

Table of Contents

Agenda	5
Council Minutes dated September 10, 2012	
minutes dated September 10, 2012.	11
Bill No. 5391 - An Ordinance Amending Provisions Of Chapter 385 Of The Creve Coeur Code Of Ordinances Regarding The Displaying Of License Plates. Final Passage	
Bill No 5391.	26
Staff Memo-Updated Ordinance HB1402.	29
Bill No. 5392 - An Ordinance Amending Provisions Of Chapter 600 Of The Code Of Ordinances Of The City Of Creve Coeur Regarding Liquor Control. Final Passage	
Bill No 5392.	31
Staff Memo-Updated Liquor Control Ordinance.	34
Bill No. 5393 - An Ordinance Establishing Chapter 621 Of The Municipal Code Regarding Scrap Metal Dealers And Making Related Changes To The Code Of Ordinances. Final Passage	
Bill No 5393.	35
Staff Memo-Updated Ordinance for Scrap Metal Dealers	42
Bill No. 5394 - An Ordinance Amending Provisions Of Chapter 605 Of The Creve Coeur Code Of Ordinances Regarding License Taxes. Final Passage	
Substitute Bill No. 5394.	44
For Information Only	
Report, Bills Payable 9-18-12.	46
Bill No. 5386 - An Ordinance To Repeal Ordinance Numbers 2206 And 5174, Issue A New Conditional Use Permit For Saint Timothy's Episcopal Church And Authorizing The Installation Of Three (3) Fire Hydrants On The Property Addressed As 808 N. Mason Road In The "C" Single Family Residential Zoning District. Final Reading and Passage	
Bill No 5386.	69
Staff Report.	73
Applicant's Materials received July 23, 2012 and revPhotometrics received 08-30-2012	83
Ordinance No. 2206.	98
Ordinance No. 5174.	101
P&Z Commision Chair Letter	103
September 4, 2012 Public Hearing Transcripts.	104
Bill No. 5387 - An Ordinance Repealing Ordinance Number 5060 And Approving A New Master Sign Plan For The BJC West County Hospital Campus Located South Of Olive Boulevard And Zoned "PH" Planned Hospital District. Final Reading and Passage	
Bill No 5387.	111
Exhibit 1.	116
Staff Report.	127

Ordinance NO. 5060	134
P&Z Commission Chair Letter.	136
September 4, 2012 Public Hearing Transcripts	137
Bill No. 5388 - An Ordinance Repealing Ordinance Number 3041 And 5095, And Approving A New Master Sign Plan For The Mercy Campus Located At 615 S. New Ballas Road And Zoned "PH" Planned Hospital District. Final Reading and Passage	
Bill No 5388.	145
Exhibit 1.	148
Staff Report.	348
Ordinance No. 3041.	356
Ordinance No. 5095.	358
P&Z Commission Chair Letter.	360
September 4, 2012 Public Hearing Transcripts	361
Bill No. 5389 - An Ordinance Repealing Ordinances Number 835, 972 And 5189 And Authorizing The Issuance Of A New Conditional Use Permit For A New And Used Automobile Dealership Located At 11654 Olive Boulevard. Final Reading and Passage	
Bill No 5389.	373
Applicant's revs. Archtectural SDP and Elevations dated 09-04-12	378
Applicant's revised Perspective Renderings dated 09-04 -2012	385
Staff Report.	390
Applicant's Archtectural Site Development Plan & Elevations.	401
Applicant's Landscape Plan.	409
Applicant's Site Development Plan	414
Applicant's Perspective Drawings.	417
Reuthers CUP Ordinances 835, 972 and 5189	423
Public Comment	433
P&Z Commission Chair Letter.	434
September 4, 2012 Public Hearing Transcripts	435
Staff Memo to City Council	472
Bill No. 5390 - An Ordinance Ordering The Levy And Establishment Of The Rates Of Annual Taxes For Municipal Purposes In The City Of Creve Coeur For The Year 2012. Final Reading and Passage	
Bill No 5390.	473
Memo, 2012 Tax Levy, 9-5-12	475
Report, 9/20/12, Property Tax Revenues	476
Bill No. 5395 - An Ordinance Amending Chapter 405, Article VIII Sign Regulations Of The Zoning Ordinance And The Definition Of Terms, Of The Code Of Ordinances Of The City Of Creve Coeur, Missouri. First Reading	
Bill No. 5395	478
Exhibit A: Article VIII Sign Regulations	483

Memo regarding changes to Draft Ordinance.	502
Staff Report.	503
Table of Changes.	507
Draft Ordinance for September 17, 2012 P&Z Meeting.	528
Draft Exhibit A for September 17, 2012 P&Z Meeting.	533
Memo from City Attorney regarding additional edits dated September 17, 2012.	552
CC-O Chamber of Commerce.	555
August 20 P&Z Staff Report	557
August 20, 2012 draft Regulations	563
Excerpts from August 20, 2012 P&Z Meeting Minutes	585
Staff Report for July 16, 2012 P&Z Meeting.	588
July 16, 2012 Draft Redlined Regulations.	597
Letter from Chamber of Commerce received July 13, 2012.	632
Letter from Hutkin Development Company received July 12, 2012	634
Excerpts from July 16, 2012 P&Z Meeting Minutes.	636
July 16, 2012 Public Hearing Transcripts	640
June 26, 2012 P&Z Memo	694
June 26, 2012 draft Regulations	698
May 7, 2012 P&Z Memo	706
City Attorney memo regarding Recent Case Law.	710
Draft Regulations	712
February 6, 2012 P&Z Memo	717
December 19, 2011 P&Z Memo.	723
Article VIII: Sign Regulations	731
Minutes Excerpt from September 17 Planning Commission Meeting	754
Bill No. 5396 - An Ordinance Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A STP - Urban Program Grant Project With The Missouri Highways And Transportation Commission To Enable The City To Construct The Graeser Road Overlay Project. First Reading	
Bill No 5396.	758
Exhibit A - Graeser Road Project Agreement.	759
Staff Recommendation - Graeser Road Overlay Project Agreement	779
Resolution No. 1025 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A Contract With Gerstner Electric, Inc., For The Olive Boulevard Lighting Project For The Amount Of \$366,866.00.	
Resolution No 1025.	780
Olive Boulevard Lighting Project - Exhibit A (Contract)	781
Olive Boulevard Lighting Project - Recommendation	791
Creve Coeur Arts Commission Requests Approval for Silver Screen Series Film Festival	
Memo for Council	795

Creve Coeur Arts Commission Film Festival Proposal	796
Health Insurance Costs	
Staff memo 09 24 2012	807
Staff memo 08 31 2012	809
Staff memo 04 23 2012	820
Employee Benefits Committee meeting summary 06 22 2012.	824
Table A - deductible reimbursement history.	826
Table B - premium sharing survey	828



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, September 24, 2012
7:00 PM**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

**PRESENTATION – St. Louis County Library Proposition L - Linda Goldstein,
Mayor, City of Clayton**

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

1. CONSENT ORDINANCE READINGS

- a. Bill No. 5391 - An Ordinance Amending Provisions Of Chapter 385 Of
The Creve Coeur Code Of Ordinances Regarding The Displaying Of
License Plates. Final Reading**

Summary: This Bill revises Section 385.060 of the Code to provide for temporary license plates on cars carrying bicycles that obstruct the view of permanent plates. The state statute was changed this past session to allow for such plates, through the efforts of the Police Department and Representative Schupp.

- b. Bill No. 5392 - An Ordinance Amending Provisions Of Chapter 600 Of
The Code Of Ordinances Of The City Of Creve Coeur Regarding
Liquor Control. Final Reading**

Summary: This Bill revises provisions of the Code regarding liquor control, to address recent changes in state law.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, September 24, 2012
7:00 PM

c. Bill No. 5393 - An Ordinance Establishing Chapter 621 Of The Municipal Code Regarding Scrap Metal Dealers And Making Related Changes To The Code Of Ordinances. Final Reading

Summary: The Police Department has determined that it is in the public interest to revise minimum standards for scrap metal dealers doing business within the City and make related changes to the Code of Ordinances. St. Louis County has enacted similar legislation for the unincorporated areas.

d. Bill No. 5394 - An Ordinance Amending Provisions Of Chapter 605 Of The Creve Coeur Code Of Ordinances Regarding License Taxes. Final Reading

Summary: This Bill revises Section 605.110 concerning penalties for failure to pay license taxes in accordance with recent change in state law.

2. CONSENT AGENDA

a. Council Minutes dated September 10, 2012

b. Bill No. 5391 - An Ordinance Amending Provisions Of Chapter 385 Of The Creve Coeur Code Of Ordinances Regarding The Displaying Of License Plates. Final Passage

Summary: This Bill revises Section 385.060 of the Code to provide for temporary license plates on cars carrying bicycles that obstruct the view of permanent plates. The state statute was changed this past session to allow for such plates, through the efforts of the Police Department and Representative Schupp.

c. Bill No. 5392 - An Ordinance Amending Provisions Of Chapter 600 Of The Code Of Ordinances Of The City Of Creve Coeur Regarding Liquor Control. Final Passage

Summary: This Bill revises provisions of the Code regarding liquor control, to address recent changes in state law.

d. Bill No. 5393 - An Ordinance Establishing Chapter 621 Of The Municipal Code Regarding Scrap Metal Dealers And Making Related Changes To The Code Of Ordinances. Final Passage

Summary: The Police Department has determined that it is in the public interest to revise minimum standards for scrap metal dealers doing business within the City and make related changes to the Code of



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, September 24, 2012
7:00 PM

Ordinances. St. Louis County has enacted similar legislation for the unincorporated areas.

e. Bill No. 5394 - An Ordinance Amending Provisions Of Chapter 605 Of The Creve Coeur Code Of Ordinances Regarding License Taxes. Final Passage

Summary: This Bill revises Section 605.110 concerning penalties for failure to pay license taxes in accordance with recent change in state law.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated September 18, 2012 in the amount of \$754,382.18 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

3. Bill No. 5386 - An Ordinance To Repeal Ordinance Numbers 2206 And 5174, Issue A New Conditional Use Permit For Saint Timothy's Episcopal Church And Authorizing The Installation Of Three (3) Fire Hydrants On The Property Addressed As 808 N. Mason Road In The "C" Single Family Residential Zoning District. Final Reading and Passage

Summary: Saint Timothy's Episcopal Church submitted a request to amend its Site Development Plan and Conditional Use Permit to allow an 8,350 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district. Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003 and Ordinance Number 5174 on January 24, 2011. Planning and Zoning Commission recommended approval for the application on September 4, 2012.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, September 24, 2012
7:00 PM

4. Bill No. 5387 - An Ordinance Repealing Ordinance Number 5060 And Approving A New Master Sign Plan For The BJC West County Hospital Campus Located South Of Olive Boulevard And Zoned "PH" Planned Hospital District. Final Reading and Passage

Summary: Jon Krone of Warren Sign Company on behalf of Barnes Jewish West County Hospital BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the campus at 12634 Olive Boulevard, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus. A master sign plan for the campus was originally approved by Ordinance 5060 on October 27, 2008. Planning and Zoning Commission recommended approval for the application on September 4, 2012.

5. Bill No. 5388 - An Ordinance Repealing Ordinance Number 3041 And 5095, And Approving A New Master Sign Plan For The Mercy Campus Located At 615 S. New Ballas Road And Zoned "PH" Planned Hospital District. Final Reading and Passage

Summary: Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a new Master Sign Plan for the campus at 615 S. New Ballas Olive, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus and, a master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009. Planning and Zoning Commission recommended approval for the application on September 4, 2012.

6. Bill No. 5389 - An Ordinance Repealing Ordinances Number 835, 972 And 5189 And Authorizing The Issuance Of A New Conditional Use Permit For A New And Used Automobile Dealership Located At 11654 Olive Boulevard. Final Reading and Passage

Summary: Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. Conditional use permit ordinances #835 was approved by the City Council on February 27, 1978, and ordinance #972, was approved by the City Council on October 27, 1980, for the operation of a new and used automotive dealership, and ordinance #5189 was approved on April 11,



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, September 24, 2012
7:00 PM

2011 for the operation of an automotive detailing center for Waterways. An application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the redevelopment of the site for the same use. Planning and Zoning recommended approval September 4, 2012.

7. Bill No. 5390 - An Ordinance Ordering The Levy And Establishment Of The Rates Of Annual Taxes For Municipal Purposes In The City Of Creve Coeur For The Year 2012. Final Reading and Passage

Summary: An ordinance to levy and establish the rates of annual taxes for the City of Creve Coeur for 2012.

NEW BUSINESS

8. Bill No. 5395 - An Ordinance Amending Chapter 405, Article VIII Sign Regulations Of The Zoning Ordinance And The Definition Of Terms, Of The Code Of Ordinances Of The City Of Creve Coeur, Missouri.

First Reading

Summary: An application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Article VIII, Sign Regulations, intended to simplify several regulations and definitions, eliminate certain provisions that appear to be inconsistent with the purposes of the Sign Code and address content-related issues. The Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the definitions and sign provisions of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code. Planning and Zoning Commission recommended approval September 17, 2012.

9. Bill No. 5396 - An Ordinance Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A STP - Urban Program Grant Project With The Missouri Highways And Transportation Commission To Enable The City To Construct The Graeser Road Overlay Project. First Reading

Summary: Approval of this agreement with MoDOT is required to receive reimbursement for the Graeser Road overlay project.

10. Resolution No. 1025 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A Contract



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, September 24, 2012
7:00 PM

**With Gerstner Electric, Inc., For The Olive Boulevard Lighting Project
For The Amount Of \$366,866.00.**

Summary: Upon review of competitive bids and concurrence in award from MoDOT, City staff recommends award of the Olive Boulevard Lighting Project to Gerstner Electric, Inc.

BUSINESS FROM THE MAYOR and CITY COUNCIL

11. Coffee with the Mayor

Summary: Mayor Glantz will host "Coffee with the Mayor" on Thursday, October 4, 7:30 am to 8:30 am in the Government Center.

12. Missouri Municipal League Conference

Summary: Mayor Glantz will report on last week's MML Conference.

BUSINESS FROM CITY ADMINISTRATOR

13. Creve Coeur Arts Commission Requests Approval for Silver Screen Series Film Festival

Summary: The Creve Coeur Arts Commission is interested in partnering with Maturity and Its Muse for establishing "The Silver Screen Series" Film Festival in the summer of 2013 in the City of Creve Coeur. The Creve Coeur Arts Commission is seeking Council's approval for the event and to solicit for donations and to negotiate rates in compliance with the City's Donation Policy to lessen the amount of financial assistance from the City.

14. Health Insurance Costs

Summary: The City Council has discussed health insurance cost controls in recent months, specifically in regard to the costs of the employee deductible reimbursements.

Pursuant to Section 610.022 RSMo., the City Council 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: _____ posted 9/20/2012 4:45 p.m.

Deborah Ryan, MPCC
City Clerk



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, September 10, 2012
7:00 PM**

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N New Ballas Road on Monday, August 27, 2012.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz said the invocation and requested a moment of silence in memory of those affected by the events of September 11th.

ROLL CALL

Mr. Glantz	Mayor
Mr. Kreuter	Council Member Ward I
Mrs. Kistner	Council Member Ward I
Mr. Wang	Council Member Ward II
Mrs. Nealey	Council Member Ward II — Arrived at 7:12 p.m.
Mr. Hoffman	Council Member Ward III
Mrs. D'Alfonso	Council Member Ward III
Mrs. Rhoades	Council Member Ward IV
Mr. Saunders	Council Member Ward IV

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

No one requested to speak.

PUBLIC HEARING

Setting the Property Tax Rate for 2012

A presentation was made by Dan Smith, Finance Director regarding setting the property tax rate for 2012.

The following people spoke regarding setting the property tax rate for 2012:

Robert Kent
David Caldwell

There being no further comments, the City Attorney presented exhibits for the record and the public hearing was closed.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

ACCEPTANCE OF AGENDA

Council Member Kistner moved, seconded by Council Member Nealey to accept the agenda as presented, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Nealey – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. – 7:00 p.m. – Work Session
7:00 p.m. – Regular Meeting of the City Council

1. CONSENT AGENDA

Council Member Rhoades moved, seconded by Council Member Kistner to approve the consent agenda as presented.

a. Council Minutes dated August 27, 2012

Mayor Glantz called the question to approve the consent agenda as presented, with the vote upon such motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kistner - Aye
Council Member Nealey – Aye
Council Member Saunders – Aye
Council Member Hoffman - Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

For Information Only



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Summary: A report of bills payable dated September 4, 2012 in the amount of \$284,538.41 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. Bill No. 5384 - An Ordinance Approving A Final Subdivision Plat For Spectrum Retirement Communities, Lot 1, City Of Creve Coeur, St. Louis County, Missouri. Final Reading and Passage

City Clerk read Bill No. 5384 for the final time.

Council Member Kistner moved, seconded by Council Member Hoffman to approve Bill No. 5384.

Robert Kent resident of 13084 Fern Trails stated there are safety concerns for Decker Lane when Plaza unloads the cars onto Decker Lane. Where they usually unload will be directly in front of the proposed building on the vacant lot.

Chief Eidman stated there will be a safety officer patrolling the area and Plaza has agreed to only unload cars between the times of 9 a.m. and 2 p.m. Drivers are required to wear safety equipment and a Plaza representative must be present during the unloading of cars.

Council Member Rhoades moved, seconded by Council Member D'Alfonso to amend Bill No. 5384 and remove "emergency measure" in Section 3, with the vote upon such motion being as follows, to-wit:

Council Member Kistner – Aye
Council Member Nealey – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Council Member Nealey moved, seconded by Council Member Kistner to approve Bill No. 5384 as amended, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Kistner – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Amended Bill No. 5384 becomes Ordinance No. 5268.

3. Bill No. 5385 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 43,254 Square-Foot, Assisted Living, Home For The Aged, With Health Care Incidental, Facility Located At 693 Decker Lane In The “CB” Core Business District. Final Reading and Passage

City Clerk read Bill No. 5385 for the final time.

Council Member Wang moved, seconded by Council Member Kistner to approve Bill No. 5385, with the vote upon such motion being as follows, to-wit:

Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Kistner – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D’Alfonso – Aye
Council Member Rhoades – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5385 becomes Ordinance No. 5269.

NEW BUSINESS

4. Bill No. 5386 - An Ordinance To Repeal Ordinance Numbers 2206 And 5174, Issue A New Conditional Use Permit For Saint Timothy’s Episcopal Church And Authorizing The Installation Of Three (3) Fire Hydrants On The Property Addressed As 808 N. Mason Road In The “C” Single Family Residential Zoning District. First Reading

City Clerk read Bill No. 5386 for the first time.

Christopher Chiodini from Chiodini Architects made a presentation on the application.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Council Member Kistner asked why the applicant was leaving the original driveway from Mason Road if they were going to straighten out and make a new driveway just a couple hundred feet down.

Chris stated the Fire District will require the applicant to leave part of the existing driveway to allow emergency vehicles closer access to the fire hydrant in front and to get emergency vehicles off of Mason Road during an emergency, if the applicant decides to go ahead with the new driveway.

5. Bill No. 5387 - An Ordinance Repealing Ordinance Number 5060 And Approving A New Master Sign Plan For The BJC West County Hospital Campus Located South Of Olive Boulevard And Zoned "PH" Planned Hospital District. First Reading

City Clerk read Bill No. 5387 for the first time.

Council Member Rhoades recused herself from the dais as she is an employee of BJC.

Council Member Saunders and Hoffman confirmed that they do not have a conflict.

Jon Krone of Warren Signs made a presentation on the application.

6. Bill No. 5388 - An Ordinance Repealing Ordinance Number 3041 And 5095, And Approving A New Master Sign Plan For The Mercy Campus Located At 615 S. New Ballas Road And Zoned "PH" Planned Hospital District. First Reading

City Clerk read Bill No. 5388 for the first time.

Council Member Kistner recused herself from the dais as she is an employee of Mercy.

Mark Perkins stated in the spirit of disclosure, his wife works as a nurse for Mercy.

Don Kalicak of Mercy and Bill Barrons of Warren Signs made presentations on the application.

Paul Langdon stated these are all new signs that will replace the existing signage currently on campus.

7. Bill No. 5389 - An Ordinance Repealing Ordinances Number 835, 972 And 5189 And Authorizing The Issuance Of A New Conditional Use Permit For A New And Used Automobile Dealership Located At 11654 Olive Boulevard. First Reading

Jerry Patterson 11830 Olive Blvd representing Plaza Motors and Asbury Automotive made a presentation on the application.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Council Member Saunders stated he had the opportunity to listen to the audio tapes from the P & Z meeting and became familiar with some of the discussion. There was substantial discussion about Hamm Ave and its relationship with the adjoining property and asked if there has been any clarification of that issue.

Jerry Patterson stated he has sat down with the adjoining property own and came to an agreement regarding usage.

Council Member Saunders stated specifically one of the issues for the site bonus coverage is the yielding of the land for potential redevelopment of that roadway. One of the discussions was if that was in fact a private drive or a public street.

Jerry Patterson stated it is a private drive but both property owners have come to an agreement and Plaza will be allowed access.

Lenny Merz stated the County website shows the private drive as right of way on the tax maps. It is a private driveway and there is an agreement to use it.

Council Member Hoffman asked if Hamm Ave is clearly a private street.

Jerry Patterson stated in the summary judgment it states that it is a private street.

Carl Lumley asked what is the status of the truck restriction that is in that document.

Jerry Patterson stated he had a discussion with the owner and there was not a problem with that.

Carl Lumley asked if that was going to be reflected by a recorded document. The applicant is asking the City to approve a site plan that calls for truck circulation on a street and the City has since received information that the street cannot be used for that purpose.

Mark Perkins asked what would the circulation be if there would ever be a median put in the middle of Olive Blvd.

Council Member Wang asked if this will be part of the Plaza Automotive Group.

Jerry Patterson stated yes.

Council Member Wang asked if the truck could be unloaded at the other Plaza Automotive location.

Jerry Patterson stated that would be impractical due to the liability of driving the new vehicles to the new location.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Council Member Kistner asked if MoDOT has a need for approval of this plan, especially given the size of the trucks that would be coming off of Olive Blvd.

Mark Perkins stated MoDOT would have to give approval if there were additional curb cuts.

Paul Langdon made a presentation regarding this application.

Council Member Nealey asked if staff heard from any residents on this project and how it works with the downtown plan.

Paul Langdon stated staff heard some comments at the Planning Commission meeting and occasionally in conversation at City functions. In a way it has been so long that the spark is out of the issue and the Planning Commission and City Council are aware of that and trying hard to push forward as is staff. Over the last couple of years the opportunities have been very limited. Staff has meet with all of the property owners in this area on more than one occasion and every chance we get we ask on the future of their property and what they think might become of it. All of them recognize that something new is likely to happen but in the future.

Council Member Kistner stated she doesn't understand the columns on the property that doesn't have a building.

Paul Langdon stated these columns are architecturally the same as the ones on the building and they align with the ones on the building. While they are a little further apart they do general set up the same pattern as the building.

Council Member Kistner stated having the cars right up to the sidewalk is not what she envisions next to our sidewalks. It is made to look like an upgraded car lot light fixture and we are bringing that right up to our sidewalk along Olive Blvd. Whether we are part of a downtown or not it just doesn't seem like it contributes to the overall surroundings. Council Member Kistner asked about the site coverage bonus extra that is being requested.

Paul Langdon stated seven percent additional which brings it to seventy percent which is the maximum allowed.

Council Member Kistner stated in return for that the offer is a right of way of a street of uncertain categorization.

Paul Langdon stated it is not the street and right now the existing right of way would account for the third lane in front of this property. The amount they are offering to dedicate would allow the construction of the third lane and bring it back to the pedestrian space which is what we want to accomplish in an urban setting.

Council Member Kistner asked how staff would weigh the site coverage bonus in this case.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Paul Langdon stated any Olive Blvd frontage is valuable frontage. Hamm Ave is just a dedication of space and normally we would want the street built also. But in both Olive and Hamm it would be pavement that would go nowhere. There is no sense having it built now and given uncertain plans it is uncertain if the City would want to escrow for plans or in lieu of that possibly scaling down of the site coverage.

Council Member Saunders stated there will be a dedication of approximately twenty-four feet of right of way on Hamm Ave.

Paul Langdon stated correct.

Council Member Saunders stated the assumption had been that in order to make this roadway the other portion of Hamm Ave was public roadway that could be added together with that right of way to make a suitable road and the twenty-four feet is not enough adequate space to make the roadway that was envisioned.

Paul Langdon stated no.

Council Member Rhoades asked if having the cars parked so closely to the sidewalk and road is a safety concern.

Jerry Patterson stated that hasn't been the case at the current Plaza location.

David Lang resident of 45 Williamsburg Lane and adjoining commercial property owner stated there was a case between Reuther and him regarding that road. The court document proves that Hamm Ave is his land but the court decided that both parties could use it and it flows to the next owner.

Mark Perkins stated he would like to see the Council give some consideration to is what is being requested for the dedication of the right of way along Olive. We have very minimal right of way on Olive and certainly the right of way on Hamm could be valuable one day and it may not be valuable and it would be dependent upon future improvements. Mark Perkins stated the City has in its long range plans to improve Olive Blvd and we currently don't have all the right of way to make that improvement from basically New Ballas to Old Ballas. This would be a substantial component of it and would like to see consideration given by Council to request from the applicant to not only dedicate that right of way but also provide funding for the construction of that. While MoDOT would not necessarily allow that to occur today it is something that the City could be prepared to complete in a reasonable period of time over the next few years.

David Caldwell resident of 257 Brooktrail Ct stated he recommends the City look into another unique bus shelter opportunity in this space since the nearest shelter is down by CVS.

Council Member D'Alfonso stated the ordinance calls out for hours of operation is 7 a.m. to 10 p.m.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Jerry Patterson stated the hours of operation would be until 7 p.m.

Council Member Wang asked if there would be banners on those new light columns.

Paul Langdon stated no.

8. Bill No. 5390 - An Ordinance Ordering The Levy And Establishment Of The Rates Of Annual Taxes For Municipal Purposes In The City Of Creve Coeur For The Year 2012. First Reading

City Clerk read Bill No. 5390 for the first time.

Council Member Rhoades stated she would like to take a good look at the property tax and it is difficult to look at a tax cut but would like Council to entertain a modest cut in our property tax reduction across the board. Council Member Rhoades suggested a .075 rates for residential and commercial and that would generate a \$100,000 to a \$150,000 cut in revenue.

Council Member Kistner stated in the almost ten years she has been on the Council the City has never been in a position to discuss a surplus. Taking a comprehensive look is probably a good idea and see where we have been and where we are going and make a thoughtful recommendation and would be in favor of that.

David Caldwell resident of 257 Brooktrail Court stated the rate is the same but the commercial pays a higher percentage of the assessed valuation. If the rate is the same then you pay twice as much on a commercial property per \$100 of assessed valuation. The Council would have to reduce the commercial lower than the residential to have the same actual dollar impact.

Robert Kent stated he predicts that all of the other utilities will be asking for an increase as UE is asking and will probably receive approval for the increase. Mr. Kent stated that the City should look at reducing utility tax instead of property tax. Mr. Kent stated any reduction by the City to the residents would be well received.

Council Member Rhoades stated no one has a crystal ball to see where the utility tax is going to go and is not proposing to cut or eliminate the utility tax but proposing a very modest decrease in the proposed property tax rate. Council Member Rhoades stated this is not a political maneuver since she is term limited but rather feels that this is the right thing to do.

Council Member Saunders stated he would like to see the hard numbers for the next meeting.

Council Member D'Alfonso stated it would be fiscally responsible to reduce the tax as long as the City is doing better and it will be a gesture of good will to the residents.

Council Member Hoffman stated he is ambivalent but also feels the Council has an obligation to the City's defined benefit plan and concerned with the estimates over fifteen years of the



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

actuaries of being accurate. Not certain that one year of a surplus is the time to be putting the City backwards on the tax rate until the hard numbers are calculated and reviewed. The City still owes \$9 million to the plan.

