.00
226.0	498.00	133.4	497.00	10191.0	498.00	10098.4	497.00
245.0	500.00	153.0	490.50	10210.0	500.00	10118.0	490.50
264.2	502.00	181.8	490.50	10229.2	502.00	10146.8	490.50
288.9	504.00	193.6	492.00	10253.9	504.00	10158.6	492.00
317.5	506.00	193.6	499.50	10282.5	506.00	10158.6	499.50
365.6	510.00	244.8	499.90	10330.6	510.00	10209.8	499.90



The following data were extracted from the SEMA HEC-RAS model and modified based on Volz grading plan of 7/8/22.

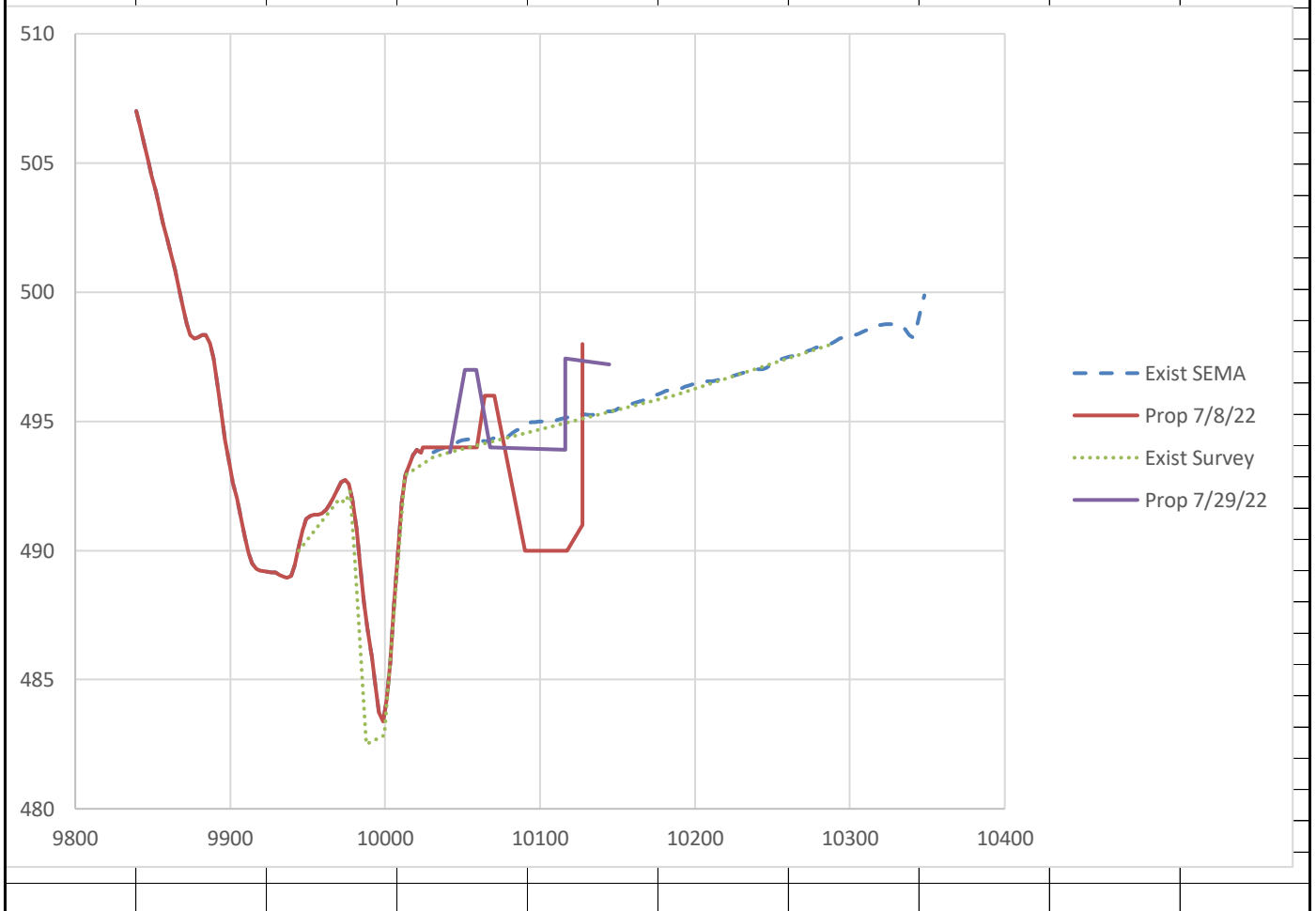
Original		Revised		Digitized from Map		
Station	Exist SEM	Station	Prop 7/8/22	Distance	Station	Elevation
9839.4	507.01	9839.4	507.01	185	10024.4	494
9841.9	506.39	9841.9	506.39	220	10059.4	494
9844.4	505.78	9844.4	505.78	225	10064.4	496
9846.9	505.12	9846.9	505.12	231	10070.4	496
9849.4	504.49	9849.4	504.49	251	10090.4	490
9851.9	503.91	9851.9	503.91	278	10117.4	490
9854.4	503.27	9854.4	503.27	288	10127.4	491
9856.9	502.64	9856.9	502.64	288	10127.4	498
9859.4	502.05	9859.4	502.05			
9861.9	501.47	9861.9	501.47	(copy values below to form new xsect)		
9864.4	500.85	9864.4	500.85			
9866.9	500.19	9866.9	500.19			
9869.3	499.52	9869.3	499.52			
9871.8	498.8	9871.8	498.8			
9874.3	498.33	9874.3	498.33			
9876.8	498.21	9876.8	498.21			
9879.3	498.24	9879.3	498.24			
9881.8	498.35	9881.8	498.35			
9884.3	498.34	9884.3	498.34			
9886.8	498.01	9886.8	498.01			
9889.3	497.44	9889.3	497.44			
9891.8	496.48	9891.8	496.48			

9894.3	495.31	9894.3	495.31						
9896.8	494.26	9896.8	494.26						
9899.3	493.4	9899.3	493.4						
9901.8	492.62	9901.8	492.62						
9904.3	492.01	9904.3	492.01						
9906.8	491.32	9906.8	491.32						
9909.3	490.53	9909.3	490.53						
9911.8	489.92	9911.8	489.92						
9914.3	489.5	9914.3	489.5						
9916.8	489.29	9916.8	489.29						
9919.3	489.23	9919.3	489.23						
9921.8	489.2	9921.8	489.2						
9924.3	489.17	9924.3	489.17						
9926.7	489.15	9926.7	489.15						
9929.2	489.14	9929.2	489.14						
9931.7	489.06	9931.7	489.06						
9934.2	488.98	9934.2	488.98						
9936.7	488.93	9936.7	488.93						
9939.2	489.02	9939.2	489.02						
9941.7	489.42	9941.7	489.42						
9944.2	490.07	9944.2	490.07						
9946.7	490.78	9946.7	490.78						
9949.2	491.21	9949.2	491.21						
9951.7	491.33	9951.7	491.33						
9954.2	491.38	9954.2	491.38						
9956.7	491.39	9956.7	491.39						
9959.2	491.44	9959.2	491.44						
9961.7	491.58	9961.7	491.58						
9964.2	491.79	9964.2	491.79						
9966.7	492.04	9966.7	492.04						
9969.2	492.35	9969.2	492.35						
9971.7	492.64	9971.7	492.64						
9974.2	492.73	9974.2	492.73						
9976.7	492.56	9976.7	492.56						
9979.1	491.95	9979.1	491.95						
9981.5	490.83	9981.5	490.83						
9984	489.36	9984	489.36						
9986.4	488	9986.4	488						
9988.8	486.97	9988.8	486.97						
9991	486.05	9991	486.05						
9991.3	485.93	9991.3	485.93						
9993.7	484.8	9993.7	484.8						
9996.2	483.72	9996.2	483.72						
9998.6	483.38	9998.6	483.38						
10001	484.25	10001	484.25						
10003.5	485.68	10003.5	485.68						
10003.9	486.05	10003.9	486.05						
10005.9	487.87	10005.9	487.87						
10008.4	490.01	10008.4	490.01						
10010.8	491.88	10010.8	491.88						
10013.2	492.92	10013.2	492.92						
10015.7	493.35	10015.7	493.35						
10018.1	493.7	10018.1	493.7						
10018.9	493.7634	10018.9	493.7634						
10020.5	493.89	10020.5	493.89						
10023	493.79	10023	493.79						

10025.5	493.73	10024.4	494						
10027.9	493.74	10059.4	494						
10030.4	493.78	10064.4	496						
10032.9	493.85	10070.4	496						
10035.3	493.91	10090.4	490						
10037.8	493.96	10117.4	490						
10040.2	493.99	10127.4	491						
10042.7	494.07	10127.4	498						
10045.2	494.14								
10047.6	494.22								
10050.1	494.27								
10052.6	494.29								
10055	494.31								
10057.5	494.31								
10060	494.28								
10062.4	494.25								
10064.9	494.23								
10067.3	494.27								
10069.8	494.34								
10072.3	494.38								
10074.7	494.39								
10077.2	494.41								
10079.7	494.44								
10082.1	494.54								
10084.6	494.63								
10087.1	494.72								
10089.5	494.82								
10092	494.93								
10094.4	494.96								
10096.9	494.96								
10099.4	494.98								
10101.8	494.98								
10104.3	494.99								
10106.8	495								
10109.2	495.02								
10111.7	495.05								
10114.2	495.1								
10116.6	495.14								
10119.1	495.18								
10121.5	495.25								
10124	495.28								
10126.5	495.27								
10128.9	495.27								
10131.4	495.25								
10133.9	495.24								
10136.3	495.28								
10138.8	495.32								
10141.3	495.36								
10143.8	495.39								
10146.3	495.38								
10148.8	495.44								
10151.2	495.52								
10153.7	495.59								
10156.2	495.64								
10158.7	495.67								
10161.2	495.72								

10163.7	495.75								
10166.2	495.8								
10168.7	495.86								
10171.2	495.94								
10173.7	496.01								
10176.2	496.04								
10178.7	496.1								
10181.2	496.17								
10183.6	496.21								
10186.1	496.2								
10188.6	496.21								
10191.1	496.27								
10193.6	496.35								
10196.1	496.39								
10198.6	496.44								
10201.1	496.45								
10203.6	496.51								
10206.1	496.56								
10208.6	496.55								
10211.1	496.54								
10213.5	496.57								
10216	496.63								
10218.5	496.67								
10221	496.68								
10223.5	496.74								
10226	496.79								
10228.5	496.82								
10231	496.88								
10233.5	496.94								
10236	496.97								
10238.5	496.99								
10241	497.01								
10243.5	497.01								
10245.9	497.07								
10248.4	497.15								
10250.9	497.23								
10253.4	497.33								
10255.9	497.41								
10258.4	497.46								
10260.9	497.5								
10263.4	497.52								
10265.9	497.56								
10268.4	497.6								
10270.9	497.67								
10273.4	497.74								
10275.8	497.79								
10278.3	497.85								
10280.8	497.9								
10283.3	497.93								
10285.8	497.98								
10288.3	498.01								
10290.8	498.11								
10293.3	498.19								
10295.8	498.24								
10298.3	498.28								
10300.8	498.31								

10303.3	498.35								
10305.8	498.39								
10308.2	498.46								
10310.7	498.53								
10313.2	498.61								
10315.7	498.7								
10318.2	498.72								
10320.7	498.74								
10323.2	498.76								
10325.7	498.75								
10328.2	498.75								
10330.7	498.75								
10333.2	498.66								
10335.7	498.57								
10338.1	498.34								
10340.6	498.24								
10343.1	498.59								
10345.6	499.29								
10348.1	499.87								



Geometry based on Volz survey and plan of 7/29/22 for comparison:									
		Approx. Station Adjustment:			9940				
<u>Existing</u>		<u>Proposed</u>			<u>Existing</u>		<u>Proposed</u>		
Station	Elevation	Station	Elevation		Station	Elevation	Station	Elevation	
4.3	490.00				9944.3	490.00			
30.4	492.00				9970.4	492.00			
34.1	491.85				9974.1	491.85			
37.3	492.30				9977.3	492.30			
40.3	490.00				9980.3	490.00			
47.7	482.50				9987.7	482.50			
59.7	482.85				9999.7	482.85			
72.8	492.90				10012.8	492.90			
90.6	493.60				10030.6	493.60			
101.9	493.80	101.9	493.80		10041.9	493.80	10041.9	493.80	
114.4	494.00	111.7	497.00		10054.4	494.00	10051.7	497.00	
246.0	496.00	118.8	497.00		10186.0	496.00	10058.8	497.00	
349.2	498.00	176.5	493.90		10289.2	498.00	10067.8	494.00	
		176.5	497.43				10116.5	493.90	
		204.7	497.20				10116.5	497.43	
							10144.7	497.20	

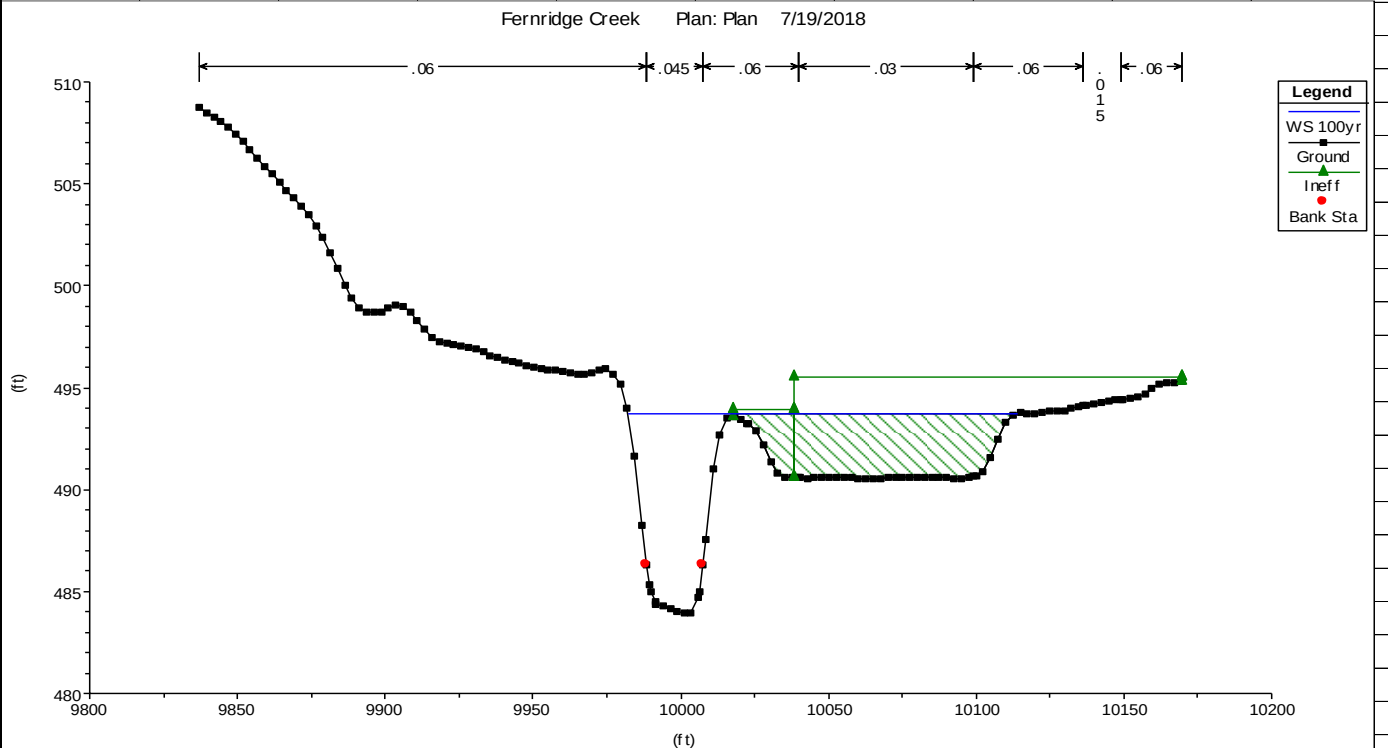
CALCULATION SHEET

Project No.: **WE22004** Proj. Name: **Mason Road**

Subject: **Plot Cross Section 6981.3**

By/Date: **LCW 8/8/2022**

Chk/Date: _____



The following data were extracted from the SEMA HEC-RAS model and modified based on Volz grading plan of 7/8/22.