Mark Perkins stated he is assuming there would be no issue with the motion at the next meeting for a substantial change.

Carl Lumley stated it ultimately comes down to the feeling of the Council, but it is unlikely that a reduction would be challenged.

Council Member Kistner asked if the motion was seconded for the purpose of just seeing thing the numbers would it then ultimately be raising it if the motion did not pass. Council Member Kistner stated she would be more comfortable with the understanding that Council will receive additional numbers that would give them information to enable them to vote on lowering it at the next meeting.

9. Bill No. 5391 - An Ordinance Amending Provisions Of Chapter 385 Of The Creve Coeur Code Of Ordinances Regarding The Displaying Of License Plates. First Reading

City Clerk read Bill No. 5391 for the first time.

* - Council Member Kistner left the council chambers at 9:11 p.m.

10. Bill No. 5392 - An Ordinance Amending Provisions Of Chapter 600 Of The Code Of Ordinances Of The City Of Creve Coeur Regarding Liquor Control. First Reading

City Clerk read Bill No. 5392 for the first time.

11. Bill No. 5393 - An Ordinance Establishing Chapter 621 Of The Municipal Code Regarding Scrap Metal Dealers And Making Related Changes To The Code Of Ordinances. First Reading

City Clerk read Bill No. 5393 for the first time.

* - Council Member Wang left Council Chambers at 9:02 p.m.

12. Bill No. 5394 - An Ordinance Amending Provisions Of Chapter 605 Of The Creve Coeur Code Of Ordinances Regarding License Taxes. First Reading

City Clerk read Bill No. 5394 for the first time.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Council Member Rhoades moved, seconded by Council Member Hoffman to substitute the version of Bill No. 5394 on the dais for the version that was in the packet, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – absent
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

13. Resolution No. 1023 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing Execution Of An Agreement With International Truck & Engine Corp. For The Purchase Of A 2013 International Diesel Powered Two-Ton Dump Truck With A Stainless Steel Salt Spreader With Calcium Chloride Saddle Tanks And A 10 Foot Snow Plow For An Amount Of \$113,579.

City Clerk read Resolution No. 1023.

Council Member Hoffman moved, seconded by Council Member D'Alfonso to approve Resolution No. 1023, with the vote upon such motion being as follows, to-wit:

Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye
Council Member Wang – absent
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

14. Resolution No. 1024 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of An Agreement With Luby Equipment Services For The Purchase Of A 2012 Case Sv250 Skid Steer With Brawler Solid Flex Tires For An Amount Of \$39,601.00.

City Clerk read Resolution No. 1024.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Council Member Hoffman moved, seconded by Council Member Rhoades to approve Resolution No. 1024, with the vote upon such motion being as follows, to-wit:

Council Member Nealey – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – absent
Council Member Kreuter – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

APPOINTMENTS

15. Appointment of Special Counsel for Fiber Optic Fees

Council Member Rhoades moved, seconded by Council Member Saunders to accept the recommendation from the Nominating Committee to appoint John Mulligan as Special Counsel for the Fiber Optic Fees, with the vote upon such motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang - absent
Council Member Kreuter – Aye
Council Member Nealey – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

BUSINESS FROM THE MAYOR and CITY COUNCIL

Mayor Glantz reminded everyone that there will be a monthly event, Coffee with the Mayor, on the first Thursday of every month in different locations at least through the end of the year. The first coffee went very well and was well attended with 25 residents coming to listen and discuss issues.

BUSINESS FROM CITY ADMINISTRATOR

16. Guidelines For Residents Hosting Parties

Mark Perkins stated staff receives complaints from time to time regarding citizen/resident parties. The Chief has put together some guidelines for the City's website and summarized it in a memo and trying to provide some direction to residents when the host parties or particularly when they host parties for their kids. One of the big issues is live music and what is an appropriate time for residents to turn the music down or off. The guidelines are to provide a little bit more consistency.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Council Member D'Alfonso asked how are these guidelines going to get out to the residents.

Mark Perkins stated they will be posted on our website and there will be an article in the October edition of the City's newsletter directing residents to the information. We will remind residents through the newsletter a couple of times a year when the party season tends to be most active. The City also has residents that call and ask and staff will direct them to the information.

Council Member Rhoades stated this issue has come up a few times and have heard through some recent party hosts and on most occasions there is always one resident that calls into complain and then the party host gets a visit from the police department to turn the music off. It becomes a point of frustration when one phone call can shut down a party and at the same time it puts the police in a difficult situation to not to go and say something. She has had conversations over the past few months with the Chief about creating a more formal policy where residents would be required to get a permit if live music as going to be at a party and trying to make things easier for both sides and the Police Department.

Mark Perkins stated that would certainly be something to consider but suggested that staff and residents try working within these proposed guidelines first and see if this addresses some of the issues.

Council Member Hoffman stated most of the feedback he has received in the past few days it with the parking during events and not the noise.

David Caldwell stated he is all for guidelines and common sense as opposed to ordinance and he has never called in to complain but there have been instances in his subdivision when crowds of people are standing around in the street and that has lead to littering in nearby lots.

Chief Eidman stated this policy will be the most common sense approach. Chief Eidman stated he has checked with other municipalities and most don't have any policy or guidelines in place.

* - Council Member Wang returned to the Council Chambers at 9:29 p.m.

17. Deer Mitigation

Michael Barron resident of 12417 Conway Road stated it is a sad day when residents can't see the deer and buck rest in their back yard. Mr. Barron stated the deer path runs through his property from the wooded area near Cabin Grove and Williamsburg and north toward Ladue and the woods on the other side of Conway by CBC. It is interesting that we call this the deer mitigation program, if mitigation is the proper word. In past years there have been many doe and their fawns and this year they have seen only one with twin fawns and a few bucks. Mr. Barron stated they would like for the City to eliminate the deer mitigation program. It has gone as far as it can go in mitigating any traffic accidents.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

Mark Perkins stated the City went through a pretty comprehensive policy review on the subject last year when there was a lot of interest from residents. The City held a public forum and considered a lot of information from residents when it came to safety and property damage. That is what started this deer mitigation program where the City allowed hunting under certain controls and regulations in the community only during the actual deer hunting season. This will only be our second season and we are trying to get a handle on how effective it is. There were 18 deer shot last year.

Chief Eidman stated staff has reviewed some of the inquiries last year to address some of the problems. This year we are requiring hunters to post signs at the properties where they are hunting as well as each hunter being issued an id to keep with them. The City does not issue a permit to hunt but the Department of Conservation does and each hunter has to register with the City. Chief Eidman is asking Urban Bowhunters to send out an e-mail to the residents of the area where they are going to be hunting. This information has been put out on the City's website.

Council Member D'Alfonso stated one of her neighbors stated that bow hunters will go after the bucks instead of the doe and suggested that the City require a doe be shot before a buck because they are the ones that give birth.

Chief Eidman stated there were three bucks shot on Delmar Gardens property, one on Oak Stone Lane and the remaining of the 18 were does.

Ann Barron resident of Conway Road said this summer she has seen one doe with her set of fawns and they used to see quite a few doe and this program has practically wiped out all the does. Does the City want to kill the last one roaming the area?

Council Member Nealey stated as Mark mentioned, Council reviewed the options in dealing with the deer before last season and engaged with the Missouri Department of Conservation on the options with deer population control. It is quite clear that bow hunting program is not going to have any significant impact on the population density but what it can do is give an option to residents that feel they have a specific concern to do something about animals in their area.

David Caldwell asked if there is a sunset on this program.

Council Member Hoffman stated there is not a sunset on this program.

Mark Perkins stated the City will stay in contact with the Department of Natural Resources and the Missouri Department of Conservation regarding the deer population and this program.

18. Olive Graeser Transportation Development District Update

Mark Perkins stated he has been in contact with the other parties and they are working to resolve the issues they have regarding the outstanding bills and looking at ways to reasonably control their costs as much as possible through a variety of means and review ongoing



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 10, 2012
7:00 PM

expenses. One thing that the City has been asked to do is to handle the accounting services for the district and we are currently doing this for the WCDC and the work would be fairly nominal so the City doesn't have any problem in doing that. Staff is working on a fee for them it is will be somewhere in the range of \$1,500.

Council Member Hoffman moved, seconded by Council Member Nealey to adjourn at 9:51 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Kreuter - Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades - Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Hoffman – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor

**AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 385 OF THE CREVE
COEUR CODE OF ORDINANCES REGARDING THE DISPLAYING OF LICENSE
PLATES.**

WHEREAS, as a result of changes in law, the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 385 of the Code of Ordinances of the City of Creve Coeur, regarding the displaying of license plates; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

SECTION 1. In accordance with HB 1402 (2012), Section 385.060 of the Code of Ordinances is hereby amended to read as follows (additions shown in **bold and underline** and deletions shown in ~~strikethrough~~):

SECTION 385.060: METHOD OF DISPLAYING LICENSE PLATES

~~No motor vehicle or trailer shall be operated on any highway of this City unless it shall have displayed thereon.~~ The license plate or set of license plates issued by the Director of Revenue or the State Highways and Transportation Commission and authorized by Section 301.140, RSMo., ~~Each such plate~~ shall be securely fastened to the **assigned** motor vehicle or trailer in a manner so that all parts thereof shall be plainly visible and reasonably clean so that the reflective qualities thereof are not impaired and the plates do not swing. **Except as otherwise provided herein,** license plates shall be fastened to all motor vehicles ~~except trucks, tractors, truck tractors or truck tractors licensed in excess of twelve thousand (12,000) pounds~~ on the front and rear of such vehicles not less than eight (8) nor more than forty-eight (48) inches above the ground, with

the letters and numbers thereon right side up. **Each such plate may be encased in a transparent cover so long as the plate is plainly visible and its reflective qualities are not impaired.** The license plates on trailers, motorcycles, motortricycles and motor scooters shall be displayed on the rear of such vehicles, with the letters and numbers thereon right side up. The license plate on buses, other than school buses, and on trucks, tractors, truck-tractors, **including those** ~~or truck-tractors~~ licensed in excess of twelve thousand (12,000) pounds, shall be displayed on the front of such vehicles not less than eight (8) nor more than forty-eight (48) inches above the ground with the letters and numbers thereon right side up, or if two (2) plates are issued for the vehicle pursuant to Subsection (3) of Section 301.130, RSMo., displayed in the same manner on the front and rear of such vehicles. The license plate or plates authorized by Section 301.140, RSMo., when properly attached, shall be prima facie evidence that the required fees have been paid. At nighttime, the rear plate shall be illuminated with a white light so as to be clearly visible from a distance of fifty (50) feet to the rear. **In addition, motor vehicles and trailers may have displayed an additional temporary license plate, obtained from the Department of Revenue, in the interior of the vehicle's rear window such that the driver's view out of the rear window is not obstructed and the plate configuration is clearly visible from the outside of the vehicle to serve as the visible plate when a bicycle rack or other item obstructs the view of the actual plate. Such temporary plate is only authorized for use when the matching existing plate (or plates), issued by the Department of Revenue, is affixed to the vehicle in the manner required by law.**

Reference: Sections 301.130, 301.140, 304.050.8 and 307.075 RSMo.

SECTION 2. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ

BILL NO. 5391

ORDINANCE No _____

MAYOR

ATTEST:

**DEBORAH RYAN, MRCC
CITY CLERK**



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Updated Ordinance-HB 1402

The Police department recognized a need for a change in the state statute in the method of displaying license plates. The Police department, along with several professional organizations; met several times looking for a resolution to the problem. Representative Jill Schupp spearheaded the meetings and the effort to make changes in the law. HB 1402 was introduced into the last legislative session, by Representative Jill Schupp and it successfully passed through the House of Representatives and the Senate. As a result of changes in law, the Police department and the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 385 of the Code of Ordinances of the City of Creve Coeur, regarding the displaying of license plates

In accordance with HB 1402 (2012), Section 385.060 of the Code of Ordinances is hereby amended to read as follows

SECTION 385.060: METHOD OF DISPLAYING LICENSE PLATES

~~The~~ license plate or set of license plates issued by the Director of Revenue or the State Highways and Transportation Commission and authorized by Section 301.140,- shall be securely fastened to the assigned motor vehicle or trailer in a manner so that all parts thereof shall be plainly visible and reasonably clean so that the reflective qualities thereof are not impaired and the plates do not swing. Except as otherwise provided herein, license plates shall be fastened to all motor vehicles on the front and rear of such vehicles not less than eight (8) nor more than forty-eight (48) inches above the ground, with the letters and numbers thereon right side up. Each such plate may be encased in a transparent cover so long as the plate is plainly visible and its reflective qualities are not impaired

In addition, motor vehicles and trailers may have displayed an additional temporary license plate, obtained from the Department of Revenue, in the interior of the vehicle's rear window such that the driver's view out of the rear window is not obstructed and the plate configuration is clearly visible from the outside of the vehicle to serve as the visible plate when a bicycle rack or other item obstructs the view of the actual plate. Such temporary plate is only authorized for use when the matching existing plate (or plates), issued by the Department of Revenue, is affixed to the vehicle in the manner required by law.

AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 600 OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR REGARDING LIQUOR CONTROL.

WHEREAS, as a result of changes in law, the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 600 of the Code of Ordinances of the City of Creve Coeur, regarding liquor control; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

SECTION 1. In accordance with HB 1498 (2012) and SB 262 (2005), Section 600.160 of the Code of Ordinances is hereby amended by revising subsection 1 and adding subsections 2 and 3, to read as follows:

SECTION 600.160: RESTAURANT-BARS

1. Any restaurant-bar (for purpose of this Section meaning an establishment with a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on the premises) without an on-site brewery that serves twenty (20) or more different types of draft beer may sell thirty-two (32) fluid ounces or more of such beer for consumption by customers off the premises.

2. The owner, operator, or employees of a restaurant-bar may allow patrons to carry out one or more bottles of unfinished wine, and it shall be lawful for patrons of such restaurant-bar to carry out one or more bottles of unfinished wine, under the following conditions:

(1) The patron must have ordered a meal;

(2) The bottle or bottles of wine must have been at least partially consumed during the meal;

(3) The restaurant-bar must provide a dated receipt for the unfinished bottle or bottles of wine; and

(4) The restaurant-bar must securely reseal the bottle or bottles of wine and place them in one or more one-time-use, tamperproof, transparent bags and securely seal the bags.

3. Notwithstanding any other provision of law, no person who transports one or more bottles of unfinished wine which came from a restaurant-bar under the circumstances described in subsection 2 of this section, in a vehicle, shall be considered to have violated any state law or local ordinance regarding open containers in vehicles so long as such person has in his or her possession the dated receipt from the restaurant bar and the bottle or bottles of wine remain in the restaurant bar-furnished, one-time-use, tamperproof, transparent bags with the seals intact.

(R.O. 2008 §4-32; Ord. No. 3010 §1, 1-6-05; Ord. No. 5123 Exh. A, 2-22-10; Ord. No. 5171 §2, 1-24-11)

SECTION 2. In accordance with HB 1498 (2012), a new Section 600.165 of the Code of Ordinances is hereby added, to read as follows:

SECTION 600.165: TABLE TAP DISPENSING SYSTEMS

Any person licensed to sell liquor at retail by the drink for consumption on the premises where sold may use a table tap dispensing system to allow patrons of the licensee to dispense beer at a table. Before a patron may dispense beer, an employee of the licensee must first authorize an amount of beer, not to exceed thirty-two ounces per patron per authorization, to be dispensed by the table tap dispensing system.

SECTION 3. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

BILL No. 5392

ORDINANCE No _____

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Updated Ordinance-HB 1498

As a result of changes in the State Statute, the Police department and the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 600 of the Code of Ordinances of the City of Creve Coeur, regarding liquor control. These changes are outlined below:

In accordance with HB 1498 (2012) and SB 262 (2005), Section 600.160 of the Code of Ordinances is hereby amended by revising subsection 1 and adding subsections 2 and 3, to read as follows:

SECTION 600.160: RESTAURANT-BARS

1. Any restaurant-bar (for purpose of this Section meaning an establishment with a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on the premises) without an on-site brewery that serves twenty (20) or more different types of draft beer may sell thirty-two (32) fluid ounces or more of such beer for consumption by customers off the premises

SECTION 2. In accordance with HB 1498 (2012), a new Section 600.165 of the Code of Ordinances is hereby added, to read as follows:

SECTION 600.165: TABLE TAP DISPENSING SYSTEMS

Any person licensed to sell liquor at retail by the drink for consumption on the premises where sold may use a table tap dispensing system to allow patrons of the licensee to dispense beer at a table. Before a patron may dispense beer, an employee of the licensee must first authorize an amount of beer, not to exceed thirty-two ounces per patron per authorization, to be dispensed by the table tap dispensing system.

AN ORDINANCE ESTABLISHING CHAPTER 621 OF THE MUNICIPAL CODE REGARDING SCRAP METAL DEALERS AND MAKING RELATED CHANGES TO THE CODE OF ORDINANCES.

WHEREAS, the City has determined that it is in the public interest to revise minimum standards for scrap metal dealers doing business within the City and make related changes to the Code of Ordinances; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

Section 1. Chapter 621 of the Municipal Code is hereby established, as follows:

621.010 - Short title.

This chapter shall be known and may be cited as "The Scrap Metal Dealers Code."

621.020 - Definitions.

Unless it appears that a different meaning is intended, the following words shall have the meaning given them by this section:

1. "Catalytic converter" means a device designed for use in a vehicle for the purpose of chemically converting exhaust gases, produced by the internal combustion engine, into carbon dioxide and water vapor.
2. "Copper property" means any insulated copper wire, copper tubing, copper guttering and downspouts, copper alloys, or any item composed completely of copper.

3. "HVAC component" means any air conditioner evaporator coil or condenser used in connection with a residential, commercial or industrial building.

4. "Keg" shall have the same meaning as in Section 311.082, RSMo.

5. "Scrap metal dealer" means any person or business entity that purchases products containing ferrous or non-ferrous metals for recycling or resale. For the purposes of this Chapter, any person holding a license under "The Waste Management Code" of St. Louis County as a recycling center or as a waste hauler shall not be considered a scrap metal dealer, nor shall a duly licensed HVAC contractor, plumber or electrician be considered a scrap metal dealer. For the purpose of enforcing violations of this chapter, it shall be a rebuttable presumption that any person storing or possessing at their place of business more than one hundred (100) pounds of ferrous or non-ferrous metals for recycling or resale is a scrap metal dealer.

6. "Vehicle repair business" means any commercial facility engaged in the repair or replacement of car, truck and van, motorcycle or other motorized mechanical and exhaust components, whether as a primary or ancillary activity.

621.030 - Hours of operation.

Hours of operation for scrap metal dealers may be no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.

621.040 - Minimum requirements.

1. Effective January 1, 2013, scrap metal dealers shall use and maintain a retrievable electronic database containing a consecutively numbered record of each and every purchase of ferrous and non-ferrous metals.

2. Any person selling, exchanging or trading ferrous or non-ferrous metal to a scrap dealer shall present a valid driver's license and/or a picture identification from a state or federal issuing agency (i.e., state issued identification or federal passport) to the scrap metal dealer.

3. Scrap metal dealers shall, at the time of making the purchase, enter into the electronic database the following information:

a. Name, gender, date of birth, and address of the seller as indicated on the state or federally-issued driver's license and/or picture identification.

- b. Date of the scrap metal purchase.
- c. Driver's license number and/or a picture identification from a state or federal issuing agency (i.e., state issued identification or federal passport) capable of identifying the seller.
- d. Amount paid.
- e. Kind of metals purchased.
- f. Number of pounds of each kind of metal purchased.
- g. License plate number of the vehicle delivering the material.

The information entered into the electronic database shall be completed in full without any missing data or information.

4. The electronic database shall at all times be open for inspection by police or other law enforcement officers, during normal business hours without warrant or subpoena.

5. A transaction receipt shall consist of the same information required under subsection 3 of this section and shall include the following statement: "By accepting payment from [insert name of scrap metal dealer], seller represents and warrants that the material documented by this receipt is owned by or was lawfully obtained and the seller has the legal right to sell the material to [insert name of scrap metal dealer]." If the seller provides any documentation that the person is in lawful possession of the scrap metal, or was otherwise lawfully acquired, including without limitation a bill of sale or receipt, the scrap metal dealer shall photocopy such documentation and maintain it with the transaction information otherwise required by this section.

6. All records described in this section shall be maintained for three (3) years from the date of sale.

[Reference: these requirements are in addition to those established by 407.300 RSMo.]

621.050 - Restricted purchases and exceptions.

1. No scrap metal dealer shall knowingly and willfully purchase, any stolen scrap metal or any of the following types of scrap metal:

- i. New materials, such as those used in construction, or equipment or tools used by contractors unless accompanied by proof of ownership or authorization to sell the materials on behalf of the owner;
- ii. Materials which are clearly marked as property belonging to someone other than the seller, unless accompanied by written authorization from the business or property owner evidencing the seller has the legal right to sell the material;
- iii. HVAC components unless accompanied by written authorization from a licensed HVAC business evidencing that the components were legally removed in compliance with the Federal Clean Air Act and its regulations and the seller has the legal right to sell the material;
- iv. Catalytic converters except when sold directly to or from a vehicle repair business.
- v. Metal beer kegs, whether damaged or undamaged, or any reasonably recognizable part thereof, except when the purchase is from the brewer or its authorized representative; [Reference 407.301 RSMo]
- vi. Any metal that can be identified as belonging to a public or private cemetery or to a political subdivision or electrical cooperative, municipal utility, or a utility regulated under Chapters 386, 392 or 393, RSMo., including bleachers, guardrails, signs, street and traffic lights or signals, and manhole cover or covers, whether broken or unbroken, from anyone other than the cemetery or monument owner, political subdivision, electrical cooperative or utility, or manufacturer of the metal or item described in this Section unless such person is authorized in writing by the cemetery or monument owner, political subdivision, electrical cooperative or utility, or manufacturer to sell the metal; [Reference 407.302 RSMo]

2. The scrap metal dealer shall make a photocopy of any documentation provided pursuant to this section, retain the copy as part of the transaction record, and maintain such photocopy for a period of three (3) years following the transaction. All photocopies shall be made available for inspection upon request by a police or other law enforcement officer.

3. No scrap metal dealer shall purchase or otherwise receive from a person under the age of eighteen (18) any ferrous or non-ferrous metal, other than aluminum cans.

621.060 - Purchases of certain scrap metal—Requirements.

1. A scrap metal dealer shall pay for any copper property or HVAC component by check. Such checks shall be payable only to the person whose name was recorded as delivering the copper property or HVAC component; provided, however, that if such person is delivering the copper property or HVAC component on behalf of a governmental entity or the owner of the copper property or HVAC component, the check may be payable to such entity or owner. All checks issued to a seller of copper property or HVAC component shall be mailed via U.S. Mail to the address provided on the driver's license or picture identification provided by the seller.

2. A scrap metal dealer paying out an amount that is five hundred dollars (\$500.00) or more shall make such payment in the form of a check or shall pay by any method in which a financial institution makes and retains a record of the transaction. This subsection shall not apply to any transaction for which the seller has an existing business relationship with the scrap metal dealer and is known to the scrap metal dealer making the purchase to be an established business or political subdivision that operates a business with a fixed location that can be reasonably expected to generate regulated scrap metal and can be reasonably identified as such a business. [Reference 407.303 RSMo.]

621.070 - Hold notice.

1. A scrap metal dealer with actual knowledge that scrap metal in its possession has been stolen shall notify the Police Department and provide any information in its possession relative to the seller or to the sale transaction.

2. Following notice from the scrap metal dealer, or upon reasonable suspicion that the scrap metal dealer is in possession of stolen property, the Police Department may issue a hold order to the scrap metal dealer requiring that the suspect material not be sold or otherwise transferred from the possession of the scrap metal dealer for up to ten (10) days.

621.080 - Use of scrap metal theft alert system.

Scrap metal dealers shall register with or subscribe to the alert system established by the Institute of Scrap Recycling Industries, Inc., referred to as the ISRI Scrap Metal Theft Alert system and maintain and make regular use of that registration or subscription.

Section 2. Existing Sections 210.426, 210.427, 210.428, and 210.429 of the Municipal Code are hereby repealed.

Section 3. A new Section 210.426 of the Municipal Code is hereby enacted, to read as follows:

210.426 – Sale of Stolen Metals.

1. No person shall knowingly present for sale any stolen ferrous or non-ferrous metal, including, but not limited to, copper property or HVAC components, as defined by Section 621.020 of this Code of Ordinances, or participate in a violation of Chapter 621 of this Code of Ordinances.
2. No person shall mutilate, deface or otherwise damage any personal or real property owned by another person for the purpose of obtaining ferrous or non-ferrous metals, without written permission from the owner.

Section 4. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

BILL NO. 5393

ORDINANCE No _____

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: September 5, 2012
TO: Mark Perkins, City Administrator
FROM: Glenn Eidman, Chief of Police
SUBJECT: Updated Ordinance-Chapter 621

As a result of changes in the State Statute, the Police department and the City has determined that it is in the public interest to revise minimum standards for scrap metal dealers doing business within the City and make related changes to the Code of Ordinances. The changes will be consistent with the Scrap Metal Dealers Code outlining the specifics of operation.

621.030 - Hours of operation.

Hours of operation for scrap metal dealers may be no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.

621.040 - Minimum requirements.

1. Effective January 1, 2013, scrap metal dealers shall use and maintain a retrievable electronic database containing a consecutively numbered record of each and every purchase of ferrous and non-ferrous metals.
2. Any person selling, exchanging or trading ferrous or non-ferrous metal to a scrap dealer shall present a valid driver's license and/or a picture identification from a state or federal issuing agency (i.e., state issued identification or federal passport) to the scrap metal dealer.
3. Scrap metal dealers shall, at the time of making the purchase, enter into the electronic database the following information

**AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 605 OF THE CREVE
COEUR CODE OF ORDINANCES REGARDING LICENSE TAXES.**

WHEREAS, as a result of changes in law, the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 605 of the Code of Ordinances of the City of Creve Coeur, regarding license taxes; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

SECTION 1. In accordance with HB 1504 (2012), Sections 605.110 and 605.130 of the Code of Ordinances are hereby amended to read as follows:

SECTION 605.110: VIOLATIONS, PENALTIES

A. The City Collector shall add the following penalties for all license fees paid after the annual due date for license fees of March 15:

1. For failure to timely apply for license and/or submit the required statement pursuant to Section 605.040, unless it is shown that the failure was due to reasonable cause and not the result of willful neglect, evasion or fraudulent intent:

One (1) month or less delinquent 5% of fee

Between one (1) month and one (1) day and two (2) months delinquent 10% of fee.

Between two (1) months and one (1) day and three (3) months delinquent 15% of fee.

Between three (3) months and one (1) day and four (2) months delinquent 20% of fee.

More than four (4) months delinquent 25% of fee

2. For failure to timely pay the license fee in full pursuant to Section 605.060, unless it is shown that the failure was due to reasonable cause and not the result of willful neglect, evasion or fraudulent intent, negligence or intentional disregard of law:

5% of the deficiency

The City Collector shall, upon request by a taxpayer, apprise the taxpayer of the factual basis for the finding of negligence, or the specific rules or regulations disregarded if the City Collector assesses a penalty on such basis under this subsection.

Provided, however, the City Collector shall add the maximum penalties allowed by law if less than the penalties stated above.

B. Any person who shall exercise or attempt to exercise, engage in or carry on in the City any of the businesses, trades or occupations, including, but not limited to, manufacturers, for which a license is required under this Article, without first having delivered to the City Collector the statement required by Section 605.050, paid the license tax and obtained the license required under this Article, and any person who

shall otherwise violate or fail to comply with any of the provisions of this Article shall upon conviction be subject to punishment as provided in Section 100.090 of this Code. C. Any person who shall make or file with the City Collector any statement, under oath, required by this Chapter, which is false, shall on conviction thereof forfeit any license based upon such false statement and shall be punished as provided in Section 100.090 of this Code.