Original		Revised		Digitized from Map		
Station	Exist SEM	Station	Prop 7/8/22	Distance	Station	Elevation
9837.1	508.72	9837.1	508.72	195	10032.1	491
9839.6	508.49	9839.6	508.49	227	10064.1	492
9842	508.26	9842	508.26	233	10070.1	494
9844.5	508.03	9844.5	508.03	239	10076.1	496
9846.9	507.78	9846.9	507.78	245	10082.1	498
9849.4	507.46	9849.4	507.46	251	10088.1	500
9851.9	507.07	9851.9	507.07			
9854.3	506.67	9854.3	506.67			
9856.8	506.27	9856.8	506.27			
9859.2	505.87	9859.2	505.87	(copy values below to form new xsect)		
9861.7	505.48	9861.7	505.48			
9864.2	505.08	9864.2	505.08			
9866.6	504.69	9866.6	504.69			
9869.1	504.31	9869.1	504.31			
9871.6	503.93	9871.6	503.93			
9874	503.49	9874	503.49			
9876.5	502.94	9876.5	502.94			
9878.9	502.38	9878.9	502.38			
9881.4	501.63	9881.4	501.63			
9883.9	500.82	9883.9	500.82			
9886.3	500.02	9886.3	500.02			
9888.8	499.4	9888.8	499.4			

9891.2	498.9	9891.2	498.9						
9893.7	498.7	9893.7	498.7						
9896.2	498.7	9896.2	498.7						
9898.6	498.72	9898.6	498.72						
9901.1	498.91	9901.1	498.91						
9903.5	499.05	9903.5	499.05						
9906	499.01	9906	499.01						
9908.5	498.69	9908.5	498.69						
9910.9	498.27	9910.9	498.27						
9913.4	497.85	9913.4	497.85						
9915.9	497.48	9915.9	497.48						
9918.3	497.26	9918.3	497.26						
9920.8	497.18	9920.8	497.18						
9923.2	497.11	9923.2	497.11						
9925.7	497.03	9925.7	497.03						
9928.2	496.97	9928.2	496.97						
9930.6	496.91	9930.6	496.91						
9933.1	496.77	9933.1	496.77						
9935.5	496.57	9935.5	496.57						
9938	496.46	9938	496.46						
9940.5	496.36	9940.5	496.36						
9942.9	496.26	9942.9	496.26						
9945.4	496.19	9945.4	496.19						
9947.8	496.1	9947.8	496.1						
9950.3	496.03	9950.3	496.03						
9952.8	495.95	9952.8	495.95						
9955.2	495.88	9955.2	495.88						
9957.7	495.85	9957.7	495.85						
9960.2	495.79	9960.2	495.79						
9962.6	495.71	9962.6	495.71						
9965.1	495.64	9965.1	495.64						
9967.5	495.64	9967.5	495.64						
9969.9	495.7	9969.9	495.7						
9972.3	495.89	9972.3	495.89						
9974.7	495.93	9974.7	495.93						
9977.1	495.69	9977.1	495.69						
9979.5	495.15	9979.5	495.15						
9981.9	493.97	9981.9	493.97						
9984.4	491.62	9984.4	491.62						
9986.8	488.22	9986.8	488.22						
9988.42	486.31	9988.42	486.31						
9989.2	485.36	9989.2	485.36						
9990.1	485	9990.1	485						
9991.3	484.51	9991.3	484.51						
9991.6	484.39	9991.6	484.39						
9994	484.28	9994	484.28						
9996.4	484.13	9996.4	484.13						
9998.8	484	9998.8	484						
10001.2	483.96	10001.2	483.96						
10003.6	483.98	10003.6	483.98						
10006	484.74	10006	484.74						
10006.2	484.96	10006.2	484.96						
10007.4	486.31	10007.4	486.31						
10008.5	487.54	10008.5	487.54						
10010.9	491.02	10010.9	491.02						
10013.3	492.7	10013.3	492.7						

10015.7	493.51	10015.7	493.51						
10018.1	493.59	10018.1	493.59						
10020.5	493.44	10020.5	493.44						
10022.4	493.2652	10022.4	493.2652						
10023	493.21	10023	493.21						
10025.5	492.87	10025.5	492.87						
10028	492.17	10028	492.17						
10030.4	491.33	10030.4	491.33						
10032.9	490.8	10032.1	491						
10035.4	490.62	10064.1	492						
10037.9	490.59	10070.1	494						
10039.7	490.58	10076.1	496						
10040.4	490.57	10082.1	498						
10042.9	490.56	10088.1	500						
10045.3	490.57								
10047.8	490.59								
10050.3	490.6								
10052.8	490.61								
10055.3	490.61								
10057.8	490.58								
10060.2	490.54								
10062.7	490.55								
10065.2	490.56								
10067.7	490.56								
10070.2	490.57								
10072.6	490.59								
10075.1	490.61								
10077.6	490.61								
10080.1	490.6								
10082.6	490.59								
10085.1	490.59								
10087.5	490.58								
10090	490.57								
10092.5	490.55								
10095	490.54								
10097.5	490.59								
10099.3	490.64								
10100	490.66								
10102.4	490.85								
10104.9	491.57								
10107.4	492.44								
10109.9	493.27								
10112.4	493.67								
10114.9	493.76								
10117.3	493.73								
10119.8	493.75								
10122.3	493.8								
10124.8	493.87								
10127.3	493.84								
10129.8	493.87								
10132.2	493.99								
10134.7	494.07								
10136.1	494.11								
10137.2	494.15								
10139.7	494.22								
10142.2	494.24								

10144.7	494.32								
10147.1	494.39								
10149	494.43								
10149.6	494.44								
10152.1	494.49								
10154.6	494.58								
10157.1	494.72								
10159.5	494.95								
10162	495.17								
10164.5	495.22								
10167	495.25								
10169.5	495.31								



Geometry based on Volz survey and plan of 7/29/22 for comparison:									
		Approx. Station Adjustment:			9905				
<u>Existing</u>		<u>Proposed</u>			<u>Existing</u>		<u>Proposed</u>		
Station	Elevation	Station	Elevation		Station	Elevation	Station	Elevation	
0.0	498.98				9905.0	498.98			
71.7	495.10				9976.7	495.10			
83.2	483.25				9988.2	483.25			
97.4	483.40				10002.4	483.40			
110.0	493.46				10015.0	493.46	10015.0	493.46	
119.9	492.00				10024.9	492.00	10015.7	493.51	
128.0	488.00	110.0	493.46		10033.0	488.00	10018.1	493.59	
186.0	488.00	158.0	494.00		10091.0	488.00	10063.0	494.00	
198.3	492.00	176.1	500.00		10103.3	492.00	10081.1	500.00	
225.4	494.00	179.8	501.55		10130.4	494.00	10084.8	501.55	
288.0	496.00	191.7	501.35		10193.0	496.00	10096.7	501.35	
		229.9	501.50				10134.9	501.50	

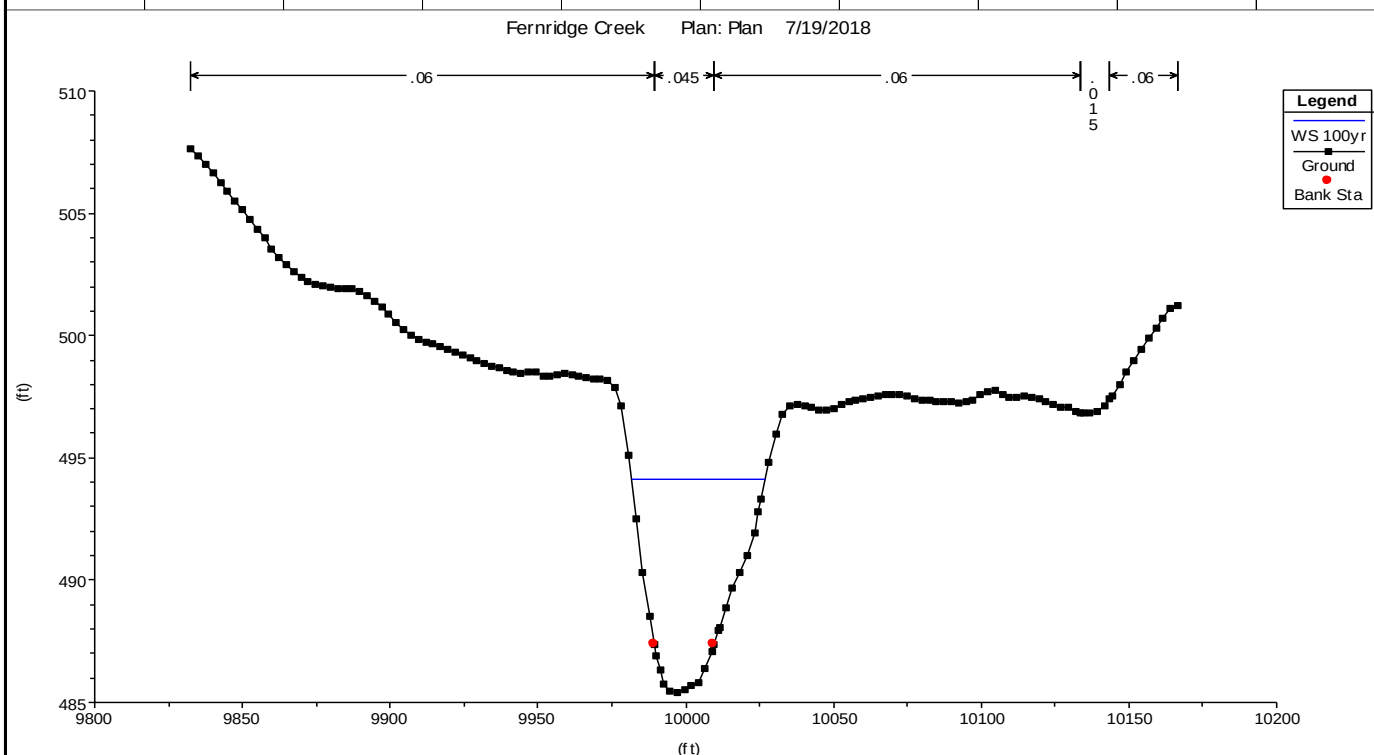
CALCULATION SHEET

Project No.: **WE22004** Proj. Name: **Mason Road**

Subject: **Plot Cross Section 7108.8**

By/Date: **LCW 8/8/2022**

Chk/Date: _____



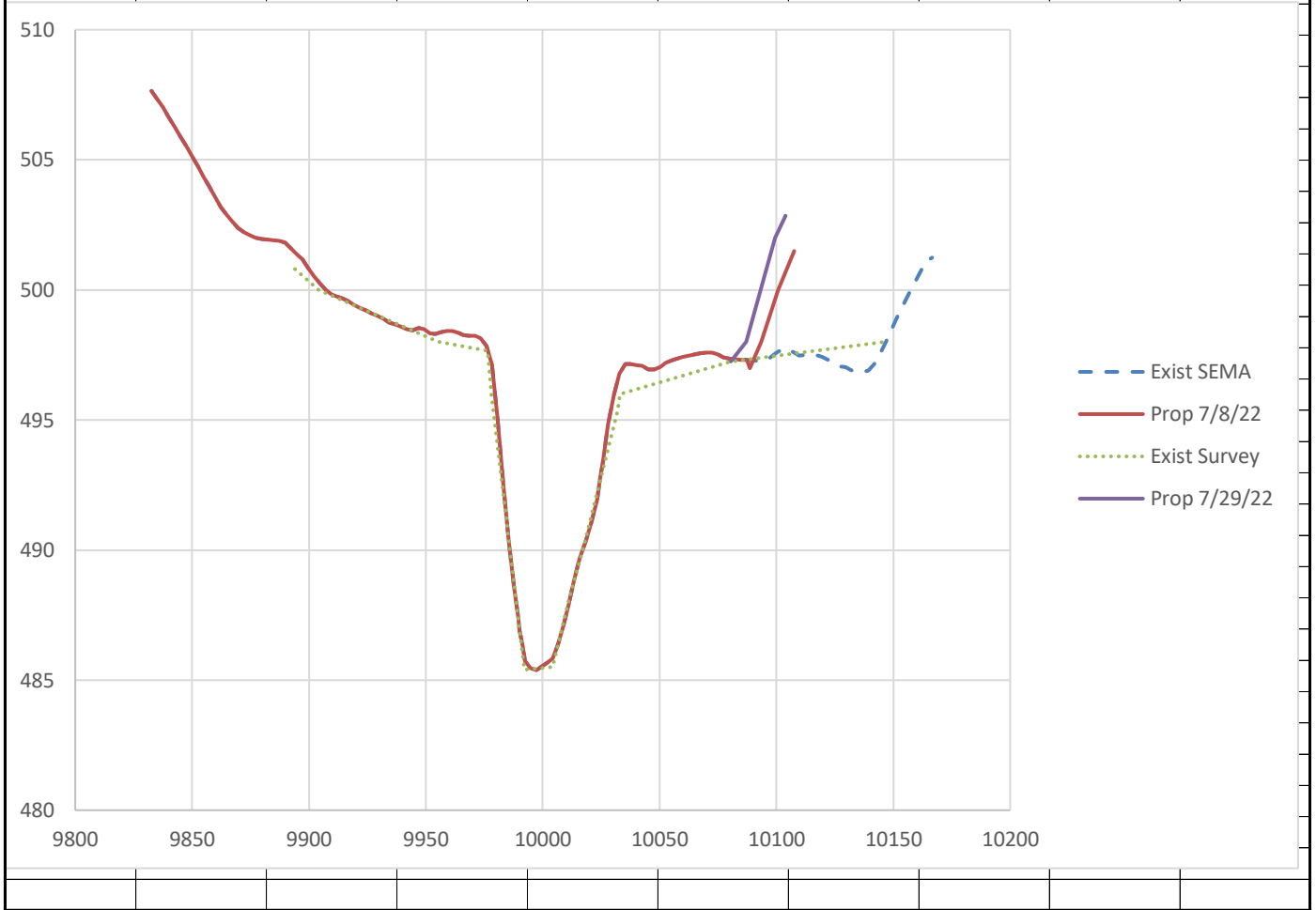
The following data were extracted from the SEMA HEC-RAS model and modified based on Volz grading plan of 7/8/22.

Original		Revised		Digitized from Map		
Station	Exist SEM	Station	Prop 7/8/22	Distance	Station	Elevation
9832.6	507.65	9832.6	507.65	256	10088.6	497
9835.1	507.33	9835.1	507.33	261	10093.6	498
9837.6	507.01	9837.6	507.01	268	10100.6	500
9840	506.65	9840	506.65	275	10107.6	501.5
9842.5	506.27	9842.5	506.27			
9845	505.89	9845	505.89			
9847.5	505.52	9847.5	505.52			
9850	505.14	9850	505.14			
9852.5	504.75	9852.5	504.75			
9854.9	504.37	9854.9	504.37	(copy values below to form new xsect)		
9857.4	503.97	9857.4	503.97			
9859.9	503.56	9859.9	503.56			
9862.4	503.18	9862.4	503.18			
9864.9	502.87	9864.9	502.87			
9867.4	502.6	9867.4	502.6			
9869.8	502.38	9869.8	502.38			
9872.3	502.22	9872.3	502.22			
9874.8	502.1	9874.8	502.1			
9877.3	502.01	9877.3	502.01			
9879.8	501.96	9879.8	501.96			
9882.3	501.94	9882.3	501.94			
9884.7	501.91	9884.7	501.91			