SECTION 605.130: ENFORCEMENT OF DIVISION

It shall be the duty of the City Collector to carefully examine all statements filed with him/her, and to notify the City Attorney of, and to prosecute, all violations of this Division. Before instituting any prosecution based upon a false or incorrect statement filed with him/her, the City Collector shall give the person making such statement an opportunity to explain and correct the statement, if inadvertently made. It shall also be the duty of the City Collector to enforce collection of any and all amounts past due for license taxes or fees under this Division by suit in any court of competent jurisdiction, together with the applicable statutory interest (at a rate equal to the adjusted prime rate charged by banks, rounded to the nearest percent, which shall become effective January first of each succeeding year), penalty and reasonable attorney's fees for prosecuting such suit.

Reference: Sections 71.625, 144.170, 144.250 RSMo.

SECTION 2. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
CITY COUNCIL PRESIDENT

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: September 18, 2012

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills payable dated September 18, 2012 in the amount of \$754,382.18.



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

NO DEPT - NO DIV

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00080	0		56515725	11-Sep-12	DIERBERGS	PRISONER MEALS	01-00-00-2410	17.90
01810	0		091412	14-Sep-12	IMBEAH, WILLIAM	SEWER LATERAL REFUND	02-00-00-1901	2,680.00
00189	0		129	06-Sep-12	MIRIKITANI & ASSOCIATES	BUSINESS/PROPOSAL WRITING TRAI	01-00-00-2411	1,200.00
00189	0		128	03-Sep-12	MIRIKITANI & ASSOCIATES	TRAINING CLASSES SUPERVISORS	01-00-00-2411	<u>500.00</u>
Sum of Invoices								4,397.90



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

LEGISLATIVE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00019	0		090512	05-Sep-12	CURTIS, HEINZ, GARRETT & O'KEEFE	LEGAL FEES AUGUST 2012	01-11-12-6201	<u>10,706.00</u>
Sum of Invoices								10,706.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

Administration

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00005	0		1659603	06-Sep-12	AMERICAN STAMP	ENGRAVED SIGN	01-12-11-6202	16.96
01120	0		083112	31-Aug-12	ASI	FLEX PLAN ADMIN FEES-AUG 2012	01-12-11-6203	169.80
01447	0	P001473	18767	05-Sep-12	DIVERSIFIED PRINTING INC	SEPT 2012 NEWSLETTER	01-12-11-6203	628.60
00053	0		17740	22-Aug-12	MERCY CORPORATE HEALTH	PHYSICAL,UDS 9 PANEL LC	01-12-11-6271	85.00
00053	0		18056	07-Sep-12	MERCY CORPORATE HEALTH	PHYSICAL,UDS 9 PANEL LC	01-12-11-6271	85.00
01262	0	P001456	26689	11-Sep-12	SPECIALTY MAILING	HANDLING SEPT 2012 NEWSLETTER	01-12-11-6203	225.23
01771	0		090812	08-Sep-12	ST LOUIS POST-DISPATCH	RENEWAL (9/18-11/12/12)	01-12-11-6262	38.00
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-12-11-6253	52.00
Sum of Invoices								1,300.59



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

IT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01147	0		IN-000042464	06-Sep-12	SOUTHERN COMPUTER WAREHOUSE	REPLACEMENT MOUSE	01-12-51-6213	<u>54.99</u>	
							Sum of Invoices		54.99



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

FINANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00041	0	P001475	091412	14-Sep-12	MUNI FINANCIAL	AUDIT SERVICES 9/3 - 8/12	01-13-11-6202	2,080.00	
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-13-11-6253	<u>52.00</u>	
							Sum of Invoices		2,132.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

INTERDEPARTMENTAL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00014	0	P001494	0215132 9/12	16-Sep-12	CHARTER COMMUNICATIONS	TV SVC GOVT CTR (9/16-10/15/12	01-13-15-6255	81.14
00014	0	P001494	0215116 9/12	16-Sep-12	CHARTER COMMUNICATIONS	TV SVC FOR GARAGE (9/16-10/15/	01-13-15-6255	67.40
00014	0	P001494	0215116 8/12	06-Aug-12	CHARTER COMMUNICATIONS	TV SERVICE @ GARAGE AUG 2012	01-13-15-6255	67.40
00077	0		5438590	29-Aug-12	QUILL	VARIOUS OFFICE SUPPLIES	01-13-15-7312	133.37
00116	0		081012	10-Aug-12	SAM'S CLUB	MEMBERSHIP-T BARNES	01-13-15-6262	15.00
01169	0		3181357381	01-Sep-12	STAPLES ADVANTAGE	VARIOUS OFFICE SUPPLIES	01-13-15-7312	333.18
00447	0		539222	24-Aug-12	THE DANIEL & HENRY CO.	PROPERTY INS-PARKS	01-13-15-6226	231.00
Sum of Invoices								928.49



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

ICE ARENA

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01550	0		452-5046414	14-Aug-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (081412)	06-14-31-7301	0.92	
01550	0		452-5125521	04-Sep-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (090412)	06-14-31-7301	0.88	
01550	0		452-5152004	11-Sep-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (091112)	06-14-31-7301	0.88	
01550	0		452-5046414	14-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORMS (081412)	06-14-31-7308	4.14	
01550	0		452-5125521	04-Sep-12	ARAMARK UNIFORM SERVICES	UNIFORMS (090412)	06-14-31-7308	3.96	
01550	0		452-5152004	11-Sep-12	ARAMARK UNIFORM SERVICES	UNIFORMS (091112)	06-14-31-7308	3.96	
00082	0		0615242	30-Aug-12	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	147.34	
00867	0		8174	02-Aug-12	MURPHY	STARTER MAINTENANCE	06-14-31-6211	202.00	
00867	0		8169	02-Aug-12	MURPHY	COMPRESSOR PARTS	06-14-31-6211	654.62	
00711	0		317737263	08-Aug-12	TERMINIX	PEST CONTROL ICE ARENA (080812)	06-14-31-6212	33.00	
01048	0		2793933748.	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	06-14-31-6253	52.00	
Sum of Invoices									1,103.70



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

GOLF MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00953	0		89396	05-Sep-12	GATEWAY GOLF CARS, LTD	AIR FILTER B260 CART	06-14-32-6210	13.54
01415	0		0005913	21-Aug-12	GREENSPRO, INC.	INSECTICIDE FOR GREENS	06-14-32-7303	245.00
00221	0		85764	05-Sep-12	TNT GOLF CAR & EQUIPMENT CO	SOLENOID FOR YAMAHA CART	06-14-32-6210	<u>75.87</u>
Sum of Invoices								334.41



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

PRO SHOP

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00344	0		1002011681	27-Aug-12	BRIDGESTONE GOLF, INC.	BALLS FOR RESALE	06-14-33-8324	132.00
00344	0		1002011680	27-Aug-12	BRIDGESTONE GOLF, INC.	BALLS FOR RESALE	06-14-33-8324	96.00
00045	0		623241642001	31-Aug-12	OFFICE DEPOT	POS ROLLS-GOLF COURSE	06-14-33-7304	51.03
00711	0		317737263	08-Aug-12	TERMINIX	PEST CONTROL PRO SHOP (080812)	06-14-33-6212	<u>33.00</u>
Sum of Invoices								312.03



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

SNACK BAR

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5046414	14-Aug-12	ARAMARK UNIFORM SERVICES	WIPING TOWELS (081412)	06-14-34-7301	2.94
01550	0		452-5125521	04-Sep-12	ARAMARK UNIFORM SERVICES	WIPING TOWELS (090412)	06-14-34-7301	3.58
01550	0		452-5152004	11-Sep-12	ARAMARK UNIFORM SERVICES	WIPING TOWELS (091112)	06-14-34-7301	3.58
00084	0	P001476	3848152901	29-Aug-12	COCA-COLA	SODA FOR RESALE 8/29/12	06-14-34-8317	662.22
Sum of Invoices								672.32



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

BUILDING MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5152003	11-Sep-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL CH (9/11/12)	01-16-11-7308	7.92
00010	0		913938	11-Sep-12	BRANNEKY HARDWARE	FRICTION TAPE,KEYS,EPOXY	01-16-11-7302	28.94
01448	0	P001474	686279	01-Sep-12	BUILDINGSTARS	CLEANING SVC POLICE SEPT 2012	01-16-11-6212	1,350.00
01448	0	P001474	686279	01-Sep-12	BUILDINGSTARS	CLEANING SVC CITY HALL SEPT 20	01-16-11-6212	1,420.00
01806	0		72115	31-Aug-12	EASTERN MISSOURI CONCRETE LLC	CONCRETE BLOCKS EAST LEAF SITE	01-16-11-6212	700.00
00128	0		S3145159.001	30-Aug-12	FROST ELECTRIC	PHOTO CELL PKG-CH PARKING LOT	01-16-11-6212	25.58
00128	0		S3144174.001	29-Aug-12	FROST ELECTRIC	LIGHTING MTRLS-CH PARKING LOT	01-16-11-6212	206.15
00117	0		0013439	06-Sep-12	HOME DEPOT	CARPET,BLADES,ADHESIVE	01-16-11-6212	155.26
00164	0		027945	30-Aug-12	NEW SYSTEM CARPET & BUILDING CARE LTD.	LINERS, MATS	01-16-11-6212	237.68
00164	0		027945A	31-Aug-12	NEW SYSTEM CARPET & BUILDING CARE LTD.	MATS & LINERS-CITY HALL	01-16-11-6212	96.32
00164	0		027945B	10-Sep-12	NEW SYSTEM CARPET & BUILDING CARE LTD.	TRASH LINERS-CITY HALL	01-16-11-6212	407.82
00164	0		027945	30-Aug-12	NEW SYSTEM CARPET & BUILDING CARE LTD.	DRAIN CLEANER	01-16-11-7301	250.60
00164	0		027536A	30-Aug-12	NEW SYSTEM CARPET & BUILDING CARE LTD.	AIR FRESHENERS-CITY HALL	01-16-11-7301	189.33
00164	0		027945	30-Aug-12	NEW SYSTEM CARPET & BUILDING CARE LTD.	GLOVES	01-16-11-7308	99.50
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-16-11-6253	32.30
00054	0		01915090	05-Sep-12	WALTER KNOLL FLORIST	PLANT MAINTENANCE-OCT 2012	01-16-11-6212	80.00
Sum of Invoices								5,295.32



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

POLICE-ADMIN

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00640	0		235590	10-Sep-12	BOB BARKER CO	11 BOXES LATEX GLOVES	01-21-11-6271	132.20
00092	0	P001454	41202	06-Sep-12	ST LOUIS COUNTY	CARE CONTRACT - SEPT 2012	01-21-11-6202	23.91
01726	0		77193	27-Aug-12	ST LOUIS COUNTY DOH	50 BOW HUNTER ON PREMISES SIGN	01-21-11-7304	5.00
01726	0		77199	27-Aug-12	ST LOUIS COUNTY DOH	2000 NO PARKING SIGNS	01-21-11-7304	141.00
01726	0		77196	27-Aug-12	ST LOUIS COUNTY DOH	1000 SURETY BOND FORMS	01-21-11-7304	124.00
01726	0		77198	24-Aug-12	ST LOUIS COUNTY DOH	250 VEHICLE TOW WARNINGS	01-21-11-7304	51.00
01726	0		77197	27-Aug-12	ST LOUIS COUNTY DOH	5000 SECURITY AWARENESS FORMS	01-21-11-7304	203.00
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-21-11-6253	84.30
00091	0	P001453	198322	15-Jun-12	WIRELESS USA	SVC CONTRACT-RADIOS 7/1/12-6/3	01-21-11-6211	1,511.16
Sum of Invoices								2,350.54



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

POLICE-INVESTIGATIONS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00094	0		154029	30-Aug-12	FIRESTONE	CAR 2415 3000 ML SVS+WIPR BLDS	01-21-21-6210	53.57	
01228	0		1432814-20120831	31-Aug-12	LEXISNEXIS	AUG USER FEES & 1 EMAIL SEARCH	01-21-21-6202	180.65	
00298	0		0093459-IN	31-Aug-12	SIRCHIE	EVIDENCE SUPPLIES	01-21-21-7304	123.27	
00273	0		1308017	30-Aug-12	ST LOUIS UNIVERSITY	TOXICOLOGY LAB FEES	01-21-21-6202	250.00	
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-21-21-6253	193.80	
Sum of Invoices									801.29



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

POLICE-PATROL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00234	0		373684	05-Sep-12	ED. ROEHR SAFETY PRODUCTS	TASER CARTRIDGES 25 FOOT	01-21-22-7313	299.40
00234	0		373345	29-Aug-12	ED. ROEHR SAFETY PRODUCTS	TASER CART, MAGAZ BAT, TARGETS	01-21-22-7313	452.89
00234	0	P001484	373571	04-Sep-12	ED. ROEHR SAFETY PRODUCTS	401 PROTECH SHIELD BAG	01-21-22-9503	58.82
00096	0		125319	17-Sep-12	EVS	2404 REPLACED GUN LOCK TIMER	01-21-22-6210	25.00
00096	0		125319	17-Sep-12	EVS	2407 REPLACED VIDEO CAMERA GPS	01-21-22-6211	25.00
00094	0		154376	10-Sep-12	FIRESTONE	CAR 2406 3000 MILE SVS WIPERS	01-21-22-6210	46.77
00094	0		154260	07-Sep-12	FIRESTONE	CAR 2419 BATTERY CHECK	01-21-22-6210	32.16
00094	0		154242	06-Sep-12	FIRESTONE	CAR 2408 3000 MILE SERVICE	01-21-22-6210	22.99
00094	0		154224	05-Sep-12	FIRESTONE	CAR 2411 3000 MILE SERVICE	01-21-22-6210	22.99
00094	0		154182	04-Sep-12	FIRESTONE	CAR 2407 45000 MILE SVS	01-21-22-6210	110.87
00094	0		154050	31-Aug-12	FIRESTONE	CAR 2424-BRAKE LIGHT BULB	01-21-22-6210	12.74
00098	0		2404	10-Sep-12	McCLAIN RADAR SERVICE	CAR 2406 CHECK RADAR UNIT	01-21-22-6211	75.00
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-21-22-6253	353.45
00311	0		551715	11-Sep-12	WEBER CHEVROLET	CAR 2419 BATTERY CHECK	01-21-22-6210	145.14
Sum of Invoices								4,034.98



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

PUBLIC WORKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-31-11-6253	<u>168.60</u>	
							Sum of Invoices		168.60



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00131	0		9904225509	31-Aug-12	AIRGAS	GAS RENTAL @ SHOP	01-31-41-7307	51.82
00272	0		14966492	30-Aug-12	ARAMARK	COTTON PKT TEES	01-31-41-7308	371.25
01550	0		452-5125517	04-Sep-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (9/4/12)	01-31-41-6212	8.91
01550	0		452-5152001	11-Sep-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (9/11/12)	01-31-41-6212	8.91
01550	0		452-5125517	04-Sep-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/4/12)	01-31-41-7308	39.80
01550	0		452-5152001	11-Sep-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/11/12)	01-31-41-7308	39.80
00013	0		1763-199062	05-Sep-12	CARQUEST AUTO PARTS	FILTERS FOR DUMP TRUCKS	01-31-41-6210	93.70
00013	0		1763-199095	06-Sep-12	CARQUEST AUTO PARTS	GAS CAP FOR LEAF VAC	01-31-41-6211	8.54
00013	0		1763-198988	04-Sep-12	CARQUEST AUTO PARTS	3 TON ALUMINUM JACK-SHOP	01-31-41-6212	296.01
00099	0		1280651	31-Aug-12	CEEKAY SUPPLY	GAS RENTAL @ GARAGE	01-31-41-7307	64.08
00049	0		35238	04-Sep-12	EMPLOYEE STAFFING GROUP	TEMP HELP W/O 8/27/12	01-31-41-6207	540.00
00049	0		35250	11-Sep-12	EMPLOYEE STAFFING GROUP	TEMP HELP W/O 9/3/12	01-31-41-6207	432.00
00023	0		283243	30-Aug-12	FRED WEBER	ASPHALT FOR FERNVIEW	01-31-41-7305	177.00
00023	0		284476	06-Sep-12	FRED WEBER	ASPHALT-CRACK REPAIR	01-31-41-7305	118.00
00023	0		285015	10-Sep-12	FRED WEBER	ASPHALT-SIDEWALK PROGRAM	01-31-41-7305	236.00
00023	0		285350	11-Sep-12	FRED WEBER	ASPHALT-REPAIR HIBLER W CURB	01-31-41-7305	327.50
01636	0		0347-000148668	31-Aug-12	JOHNNY ON THE SPOT	RENTAL OF 2 UNITS	01-31-41-6266	189.19
01134	0		2604576	06-Sep-12	KIMBALL MIDWEST	DRILL TAPS-SMALL TOOLS	01-31-41-7302	140.30
00103	0		460658	06-Sep-12	MIDWESTERN PEST CONTROL	PEST CONTROL SVC	01-31-41-7301	47.50
00040	0		791502	27-Aug-12	MILBRADT	ROPE FOR SHOP	01-31-41-7304	84.14
00303	0		10123430	15-Aug-12	MISSOURI LAWYERS MEDIA	ADV-LEAF & WOOD CHIP HAULING	01-31-41-6202	252.00
00042	0		193087	28-Aug-12	MPR SUPPLY	IRRIGATION PART	01-31-41-6211	4.84
01095	0		641985	31-Aug-12	NAPA AUTO PARTS	CARG CHOKE CLEANER	01-31-41-6210	23.88
01095	0		641976	31-Aug-12	NAPA AUTO PARTS	WHEEL BOLT-DODGE DAKOTA	01-31-41-6210	5.98
01095	0		641897	31-Aug-12	NAPA AUTO PARTS	WHEEL BOLTS-DODGE DAKOTA	01-31-41-6210	16.56
00865	0		232753	01-Sep-12	OUTDOOR SOLUTIONS	GOUNDS MAINT-AUG 2012	01-31-41-6212	790.00
00110	0		312329	31-Aug-12	RICMAR INDUSTRIES	WASP & HORNET SPRAY	01-31-41-7301	395.83
00110	0		312361	07-Sep-12	RICMAR INDUSTRIES	AIR FRESHENERS	01-31-41-7301	236.36
01779	0		09057312	01-Sep-12	ST LOUIS COUNTY TREASURER	GARAGE AUTO LIFTS INSPECTION	01-31-41-6202	60.00
00609	0		S-1936	28-Aug-12	SUPERIOR EQUIPMENT CO., INC.	GAUGE POLE FOR FUEL TANKS	01-31-41-6212	15.46



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00270	0		64281-00	30-Aug-12	TERMINAL SUPPLY CO.	LIGHTBAR,CLAMPS-TRUCK #108	01-31-41-6210	384.90
00270	0		66428-00	11-Sep-12	TERMINAL SUPPLY CO.	TAILIGHT BRACKETS-TRUCK 205	01-31-41-6210	109.62
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-31-41-6253	<u>130.14</u>
Sum of Invoices								5,700.02



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

HEALTH & WELFARE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00105	0	P001463	0346-014606880.	15-Jul-12	ALLIED WASTE	RESIDENTIAL SVC-JULY 2012	01-31-42-6214	78,613.20	
00105	0	P001463	0346-014696194.	15-Aug-12	ALLIED WASTE	RESIDENTIAL SVC-AUG 2012	01-31-42-6214	83,332.00	
00105	0	P001464	0346-014606880	15-Jul-12	ALLIED WASTE	RECYCLING SVC - JULY 2012	01-31-42-6217	22,740.60	
00105	0	P001464	0346-014696194	15-Aug-12	ALLIED WASTE	RECYCLING SVC- AUGUST 2012	01-31-42-6217	24,146.20	
01480	0		2110704496	31-Aug-12	IESI MO - CHAMP LANDFILL LLC	DEAD DEER REMOVAL	01-31-42-6214	50.64	
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-31-42-6253	<u>32.30</u>	
							Sum of Invoices		208,914.94



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

PARKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00272	0		14966492	30-Aug-12	ARAMARK	COTTON PKT TEES	01-31-43-7308	371.25
01550	0		452-5125517	04-Sep-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/4/12)	01-31-43-7308	39.80
01550	0		452-5152001	11-Sep-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/11/12)	01-31-43-7308	39.80
00010	0		911709	30-Jul-12	BRANNEKY HARDWARE	HOSE PARTS FOR PARKS	01-31-43-7302	60.67
00010	0		914094	13-Sep-12	BRANNEKY HARDWARE	SHOVEL FOR PARKS	01-31-43-7302	21.99
00455	0		112718	30-Aug-12	CHECKER BAG COMPANY	TRASH BAGS FOR PARKS	01-31-43-6212	319.00
00127	0		1076097	04-Sep-12	ERB EQUIPMENT COMPANY	SHACKLE-REPAIR FLAIL MOWER	01-31-43-6211	592.20
00127	0		1075824	30-Aug-12	ERB EQUIPMENT COMPANY	REPAIR CHG FLAIL MOWER	01-31-43-6211	606.00
00127	0		1075762	29-Aug-12	ERB EQUIPMENT COMPANY	BOLT KIT,COLLAR-FLAIL MOWER	01-31-43-6211	670.25
00127	0		1075918	31-Aug-12	ERB EQUIPMENT COMPANY	SPACER, SHACKLE-FLAIL MOWER	01-31-43-6211	673.80
00081	0		9921215688	07-Sep-12	GRAINGER	BLADES FOR PORTABLE BANDSAW	01-31-43-6211	28.84
00081	0		9921215696	07-Sep-12	GRAINGER	PORTABLE BANDSAW FOR SHOP	01-31-43-6211	301.60
00439	0		81581	05-Jun-12	HEAVY DUTY EQUIPMENT	WATER PUMP FOR TANK-PARKS	01-31-43-6211	389.99
00439	0		81578	05-Jun-12	HEAVY DUTY EQUIPMENT	HEDGE TRIMMER PARTS-PARKS	01-31-43-6211	9.40
00439	0		83078	17-Jul-12	HEAVY DUTY EQUIPMENT	PUMP FOR 1000 GAL TANK-PARKS	01-31-43-6211	401.79
00439	0		26801	11-Jun-12	HEAVY DUTY EQUIPMENT	PARTS FOR HEDGETRIMMER/PUMP	01-31-43-6211	65.37
01703	0		091212	12-Sep-12	MIDWEST FLOOD RESTORATION	FINAL-TAPPMAYER FLOOD PROJECT	01-31-43-6212	7,431.54
00103	0		460658	06-Sep-12	MIDWESTERN PEST CONTROL	PEST CONTROL SVC	01-31-43-7301	47.50
00040	0		791526	27-Aug-12	MILBRADT	SPRING FOR CHAINSAW	01-31-43-6211	3.72
00608	0		74175	25-Jul-12	NORTHWEST TIRE & AUTO	JACK FOR PARKS TRAILER	01-31-43-6211	91.93
00865	0		232753	01-Sep-12	OUTDOOR SOLUTIONS	ROW MOWING AUG 2012	01-31-43-6212	1,847.32
00110	0		312361	07-Sep-12	RICMAR INDUSTRIES	AIR FRESHENERS	01-31-43-7301	236.36
01805	0		1158564	31-Aug-12	ROTTLER	TREATED FOR YELLOWJACKETS	01-31-43-6212	225.00
00173	0		IN105985	28-Aug-12	SUPREME TURF PRODUCTS	GRASS SEED FOR PARKS	01-31-43-7303	990.00
00173	0		IN105986	28-Aug-12	SUPREME TURF PRODUCTS	SEED & CHEMICALS-CONWAY RD	01-31-43-7303	450.00
00173	0		IN106300	07-Sep-12	SUPREME TURF PRODUCTS	GRASS SEED-CONWAY ROAD	01-31-43-7303	480.00
01483	0		2895	30-Aug-12	TURFGRASS PROFESSIONALS	CITY PARKS MOWING-AUG 2012	01-31-43-6212	3,647.00
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-31-43-6253	37.68
Sum of Invoices								20,079.80



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00213	0		090812-1	08-Sep-12	MCLAUGHLIN COURT REPORTING SERVICES, INC	P&Z PUBLIC HRGS 9/4/12	01-32-11-6202	321.00	
00303	0		10130439	28-Aug-12	MISSOURI LAWYERS MEDIA	P&Z PUBLIC HRG NOTICE	01-32-11-6260	39.44	
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-32-11-6253	-50.80	
Sum of Invoices									309.64



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01762	0		090112	01-Sep-12	MABOI	MABOI FALL CONF-B HOLMES	01-32-61-6265	200.00
00112	0		41758	31-Aug-12	MPS	INSPECTION REQUESTS-BLDG DEPT	01-32-61-7304	314.00
01048	0		2793933748	01-Sep-12	VERIZON WIRELESS	CELL PHONE USAGE	01-32-61-6253	202.13
							Sum of Invoices	716.13



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/18/2012

CAPITAL IMPROVEMENTS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01650	o	P001414	PAY #5	14-Sep-12	AMERICAN BOILER & MECHANICAL	GOV'T CTR BOILER - AUG 2012	02-61-71-9501-12101	1,423.80	
01744	o	P001493	PAY #1	10-Sep-12	COUNTY ASPHALT PAVING CO., INC.	ASPHALT PAVEMNT RESURFACE AUG	02-61-71-9510-13601	28,030.86	
00023	o		283866	05-Sep-12	FRED WEBER	ROCK FOR EROSION PROBLEMS	02-61-71-9509-13514	566.51	
00606	o	P001296	PAY #12	14-Sep-12	HORNER & SHIFRIN INC	STORM WATER MASTER PLAN-AUG 20	02-61-71-9509-12521	991.00	
00606	o	P001342	PAY #7	14-Sep-12	HORNER & SHIFRIN INC	PROJ MANUAL & FINAL DESIGN-JUL	02-61-71-9510-12605	2,381.00	
00880	o	P001433	PAY #4	11-Sep-12	INTUITION & LOGIC	ENG DESIGN SVCS - AUG 2012	02-61-71-9509-12522	7,183.27	
01814	o		92352	17-Aug-12	METRO LAWN SPRINKLER SYSTEMS	SPRINKLER REPAIR-CONWAY PROJ	02-61-71-9510-12603	99.00	
00411	o	P001397	PAY #2	01-Aug-12	N.B. WEST CONTRACTING CO.	CONWAY RD RESURFACING THRU 6/30/12	02-61-71-9510-12603	403,035.93	
00411	o	P001397	PAY #3	31-Jul-12	N.B. WEST CONTRACTING CO.	CONWAY RD RESURFACING THRU 7/31/12	02-61-71-9510-12603	39,240.00	
00818	o		E95075	04-Sep-12	NU WAY CONCRETE FORMS	RENT SCISSOR LIFT-LIGHTNG PROJ	02-61-71-9501-13101	699.00	
00110	o		312276	29-Aug-12	RICMAR INDUSTRIES	MARKING PAINT-SLAB REPLACEMENT	02-61-71-9510-13602	418.12	
Sum of Invoices									484,068.49
GRAND TOTAL OF ALL INVOICES									754,382.18

**AN ORDINANCE TO REPEAL ORDINANCE NUMBERS 2206 AND 5174, ISSUE A NEW
CONDITIONAL USE PERMIT FOR SAINT TIMOTHY’S EPISCOPAL CHURCH AND
AUTHORIZING THE INSTALLATION OF THREE (3) FIRE HYDRANTS ON THE
PROPERTY ADDRESSED AS 808 N. MASON ROAD IN THE “C” SINGLE FAMILY
RESIDENTIAL ZONING DISTRICT.**

WHEREAS, Saint Timothy’s Episcopal Church submitted a request to amend its Site Development Plan and Conditional Use Permit to allow an 8,350 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the “C”, Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy’s Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003 and Ordinance Number 5174 on January 24, 2011; and

WHEREAS, Section 405.1070(G)(1) states that a conditional use permit granted by the City Council shall not be valid for a period longer than one (1) year from the date it is granted, unless within such period a building permit is obtained and substantial construction is begun, and Section 405.1080 (F)(4) states that no site development plan or minor site plan approval by the Planning and Zoning Commission shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 4, 2012, beginning at 7:00 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 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; 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.

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

Section 1: Ordinance #2206 and Ordinance #5174 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 6 hereof for the operation of a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church, in the "C" Single Family zoning district, whose legal description is as follows:

Part of lot 4 of the subdivision of John Hezel Estate in U.S. Survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 ½ minutes west, 416 feet to a point; thence north 81 degrees 28 ½ minutes west, 523.5 feet to the point of beginning.

Section 3: 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 a 16,000 square foot religious institution, including an 8350 sq. ft. addition on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" prepared by Chiodini Associates, last dated June 23, 2012.
3. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" last dated June 23, 2012 as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
4. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Site Development Submission for New Parish Center" dated June 23, 2012, as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
5. Dumpster enclosure shall consist of an opaque screen of quality materials.
6. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.

7. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
11. Any mechanical equipment installed for the site shall be properly screened with approved materials.
12. 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.
13. 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.
14. 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.
15. 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 4: The Missouri American Water Company shall, in accordance with the terms of franchise contract, Ordinance No. 165, between the City of Creve Coeur and the Missouri American Water Company, install three (3) public fire hydrants in the City of Creve Coeur at the following location, to-wit:

Three (3) new public fire hydrants with no greater than 300 feet travel distance apart east of Mason Road.

Section 5: All of said work for the new fire hydrants shall be done under the supervision of the City Council or its proper representative, and for the purpose of this ordinance, the Missouri American Water Company is hereby given permission to make all necessary excavations for the proper execution of said work.

BILL NO. 5386

ORDINANCE NO. _____

Section 6: 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 3 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 7: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

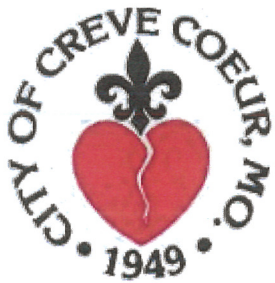
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



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
#12-024 FOR THE SITE DEVELOPMENT PLAN AND CONDITIONAL USE
PERMIT FOR ST. TIMOTHY'S EPISCOPAL CHURCH,
LOCATED AT 808 N. MASON ROAD**

FOR THE MEETING OF: September 4, 2012

LOCATION: 808 N. Mason Road

REQUEST:

Chris Chiodini, of Chiodini Associates, on behalf of St. Timothy's Episcopal Church, has submitted a request to amend their Conditional Use Permit and Site Development Plan approval for an 8,350 sq. ft. addition that includes a new parish hall and entry plaza. St. Timothy's received approval for an 11,979 addition on January 24, 2011. However, the project was delayed and the scope of the project has been reduced.

ADDITIONAL INFORMATION:

The project site is located in the "C" Single-Family Residential zoning district. Churches and other places of worship are conditional uses in all residential districts. Section 405.1080 states that no site development plan is valid for a period longer than 12 months from the date it is approved unless substantial construction is commenced.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "C" Single Family Residential District?
- Does the request with the required findings for a conditional use permit?

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.270 "C" Single Family Residential District
- Section 405.1070, Conditional Use Permits
- Section 405.1080 Site Concept, Site Development, and Minor Site Plan Approval

APPLICANTS: Ron Batty
St. Timothy's Episcopal Church
808 N. Mason Road
Creve Coeur, MO 63141

**APPLICANTS
REPRESENTATIVE:**

Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd,
Suite 425
Saint Louis, MO 63144



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

8/30/2012
Date

ATTACHMENTS:

Applicant's Materials Submitted July 23, 2012 and revised Photometric Plan received August 30, 2012
Draft Ordinance
Ordinance 2206 and 5174
Prior approved materials dated December 2, 2010

BACKGROUND AND PROJECT SUMMARY

St. Timothy's Episcopal Church was originally built in 1962, with the school facilities added in 1969, and remodeled in 1979. The property sits on five acres. In 2003, St. Timothy's Episcopal Church received a Conditional Use Permit (Ordinance Number 2206) for an addition that included the current sanctuary. On December 6, 2010, the Planning and Zoning Commission reviewed and recommended approval to amend the Site Development Plan and Conditional Use Permit for an 11,979 sq. ft. addition. The project included a new parish hall, and entry plaza, as well as the relocation of the existing entrance driveway from the southwest corner to further north along Mason Road and additional parking to be built into the hillside at the southeast portion of the property. City Council approved the conditional use permit on January 24, 2012 (Ordinance 5174).

The project has not started construction and the overall project has been reduced. Section 405.1070(G)(1) and Section 405.1080(F)(4) states that no Conditional Use Permit or Site development plan or minor site plan approval by the Planning and Zoning Commission shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Therefore, Staff recommends that the prior ordinances be replaced with a new conditional use permit that references the current proposal.

The current proposal includes a new of 8,350 sq. ft. parish hall, and renovating the existing educational center. The overall design and layout of the addition is largely the same as the prior proposal with an all brick exterior that will match the existing structure. However, the roof line will be pitched instead of the articulated design, as shown below. The current proposal also includes maintaining the existing driveway entrance. The architect has indicated that, for the construction bids, an alternative will include the relocation of the entrance further north along Mason Road as previously approved. Below are the prior approval north elevation and the current proposed north elevation and site plans for comparison:

2010 elevation



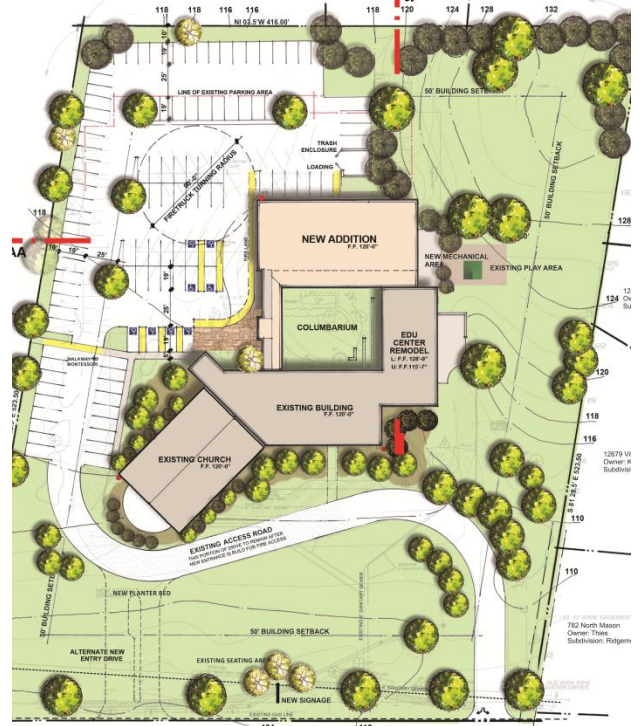
2012 elevation



2010 Site Plan



2012 Site Plan



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hope Montessori School	"C" Single Family Residential	NA
South	Residences	"C" Single Family Residential	NA
East	Residences	"C" Single Family Residential	NA
West	Residences	"A" Single Family Residential	Mason Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the "C" Residential District. The Comprehensive Plan contains many goals directed at the protection of residential areas from non-residential development. The "Residential Preservation and Economic Development" section of the overall goals contains the following:

2. Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent (p. 21).
4. Protect residential areas from encroachment of non-residential uses (p.21).

This is further supported by a goal within the Residential Neighborhoods chapter that reads as follows:

4. New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

The applicants have proposed lighting that, when used correctly, can be well controlled. The use of adequate trash receptacles will also help control trash. The new parking area is located further away from the residential homes, along the northeast and next to the Hope Montessori School, and the lights will be shielded from view with the new berm that will extend three feet in height. The additional plantings of new deciduous and evergreen trees within the required 50 foot buffer should provide adequate screening.

What is less easy to control is noise. However, the use of the property will not be changing and therefore no further impact of noise is expected once the development is completed.

DESIGN GUIDELINES

The architecture and materials of the new addition will match the existing church facility in design and materials that are already in reasonable conformance with the Design Guidelines. Note that the submitted site development plan shows a trash enclosure, however, no elevations were included. It is located behind the main building and screened from the residents with a berm. Staff recommends that a condition of approval include that the trash enclosure consists of an opaque screen of quality materials. This could include vinyl, or metal fencing, or masonry.

The site already has as an existing sidewalk along Mason Road and pedestrian connections will be added with the school to the north within the parking area. Therefore, the project meets with the intent of the Comprehensive Plan and Design Guidelines.

ZONING REVIEW

The subject property is located on five acres within the "C" Single Family Residential District.

"C" Single Family Residential District Requirements:

Maximum structure height for schools, churches and other places of worship: 50 feet.

No portion of the building or structure shall penetrate this sky exposure plane.

Proposed Maximum height of new addition: 22 feet

Maximum floor area ratio (FAR): 0.4

Proposed Maximum FAR: 0.14

Maximum site coverage: 40%

Proposed site coverage: 38%

Minimum front yard for conditional uses: 50 feet

Minimum side yard for conditional uses: 50 feet

Minimum rear yard for conditional uses: 50 feet

Proposed side yard setback for addition: approximately 120 feet

Proposed rear yard setback for addition: approximately 118 feet

Buffer yard for conditional uses: Any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

The proposed addition will meet the requirements regarding site setbacks and coverage requirements. The buffer yard of over 50 feet has been provided for those residential properties abutting the church property along the southeast property line.

Landscaping

The applicant has provided a landscape plan that includes adding 34 new deciduous and evergreen trees to the buffer areas surrounding the property and along N. Mason Road. Also included are new planter beds on the east side of the existing church. The applicant has indicated that the Church has a volunteer committee to maintain the plantings. A condition of the ordinance includes that annual planting areas shall be renewed and replanted every year to maintain the overall approved landscape design.

Section 405.540.F.2 of the *Design Standards for Landscape Plans* requires a continuous opaque screen when parking is located adjacent to a residential district to prevent headlights from entering the adjacent residential unit. The legally pre-existing non-conforming parking along the north property line abuts to the "C" Single Family Residential District; however the property's use is the Hope Montessori School and is unlikely to change to residential uses. The applicant has included additional trees to add to the buffer, but has not proposed adding an opaque wall. If the Commission feels that one is necessary, a condition can be included to require a low wall or fence for screening, otherwise it can remain a legally non-conforming site. As identified above, should the school convert to residential uses, the code provides that the construction of an opaque screen and buffer would be required upon notification of the Planning and Zoning Commission.

Parking

Section 405.820(B)(3) of General Parking Requirements for churches, synagogues, temples, other places of worship, public buildings, auditoriums and other places of public assembly requires one space for each four seats. In the case of bench seating, such as pews in a place of worship, twenty-four (24) lineal inches of bench seating shall equate to one(1) seat [Section 405.820(A)(5)].

1 space/4 seats – Church seating for 324: 81 spaces

1 space/300 sq. ft. – Education Center: 26 spaces

The new Parish Hall will have a seating capacity for banquets at 194 seats and 238 seats when arranged for lecture seating:

1 space/4 seats – Lecture seating for 238: 60 spaces

1 space/200 sq. ft. – Banquet Facility (calculated as the new addition of 8,350): 42 spaces

Exiting Parking Provided – 108

Total Proposed Parking Provided – 108

Requiring parking for the cumulative activities is not necessary, as none of the activities of the church will occur at the same time. We need to only look at the largest parking demand of the church, which requires 81 spaces. The applicants are maintaining the total number of parking spaces of 108, which should provide plenty of parking available on site. The applicant has also indicated that the Montessori School allows the use of their parking for any overflow should it become necessary.

Photometric Plan

Section 405.680(4) of the Zoning Code states that lighting shall not be cast upon an adjacent property or right-of-way, or glare be emitted from an illuminate source. The applicant has submitted a photometric plan that indicates that all lighting is downcast and fully shielded and no light greater than 1.0 foot-candle illumination, in compliance with the Zoning Requirement.

Signage

The drawings show a new location for a sign but no details were provided. All signage is approved under a separate review process and any approval of the conditional use permit and site development plan does not constitute approval of the signage shown on the drawings.

FORM OF THE DRAFT ORDINANCE

The draft ordinance will repeal the prior ordinance (Ordinance #2206 and 5174) but is generally similar with the exception of the site improvements conditions as discussed within the staff report which are included in the draft ordinance include:

- The Conditional Use Permit shall be for a 16,000 square foot religious institution, including an 8350 sq. ft. addition on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
- The site shall be developed and maintained in conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" prepared by Chiodini Associates, last dated June 23, 2012.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" last dated June 23, 2012 as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Site Development Submission for New Parish Center" dated June 23, 2012, as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.

- Dumpster enclosure shall consist of an opaque screen of quality materials.
- Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the associated 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 the Conditional Use Permit and Site Development Plan Amendment for the St. Timothy's Episcopal Church, submitted with Application #12-024, subject to the conditions contained in the draft ordinance attached to the staff report dated August 30, 2012” (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 and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



Legend

-  Property Lines
-  St. Timothy's Episcopal Church, 808 N. Mason Road

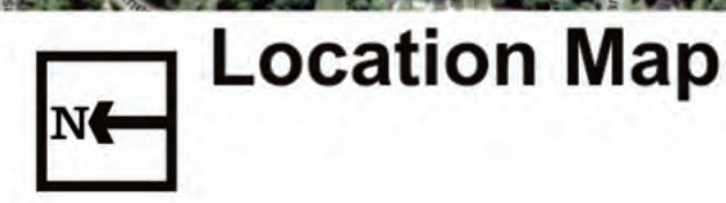


APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 12/12/2010
	Description: View of St. Timothy's and school from across N. Mason Rd.
	Description: View of the existing drive that may be relocated and the Educational Center that will be remodeled.
	Description: View of St. Timothy's from the back parking lot looking west.

	Description: View of the hillside that will be utilized for the new parking area that creates a natural screening for the residential units to the south east.
	Description: View of house rooftops at the south east property line.
	Description: View from the parking lot looking north west at the Hope Montessori School.



**Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141**

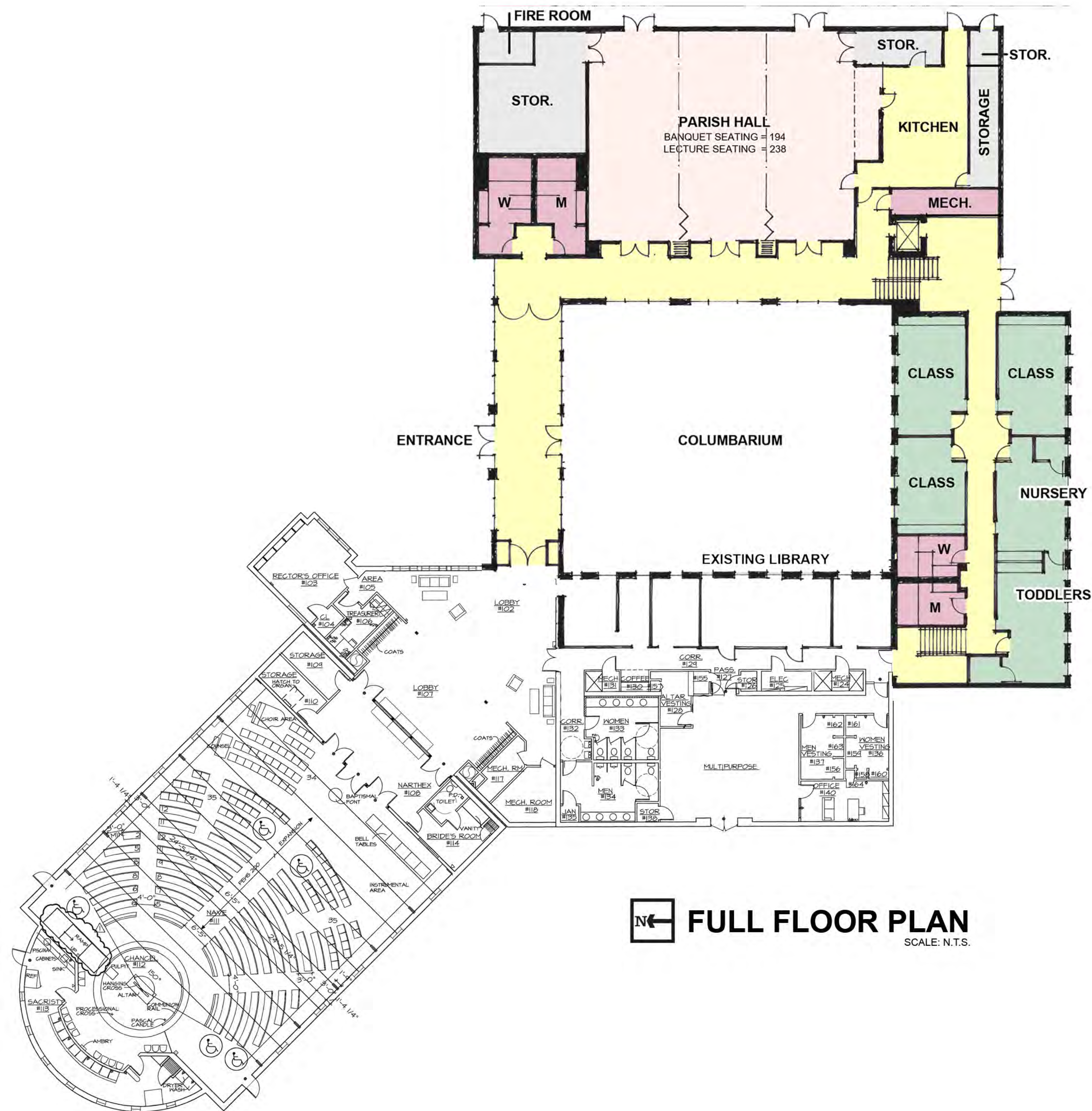


3-New Fire Hydrants with no greater than 300' Travel Distance

Date:

City Submittal: June 23, 2012

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



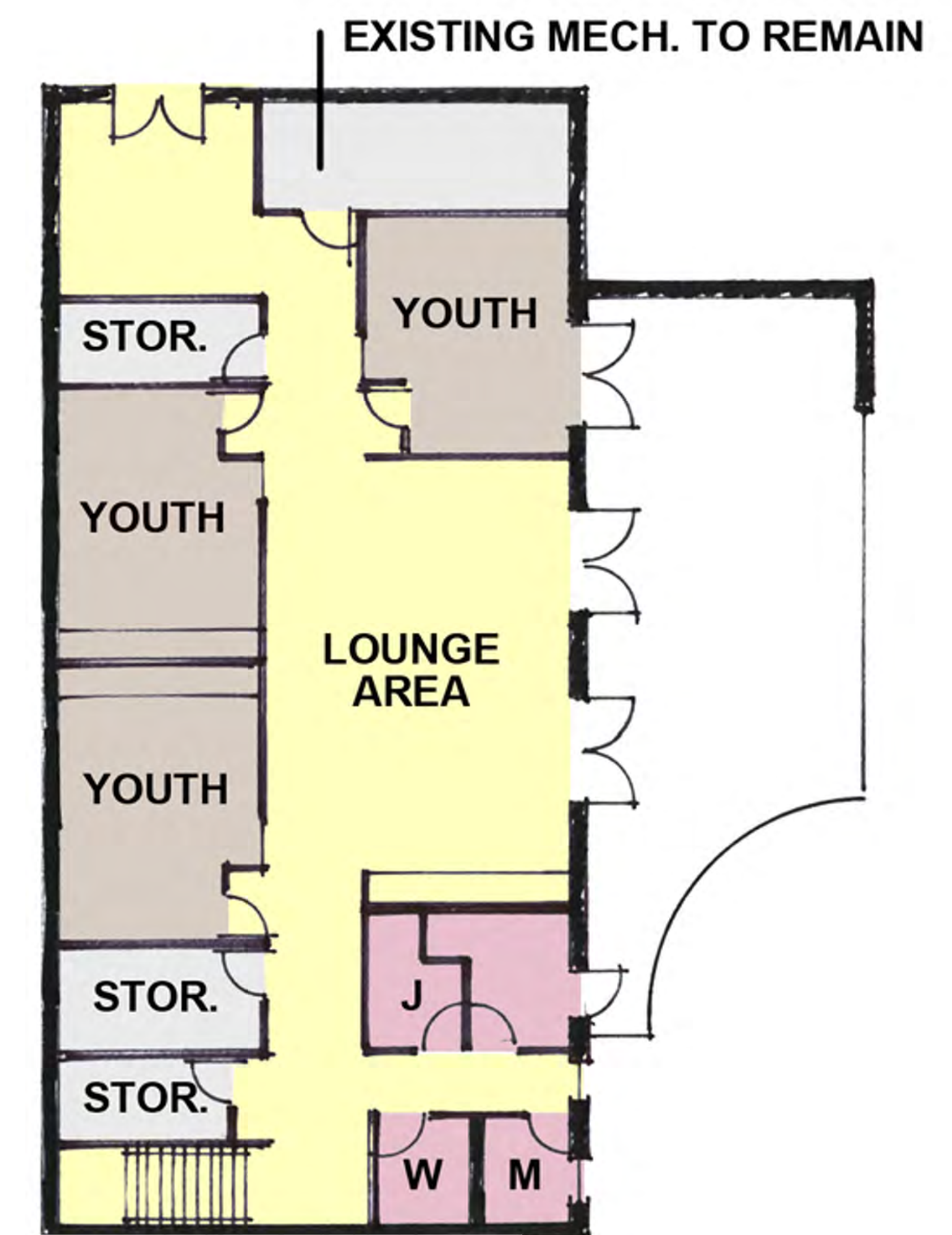
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Date:
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MAIN ADDITION FLOOR PLAN



LOWER ADDITION FLOOR PLAN



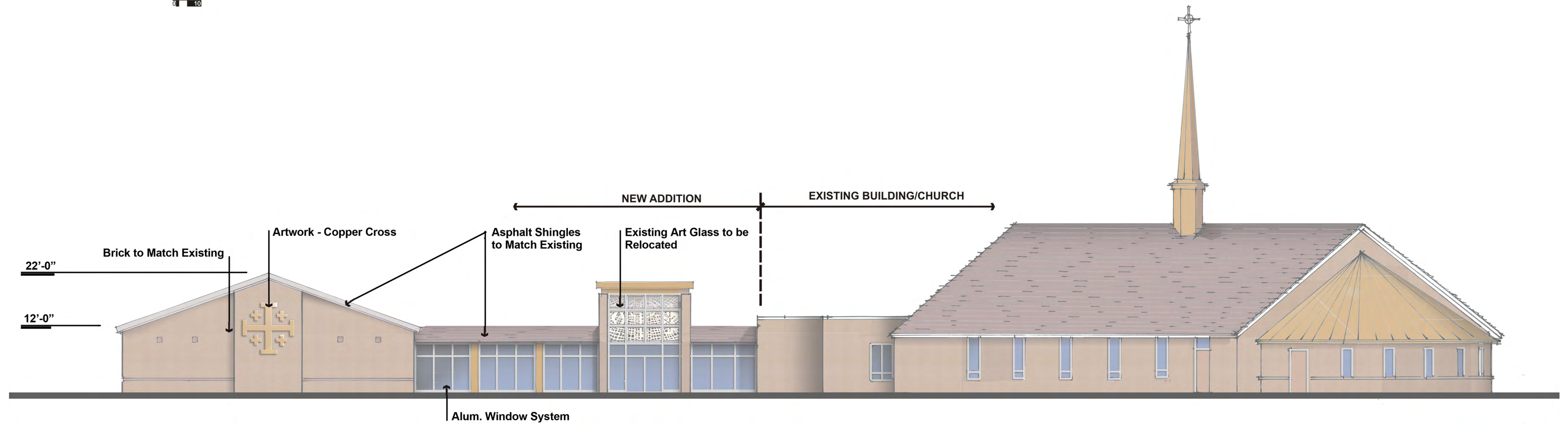
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NORTH ELEVATION



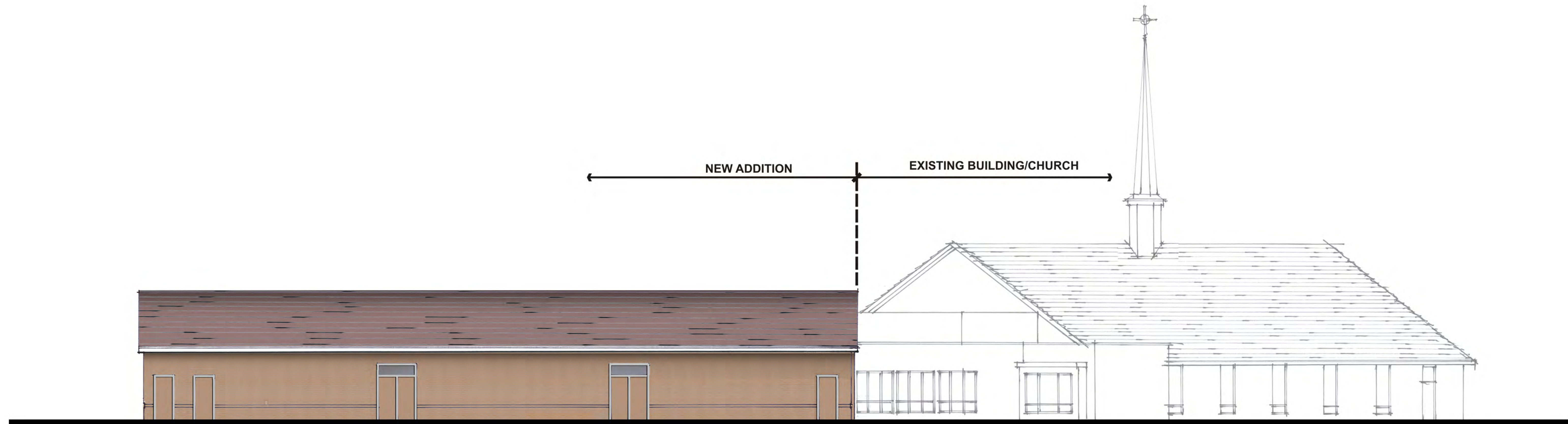
NORTH ELEVATION



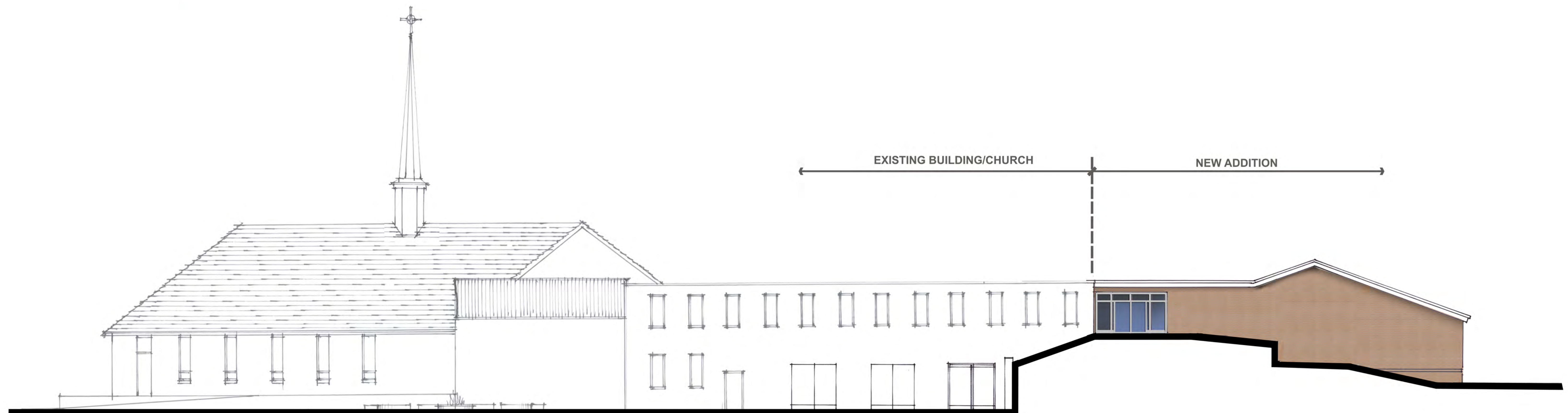
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EAST ELEVATION