9887.2	501.89	9887.2	501.89						
9889.7	501.81	9889.7	501.81						
9892.2	501.61	9892.2	501.61						
9894.7	501.38	9894.7	501.38						
9897.2	501.16	9897.2	501.16						
9899.6	500.85	9899.6	500.85						
9902.1	500.53	9902.1	500.53						
9904.6	500.24	9904.6	500.24						
9907.1	500.01	9907.1	500.01						
9909.6	499.84	9909.6	499.84						
9912.1	499.73	9912.1	499.73						
9914.5	499.66	9914.5	499.66						
9917	499.56	9917	499.56						
9919.5	499.42	9919.5	499.42						
9922	499.3	9922	499.3						
9924.5	499.2	9924.5	499.2						
9926.9	499.1	9926.9	499.1						
9929.4	499	9929.4	499						
9931.9	498.88	9931.9	498.88						
9934.4	498.75	9934.4	498.75						
9936.9	498.68	9936.9	498.68						
9939.4	498.58	9939.4	498.58						
9941.8	498.49	9941.8	498.49						
9944.3	498.45	9944.3	498.45						
9946.8	498.53	9946.8	498.53						
9949.3	498.49	9949.3	498.49						
9951.7	498.33	9951.7	498.33						
9954.1	498.31	9954.1	498.31						
9956.5	498.38	9956.5	498.38						
9959	498.43	9959	498.43						
9961.4	498.41	9961.4	498.41						
9963.8	498.35	9963.8	498.35						
9966.2	498.26	9966.2	498.26						
9968.6	498.23	9968.6	498.23						
9971	498.23	9971	498.23						
9973.5	498.14	9973.5	498.14						
9975.9	497.85	9975.9	497.85						
9978.3	497.12	9978.3	497.12						
9980.7	495.13	9980.7	495.13						
9983.1	492.5	9983.1	492.5						
9985.5	490.34	9985.5	490.34						
9987.8	488.54	9987.8	488.54						
9989.5	487.37	9989.5	487.37						
9990.2	486.89	9990.2	486.89						
9991.3	486.34	9991.3	486.34						
9992.5	485.74	9992.5	485.74						
9994.8	485.45	9994.8	485.45						
9997.2	485.38	9997.2	485.38						
9999.5	485.54	9999.5	485.54						
10001.9	485.67	10001.9	485.67						
10004.2	485.83	10004.2	485.83						
10006.6	486.38	10006.6	486.38						
10008.9	487.09	10008.9	487.09						
10009.7	487.38	10009.7	487.38						
10011.2	487.93	10011.2	487.93						
10011.5	488.05	10011.5	488.05						

10013.6	488.88	10013.6	488.88						
10015.9	489.68	10015.9	489.68						
10018.4	490.34	10018.4	490.34						
10020.8	491.03	10020.8	491.03						
10023.2	491.92	10023.2	491.92						
10024.7	492.7765	10024.7	492.7765						
10025.6	493.29	10025.6	493.29						
10028	494.82	10028	494.82						
10030.5	495.98	10030.5	495.98						
10032.9	496.78	10032.9	496.78						
10035.3	497.15	10035.3	497.15						
10037.8	497.16	10037.8	497.16						
10040.3	497.11	10040.3	497.11						
10042.7	497.08	10042.7	497.08						
10045.2	496.95	10045.2	496.95						
10047.7	496.94	10047.7	496.94						
10050.2	497.03	10050.2	497.03						
10052.7	497.19	10052.7	497.19						
10055.1	497.28	10055.1	497.28						
10057.6	497.35	10057.6	497.35						
10060.1	497.42	10060.1	497.42						
10062.6	497.47	10062.6	497.47						
10065	497.51	10065	497.51						
10067.5	497.56	10067.5	497.56						
10070	497.6	10070	497.6						
10072.5	497.6	10072.5	497.6						
10074.9	497.51	10074.9	497.51						
10077.4	497.41	10077.4	497.41						
10079.9	497.35	10079.9	497.35						
10082.4	497.34	10082.4	497.34						
10084.8	497.31	10084.8	497.31						
10087.3	497.31	10087.3	497.31						
10089.8	497.28	10088.6	497						
10092.3	497.26	10093.6	498						
10094.8	497.27	10100.6	500						
10097.2	497.38	10107.6	501.5						
10099.7	497.57								
10102.2	497.7								
10104.7	497.75								
10107.1	497.61								
10109.6	497.47								
10112.1	497.5								
10114.6	497.54								
10117	497.5								
10119.5	497.42								
10122	497.32								
10124.5	497.18								
10126.9	497.05								
10129.4	497.04								
10131.9	496.91								
10133.8	496.86								
10134.4	496.84								
10136.9	496.85								
10139.3	496.89								
10141.8	497.14								
10143.6	497.42								

10144.3	497.53								
10146.8	497.99								
10149.2	498.49								
10151.7	498.95								
10154.2	499.42								
10156.7	499.88								
10159.1	500.28								
10161.6	500.71								
10164.1	501.09								
10166.6	501.24								



Geometry based on Volz survey and plan of 7/29/22 for comparison:									
		Approx. Station Adjustment:			9894				
<u>Existing</u>		<u>Proposed</u>			<u>Existing</u>		<u>Proposed</u>		
Station	Elevation	Station	Elevation		Station	Elevation	Station	Elevation	
0.0	500.80				9894.0	500.80			
10.1	500.00				9904.1	500.00			
61.5	498.00				9955.5	498.00			
82.5	497.65				9976.5	497.65			
83.9	496.00				9977.9	496.00			
98.1	485.40				9992.1	485.40			
110.2	485.50				10004.2	485.50			
117.0	488.00				10011.0	488.00			
123.0	490.00				10017.0	490.00			
138.1	495.35				10032.1	495.35			
139.0	496.00				10033.0	496.00			
186.5	497.25	186.5	497.25		10080.5	497.25	10080.5	497.25	
252.6	498.00	193.2	498		10146.6	498.00	10087.2	498.00	
		205.5	502				10099.5	502.00	
		209.9	502.85				10103.9	502.85	

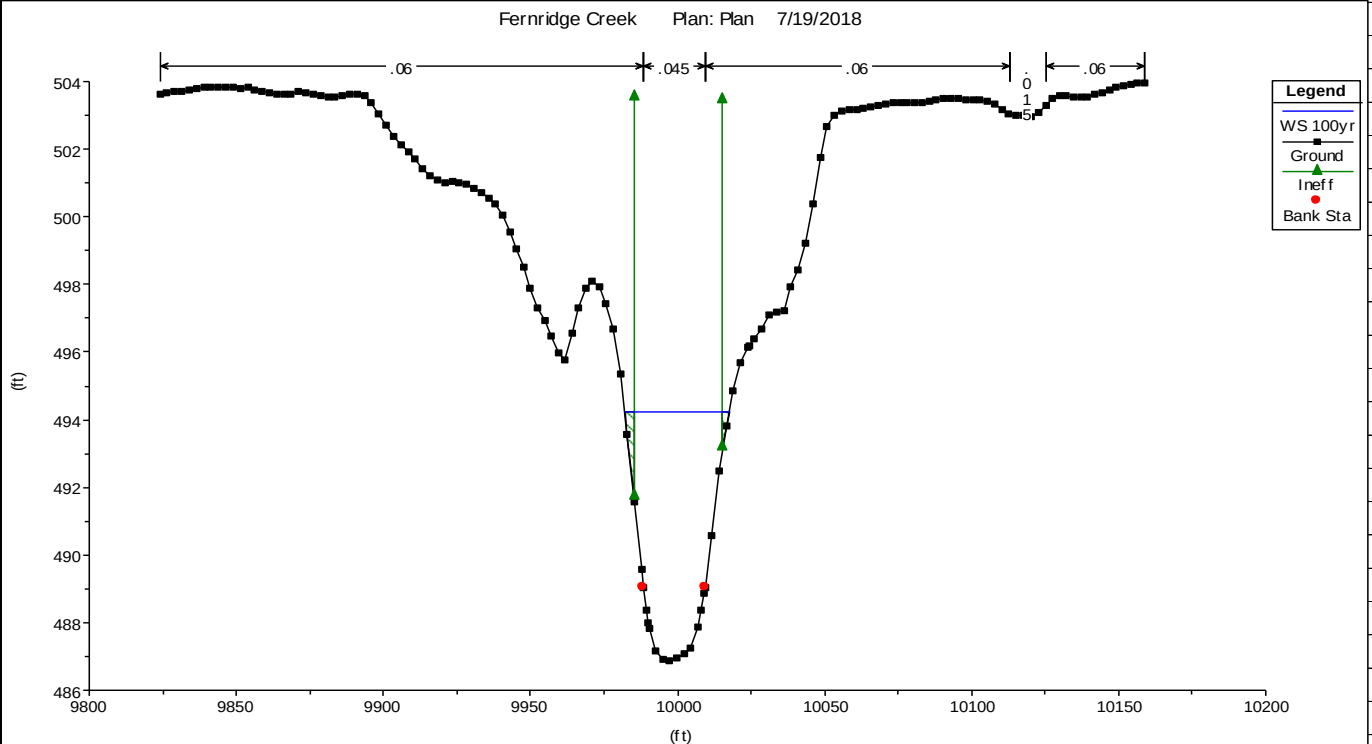
CALCULATION SHEET

Project No.: **WE22004** Proj. Name: **Mason Road**

Subject: **Plot Cross Section 7219.2**

By/Date: **LCW 8/8/2022**

Chk/Date: _____



The following data were extracted from the SEMA HEC-RAS model and modified based on Volz grading plan of 7/8/22.