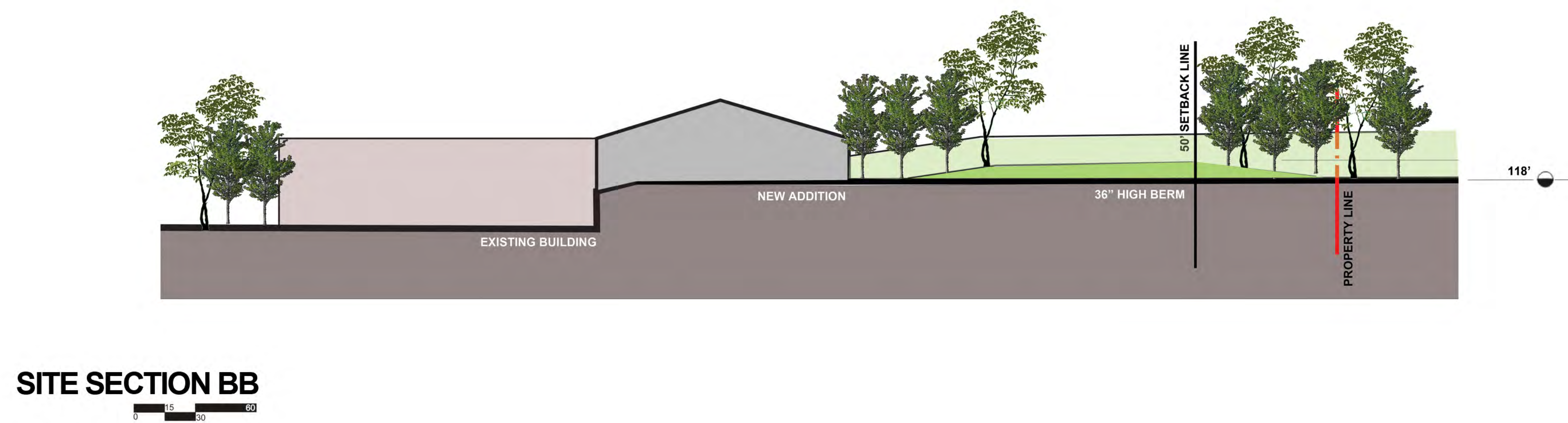
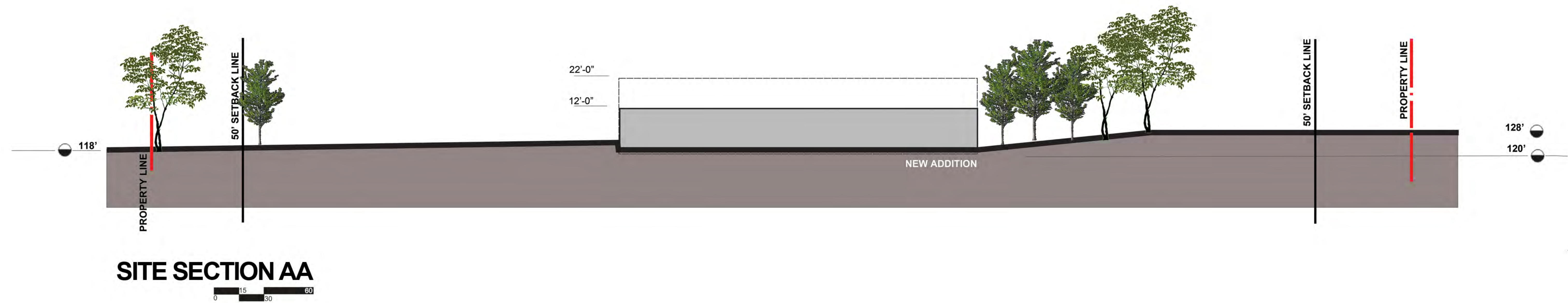
SOUTH ELEVATION



Site Development Submission for
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Date:
City Submittal: June 23, 2012

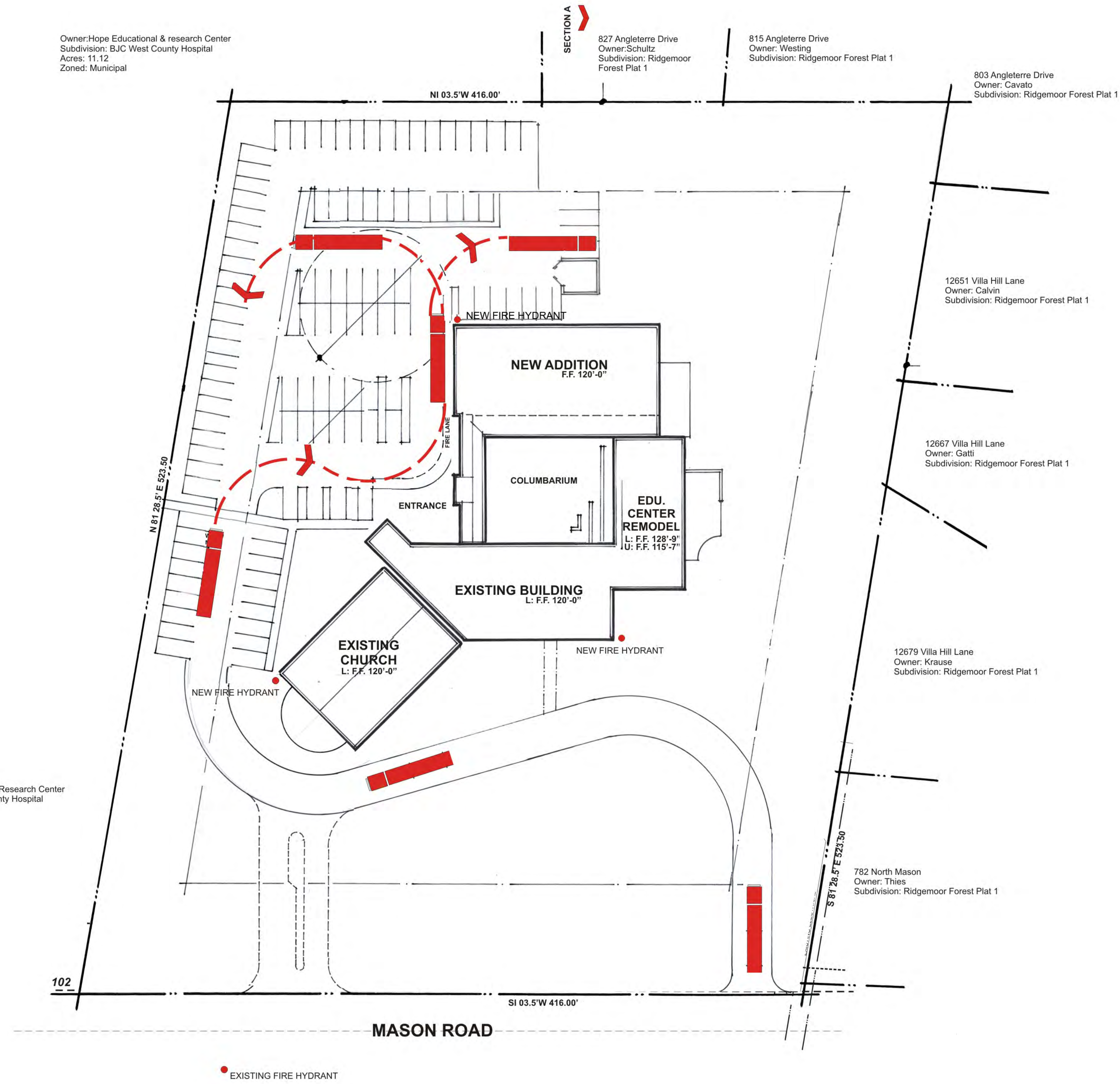
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Site Development Submission for
New Parish Center
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PROJECT DATA
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Zoning :
C District - Creve Coeur
Fire District - Creve Coeur
School District - Parkway

Creve Coeur Fire Protection District Apparatus Chart

Vehicle#	Type	Length	Width	Turning Radius W/W
2315	Ladder	44.5'	10' 3"	43' 7" W/W
2324 A/B	Pumper	32'	10' "	34' W/W
2317	Amb.	25' 6"	10'	25' W/W
2327	Amb.	25' 6"	10'	25' W/W
2397	Amb.	25' 4"	10'	25' W/W

Note: W/W is wall to wall turning radius that is measured from the outside edge of driver side of truck bumper.

**3 NEW FIRE HYDRANTS
WITH NO GREATER THEN 300' OF TRAVEL DISTANCE**

SITE PLAN - FIRE PROTECTION

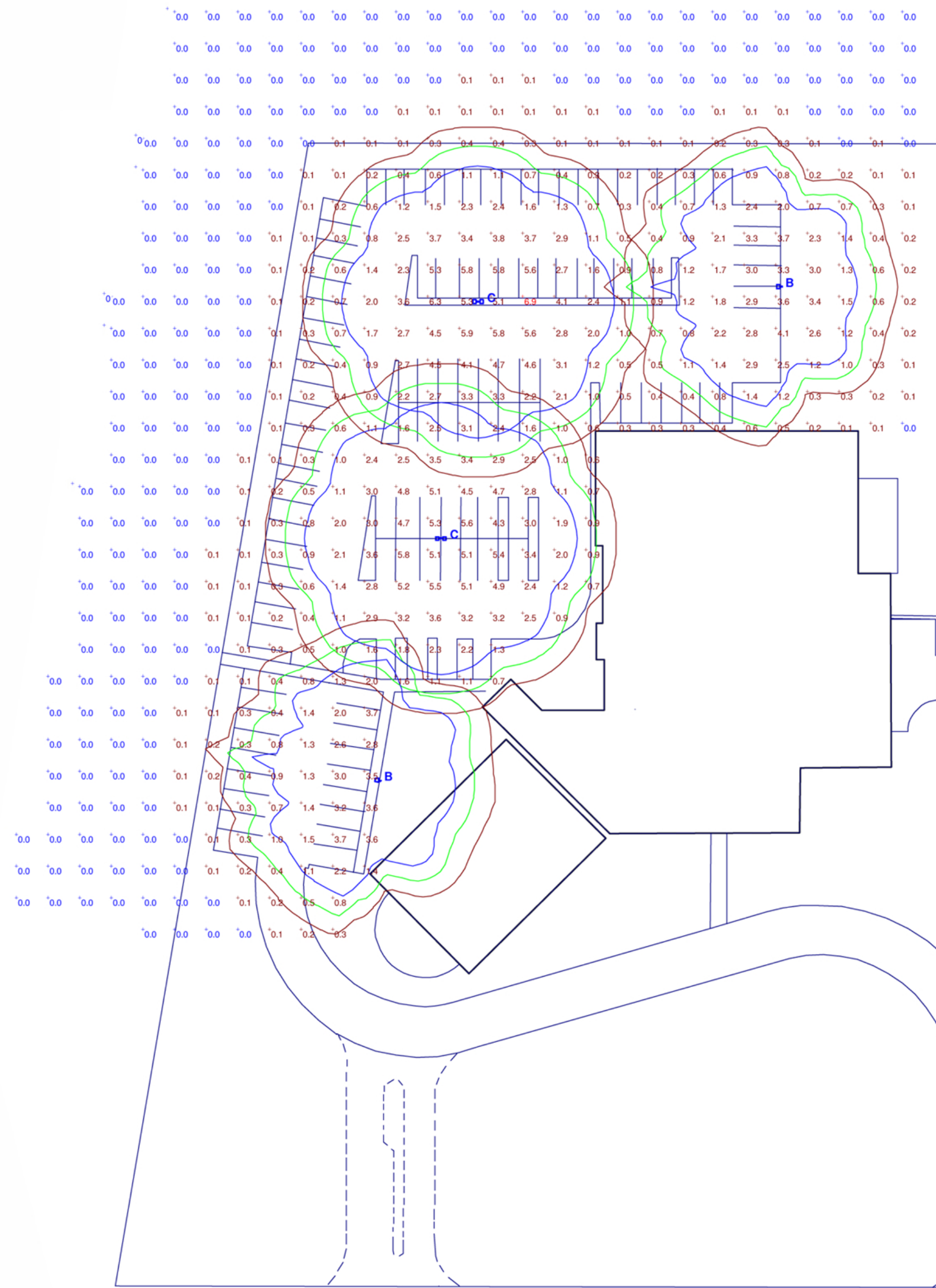


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PHOTOMETRIC PLAN - PROPOSED

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	B	2	AME-2-T3-320-P	Single American Series 320w Pulse Start Metal Halide Area (Type 3)	(1) - 320w PSMH Lamp	32000	0.72	368
	C	2	AME-2-T5-320-P	Single American Series 320w Pulse Start Metal Halide Area (Type 5)	(1) - 320w PSMH Lamp	32000	0.72	736

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	1.0 fc	6.9 fc	0.0 fc	N / A	N / A

These calculations are for estimation or informational purposes only. Actual light levels may vary due to reflectance, temperature, obstructions and other factors. SSL Lighting will not be held responsible for light levels that differ from what is shown on this or any layout provided. Consult with a professional engineer if a more detailed study is needed.

18ft. Pole Height with 2.5ft. Base



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

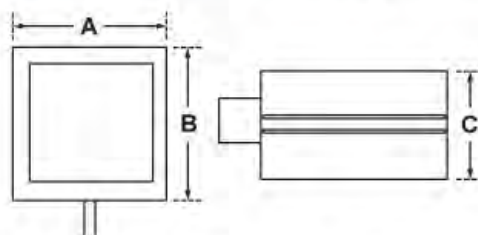
Date:
City Submittal: June 23, 2012
Rev. City Submittal: August 30, 2012

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588

American HID

Project Name	Type
Catalog Number	

Dimensional Drawings



The **American** series features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary reflector system unlike any other. The flat lens, vertical lamp, IES full cutoff luminaire is Dark-Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. Convex glass lens is available when required.

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.

Model	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
AME-1 Flat Glass Only	Type II (T2)	100 (100) 150 (150) 175 (175)	PS, HPS PS, HPS PS	120 (1) 208 (2)	Bolt-On Arm 6" (BOA6)	Bronze (BZ)	<u>Photocell & Receptacle</u> *Specify voltage (PCR120) (PCR208) (PCR240) (PCR277) (PCR480) Photo Receptacle (PER) *With shorting cap
AME-2 Flat Glass (Convex Glass Optional)	Type III (T3)	200 (200) 250 (250) 320 (320)	PS PS, HPS PS	240 (3)	Bolt-On Arm 10" *Supplied for all AME sizes with D90, 190 & Quad Mounting (BOA10)	Black (BK)	<u>Button Type Photocell</u> *Specify voltage (PC120) (PC208) (PC240) (PC277)
AME-3 Convex Glass Only	Type IV (T4)	400 (400) *Reduced envelope lamp on 400 W	PS, HPS (P) (S)	277 (4)	Spider Mount *Fits 2 1/2" O.D. (SM)	White (WH)	Quartz Restrike (QR)
AME-4 Flat Glass Only	Type IV-A *Not available for AME-1 & 2 (T4A)	400 (400) 750 (750) 1000 (1000) *Reduced envelope lamp on 1000 W	PS, HPS PS, HPS MH, PS, HPS (M) (P) (S)	480 (5)	Wall Mount *Cast Wall Plate (BAWP) to be ordered separately. Standard length for WM bolt-on arm is 6". (WM)	Forest Green (FG)	<u>Fusing</u> *Specify voltage Single in-line fuse (SF120) (SF277) Double in-line fuse (DF208) (DF240) (DF480)
	Type V (T5)	750 (750) 1000 (1000) *Reduced envelope lamp on 1000 W	PS MH, PS, HPS (M) (P) (S)	M-Tap *Multi-Tap ballast wired at 277 V unless specified (6)		Grey (GY)	House Side Light Shield (LS)
				347 (8)		Silver Metallic (SL)	Internal Light Shield *AME-2 & AME-4 only (ILS)
						Custom Color (CC)	Convex Glass Lens *AME-2 only (VLCG)
						<u>Stripe Color</u> Blue Metallic (94) Red Opaque (188) Silver Metallic (58) Gold Metallic (41) White Opaque (50) Black Metallic (60) Charcoal Metallic (20)	Round Pole Plate Adaptor (RPP)
							Cast Wall Plate (BAWP)

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light

19645 Rancho Way • Rancho Dominguez, CA • 90220
Tel: (310) 512-6480 • Fax: (310) 512-6486
www.visionairelighting.com

Project Name	Type
Catalog Number	

Specifications

Square Non Tapered Steel Pole

Pole Shaft

• ASTM A500 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.

Base Plate

• Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.
• Base templates provided with order. Do not pre-pour.

Base Cover

• Die-formed from heavy gauge quality aluminum. Two piece cover for easy installation.

Pole Cap

• Color-impregnated polymer snap-to-close pole cap provided in black.

Finish

• All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (external prime coat and internal rust inhibiting coating).

Anchor Bolts

• Poles are provided with hot-dip galvanized anchor bolts, with a J bend on one end and two hex nuts and two flat washers per bolt. Anchor bolts conform to ASTM-A36, meets or exceeds a minimum yield strength 36,000 PSI. Anchor bolts conform to ASTM F1554 Grade 55 and are provided.



Model	Shaft Size	Gauge	Height	Base	Anchorage	Mounting	Finish	Options
SNTS	4" x 4" (4S)	11 (11) 7 (7)	10'	9" Base *9-3/16" BC (9BC)	3/4" x 30" (343)	<u>Bolt-On Arm</u> Single (S1) D180 (D2) D90 (D9) T90 (T9) Quad (QD) 	Bronze (BZ) Black (BK) White (WH) Tennis Green (GN) Forest Green (FG) Grey (GY) Silver Metallic (SL)	GFI Receptacle *Standard location is in hand hole (GFI) Coupling *Specify size and location (CUP) Custom Bolt Circle *Consult factory (CBC) Rust-Inhibiting Internal Coating & Primer (HCR) Single Banner Arm (SBA) Double Banner Arms (DBA)
			12'					
			14'					
			16'					
			18'					
			20'					
	5" x 5" (5S)	11 (11) 7 (7)	22'	12" Base *12 3/4" BC (12BC)	1" x 36" (136)	<u>Tenon Options</u> 2 3/4" (T238R) 3" (T3R)	Custom Color (CC) Galvanized *No paint (GAL)	<u>Direct Burial</u> Coupling *Specify Size and Location as CUP_S-xx-L-yy. *xx" = 1/2" or 3/4" *yy" = feet from bottom of pole (CUP_S-__L-__) Hand Hole *Specify cover and location as HHC_C-xx-L-yy. *xx" = Y for yes, or N for no *yy" = feet from bottom of pole (HHC_C-__L-__)
			25'					
			28'					
			30'					
			35'					
	6" x 6" (6S)	7 (7)	28'	12" Base *12 3/4" BC (12BC)	1" x 36" (136)			
			30'					
			35'					
				Custom Base *Consult factory (CB) Direct Burial *Specify below-grade length in the form of DB-xx, where "xx" = feet (DB-__) NOTE: CUP and/or HHC Options required.				

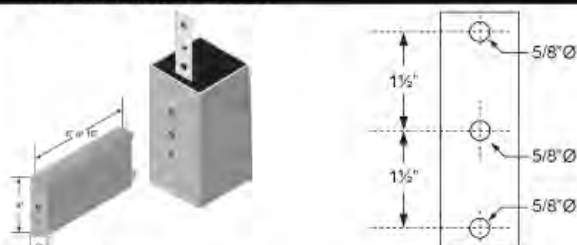
For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

Pole EPA for Square Non-Tapered Steel Poles

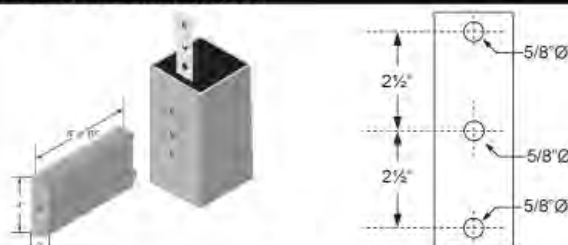
Pole Height	Maximum Allowable EPA (ft ²) with 1.3 gust factor							O.D.	Pole Gauge	Base Plate	Bolt Circle	Anchor Bolts
	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph					
10'	30.1	23.5	18.4	11.0	10.3	7.6	6.1	4"	11	9"sq x 3/4"	9"	3/4" x 30"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4"	11	9"sq x 3/4"	9"	3/4" x 30"
14'	18.6	13.9	10.6	6.6	5.7	4.3	3.1	4"	11	9"sq x 3/4"	9"	3/4" x 30"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4"	11	9"sq x 3/4"	9"	3/4" x 30"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4"	11	9"sq x 3/4"	9"	3/4" x 30"
20'	9.3	6.4	4.3	2.4	1.7	1.3	-	4"	11	9"sq x 3/4"	9"	3/4" x 30"
20'	15.8	10.9	8.2	5.0	4.2	3.1	2.0	4"	7	9"sq x 3/4"	9"	3/4" x 30"
20'	17.1	12.3	8.9	5.0	4.1	3.0	1.4	5"	11	12"sq x 1"	12"	1" x 36"
20'	27.4	22.1	16.7	13.2	8.3	6.0	3.9	5"	7	12"sq x 1"	12"	1" x 36"
22'	6.3	3.7	1.9	1.3	-	-	-	4"	11	12"sq x 1"	12"	1" x 36"
22'	11.8	8.0	5.4	3.5	2.3	2.0	-	4"	7	12"sq x 1"	12"	1" x 36"
22'	12.6	8.4	5.4	3.2	1.9	1.6	-	5"	11	12"sq x 1"	12"	1" x 36"
22'	21.4	15.4	11.1	6.9	5.0	4.3	2.3	5"	7	12"sq x 1"	12"	1" x 36"
25'	5.0	2.9	1.3	-	-	-	-	4"	11	12"sq x 1"	12"	1" x 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4"	7	12"sq x 1"	12"	1" x 36"
25'	10.2	6.6	4.0	1.6	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
25'	18.8	13.0	9.5	4.8	3.7	2.7	-	5"	7	12"sq x 1"	12"	1" x 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4"	7	12"sq x 1"	12"	1" x 36"
28'	5.5	3.0	1.3	-	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
28'	12.0	7.6	4.4	2.8	1.3	1.1	-	5"	7	12"sq x 1"	12"	1" x 36"
28'	20.9	14.1	9.4	5.7	3.6	3.1	-	6"	7	12"sq x 1"	12"	1" x 36"
30'	5.0	2.2	-	-	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
30'	11.4	6.8	4.0	1.7	-	-	-	5"	7	12"sq x 1"	12"	1" x 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	6"	7	12"sq x 1"	12"	1" x 36"
35'	6.7	2.3	1.8	-	-	-	-	5"	7	12"sq x 1"	12"	1" x 36"
35'	12.1	7.0	3.8	-	-	-	-	6"	7	12"sq x 1"	12"	1" x 36"

*9" bolt circle is 9- 3/16", 12" bolt circle is 12-3/4".
For Direct Burial EPA, consult factory

2 x 4 BOA Drill Pattern



2 x 6 BOA Drill Pattern



For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date

Chadine
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.0088



PARKING AREA LOOKING SOUTH TOWARDS
RIGDEMOOR FOREST SUBDIVISION



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

DATE:





**PARKING AREA LOOKING SOUTH TOWARDS
RIGDEMOOR FOREST SUBDIVION**



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date

Chiodine
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.731.0888

BILL NUMBER 3186

ORDINANCE NUMBER 2206

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR ST. TIMOTHY'S EPISCOPAL
CHURCH ON PROPERTY ADDRESSED AS 808 N. MASON ROAD,
ZONED "C", SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, St. Timothy's submitted a request for to expand the existing building, located at 808 N. Mason Road, by a total of 6,180 square feet, and

WHEREAS, the property is zoned C, Single Family Residential District and said use is classified as a Conditional Use under Article 3, Section 26-32.3 (c) Churches and other place of worship, under Ordinance Number 1903, and requires a recommendation from the Planning and Zoning Commission, a Public Hearing before the City Council, and approval by City Council, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, on Monday, November 18, 2002, reviewed the plans dated (Received) November 12, 2002, by the Department of Community Development and unanimously recommended approval of said request, and

WHEREAS, pursuant to Article 9, 26-114 *Conditional Use Permits*, a Public Hearing was held by the City Council on Monday, January 13, 2003, at 7:30 PM, or immediately following the close of the previous Public Hearing, and

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countian on December 27, 2002, and in the West County Journal on December 29, 2002, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, 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 three (3) times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of Creve Coeur and in the public interest and in conformance with good zoning practice.

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 St. Timothy's Episcopal Church addressed as 808 N. Mason Road in the 'C', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

Part of Lot 4 of the Subdivision of John Hezel Estate in U.S. Survey 1923, Township 45 North, Range 5 East, described as follows:

Beginning at a point in the center of said Lot 4 thence along the center line of Mason Road, south 1 degree 3.5 minutes west, 416 feet to a point thence north 81 degrees 28.5 minutes west, 523.5 feet to the point of beginning.

SECTION 2: The Conditional Use Permit for St. Timothy's Episcopal Church as defined under Article 3, Section 26-32.3 (c) Churches and other places of worship under Ordinance Number 1903 is to be granted and shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the construction of a 6,180 square foot addition for a religious use on property addressed as 808 N. Mason Road, known as St. Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance to the Site Development Plan prepared by Gary Dedeke Architect, Inc., dated (Received) November 12, 2002, by the Department of Community Development, or as further revised as required and approved by the City of Creve Coeur.
3. Any mechanical equipment installed for the school shall be properly screened with approved materials.
4. 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 or alteration may be issued.
5. The church and associated uses must have sufficient proper signs to comply with the "No Smoking" Ordinance No. 1392 and amending Ordinance No. 1548.
6. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
7. All conditions contained within this permit shall be openly posted upon the property in such a manner that it is visible to the public and the operator of said facilities.
8. 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.

9. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date the Conditional Use Permit is granted, 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 not exceeding one hundred and eighty (180) days each, upon written application filed and granted prior to the expiration of the Conditional Use Permit period.
10. 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.
11. All lighting shall consist of full cut-off, downcast fixtures with the illuminant source shielded from view.

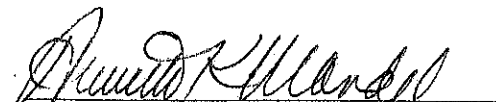
SECTION 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this Ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this Ordinance.

SECTION 4: This ordinance shall become effective at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

ADOPTED THIS 27th DAY OF January, 2003


DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF January, 2003


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

**AN ORDINANCE TO AMEND THE SAINT TIMOTHY'S EPISCOPAL CHURCH
CONDITIONAL USE PERMIT, ORDINANCE NUMBER 2206, ALLOWING AN 11,979
SQUARE FOOT ADDITION ON PROPERTY ADDRESSED AS 808 N. MASON ROAD, IN
THE "C" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

WHEREAS, Saint Timothy's Episcopal Church submitted a request to amend the Site Development Plan and Conditional Use Permit to allow an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003; and

WHEREAS, on December 6, 2010, the Planning and Zoning Commission of the City of Creve Coeur, by a unanimous vote, recommended approval of said application subject to certain conditions as provided by Section 405.1070(D)(2); and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, January 10, 2011, beginning at 7:00 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)(3); 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, 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. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. 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.
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:

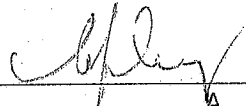
Section 1: Section 2, of Ordinance #2206, shall be amended to include the following new conditions and all subsequent sections renumbered accordingly:

1. The Conditional Use Permit shall be for the construction of an 11,979 sq. ft. addition for a total of 28,089 sq. ft facility for a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Amended Site Development Plan for New Parish Center" prepared by Chiodini Associates, last dated December 2, 2010.
3. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: 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 1 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

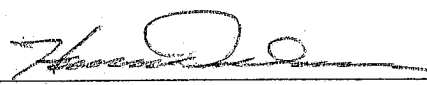
Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 24 DAY OF January, 2011.



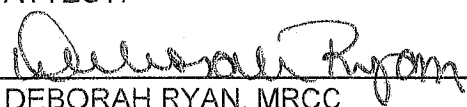
A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS 24 DAY OF January, 2011.



HAROLD DIELMANN
MAYOR

ATTEST:



DEBORAH RYAN, MRCC
CITY CLERK



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

September 5, 2012

Mr. Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd, Suite 425
Saint Louis, MO 63144

Re: Application #12-024: Request for approval of a site development plan and conditional use permit
St. Timothy's Episcopal Church – 808 N. Mason Road

Mr. Chiodini:

The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for a site development plan and amended conditional use permit for St. Timothy's Episcopal Church, located at 808 N. Mason Road.

By unanimous vote, the Planning Commission recommends approval of the site development plan and a new conditional use permit for St. Timothy's Episcopal Church, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

1 PLANNING AND ZONING COMMISSION PUBLIC HEARING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 TUESDAY, SEPTEMBER 4, 2012

5 7:00 P.M.

6

7 THOSE IN ATTENDANCE:

8 Mr. Tim Madden, Chair

Mr. James Faron

9 Mr. Ken Howard

Ms. Cynthia Kramer

10 Mr. Jim Schnarr

Mr. Carl Lumley, City Attorney

11 Mr. Paul Langdon, AICP, Director of Community Development

Ms. Whitney Kelly, AICP, City Planner

12 Ms. Julie Lowery, Recording Secretary

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22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

24 St. Louis, MO 63128

(314)487-2259

25

1 CHAIRMAN MADDEN: Like to call to order the

2 Planning Zoning Commission meeting for the City of Creve

3 Coeur, Missouri for Tuesday, September 4th, 2012.

4 We'll start with roll call.

5 Dr. Barton won't be here or either will

6 Mr. Eberhardt.

7 Mr. James Faron?
8 MR. FARON: Present.
9 CHAIRMAN MADDEN: Mr. Ken Howard?
10 MR. HOWARD: Present.
11 CHAIRMAN MADDEN: I don't see Ms. Kramer.
12 Mr. Jim Schnarr?
13 MR. SCHNARR: Present.
14 CHAIRMAN MADDEN: Carl Lumley, our City
15 Attorney?
16 MR. LUMLEY: Present.
17 CHAIRMAN MADDEN: Paul Langdon, our Director of
18 Community Development?
19 MR. LANGDON: Present.
20 CHAIRMAN MADDEN: Whitney Kelly, our City
21 Planner?
22 MS. KELLY: Present.
23 CHAIRMAN MADDEN: And, Julie Lowery, our
24 Recording Secretary?
25 MS. LOWERY: Present.

1 (Cynthia Kramer is now present.) 2
2 CHAIRMAN MADDEN: That'll move us to No. 6, New
3 Business.

1 CHAIRMAN MADDEN: That'll move us to No. 6, 9
2 New -- I'm sorry -- No. 6, Part B, public hearing
3 Application No. 12-024, request for site development plan
4 and conditional use permit approval for St. Timothy's
5 Episcopal Church located at 808 North Mason Road.
6 Anybody involved in this, would you please come

12-024.St. Timothy's CUP&SDP.Hearing Transcript.09-04-2012.txt
7 forward and be sworn in.

8 (Speakers were sworn in by the court reporter.)

9 MR. CHIODINI: Good evening. I'm Chris Chiodini
10 with Chiodini & Associates Architects here representing
11 St. Timothy's Episcopal Church on Mason Road.

12 We were here about a year ago with a very
13 similar project. The biggest difference in this one is
14 the parish hall has been reduced by about a third and
15 parking, as well, has been reduced by about twenty spaces.

16 St. Timothy's, in doing this renovation, wanted
17 to do -- these are the facts that they wanted to achieve
18 here; consolidating spiritual campus; a clear identity for
19 the facility entry; better entry signage; simplifying
20 circulation patterns; renovation of the educational wing;
21 parish hall addition and better identification and
22 configuration of the entrance from Mason Road.

23 This is the existing site as it stands today.
24 The main entry drive is the serpentine drive that comes
25 up. This is their existing church facility, kind of the

1 office area, and then the educational wing is over here on ¹⁰
2 the south side of the property.

3 Another view looking north.

4 Existing parking lot looking south.

5 So parish hall -- new parish hall is sitting
6 right about here.

7 This is the proposed plan. The parking matches
8 the parking counts they have right now, is 108 spaces.
9 The existing drive is going to remain. We are going to
10 bid a -- a new entry -- entry drive to align a little bit
11 straighter as you come in the facility.

12 Existing church. We're creating a colonnade, an
Page 3

13 enclosed walkway that connects the existing building to
14 the parish hall. Means we'll have vertical circulation on
15 this end connecting to the renovated education wing.

16 The landscaping plan. One thing to point out is
17 the landscape buffer that we have here for any car or
18 headlights that are on the residences. This -- the
19 residences start here and go south and come around the
20 property.

21 Shows the connector between the existing church
22 and the parish hall. The parish hall. Kitchen.
23 Elevator. Stair core. And the -- the renovated
24 classrooms.

25 This -- the lower level of the education wing is

1 the parish hall currently. The lower level will be 11
2 converted for the teens, and the upper level is for the
3 younger children.

4 The elevation. This shows one of the changes.
5 Previously we had a parish hall that was larger, had a
6 flat roof. We're going to a more traditional style to
7 match the -- the -- the -- the existing sanctuary.
8 Connector is very similar to what we had before, a lot of
9 glass so that it opens on to the column barium that is
10 behind.

11 Some of the site sections.

12 We've met with the fire marshal about the
13 turning radius. If we do do the new entry here, there
14 will be a portion of this drive that will remain, more
15 than likely, as grass creek for its required circulation.

16 Photometrics. All the pictures around this site
17 are very sharp cut off, basically zero at the property

12-024.St. Timothy's CUP&SDP.Hearing Transcript.09-04-2012.txt
18 line. Some examples of the fixtures that we're going to
19 use.

20 That's really all I have.

21 CHAIRMAN MADDEN: Any questions?

22 MR. SCHNARR: In the write-up it talks about the
23 material for the trash enclosure, is not -- it doesn't
24 seem to have been selected.

25 MR. CHIODINI: Right, and we agree to use one of

12
1 the selections that has been mentioned.

2 MR. SCHNARR: You got masonry --

3 MR. CHIODINI: Right.

4 MR. SCHNARR: -- you got plastic. What do you
5 plan to use?

6 MR. CHIODINI: A masonry enclosure.

7 MR. SCHNARR: Okay, perfect.

8 CHAIRMAN MADDEN: Any other questions?

9 Anybody in the audience has a comment or a
10 question?

11 MS. KELLY: Whitney Kelly for the City of Creve
12 Coeur.

13 The applicant did receive approval of the
14 project back in December 2010 for an 11,979 square foot
15 addition.

16 The Zoning Code requires that substantial
17 construction must be underway within a year or else the
18 conditional use permit and the site development plan is no
19 longer valid, therefore, they are having to come before
20 the Board.

21 The project did get scaled back to 8,350 square
22 feet for the new addition.

23 Because the prior two ordinances references
Page 5

24 outdated material for this application, we are again
25 requesting a repeal and replacement with a new conditional

13

1 use permit for the property.

2 CHAIRMAN MADDEN: Any questions for Whitney?

3 Okay.

4 MR. LUMLEY: Offer the following exhibits into
5 the record of this public hearing: Documentation in
6 possession of the City Clerk reflecting notice for the
7 hearing; staff's report; materials presented by
8 Mr. Chiodini; City's Code of Ordinances and Charter; the
9 City Comprehensive Plan and the file regarding the
10 application.

11 CHAIRMAN MADDEN: That'll close the public
12 hearing.

13 (This ends the public hearing.)

24

25

66

1 STATE OF MISSOURI)

2) SS

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional
6 Reporter, Missouri Certified Court Reporter, Illinois
7 Certified Shorthand Reporter and Kansas Certified Court
8 Reporter, do hereby certify that I reported the Planning
9 and Zoning Public Hearings stenographically and later
10 reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearings.

12

13

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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AN ORDINANCE REPEALING ORDINANCE NUMBER 5060 AND APPROVING A NEW MASTER SIGN PLAN FOR THE BJC WEST COUNTY HOSPITAL CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD AND ZONED "PH" PLANNED HOSPITAL DISTRICT

WHEREAS, Jon Krone of Warren Sign Company on behalf of Barnes Jewish West County Hospital BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the campus at 12634 Olive Boulevard, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received July 13, 2012 and attached as Exhibit 1; and

WHEREAS, a master sign plan for the campus was originally approved by Ordinance 5060 on October 27, 2008; 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 September 4, 2012, beginning at 7:00 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 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; 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 in the public interest.

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: Ordinance #5060 is hereby repealed.

SECTION 2: A Master Sign Plan is approved for the Barnes West County Hospital campus at 12634 Olive Boulevard, in the "PH" Planned Hospital zoning district whose legal description is as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE JOHN HEZEL ESTATE IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH – RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE EAST LINE OF MASON ROAD, BEING 15.00 FEET EAST OF THE ORIGINAL CENTERLINE OF MASON ROAD; SAID POINT BEING DISTANT NORTH 01 DEGREE 03 MINUTES 30 SECONDS EAST 215.32 FEET FROM THE INTERSECTION OF SAID EAST LINE OF MASON ROAD WITH THE NORTH LINE OF PROPERTY CONVEYED TO HOPE EDUCATIONAL & RESEARCH CENTER BY DEED RECORDED IN BOOK 6923, PAGE 1292 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF MASON ROAD NORTH 01 DEGREE 03 MINUTES 30 SECONDS EAST 456.88 FEET TO A POINT; THENCE SOUTH 88 DEGREES 55 MINUTES 58 SECONDS EAST 261.50 FEET TO A POINT; THENCE NORTH 01 DEGREE 52 MINUTES 39 SECONDS EAST 206.07 FEET TO A POINT; THENCE NORTH 60 DEGREES 51 MINUTES 07 SECONDS EAST 494.05 FEET TO A POINT; THENCE NORTH 59 DEGREES 03 MINUTES 39 SECONDS WEST 178.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 75 DEGREES 14 MINUTES 25 SECONDS EAST 60.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 92.34 FEET TO A POINT; THENCE NORTH 12 DEGREES 56 MINUTES 24 SECONDS EAST 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 12 DEGREES 56 MINUTES 24 SECONDS WEST 110.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 50.88 FEET TO A POINT; THENCE SOUTH 50 DEGREES 33 MINUTES 30 SECONDS EAST 25.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 39 DEGREES 26 MINUTES 30 SECONDS EAST 100.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 143.12 FEET TO A POINT; THENCE NORTH 47 DEGREES 26 MINUTES 30 SECONDS EAST 41.94 FEET TO A POINT; THENCE NORTH 86 DEGREES 06 MINUTES 00 SECONDS EAST 74.38 FEET TO A POINT; THENCE NORTH 29 DEGREES 40 MINUTES 18 SECONDS EAST 119.83 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1352 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340 THE FOLLOWING COURSES AND DISTANCES: SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 225.44 FEET, SOUTH 57 DEGREES 26 MINUTES 51 SECONDS EAST 100.12 FEET, SOUTH 63 DEGREES 10 MINUTES 20 SECONDS EAST 200.25 FEET, SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 150.00 FEET, SOUTH 54 DEGREES 35 MINUTES 57 SECONDS EAST 150.75 FEET, AND SOUTH 65 DEGREES 16 MINUTES 45 SECONDS EAST 115.44 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WEST LINE OF RAYMOND H. ROGERS PROPERTY AND THE WEST LINE OF PROPERTY CONVEYED TO UNION ELECTRIC COMPANY BY DEED RECORDED IN BOOK 6354, PAGE 1740 (TRACT NO. 13) OF THE ST. LOUIS COUNTY RECORDS SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 342.72 FEET TO A POINT; THENCE CONTINUING ALONG A WEST LINE OF SAID UNION ELECTRIC COMPANY PROPERTY, THE WEST LINE OF PROPERTY CONVEYED TO DONALD J. ALLMAN AND WIFE BY DEED RECORDED IN BOOK 6863, PAGE 1536 OF THE ST. LOUIS COUNTY RECORDS, AND THE WEST LINE OF PROPERTY CONVEYED TO FRED W. TAPPMAYER AND WIFE BY DEED RECORDED IN BOOK 5878, PAGE 35 OF THE ST. LOUIS COUNTY RECORDS SOUTH 01 DEGREE 33

MINUTES 02 SECONDS WEST 679.43 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 59 SECONDS WEST 1202.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING DISTANT SOUTH 29 DEGREES 45 MINUTES 36 SECONDS WEST 286.86 FEET FROM THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1362 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 55.86 FEET TO A POINT; THENCE SOUTH 01 DEGREES 33 MINUTES 02 SECONDS WEST 86.52 FEET TO A POINT; THENCE NORTH 33 DEGREES 45 MINUTES 22 SECONDS WEST 154.77 FEET TO A POINT; THENCE NORTH 30 DEGREES 05 MINUTES 22 SECONDS WEST 261.91 FEET TO A POINT; THENCE NORTH 24 DEGREES 48 MINUTES 22 SECONDS WEST 259.89 FEET TO A POINT; THENCE NORTH 20 DEGREES 54 MINUTES 22 SECONDS WEST 146.73 FEET TO SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340; THENCE SOUTH 63 DEGREES 10 MINUTES 26 SECONDS EAST 148.68 FEET ALONG SAID SOUTHWEST LINE OF MISSOURI STATE HIGHWAY ROUTE 340 TO A POINT; THENCE SOUTH 29 DEGREES 54 MINUTES 22 SECONDS EAST 33.30 FEET TO A POINT; THENCE SOUTH 24 DEGREES 48 MINUTES 22 SECONDS EAST 251.29 FEET TO A POINT; THENCE SOUTH 30 DEGREES 05 MINUTES 22 SECONDS EAST 194.09 FEET TO A POINT; THENCE SOUTH 53 DEGREES 45 MINUTES 22 SECONDS EAST 56.05 FEET TO THE POINT OF BEGINNING.

969 MASON BUILDING CREVE COEUR

LOTS 15 AND 16 OF THE RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, ALSO DESCRIBED AS:

A TRACT OF LAND BEING LOT 15 AND LOT 16 OF THE "RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE," A RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH – RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16 OF THE "RESUBDIVISION OF LOTS 3, 4, AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE;" THENCE ALONG THE WEST LINE OF SAID LOT 16, NORTH 01 DEGREES, 04 MINUTES, 15 SECONDS EAST 265.00 FEET AND NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 87.65 FEET TO THE SOUTH LINE OF EXECUTIVE PARKWAY, VARIABLE WIDTHS; THENCE ALONG SAID SOUTH LINE OF EXECUTIVE PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 183.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 153.37 FEET,

NORTH 66 DEGREES, 43 MINUTES, 30 SECONDS EAST 126.50 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES, 16 MINUTES, 30 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 51.29 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 13 DEGREES, 48 MINUTES, 42 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 140.99 FEET, SOUTH 86 DEGREES, 04 MINUTES, 45 SECONDS EAST 114.14 FEET, SOUTH 88 DEGREES, 56 MINUTES, 30 SECONDS EAST 55.00 FEET, AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 45.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 40.10 FEET TO THE WEST LINE OF MASON ROAD; THENCE ALONG SAID WEST LINE OF MASON ROAD, SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 337.28 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 15 OF THE "RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE;" THENCE ALONG SAID SOUTH LINE OF LOT 15 AND THE SOUTH LINE OF SAID LOT 16, SOUTH 85 DEGREES, 08 MINUTES, 15 SECONDS WEST 694.63 FEET TO THE POINT OF BEGINNING.

SECTION 3: Such approval of the Master Signage Plan for the Barnes West County Hospital campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received July 13, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. 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.
3. The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
4. No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
5. There may be a total of 200 banners on light standards, other than as prohibited in item 4.
6. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

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

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

BILL NO. 5387

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



CAMPUS SIGN PLAN

GROUND SIGN LOCATORS

- 1 DIRECTIONAL PYLON SIGN
- 2 DIRECTIONAL PYLON SIGN
- 3 SECONDARY ENTRANCE MONUMENT
- 4 SECONDARY ENTRANCE MONUMENT
- 5 MOB #2 ENTRANCE MONUMENT
- 6A D/F ILLUM. DIRECTIONAL SIGN (PROPOSED)
- 6B D/F DIRECTIONAL SIGN (RELOCATED)
- 7 S/F DIRECTIONAL SIGN (ER REPLACEMENT)
- 8 D/F DIRECTIONAL SIGN
- 9 S/F DIRECTIONAL SIGN
- 10 L SHAPED DIRECTIONAL SIGN
- 11 D/F DIRECTIONAL SIGN
- 12 S/F DIRECTIONAL SIGN
- 13 S/F DIRECTIONAL SIGN (PROPOSED)

NEW SIGNS PROPOSED



CLIENT BARNES-JEWISH WEST COUNTY HOSPITAL			
LOCATION 12634 OLIVE BLVD., ST. LOUIS, MO			
DATE 8/13/08	REVISED	8/27/08, 9/05/08, 6/4/12	
DRWG.# CSP-SITEMAP -G	PREPARED BY	Keith Hempen	

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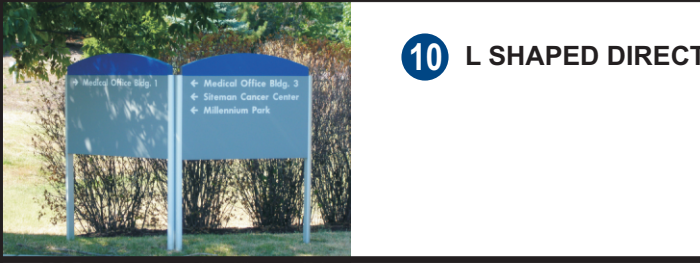
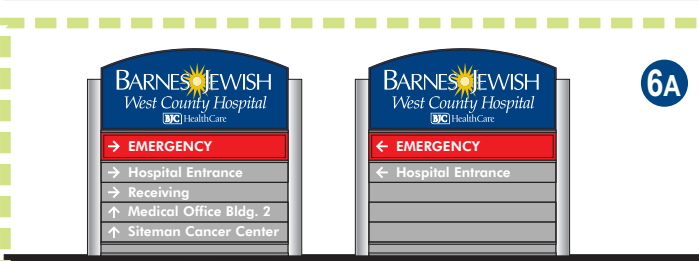
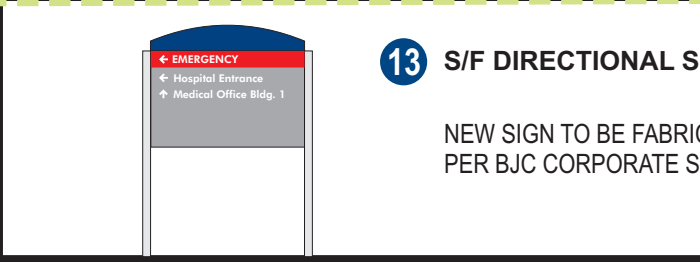
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PAINTERS
UNION LOCAL 774
Int'l. Union of Painters & Allied Trades
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

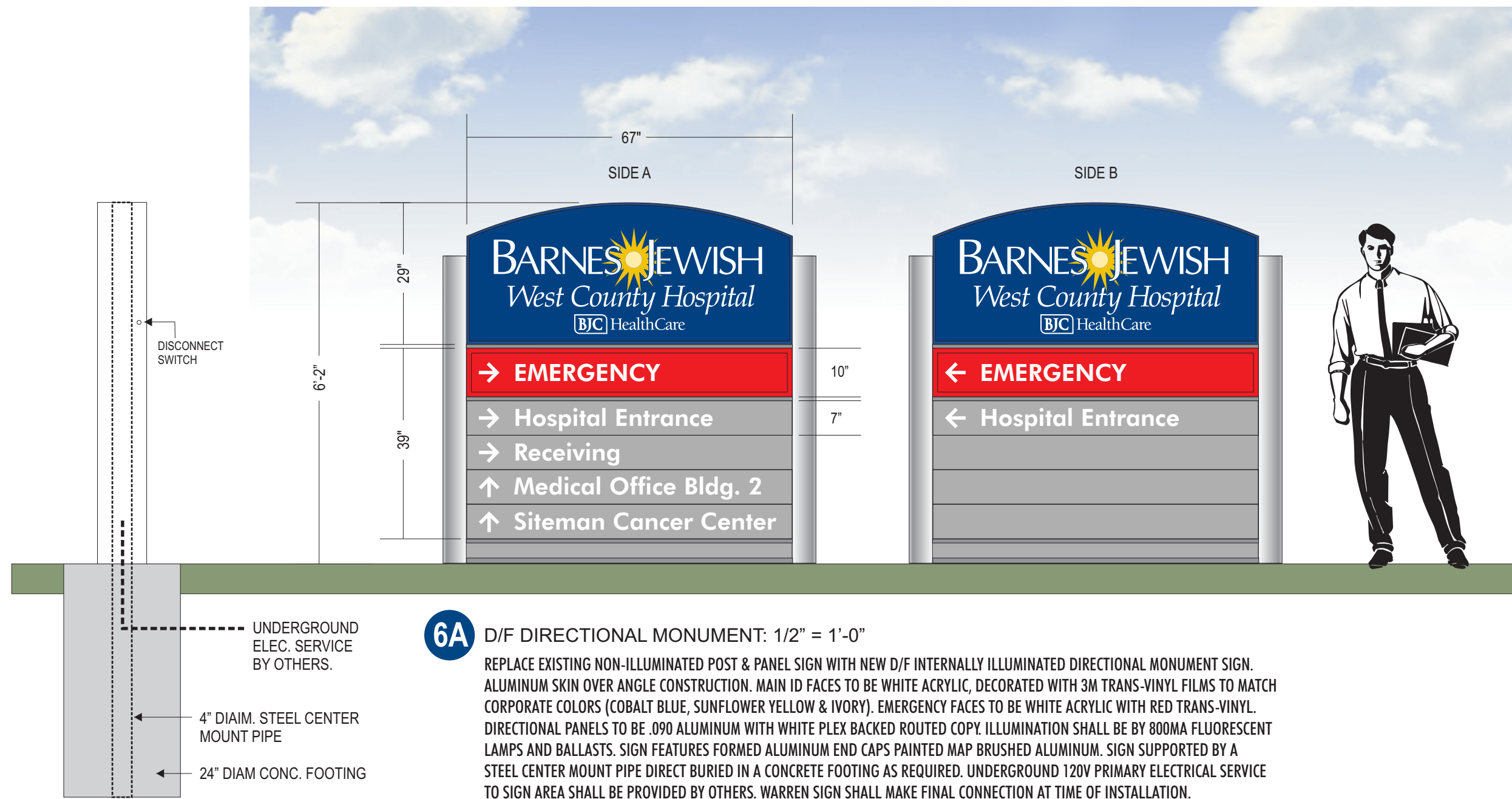
APPROVED



WARRENSIGN
2955 Arnold Tenbrook Rd., Arnold, MO 63010
Ph: 636-282-1300, Fx: 636-282-3388
www.warrensign.com

BARNES-JEWISH WEST COUNTY HOSPITAL - CAMPUS GROUND SIGN PLAN 2012

	1 DIRECTIONAL PYLON SIGN		7 DIRECTIONAL SIGN (ER REPLACEMENT)
	2 DIRECTIONAL PYLON SIGN		8 D/F DIRECTIONAL SIGN
	3 SECONDARY ENTRANCE MONUMENT		9 S/F DIRECTIONAL SIGN
	4 SECONDARY ENTRANCE MONUMENT		10 L SHAPED DIRECTIONAL SIGN
	5 NEW POB #2 ENTRANCE MONUMENT		11 S/F DIRECTIONAL SIGN
	6A D/F DIRECTIONAL MONUMENT SIGN (PROPOSED) NEW ILLUMINATED SIGN TO BE FABRICATED & INSTALLED PER BJC CORPORATE SIGN SPECIFICATIONS		12 S/F DIRECTIONAL SIGN
	6B D/F DIRECTIONAL SIGN (RELOCATED) EXISTING SIGN TO BE REFURBISHED & RELOCATED PER BJC CORPORATE SIGN SPECIFICATIONS		13 S/F DIRECTIONAL SIGN (PROPOSED) NEW SIGN TO BE FABRICATED AND INSTALLED PER BJC CORPORATE SIGN SPECIFICATIONS



SAVED AS
BARNES-JEWISH W. COUNTY DIR MONUMENT # 6A



CLIENT	BARNES-JEWISH WEST COUNTY HOSPITAL
LOCATION	12634 OLIVE BLVD., ST. LOUIS, MO
DATE	2/23/12
REVISED	6/4/12
DRWG.#	Jk021712
PREPARED BY	Keith Hempen



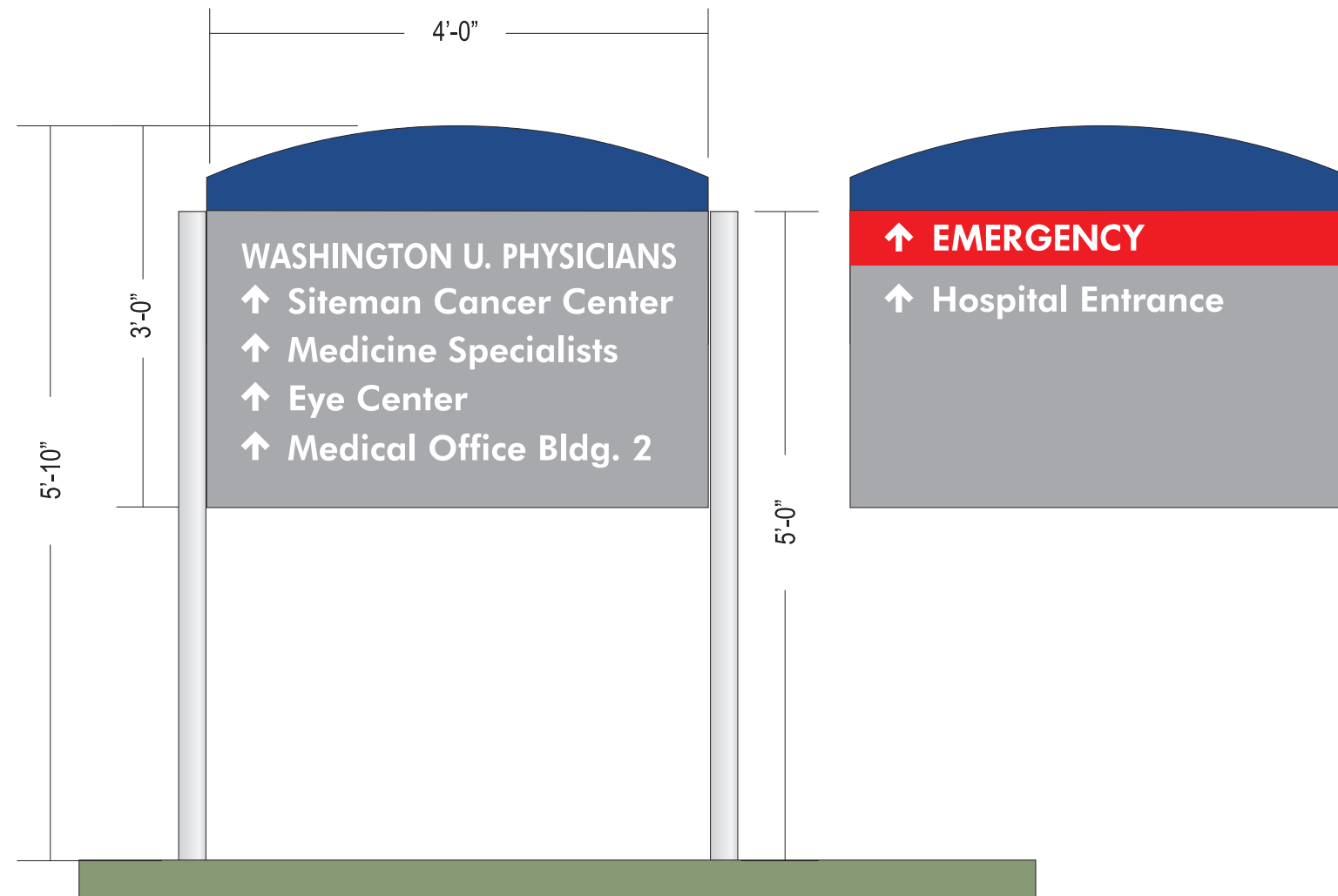
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UNION LOCAL 774
Int'l. Union of Painters & Allied Trades
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

☐ APPROVED

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- 6B** SIGN FACE SIDE A: 3/4" = 1'-0" (36" X 48")
- REMOVE, REFACE AND RELOCATE EXISTING SIGN
 REPAINT CABINET IN CORPORATE COLOR GREY & BLUE DECORATED WITH
 3M WHITE & RED SCOTCHLITE REFLECTIVE VINYL GRAPHICS.
 PROVIDE NEW HALF ROUND ALUMINUM POSTS PAINTED BRUSHED ALUMINUM
 AND SHALL BE INSTALLED 36" BELOW GRADE IN 12" DIAMETER CONCRETE FOOTINGS.
- COORDINATE NEW PLACEMENT WITH SITE PLAN.
 SIGN TO BE LOCATED SOUTH OF EXISTING LOCATION.