Station	Exist SEMA	Prop 7/8/22							
9824	503.64								
9826.5	503.67								
9829	503.69	No changed for the proposed condition							
9831.4	503.7								
9833.9	503.76								
9836.4	503.81								
9838.9	503.83								
9841.4	503.85								
9843.9	503.84								
9846.3	503.82								
9848.8	503.83								
9851.3	503.81								
9853.8	503.82								
9856.3	503.75								
9858.8	503.71								
9861.2	503.67								
9863.7	503.63								
9866.2	503.62								
9868.7	503.63								
9871.2	503.7								
9873.7	503.67								
9876.1	503.61								

9878.6	503.57								
9881.1	503.53								
9883.6	503.54								
9886.1	503.57								
9888.6	503.62								
9891	503.64								
9893.5	503.57								
9896	503.36								
9898.5	503.05								
9901	502.71								
9903.5	502.38								
9905.9	502.12								
9908.4	501.93								
9910.9	501.7								
9913.4	501.43								
9915.9	501.22								
9918.3	501.07								
9920.8	501.02								
9923.3	501.04								
9925.8	501.02								
9928.3	500.95								
9930.8	500.84								
9933.2	500.71								
9935.7	500.55								
9938.2	500.4								
9940.7	500.05								
9943	499.54								
9945.4	499.04								
9947.7	498.52								
9950	497.9								
9952.4	497.32								
9954.7	496.94								
9957	496.47								
9959.4	495.96								
9961.7	495.76								
9964	496.56								
9966.4	497.29								
9968.7	497.87								
9971.1	498.1								
9973.4	497.94								
9975.8	497.45								
9978.2	496.68								
9980.6	495.37								
9983	493.58								
9985.4	491.58								
9987.8	489.57								
9988.63	489.02								
9989.6	488.38								
9990.2	487.98								
9990.6	487.84								
9992.6	487.17								
9995	486.91								
9997.4	486.89								
9999.8	486.95								
10002.1	487.07								
10004.5	487.26								

10006.9	487.85								
10008	488.38								
10009	488.87								
10009.3	489.02								
10011.7	490.58								
10014.1	492.47								
10016.5	493.8								
10018.9	494.85								
10021.3	495.68								
10023.8	496.14								
10024.3	496.1921								
10026.2	496.39								
10028.7	496.69								
10031.2	497.09								
10033.6	497.19								
10036.1	497.21								
10038.6	497.95								
10041.1	498.45								
10043.5	499.2								
10046	500.38								
10048.5	501.76								
10050.9	502.67								
10053.4	503								
10055.9	503.14								
10058.4	503.18								
10060.8	503.15								
10063.3	503.19								
10065.8	503.25								
10068.2	503.3								
10070.7	503.33								
10073.2	503.36								
10075.7	503.39								
10078.1	503.39								
10080.6	503.39								
10083.1	503.39								
10085.6	503.41								
10088	503.44								
10090.5	503.49								
10093	503.51								
10095.4	503.5								
10097.9	503.47								
10100.4	503.44								
10102.9	503.44								
10105.3	503.43								
10107.8	503.33								
10110.3	503.17								
10112.7	503.06								
10115.2	503.02								
10117.7	503.01								
10120.2	502.98								
10122.6	503.07								
10125.1	503.3								
10127.5	503.49								
10129.9	503.59								
10132.3	503.6								
10134.7	503.56								

10137.1	503.54								
10139.5	503.56								
10141.9	503.61								
10144.4	503.68								
10146.8	503.76								
10149.2	503.84								
10151.6	503.88								
10154	503.91								
10156.4	503.95								
10158.8	503.96								



CALCULATION SHEET

Project No.: **WE22004** Proj. Name: **Mason Road**
 Subject: **Compare Existing and Proposed Results**
 By/Date: **LCW 8/8/2022** Chk/Date: _____

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Frd # Chl
Main	13203.5	100yr	Plan	600	538.44	543.92	543.92	544.76	0.009163	8.63	127.07	76.77	0.69
Main	13203.5	100yr	Prop	600	538.44	543.92	543.92	544.76	0.009163	8.63	127.07	76.77	0.69
Main	13033.3	100yr	Plan	600	533.26	538.53		539.65	0.009139	8.85	87.84	28.00	0.70
Main	13033.3	100yr	Prop	600	533.26	538.53		539.65	0.009142	8.85	87.83	28.00	0.70
Main	12901.9	100yr	Plan	600	532.21	538.41	536.20	538.81	0.002925	5.66	190.11	101.84	0.42
Main	12901.9	100yr	Prop	600	532.21	538.41	536.20	538.81	0.002927	5.66	190.05	101.82	0.42
Main	12710.2	100yr	Plan	600	531.02	538.44	534.08	538.53	0.000521	2.76	382.23	97.66	0.18
Main	12710.2	100yr	Prop	600	531.02	538.44	534.08	538.53	0.000521	2.76	382.16	97.66	0.18
Main	12589.6	100yr	Plan	600	529.51	538.35		538.46	0.000685	3.47	384.39	97.35	0.21
Main	12589.6	100yr	Prop	600	529.51	538.35		538.46	0.000685	3.47	384.33	97.35	0.21
Main	12461.8	100yr	Plan	600	528.89	538.15		538.36	0.000897	4.10	253.19	68.04	0.24
Main	12461.8	100yr	Prop	600	528.89	538.15		538.36	0.000897	4.10	253.15	68.03	0.24
Main	12416.5	100yr	Plan	600	528.36	537.76	533.68	538.22	0.001872	6.04	173.88	67.21	0.35
Main	12416.5	100yr	Prop	600	528.36	537.75	533.68	538.22	0.001873	6.04	173.85	67.10	0.35
Main	12365.9			Culvert									
Main	12322.2	100yr	Plan	600	525.69	531.92	529.12	532.22	0.002047	4.51	146.97	31.10	0.34
Main	12322.2	100yr	Prop	600	525.69	531.92	529.12	532.22	0.002047	4.51	146.98	31.10	0.34
Main	12251.9	100yr	Plan	600	524.81	531.19	529.20	531.90	0.004422	7.03	111.46	28.81	0.51
Main	12251.9	100yr	Prop	600	524.81	531.19	529.20	531.90	0.004421	7.03	111.46	28.81	0.51
Main	12130	100yr	Plan	600	524.09	529.19	528.94	530.89	0.015230	10.76	67.16	19.88	0.88
Main	12130	100yr	Prop	600	524.09	529.19	528.94	530.89	0.015237	10.76	67.15	19.88	0.88