PHOTOS OF EXISTING SIGN



WARRENSIGN

2955 Arnold Tenbrook Rd.
 St. Louis, MO 63010
 P: 636-282-1300 F: 636-282-3388

CLIENT
 BJC WEST COUNTY

PROJECT
 DIRECTIONAL SIGN REFURB-RELOCATE

LOCATION
 12634 OLIVE BLVD., CREVE COEUR, MO

SCALE
 NOTED

DATE
 4/5/12

SAVED AS
 BARNES-JEWISH WEST COUNTY DIRSIGN 6B

DRAWING NO.
 JK 040612

REVISED
 5/25/12

DESIGNED BY
 Keith Hempen



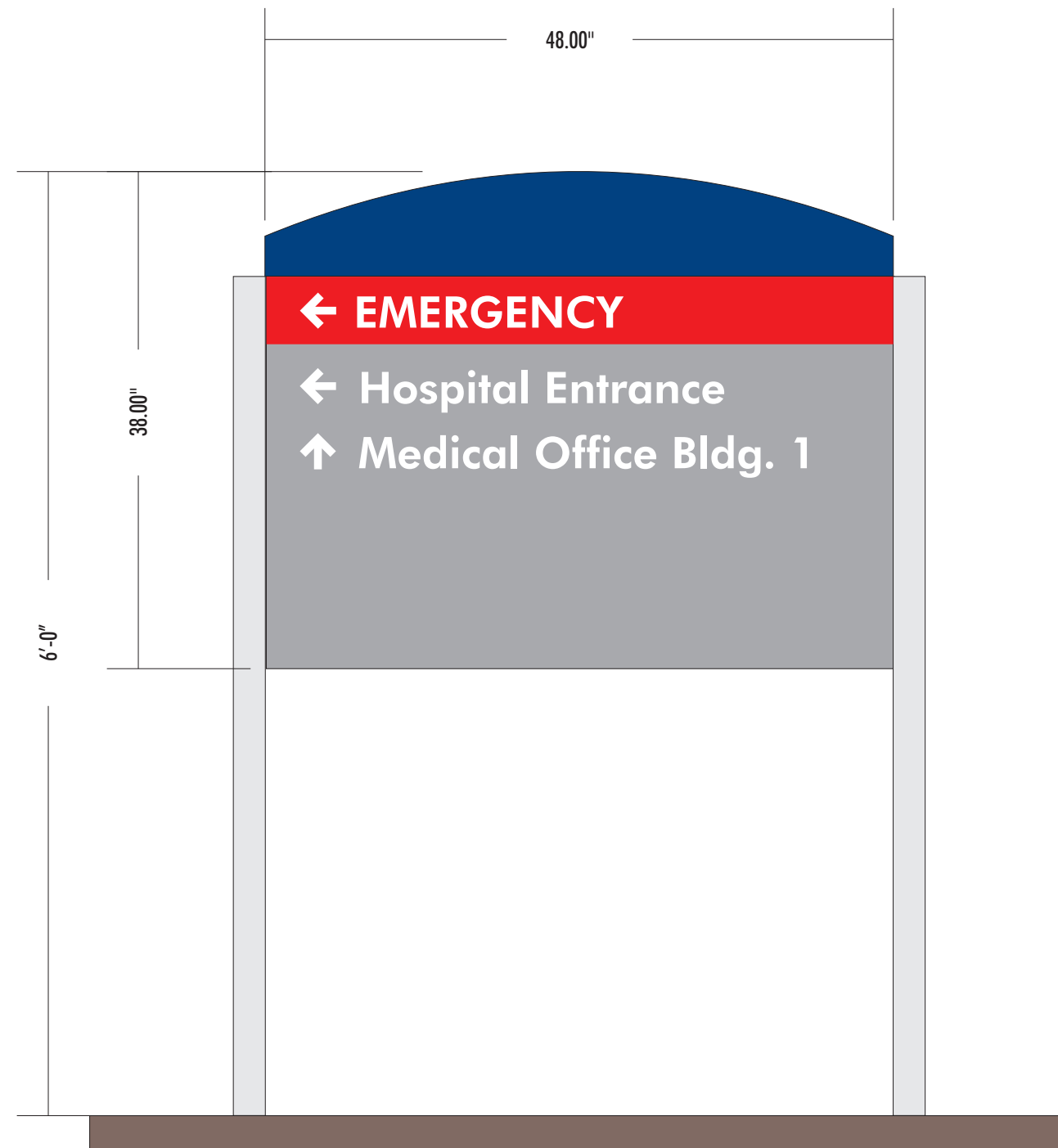
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PAINTERS
 UNION LOCAL 774
 Int'l. Union of Painters & Allied Trades
 An Affiliates of Building Trades Council 2

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warrensign.com



13 MOB 1 DIRSIGN ELEVATION: 1" = 1'-0"

Fabricate and install one single face directional sign as noted:

4" deep aluminum cabinet construction painted PMS 288 Blue Header, Dupont DS 097 Grey face. All graphics to be 3M Scotchlite White & Red reflective vinyl.

Signs supported by Aluminum half round posts painted MAP Brushed Aluminum and direct buried in concrete footings as required.

Coordinate placement with survey photo (See JK).



CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL
PROJECT
MOB 1 DIRECTIONAL SIGN
LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO
SCALE
NOTED
DATE
9/8/11
SAVED AS
BARNES-JEWISH W.COUNTY MOB 1 DIR SIGN
DRAWING NO.
JK 090611
REVISED
5/25/12
DESIGNED BY
Keith Hempen

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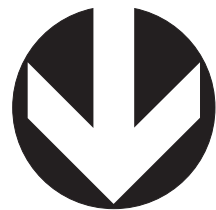


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CAMPUS SIGN PLAN WALL SIGN LOCATORS

- A** HOSPITAL ENTRANCE SIGN - ILLUMINATED UNDER CANOPY SIGN (D/F)
- B₁** HOSPITAL ILLUMINATED EMERGENCY SIGN
- B₂** HOSPITAL ILLUMINATED EMERGENCY SIGN
- B₃** HOSPITAL ILLUMINATED EMERGENCY SIGN
- C** MOB #1 NON-ILLUMINATED (BUILDING 1)
- D** MOB #1 NON-ILLUMINATED (BUILDING 1)
- E** MOB #2 ILLUMINATED (SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)
- F** MOB #2 ILLUMINATED (SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)
- G** MOB #2 NON-ILLUMINATED (BUILDING 2)
- H** MOB #3 ILLUMINATED (HEART CARE INSTITUTE) & (PEDIATRIC SPECIALISTS)
- I** MOB #3 NON-ILLUMINATED (BUILDING 3)
- J** 969 N. MASON ILLUMINATED (IMAGING CENTER)



NEW SIGNS PROPOSED



CLIENT BARNES-JEWISH WEST COUNTY HOSPITAL

LOCATION 12634 OLIVE BLVD., ST. LOUIS, MO

DATE 8/14/08

REVISED 6/1/12

DRWG.# CSP-SITEMAP -W

PREPARED BY Keith Hempen



SIGN & PICTORIAL
PAINTERS
UNION LOCAL 774
Int'l. Union of Painters & Allied Trades
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

APPROVED

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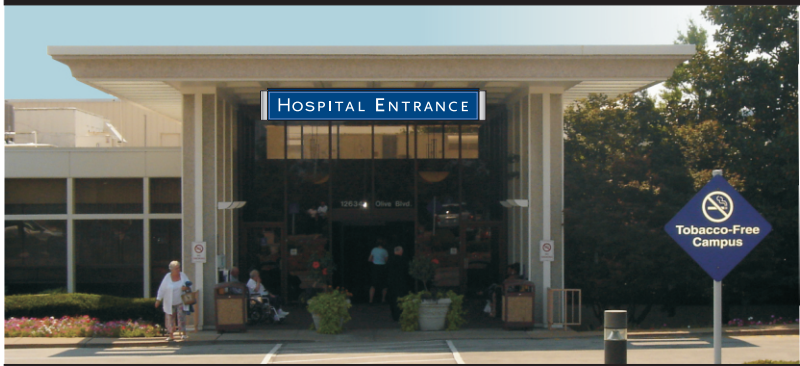
WARRENSIGN

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BARNES-JEWISH WEST COUNTY HOSPITAL - CAMPUS WALL SIGN PLAN 2012



A ILLUMINATED UNDER CANOPY
"HOSPITAL ENTRANCE" SIGN.
(PROPOSED)



E MOB #2 ILLUMINATED(SITEMAN CANCER CENTER,
MEDICINE SPECIALISTS, EYE CENTER)



B1



B2

B1, B2
ILLUMINATED EMERGENCY SIGN
(PROPOSED)



F MOB #2 ILLUMINATED (SITEMAN CANCER CENTER,
MEDICINE SPECIALISTS, EYE CENTER)



B3
ILLUMINATED EMERGENCY SIGN (RELOCATED)



G MOB #2 NON-ILLUMINATED (MEDICAL OFFICE BUILDING 2)



C MOB #1 NON-ILLUMINATED (BUILDING 1)



H PHOTO LEFT
MOB #3 ILLUMINATED
(HEART & VASCULAR CENTER)
(PEDIATRIC SPECIALISTS)



I PHOTO RIGHT
MOB #3 NON-ILLUMINATED
(MEDICAL OFFICE BUILDING 3)



D MOB #1 NON-ILLUMINATED (BUILDING 1)



J 969 N. MASON ILLUMINATED (IMAGING CENTER)



A SIGN ELEVATION: 1/4" = 1'-0"

FABRICATE AND INSTALL ONE DOUBLE FACE, INTERNALLY ILLUMINATED CABINET SIGN. ALUMINUM CABINET PAINTED PMS 288C BLUE. FACES TO BE 3/16" THICK LEXAN DECORATED WITH 3M TRANS-VINYL FILM (CORPORATE COLORS). ILLUMINATION SHALL BE BY WHITE LED MODULES POWERED BY LOW VOLTAGE TRANSFORMERS CONCEALED WITHIN CABINET. SIGN MOUNTED WITH STEEL TUBE BRACKETS FASTENED TO CANOPY STRUCTURE WITH NON-CORROSIVE HARDWARE AS REQUIRED. (FIELD SURVEY REQUIRED).

A 120V PRIMARY ELECTRICAL CIRCUIT TO EACH SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL PROVIDE TIMER SWITCH AND MAKE FINAL CONNECTIONS AT TIME OF INSTALLATION.



FRONT ELEVATION: 1/8" = 1'-0"

WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL

PROJECT
BUILDING IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

DATE
11/16/11

SAVED AS
BJC WEST COUNTY HOSP ENTR CANOPY ID SIGN

DRAWING NO.
JK 111211

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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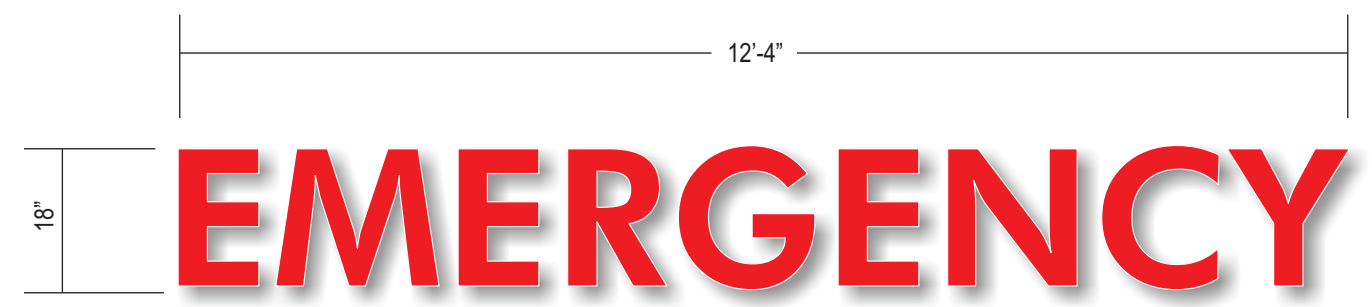
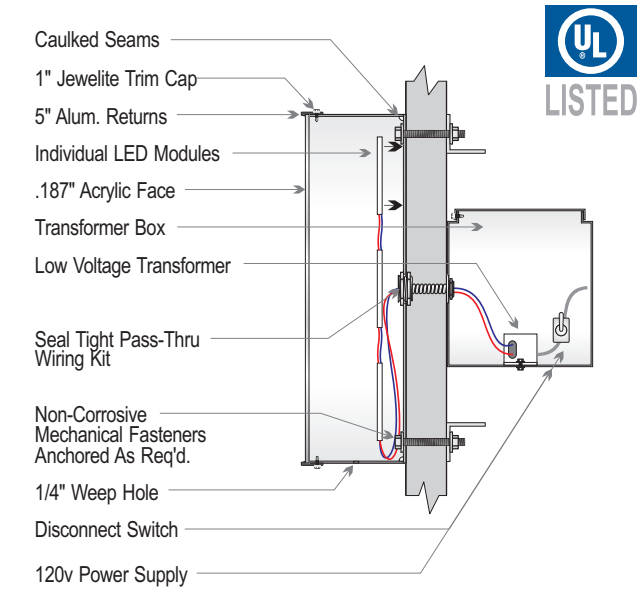
**WORRYFREE
WARRENTY**
energy efficient signs built to last.



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warrensign.com

Remote LED Letter Detail



B1 SIGN ELEVATION: 1/2" = 1'-0"

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS. 5" DEEP ALUMINUM RETURNS PAINTED WHITE. 3/16" THICK #2793 RED ACRYLIC FACES WITH WHITE TRIM. ILLUMINATION SHALL BE BY RED LED MODULES POWERED BY SELF CONTAINED LOW VOLTAGE POWER SUPPLIES. LETTERS MOUNTED FLUSH TO WALL WITH NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.



FRONT ELEVATION: 3/16" = 1'-0"



WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL

PROJECT
EMERGENCY IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

SCALE
NOTED

DATE
9/8/11

SAVED AS
BJC WEST COUNTY EMERGENCY LETTERS

DRAWING NO.
JK 090411

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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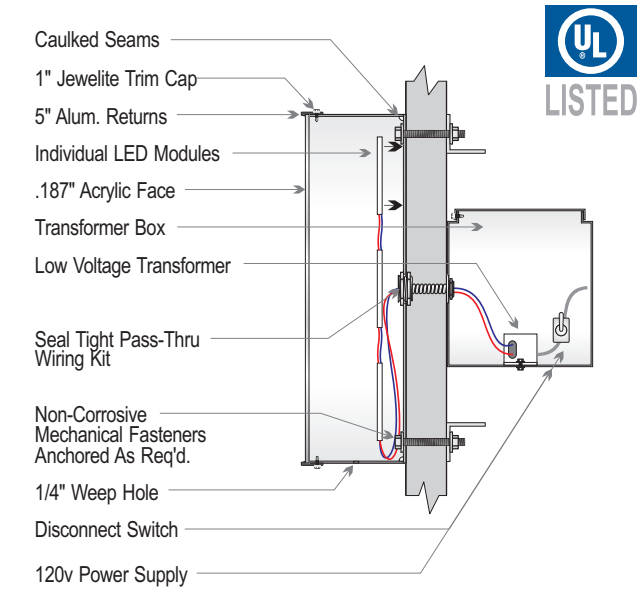


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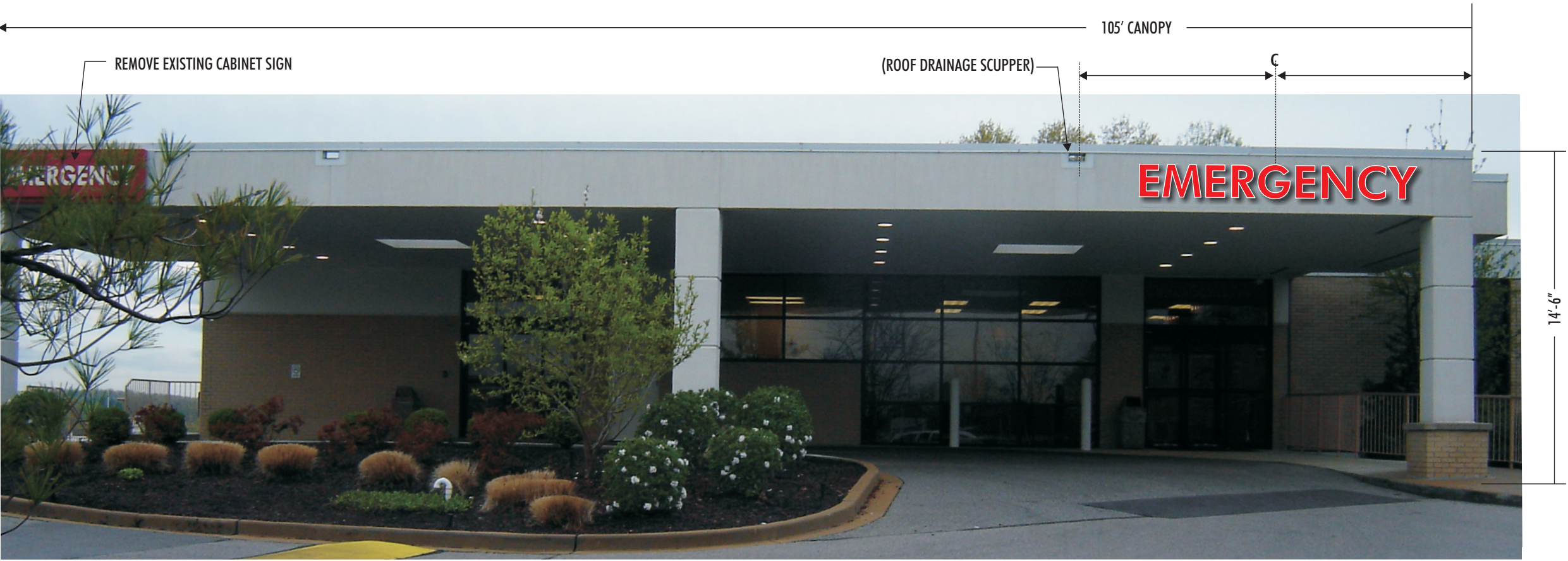
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Remote LED Letter Detail



B2 SIGN ELEVATION: 1/2" = 1'-0"

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS. 5" DEEP ALUMINUM RETURNS PAINTED WHITE. 3/16" THICK #2793 RED ACRYLIC FACES WITH WHITE TRIM. ILLUMINATION SHALL BE BY RED LED MODULES POWERED BY SELF CONTAINED LOW VOLTAGE POWER SUPPLIES. LETTERS MOUNTED FLUSH TO WALL WITH NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.



FRONT ELEVATION: 1/8" = 1'-0"

WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
 BARNES-JEWISH WEST COUNTY HOSPITAL
 PROJECT
 EMERGENCY IDENTIFICATION
 LOCATION
 12634 OLIVE BLVD., ST. LOUIS, MO
 DATE
 12/12/11
 SAVED AS
 BJC WEST COUNTY 2ND SET EMERGENCY LETTERS
 DRAWING NO.
 JK 120711
 REVISED
 6/4/12
 DESIGNED BY
 Keith Hempen

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REMOVE 2'-6" X 7' SIGN CABINET (BELOW) AND RELOCATE (PHOTO RIGHT)



CANOPY ELEVATION: $3/16'' = 1'-0''$

B3

RELOCATE EXISTING CABINET SIGN AS SHOWN. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN CABINET MOUNTED FLUSH TO CANOPY FACE WITH NON-CORROSIVE TOGGLE BOLTS AS PER ORIGINALLY.



WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL

PROJECT
EMERGENCY IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

DATE
4/2/12

SAVED AS
BJC WEST COUNTY EMERGENCY CABINET
REINSTALL

DRAWING NO.
JK 040112

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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city of CREVE COEUR

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**APPLICATION TO PLANNING AND ZONING COMMISSION
#12-023 FOR APPROVAL OF A REVISED MASTER SIGN PLAN FOR THE
BARNES JEWISH WEST COUNTY HOSPITAL AT 12634 OLIVE
BOULEVARD**

FOR THE MEETING OF: September 4, 2012

LOCATION: 12634 Olive Boulevard

REQUEST: Jon Krone, Warren Sign Company, on behalf of Barnes Jewish West County Hospital, BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the Barnes West County Hospital campus at 12634 Olive Boulevard, in the "PH" Planned Hospital Zoning District. Ordinance #5060 authorized a master sign plan for the campus in 2008.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References

- West Olive Corridor Action Area
- Design Guidelines

Zoning Code References

- Article VIII Sign Regulations
- 405.950.6 Master Signage Plans

APPLICANT: Diane Glen
Barnes Jewish West County
Hospital
12634 Olive Blvd
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Mr. Jon Krone
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP
City Planner

8/31/2012
Date

ATTACHMENTS: Draft Ordinance
Applicants Materials, received July 13, 2012
Ordinance No. 5060

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The BJC West County Hospital campus is 54 acre site located south of Olive Boulevard and east of Mason Road. Existing uses on the site include the main hospital building, and four medical office buildings. A Site Concept Plan was approved by the City Council in 1999, and amended in 2004. In 2004, a Site Development Plan was approved which involved a 5,000 square foot addition to the hospital's emergency room. On May 19, 2008 the Planning and Zoning Commission approved a Minor Site Development Plan for two new building additions to the Siteman Cancer Center building totaling 2,679 square feet.

In September of 2008, the Planning and Zoning Commission recommended approval of a master sign plan for the campus (Ordinance #5060) that included monument signage, directional signage, and wall signage, as well as 200 light pole banners throughout the campus.

Jon Krone, of Warren Sign Company, on behalf of Barnes Jewish West County Hospital, has submitted an application for an amendment to the Master Sign Plan to include three new directional ground signs that are in the same style as the existing signs on the campus, and four new wall signs for the main building, and emergency entrance. Staff recommends a repeal of the prior ordinance and replacing with a new ordinance referencing the revised plan to prevent any confusion in the future.

Two of the new ground signs include one 34.4 sq. ft. directional monument sign, and relocating one existing sign to the opposite side of the entrance along Barnes West Drive (identified on the plan as "6A" & "6B"):



The third new sign is a 12.7 sq. ft., 6-foot tall sign located within the parking lot along Mason Road (identified on the plan as "13"):



The new wall signs include the hospital entrance sign, and three illuminated emergency signs for the main building along Olive (identified as “B 1,2,3” and “A” on the plan and below):



A ILLUMINATED UNDER CANOPY
"HOSPITAL ENTRANCE" SIGN.
(PROPOSED)



B1, B2
ILLUMINATED EMERGENCY SIGN
(PROPOSED)



B3
ILLUMINATED EMERGENCY SIGN (RELOCATED)

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail and Office	“CB” Core Business District	Olive Boulevard
South	Millennium Park	“C” Single Family Residential	NA
East	Questover Commercial and Residential	“GC” General Commercial and “B-RDD” Single Family Residential	Barnes West Drive
West	Retail and Office	“GC” General Commercial and “PO” Planned Office	Mason Road

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review. However, the West Olive Corridor Action Area recommendations for Residential Preservation and Economic Development include:

13. Tighten sign controls to reduce size allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. Improve the City’s existing sign regulations to increase the consistency and compatibility of signage ensure that non-residential development is compatible with adjacent residential development. (Page 62).

The Design Guidelines offer further recommendations 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). (Chapter 5, page 17).

The proposed additional signs are compatible with the existing signs on the campus, are oriented along Olive Boulevard within the campus, and away from any residential areas. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and Design Guidelines.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are 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.

The Master Signage Plan 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 unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed revised Master Sign Plan for the Barnes Jewish West County Campus is consistent with the intent of the Zoning Code provision for master sign plans, with prior action by the Commission and Council, and will increase public convenience by providing better direction information for visitors on the campus and that the signs do so with a well-designed, coordinated appearance.

FORM OF THE DRAFT ORDINANCE

To prevent any confusion for future enforcement the draft ordinance will repeal the prior ordinance (Ordinance #5060), and preplace with a new ordinance referencing the revised Master Sign Plan as discussed within the staff report. Conditions include prior those from the prior signage plan for the campus that were not discussed with this application:

- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- The applicant shall follow the Master Signage Plan received July 13, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. 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.
- The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
- No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
- There may be a total of 200 banners on light standards, other than as prohibited in item 4.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for the Barnes Jewish West County Hospital 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 amended Master Signage Plan for the Barnes Jewish West County Hospital Campus, submitted with Application #12-023, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 30, 2012” (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 and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



AN ORDINANCE FOR APPROVAL OF A MASTER SIGNAGE PLAN PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR THE BJC WEST COUNTY HOSPITAL CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD, EAST OF MASON ROAD AND ZONED "PH" PLANNED HOSPITAL DISTRICT

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Warren Sign Company, on behalf of BJC West County Hospital for approval of a Master Signage Plan for the BJC West County Campus; and,

WHEREAS, The boundaries of the Master Signage Plan will be for BJC West County Hospital Campus development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan; and,

WHEREAS, Said property is zoned "PH" Planned Hospital district; and,

WHEREAS, The Planning and Zoning Commission by unanimous (5-0) vote recommended approval of the Master Signage Plan on September 15, 2008; and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, October 13, 2008, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place and purpose of said hearing by publication in the St. Louis Countian and in the West County Journal, newspapers of general circulation in the City of Creve Coeur and after other written notice was given all according to the provisions of law made and provided for such notices and hearings; 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 being fully informed finds that the granting of the application 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 in conformance with good zoning practice.

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

SECTION 1: The Master Signage Plan amendment for the BJC West County Hospital campus, as submitted by Warren Sign Company, on behalf of BJC West County Hospital, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the BJC West County Hospital campus and identified as the area on the Master Signage Plan.

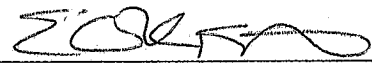
SECTION 2: Such approval of the Master Signage Plan for the BJC West County Hospital campus shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building, monument, or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. 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.
3. The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
4. No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
5. There may be a total of 200 banners on light standards, other than as prohibited in item 4.
6. No additional banners shall be allowed.

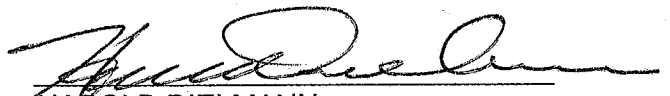
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

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

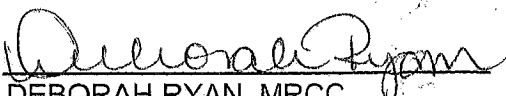
ADOPTED THIS 27 DAY OF October, 2008


ELIZABETH KISTNER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27 DAY OF October, 2008


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK



city
of

CREVE COEUR

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www.creve-coeur.org

September 5, 2012

Mr. Jon Krone
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010

Re: Application #12-023: Request for amendment to master sign plan
Barnes Jewish West County Hospital – 12634 Olive Boulevard

Mr. Krone:

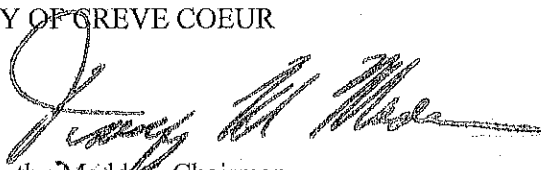
The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for an amendment to the master sign plan at Barnes Jewish West County Hospital, located at 12634 Olive Boulevard.