Main	12062.5	100yr	Plan	600	523.70	528.10	528.10	529.76	0.018100	10.71	69.27	25.28	0.96
Main	12062.5	100yr	Prop	600	523.70	528.10	528.10	529.76	0.018100	10.71	69.27	25.28	0.96
Main	11959.5	100yr	Plan	600	522.98	527.48	526.94	528.00	0.008691	7.47	162.96	73.63	0.67
Main	11959.5	100yr	Prop	600	522.98	527.48	526.94	528.00	0.008685	7.47	163.00	73.63	0.67
Main	11775.5	100yr	Plan	600	520.73	524.70	524.70	525.83	0.016057	9.64	106.49	54.83	0.90
Main	11775.5	100yr	Prop	600	520.73	524.70	524.70	525.83	0.016057	9.64	106.49	54.83	0.90
Main	11644.5	100yr	Plan	600	513.31	520.16		520.40	0.001328	4.06	171.24	33.27	0.28
Main	11644.5	100yr	Prop	600	513.31	520.16		520.40	0.001328	4.06	171.23	33.27	0.28
Main	11573.8	100yr	Plan	600	513.14	520.02		520.30	0.001519	4.34	173.51	36.55	0.30
Main	11573.8	100yr	Prop	600	513.14	520.02		520.30	0.001519	4.34	173.51	36.55	0.30
Main	11474.2	100yr	Plan	600	512.81	519.54		520.06	0.003102	6.09	128.64	28.26	0.43
Main	11474.2	100yr	Prop	600	512.81	519.54		520.06	0.003102	6.09	128.64	28.26	0.43
Main	11331	100yr	Plan	600	512.48	519.29		519.66	0.002042	5.07	147.13	30.03	0.35
Main	11331	100yr	Prop	600	512.48	519.29		519.66	0.002042	5.07	147.12	30.03	0.35
Main	11214.9	100yr	Plan	600	511.96	519.23	515.41	519.44	0.001103	3.92	206.71	44.50	0.26
Main	11214.9	100yr	Prop	600	511.96	519.23	515.41	519.44	0.001103	3.92	206.71	44.50	0.26
Main	11080.1	100yr	Plan	600	511.89	517.08	517.08	518.90	0.017930	11.55	71.42	22.72	0.96
Main	11080.1	100yr	Prop	600	511.89	517.08	517.08	518.90	0.017930	11.55	71.42	22.72	0.96
Main	10967.7	100yr	Plan	600	510.95	516.89		517.25	0.002405	4.96	147.30	36.41	0.37
Main	10967.7	100yr	Prop	600	510.95	516.89		517.25	0.002405	4.96	147.29	36.41	0.37
Main	10809.4	100yr	Plan	600	510.24	516.38		516.83	0.002799	5.54	130.15	28.85	0.40
Main	10809.4	100yr	Prop	600	510.24	516.38		516.83	0.002799	5.54	130.15	28.85	0.40
Main	10720.8	100yr	Plan	600	509.61	516.17		516.57	0.002717	5.58	161.66	41.79	0.40
Main	10720.8	100yr	Prop	600	509.61	516.17		516.57	0.002718	5.58	161.65	41.79	0.40
Main	10623.1	100yr	Plan	600	509.65	515.94		516.31	0.002492	5.32	164.77	43.28	0.38
Main	10623.1	100yr	Prop	600	509.65	515.94		516.31	0.002492	5.32	164.76	43.28	0.38
Main	10582.4	100yr	Plan	600	509.51	515.62	513.30	516.15	0.003375	6.01	119.57	26.83	0.44

Main	10582.4	100yr	Prop	600	509.51	515.62	513.30	516.15	0.003375	6.01	119.57	26.83	0.44
Main	10567.4			Bridge									
Main	10543.1	100yr	Plan	600	508.88	514.16	513.65	515.61	0.012266	9.95	73.78	21.53	0.80
Main	10543.1	100yr	Prop	600	508.88	514.16	513.65	515.61	0.012292	9.96	73.72	21.52	0.80
Main	10484.4	100yr	Plan	600	508.10	513.90		514.80	0.006858	7.98	94.42	26.67	0.61
Main	10484.4	100yr	Prop	600	508.10	513.90		514.80	0.006867	7.98	94.38	26.66	0.61
Main	10391.8	100yr	Plan	600	506.96	513.57		514.22	0.004469	6.84	112.76	29.41	0.50
Main	10391.8	100yr	Prop	600	506.96	513.57		514.22	0.004473	6.84	112.72	29.40	0.50
Main	10302.9	100yr	Plan	600	506.90	512.95		513.75	0.005980	7.56	100.49	27.12	0.57
Main	10302.9	100yr	Prop	600	506.90	512.95		513.75	0.005984	7.56	100.46	27.12	0.57
Main	10201.2	100yr	Plan	600	506.56	512.95		513.27	0.002075	4.78	154.20	37.46	0.35
Main	10201.2	100yr	Prop	600	506.56	512.95		513.27	0.002075	4.78	154.18	37.46	0.35
Main	10100.3	100yr	Plan	600	506.21	512.70		513.05	0.002216	4.92	145.97	34.99	0.36
Main	10100.3	100yr	Prop	600	506.21	512.70		513.05	0.002217	4.92	145.95	34.99	0.36
Main	10001.1	100yr	Plan	600	506.43	512.15		512.73	0.004358	6.37	112.51	29.84	0.49
Main	10001.1	100yr	Prop	600	506.43	512.15		512.73	0.004361	6.37	112.48	29.84	0.49
Main	9915	100yr	Plan	70	502.57	512.41	503.61	512.41	0.000006	0.33	275.82	75.39	0.02
Main	9915	100yr	Prop	70	502.57	512.41	503.61	512.41	0.000006	0.33	275.82	75.39	0.02
Main	9861.2	100yr	Plan	70	510.81	511.93	511.93	512.30	0.037913	4.88	14.64	21.96	0.97
Main	9861.2	100yr	Prop	70	510.81	511.93	511.93	512.30	0.037913	4.88	14.64	21.96	0.97
Main	9731.9	100yr	Plan	70	509.46	511.54		511.56	0.001058	1.33	58.66	46.98	0.18
Main	9731.9	100yr	Prop	70	509.46	511.54		511.56	0.001062	1.33	58.58	46.89	0.18
Main	9564.9	100yr	Plan	70	508.69	511.29		511.35	0.001587	1.85	39.27	23.55	0.23
Main	9564.9	100yr	Prop	70	508.69	511.29		511.34	0.001588	1.85	39.26	23.54	0.23
Main	9411.3	100yr	Plan	70	508.80	511.07		511.11	0.001410	1.51	47.46	33.27	0.21
Main	9411.3	100yr	Prop	70	508.80	511.07		511.11	0.001410	1.51	47.45	33.27	0.21

Main	9298.7	100yr	Plan	70	510.26	510.89	510.79	510.96	0.001234	2.45	36.55	110.41	0.56
Main	9298.7	100yr	Prop	70	510.26	510.89	510.79	510.96	0.001228	2.44	36.61	110.45	0.56
Main	9272.6	100yr	Plan	70	510.10	510.69	510.69	510.86	0.041309	3.59	23.77	83.93	0.93
Main	9272.6	100yr	Prop	70	510.10	510.69	510.69	510.86	0.041309	3.59	23.77	83.93	0.93
Main	9213.7	100yr	Plan	70	507.94	508.80	508.62	508.91	0.014777	2.66	27.24	48.84	0.59
Main	9213.7	100yr	Prop	70	507.94	508.80	508.62	508.91	0.014767	2.66	27.25	48.84	0.59
Main	9158.4	100yr	Plan	70	505.93	507.29	507.29	507.62	0.039670	4.86	16.19	29.10	0.98
Main	9158.4	100yr	Prop	70	505.93	507.29	507.29	507.62	0.039670	4.86	16.19	29.10	0.98
Main	9145.2	100yr	Plan	600	499.09	504.61		505.24	0.000511	6.37	104.78	24.87	0.49
Main	9145.2	100yr	Prop	600	499.09	504.61		505.24	0.000512	6.37	104.76	24.87	0.49
Main	9051.5	100yr	Plan	600	498.65	504.66		505.16	0.000364	5.69	124.83	31.19	0.43
Main	9051.5	100yr	Prop	600	498.65	504.66		505.16	0.000364	5.69	124.83	31.19	0.43
Main	8977.1	100yr	Plan	600	498.26	504.25		505.09	0.000691	7.41	96.31	25.23	0.58
Main	8977.1	100yr	Prop	600	498.26	504.25		505.08	0.000692	7.41	96.25	25.22	0.58
Main	8883.6	100yr	Plan	600	497.87	504.43		504.95	0.000355	5.87	128.66	31.07	0.43
Main	8883.6	100yr	Prop	600	497.87	504.43		504.95	0.000355	5.87	128.66	31.07	0.43
Main	8734.3	100yr	Plan	600	495.74	504.57	499.91	504.77	0.000892	3.81	248.36	107.05	0.24
Main	8734.3	100yr	Prop	600	495.74	504.57	499.91	504.77	0.000892	3.81	248.36	107.05	0.24
Main	8563.9	100yr	Plan	600	495.83	504.53		504.64	0.000510	2.95	342.20	109.83	0.18
Main	8563.9	100yr	Prop	600	495.83	504.53		504.64	0.000510	2.95	342.20	109.83	0.18
Main	8387.9	100yr	Plan	1210	495.55	503.73		504.36	0.002911	6.87	257.23	77.03	0.43
Main	8387.9	100yr	Prop	1210	495.55	503.73		504.36	0.002911	6.87	257.23	77.03	0.43
Main	8234.7	100yr	Plan	1210	495.63	501.04	501.04	503.31	0.016954	12.37	114.70	37.33	0.97
Main	8234.7	100yr	Prop	1210	495.63	501.04	501.04	503.31	0.016954	12.37	114.70	37.33	0.97
Main	7990.5	100yr	Plan	1210	492.58	500.71	498.50	501.12	0.002396	6.06	396.54	148.79	0.39
Main	7990.5	100yr	Prop	1210	492.58	500.71	498.50	501.12	0.002395	6.06	396.58	148.79	0.39
Main	7815.2	100yr	Plan	1210	492.10	500.05	497.96	500.62	0.003174	6.77	305.90	90.28	0.45

Main	7815.2	100yr	Prop	1210	492.10	500.05	497.96	500.62	0.003173	6.77	305.94	90.28	0.45
Main	7612.1	100yr	Plan	1210	490.39	499.44		500.05	0.002496	6.58	236.54	45.46	0.40
Main	7612.1	100yr	Prop	1210	490.39	499.44		500.05	0.002495	6.58	236.57	45.46	0.40
Main	7463.7	100yr	Plan	1210	490.23	496.99	496.70	499.19	0.012104	11.49	108.57	23.35	0.82
Main	7463.7	100yr	Prop	1210	490.23	496.98	496.70	499.19	0.012156	11.50	108.42	23.33	0.82
Main	7367.6	100yr	Plan	1210	489.22	497.35	495.22	498.14	0.004080	7.81	232.93	53.70	0.50
Main	7367.6	100yr	Prop	1210	489.22	497.35	495.22	498.14	0.004080	7.81	232.93	53.70	0.50
Main	7268.6	100yr	Plan	1210	488.66	497.18	494.09	497.70	0.002429	6.26	242.42	45.90	0.39
Main	7268.6	100yr	Prop	1210	488.66	497.18	494.09	497.70	0.002429	6.26	242.42	45.90	0.39
Main	7245.1			Bridge									
Main	7219.2	100yr	Plan	1210	486.89	494.24	492.18	495.12	0.004555	7.82	173.52	35.40	0.53
Main	7219.2	100yr	Prop	1210	486.89	494.24	492.18	495.12	0.004569	7.82	173.35	35.38	0.53
Main	7108.8	100yr	Plan	1210	485.38	494.12		494.59	0.002075	5.96	257.32	45.29	0.37
Main	7108.8	100yr	Prop	1210	485.38	494.12		494.58	0.002081	5.97	257.04	45.27	0.37
Main	6981.3	100yr	Plan	1210	483.96	493.72	489.45	494.31	0.002103	6.37	222.98	131.63	0.37
Main	6981.3	100yr	Prop	1210	483.96	493.71	489.45	494.31	0.002106	6.38	222.92	49.61	0.37
Main	6682	100yr	Plan	1210	483.38	493.42	490.78	493.67	0.001578	5.33	419.42	116.93	0.31
Main	6682	100yr	Prop	1210	483.38	493.41	490.78	493.67	0.001587	5.34	418.51	116.85	0.31
Main	6351.9	100yr	Plan	1210	482.90	492.75		493.11	0.001912	5.96	421.03	158.89	0.35
Main	6351.9	100yr	Prop	1210	482.90	492.75		493.10	0.001886	5.92	421.73	202.21	0.35
Main	5994.7	100yr	Plan	1210	482.86	492.41	489.42	492.58	0.001076	4.33	513.51	147.53	0.26
Main	5994.7	100yr	Prop	1210	482.86	492.41	489.42	492.58	0.001076	4.33	513.65	147.56	0.26
Main	5864.3	100yr	Plan	1210	480.39	492.10	485.75	492.40	0.001040	4.45	300.50	83.58	0.24
Main	5864.3	100yr	Prop	1210	480.39	492.11	485.75	492.40	0.001039	4.45	300.53	83.72	0.24

Main	5831.1			Culvert									
Main	5792.4	100yr	Plan	1210	480.42	489.48	485.60	489.98	0.002628	5.74	226.84	38.00	0.36
Main	5792.4	100yr	Prop	1210	480.42	489.48	485.60	489.98	0.002627	5.74	226.87	38.00	0.36
Main	5696.4	100yr	Plan	1210	480.28	488.97		489.63	0.003937	7.25	256.29	71.71	0.48
Main	5696.4	100yr	Prop	1210	480.28	488.97		489.63	0.003937	7.25	256.29	71.71	0.48
Main	5495	100yr	Plan	1210	480.25	487.55	487.55	488.56	0.007084	9.27	240.92	132.82	0.64
Main	5495	100yr	Prop	1210	480.25	487.55	487.55	488.56	0.007084	9.27	240.92	132.82	0.64
Main	5209.8	100yr	Plan	1210	477.94	486.84		487.17	0.001783	5.49	376.45	129.91	0.34
Main	5209.8	100yr	Prop	1210	477.94	486.84		487.17	0.001784	5.49	376.36	129.90	0.34
Main	4866.3	100yr	Plan	1210	477.68	485.63	484.17	486.28	0.003819	7.50	275.39	91.75	0.49
Main	4866.3	100yr	Prop	1210	477.68	485.63	484.17	486.28	0.003824	7.51	275.19	91.70	0.49
Main	4668.1	100yr	Plan	1210	476.33	484.84	481.21	485.54	0.003506	6.88	199.86	81.30	0.42
Main	4668.1	100yr	Prop	1210	476.33	484.84	481.21	485.54	0.003506	6.88	199.85	81.30	0.42
Main	4619.2			Culvert									
Main	4571.8	100yr	Plan	1210	475.41	483.88	480.64	484.75	0.004359	7.49	164.84	85.19	0.46
Main	4571.8	100yr	Prop	1210	475.41	483.88	480.64	484.75	0.004359	7.49	164.84	85.19	0.46
Main	4304.7	100yr	Plan	1210	475.03	483.06	480.60	483.63	0.003129	6.59	311.21	131.18	0.44
Main	4304.7	100yr	Prop	1210	475.03	483.06	480.60	483.63	0.003129	6.59	311.17	131.18	0.44
Main	3846.6	100yr	Plan	1210	474.43	482.56		482.71	0.001198	4.09	609.17	208.39	0.27
Main	3846.6	100yr	Prop	1210	474.43	482.56		482.71	0.001198	4.09	609.09	208.39	0.27
Main	3432.8	100yr	Plan	1210	474.30	481.65		482.04	0.002488	5.64	350.01	108.33	0.39
Main	3432.8	100yr	Prop	1210	474.30	481.65		482.04	0.002489	5.65	349.93	108.32	0.39
Main	2980.4	100yr	Plan	1210	471.42	479.70		480.56	0.004598	8.18	223.11	68.89	0.53
Main	2980.4	100yr	Prop	1210	471.42	479.71		480.56	0.004597	8.18	223.13	68.90	0.53
Main	2255.2	100yr	Plan	1740	469.00	477.77		478.20	0.002768	6.70	591.80	183.07	0.41
Main	2255.2	100yr	Prop	1740	469.00	477.77		478.20	0.002769	6.70	591.71	183.06	0.41

Main	1773.8	100yr	Plan	1740	467.66	476.97		477.33	0.001990	5.96	686.20	267.20	0.36
Main	1773.8	100yr	Prop	1740	467.66	476.97		477.33	0.001990	5.96	686.21	267.20	0.36
Main	1285.1	100yr	Plan	1740	466.52	475.94		476.39	0.002351	6.66	516.58	164.84	0.39
Main	1285.1	100yr	Prop	1740	466.52	475.94		476.39	0.002351	6.66	516.59	164.84	0.39
Main	796.8	100yr	Plan	1740	465.52	474.95		475.42	0.002023	6.18	453.82	124.15	0.37
Main	796.8	100yr	Prop	1740	465.52	474.95		475.42	0.002023	6.18	453.83	124.15	0.37
Main	421.8	100yr	Plan	1740	463.23	473.37	471.59	474.34	0.004291	9.07	407.75	279.98	0.52
Main	421.8	100yr	Prop	1740	463.23	473.37	471.59	474.34	0.004292	9.07	407.71	279.98	0.52
Main	81.9	100yr	Plan	1740	461.87	472.27	472.09	472.86	0.003881	8.28	618.66	656.82	0.48
Main	81.9	100yr	Prop	1740	461.87	472.27	472.09	472.86	0.003881	8.28	618.66	656.82	0.48

CALCULATION SHEET

Project No.: **WE22004** Proj. Name: **Mason Road**
Subject: **Plotted Existing and Proposed Cross Sections**
By/Date: **LCW 8/8/2022** Chk/Date: _____