By unanimous vote, the Planning Commission recommends approval of the amended Master Signage Plan for the Barnes Jewish West County Hospital Campus, submitted with Application #12-023, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR



Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

1 PLANNING AND ZONING COMMISSION PUBLIC HEARING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 TUESDAY, SEPTEMBER 4, 2012

5 7:00 P.M.

6

7 THOSE IN ATTENDANCE:

8 Mr. Tim Madden, Chair

Mr. James Faron

9 Mr. Ken Howard

Ms. Cynthia Kramer

10 Mr. Jim Schnarr

Mr. Carl Lumley, City Attorney

11 Mr. Paul Langdon, AICP, Director of Community Development

Ms. Whitney Kelly, AICP, City Planner

12 Ms. Julie Lowery, Recording Secretary

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22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

24 St. Louis, MO 63128

(314)487-2259

25

1 CHAIRMAN MADDEN: Like to call to order the

2 Planning Zoning Commission meeting for the City of Creve

3 Coeur, Missouri for Tuesday, September 4th, 2012.

4 We'll start with roll call.

5 Dr. Barton won't be here or either will

6 Mr. Eberhardt.

7 Mr. James Faron?
8 MR. FARON: Present.
9 CHAIRMAN MADDEN: Mr. Ken Howard?
10 MR. HOWARD: Present.
11 CHAIRMAN MADDEN: I don't see Ms. Kramer.
12 Mr. Jim Schnarr?
13 MR. SCHNARR: Present.
14 CHAIRMAN MADDEN: Carl Lumley, our City
15 Attorney?
16 MR. LUMLEY: Present.
17 CHAIRMAN MADDEN: Paul Langdon, our Director of
18 Community Development?
19 MR. LANGDON: Present.
20 CHAIRMAN MADDEN: Whitney Kelly, our City
21 Planner?
22 MS. KELLY: Present.
23 CHAIRMAN MADDEN: And, Julie Lowery, our
24 Recording Secretary?
25 MS. LOWERY: Present.

1 (Cynthia Kramer is now present.) 2
2 CHAIRMAN MADDEN: That'll move us to No. 6, New
3 Business.
4 A will be a public hearing, Application
5 No. 12-023, request for approval of a revised master sign
6 plan for the Barnes-Jewish West County Hospital at 12634
7 Olive Boulevard.
8 Anybody that's going to be involved in this,
9 please come forward so we can swear you in since it's a
10 public hearing.
11 If you're in the audience and you may be making

12-023.BJC West CountyMSignP.Hearing Transcript.09-04-2012.txt
12 a comment on this, please come forward now too.

13 (Speakers were sworn in by the court reporter.)

14 CHAIRMAN MADDEN: Thank you all.

15 And I have it on here Diane Glen will -- okay.

16 Are you Mr. Krone?

17 MR. KRONE: I am.

18 CHAIRMAN MADDEN: Could you please state your
19 name and address for the record, please.

20 MR. KRONE: My name is Jon Krone. I'm with
21 Warren Sign, 2955 Arnold Tenbrook Road, Arnold, Missouri
22 63010.

23 CHAIRMAN MADDEN: Thank you.

24 MR. KRONE: Thank you for your time this
25 evening, and to the staff for having looked over the

1 revised master sign plan for BJC West County. 3

2 We're here really to talk about three -- three
3 points, if you will. One is the main entrance signage;
4 two is the emergency room signage, and three is key
5 intersection or intersections on the campus that they
6 would like to upgrade.

7 The first thing I'm going to put on the overhead
8 board here is the current condition of the -- of the wall
9 signs and what specifically is being requested.

10 MR. LUMLEY: You have to change the --

11 MS. KELLY: Oh.

12 MR. KRONE: On the left-hand picture here you'll
13 see it says main entrance canopy. Currently at this
14 hospital there is no designation for the main entrance,
15 and that's a very important point for the hospital to want
16 to improve their signage.

17 The signage you'll see will be a new cabinet. I
Page 3

18 believe in your folders you have pictures of the new
19 cabinet sign that will be placed on the new main entrance.

20 It will be an internally illuminated cabinet
21 that will be engineered to go on to that canopy structure.

22 The main entrance sign, when we were -- appeared
23 before this Board four years ago, there was a placeholder
24 in the plan. It was called Sign A. It will continue to
25 be called Sign A, and it will be, again, the main entrance

1 sign to the hospital.

4

2 At that time it was approved as a concept. Now
3 you'll see there on the canopy there will be a new cabinet
4 sign that'll say hospital entrance and welcome to
5 Barnes-Jewish West County Hospital.

6 The next two signs -- or the next two signage
7 locations are the emergency entrance canopies.
8 Individually illuminated letters will be placed here to
9 say simply "emergency".

10 The reason we're before this Board is because
11 the -- the cabinet will -- or the sign will be individual
12 letters, and they'll be -- the relocation of a cabinet
13 that is -- that currently on the -- on the canopy to the
14 west elevation of that canopy.

15 On the ground signs there is a key intersection,
16 which I would point to, when you come into the main campus
17 as you're heading west on Olive, the first entrance, when
18 you make that left on to campus, currently there is a
19 non-illuminated sign that you see here. This position
20 will now become illuminated sign. It will match all the
21 other illuminated signs on the campus. It will provide
22 the same information you see there, emergency, hospital

24 This sign will then be located further to the
25 west to continue to guide people down the path to the --

1 to the medical office buildings, so that 6A here is where⁵
2 the new illuminated sign will be; 6B will be across the
3 road and, again, it will be -- remain not illuminated and
4 the directional arrows and so forth will change.

5 The other sign, the location that I'd like to
6 point out is over on the west side of the campus, it's
7 Sign 13.

8 When you come in off of Mason Road, there is a
9 sign here, Sign 9, that directs you to the left, and up to
10 the emergency room and some of the medical office
11 buildings. There is no other sign until you get all the
12 way up here to Sign 8, so, again, to be able to designate
13 on this sign the emergency and to get people to move this
14 way, if they would happen to come in this side of campus
15 for the emergency -- emergency room.

16 So, again, a simple modification of the signs
17 that are on campus. All of the signs will match what is
18 there now in terms of colors and so forth.

19 CHAIRMAN MADDEN: Anybody have any questions?
20 Mr. Faron?

21 MR. FARON: Is the illuminated entry sign, is
22 that 24/7?

23 MR. KRONE: Yes.

24 MR. FARON: And the emergency, I would think the
25 emergency --

1 MR. KRONE: Yes.

2 MR. FARON: -- is.
Page 5

12-023.BJC West CountyMSignP.Hearing Transcript.09-04-2012.txt
8 ground signs, so that's what prompted them to come back.

9 Because the new plan references the new signs
10 and the old ordinance references outdated information, we
11 are asking for repeal and replacement with the existing
12 ordinance before you.

13 We have found that the signs are compatible and
14 match all of the existing ground signs. And, therefore,
15 recommend approval.

16 CHAIRMAN MADDEN: Any questions for Whitney?

17 Does anyone want to make a motion then?

18 Oh, that'll end the public hearing.

19 MR. LUMLEY: Offer the exhibits into the record
20 of the public hearing: Documentation in the possession of
21 the City Clerk reflecting the notice that was provided to
22 the public regarding the hearing; the staff report
23 regarding the application; materials presented this
24 evening; City's Code of Ordinances and Charter; City's
25 Comprehensive Plan and public file regarding the

1 application. 8

2 CHAIRMAN MADDEN: Thank you.

3 (This ends the public hearing.)

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1 STATE OF MISSOURI)

2) SS

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional

6 Reporter, Missouri Certified Court Reporter, Illinois

7 Certified Shorthand Reporter and Kansas Certified Court

8 Reporter, do hereby certify that I reported the Planning

9 and Zoning Public Hearings stenographically and later

10 reduced to typewriting; and that this is a true and

11 accurate transcript of the public hearings.

12

13

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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**AN ORDINANCE REPEALING ORDINANCE NUMBERS 3041 AND 5095, AND
APPROVING A NEW MASTER SIGN PLAN FOR THE MERCY CAMPUS LOCATED AT 615
S. NEW BALLAS ROAD AND ZONED "PH" PLANNED HOSPITAL DISTRICT**

WHEREAS, Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a new Master Sign Plan for the campus at 615 S. New Ballas Olive, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received August 10, 2012 and attached as Exhibit 1; and

WHEREAS, a master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009; 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 September 4, 2012, beginning at 7:00 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 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; 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 in the public interest.

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: Ordinance No. 3041 and Ordinance No. 5095 are hereby repealed.

SECTION 2: A Master Sign Plan is approved for the Mercy Hospital campus at 615 S. New Ballas, in the "PH" Planned Hospital zoning district whose legal description is as follows:

A tract of land being part of the Northwest Quarter of Section 15, Township 45 North, Range 5 East St. Louis County, Missouri and being part of a larger tract conveyed to St. John's Hospital by a Deed recorded in Deed Book 4198 page 544, dated the 20th day of November, 1959, and being described as follows:

Beginning at the Southeast corner of Lot 17 Sackston Woods, a subdivision filed for record in Plat Book 53 page 15 of the St. Louis county land records, said point also being on the North line of Section 15 as previously described; thence South 00 degrees 17 minutes 23 seconds West along the Western Right of Way of State Highway JJ (also known as Ballas road) a distance of 1948.90 feet to a point; thence South 04 degrees 06 minutes 14 seconds East a distance of 150.33 feet to a point; thence South 00 degrees 17 minutes 23 seconds West a distance of 180.02 feet to a point; thence South 45 degrees 44 minutes 49 seconds West a distance of 74.41 feet to a point on the Northern Right of Way line of Conway Road; thence leaving said State Highway JJ South 86 degrees 40 minutes 24 seconds West along the Northern Right of Way line of Conway Road a distance of 309.41 feet to a point; thence South 03 degrees 19 minutes 36 seconds East a distance of 10.00 feet to a point; thence North 86 degrees 44 minutes 23 seconds West a distance of 133.17 feet to a point; thence North 82 degrees 15 minutes 37 seconds West a distance of 126.95 feet to a point; thence North 49 degrees 47 minutes 04 seconds West a distance of 103.54 feet to a point; thence North 71 degrees 35 minutes 09 seconds West a distance of 71.15 feet to a point; thence North 66 degrees 18 minutes 46 seconds West a distance of 165.61 feet to a point; hence North 48 degrees 41 minutes 22 seconds West a distance of 205.70 feet to a found iron pin; thence North 39 degrees 57 minutes 17 seconds West a distance of 228.02 feet to a found iron pin; thence North 47 degrees 30 minutes 53 seconds West a distance of 303.12 feet to a point on the Eastern Right of Way line of interstate Highway I@270 (also known as 244); thence leaving the Northern Line of said Conway Road North 04 degrees 44 minutes 05 seconds East along said Eastern Right of Way line a distance of 1687.62 feet to a point, said point to be hereafter known as point "A" and being on the Southern line of Sackston Woods Plat 2 a subdivision filed for record in Plat Book 100 page 80 of the St. Louis County Land Records; thence leaving said Eastern Right of Way line South 89 degrees 50 minutes 00 seconds East a distance of 1325.29 feet to the point of beginning and containing 70.32 Acres

Less and Excepting a tract of land being part of the previously described larger tract and commencing at point "A" as previously described; thence South 04 degrees 44 minutes 05 seconds West along the Eastern Right of way line a distance of 534.95 feet; thence leaving said Right of Way line South 81 degrees 43 minutes 15 seconds East a distance of 244.80 feet to the point of beginning of the tract excepted; thence continuing South 81 degrees 43 minutes 15 seconds East a distance of 202.16 feet to a point on the Western wall of the Existing Hospital Building; thence South 08 degrees 09 minutes 44 seconds West along said Wall a distance of 51.07 feet; thence North 82 degrees 09 minutes 01 seconds West a distance of 15.34 feet; thence South 08 degrees 00 minutes 53 seconds West a distance of 27.32 feet to a point on a Party wall; thence South 82 degrees 08 minutes 49 seconds East along said Party wall a distance of 17.16

feet to a point; thence South 08 degrees 09 minutes 53 seconds West 32.96 feet to a point; thence North 86 degrees 28 minutes 35 seconds West a distance of 3.70 feet; thence South 08 degrees 06 minutes 32 seconds West a distance of 22.65 feet to a point; thence South 81 degrees 54 minutes 24 seconds East a distance of 3.72 feet to a point; thence South 07 degrees 54 minutes 53 seconds West a distance of 31.85 feet to a point; thence South 81 degrees 53 minutes 15 seconds East a distance of 2.45 feet to a point; thence South 08

degrees 06 minutes 45 seconds West a distance of 84.18 feet; thence North 81 degrees 55 minutes 58 seconds West a distance of 9.61 feet to a point; thence South 08 degrees 16 minutes 37 seconds West a distance of 27.98 feet to a point; thence South 81 degrees 37 minutes 30 seconds East a distance of 9.69 feet to a point; thence South 08 degrees 06 minutes 45 seconds West a distance of 15.96 feet to a point; thence North 81 degrees 40 minutes 49 seconds West a distance of 49.76 feet; thence leaving said Party wall and continuing on the Western wall of the Existing Hospital Building South 08 degrees 02 minutes 33 seconds West a distance of 78.57 feet to a corner of said Building; thence leaving said Building North 81 degrees 58 minutes 04 seconds West a distance of 156.35 feet to a point; thence North 08 degrees 01 minutes 52 seconds East a distance of 373.51 feet to the point of beginning and containing 71,712 square feet.

Subject to Easements Restrictions and Covenants of record if any

SECTION 3: Such approval of the Master Signage Plan for the Mercy campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received August 10, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. 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.
3. Incidental signage shown within the plan does not require a permit.
4. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

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

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



Location #: 003-1

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM 74" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)
2	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
3	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
4	1	REMOVE EXISTING
5	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
6	1	REMOVE EXISTING
7	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
8	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
9	1	REMOVE EXISTING
10	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
11	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
12	1	REMOVE EXISTING
13	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
14	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
15	1	REMOVE EXISTING
16	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
17	1	D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL
18	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
19	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
20	1	REMOVE EXISTING
21	1	REMOVE EXISTING
22	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
23	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
24	1	CUSTOM RE-FACE AND RETRO-FIT
25	2	CUSTOM RE-FACE AND RETRO-FIT



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 1.cdr**

DATE: **06/08/12**

Rev. 1: **06/15/12**

Rev. 2: **06/25/12**

Rev. 3: **07/16/12**

Rev. 4: **00/00/00**

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SCALE:

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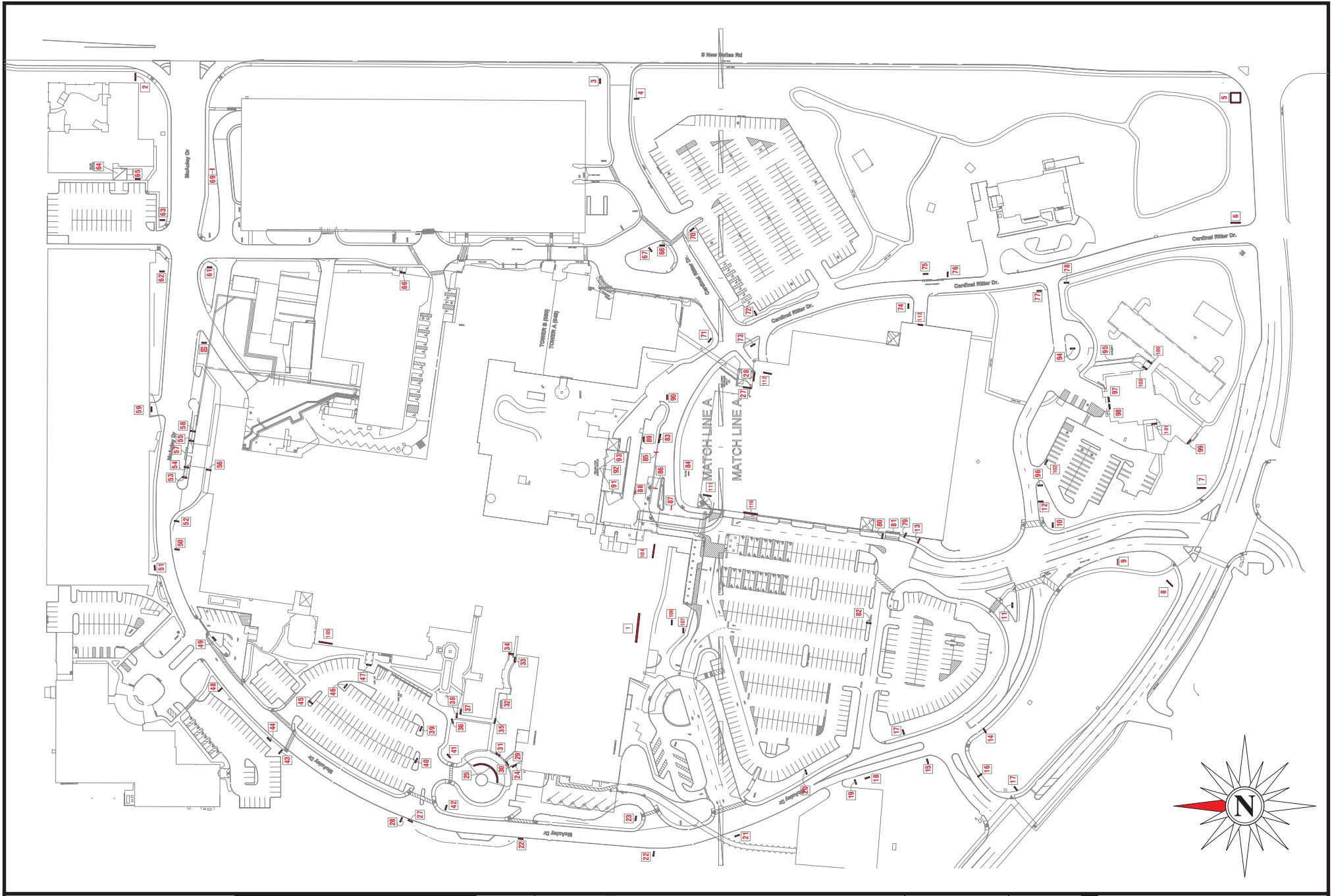
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The Icon Companies®





SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

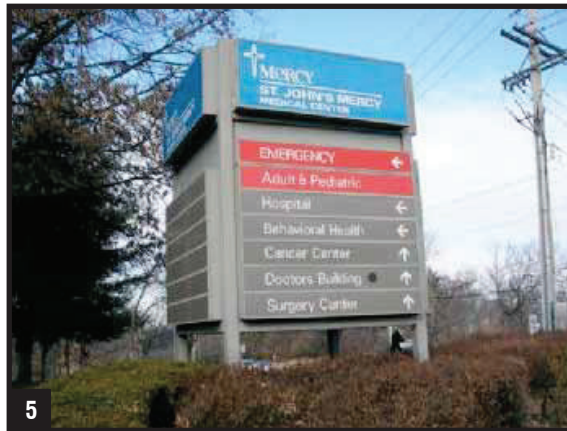
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OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
003

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Rev. 4: 00/00/00
Rev. 5: 00/00/00

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PAGE #:
5

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10



11



12



13



14



15



16



17



18



OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR	DATE
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Rev. 3:	07/16/12
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PAGE #:	6

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19



20



21



22



23



24



25



26



27



OVERVIEW PHOTOS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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Rev. 4: 00/00/00
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PAGE #:
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28



29



OVERVIEW PHOTOS

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CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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Rev. 2:	06/25/12
Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

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NONE EXISTING



PROPOSED

**CUSTOM 74" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)**

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)
 CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 1/4"=1'-0"

FASCIA IS SCHEDULED TO RECEIVE MAJOR ALTERATIONS WITH A NEW METAL COMPOSITE MATERIAL PANELS - BY OTHERS. LETTERSET INSTALL TO BE COORDINATED WITH CONTRACTOR.

ALREADY APPROVED AND COMPLETED

Custom channel letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication. Note: design intent is to match the 74" 'M' height on the temporary banner. ***Note: Sign 001 fabrication and installation is to be completed prior to the full sign conversion.

Existing surface / paneling system will need to be replaced w/ new panels as existing signs penetrate face.

**RECOMMENDATIONS**

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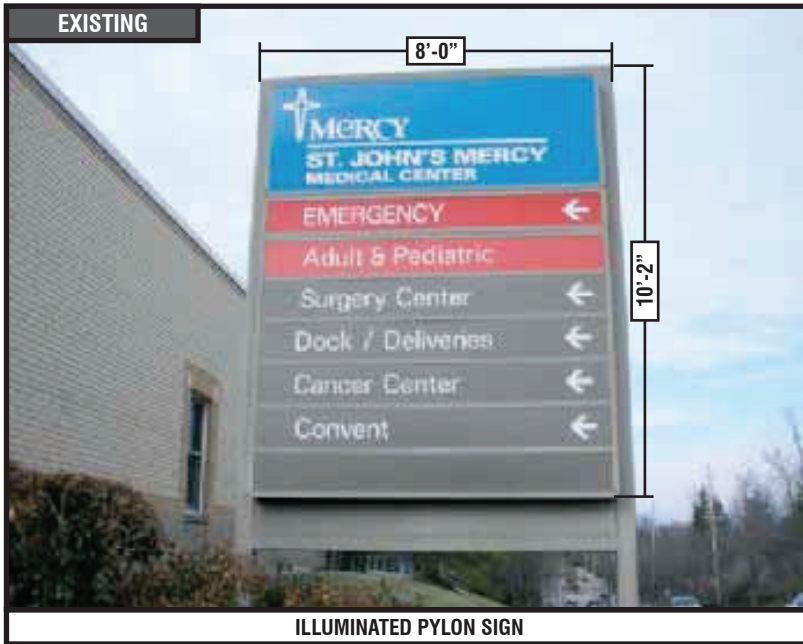
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 Rev. 3: **07/16/12**
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 PAGE #:
9

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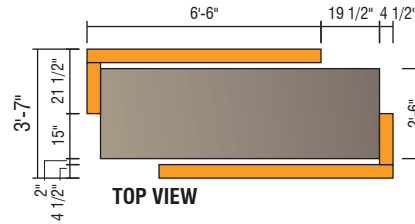


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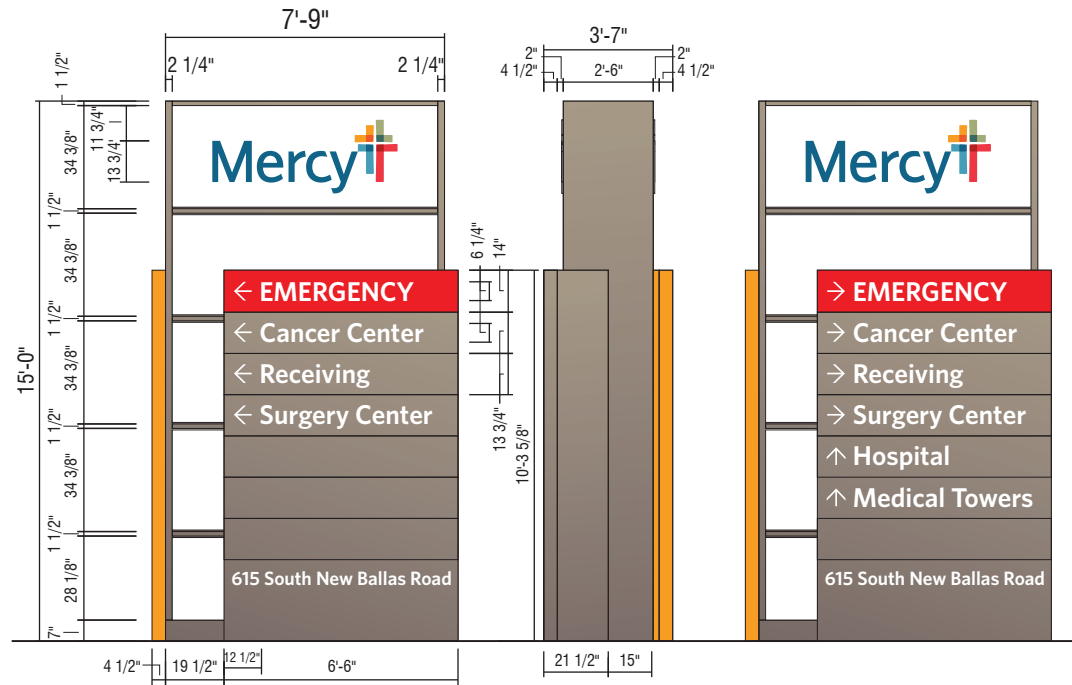


ILLUMINATED PYLON SIGN

SIGN 2



TOP VIEW



SIDE VIEW

D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
003

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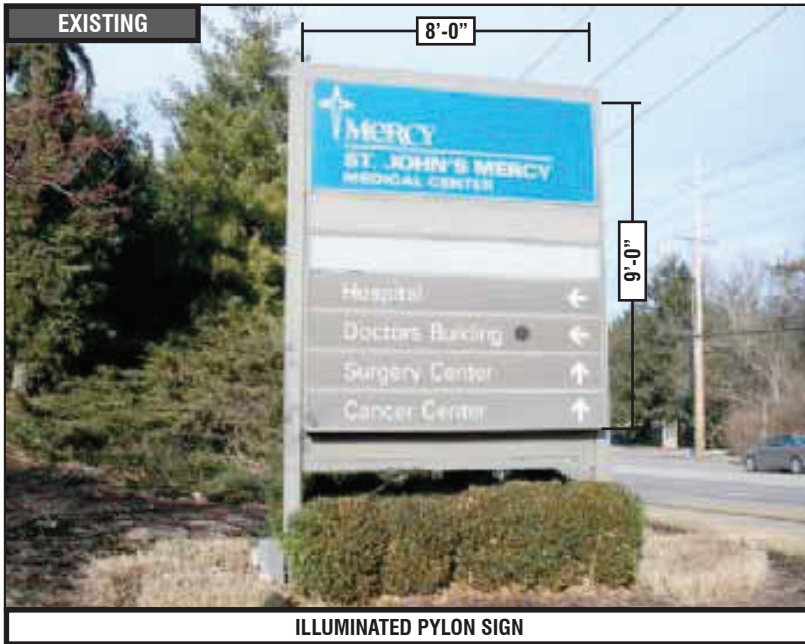
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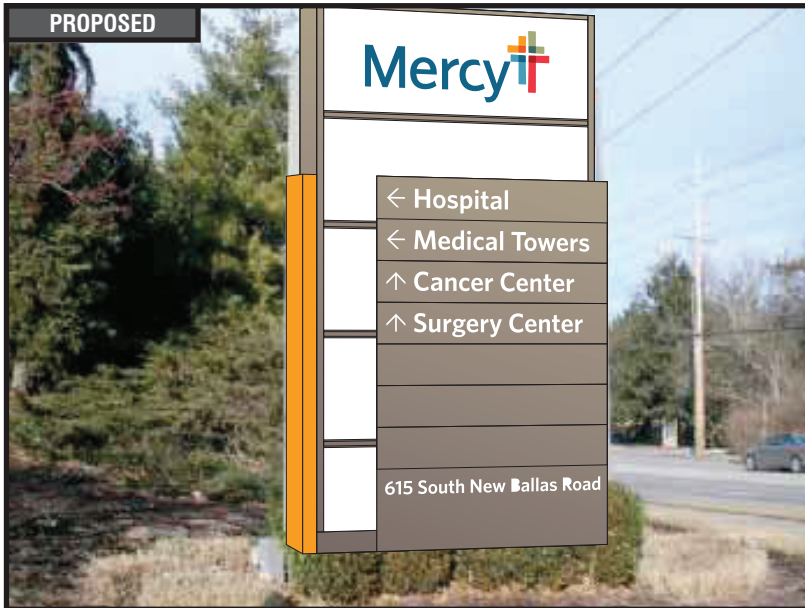


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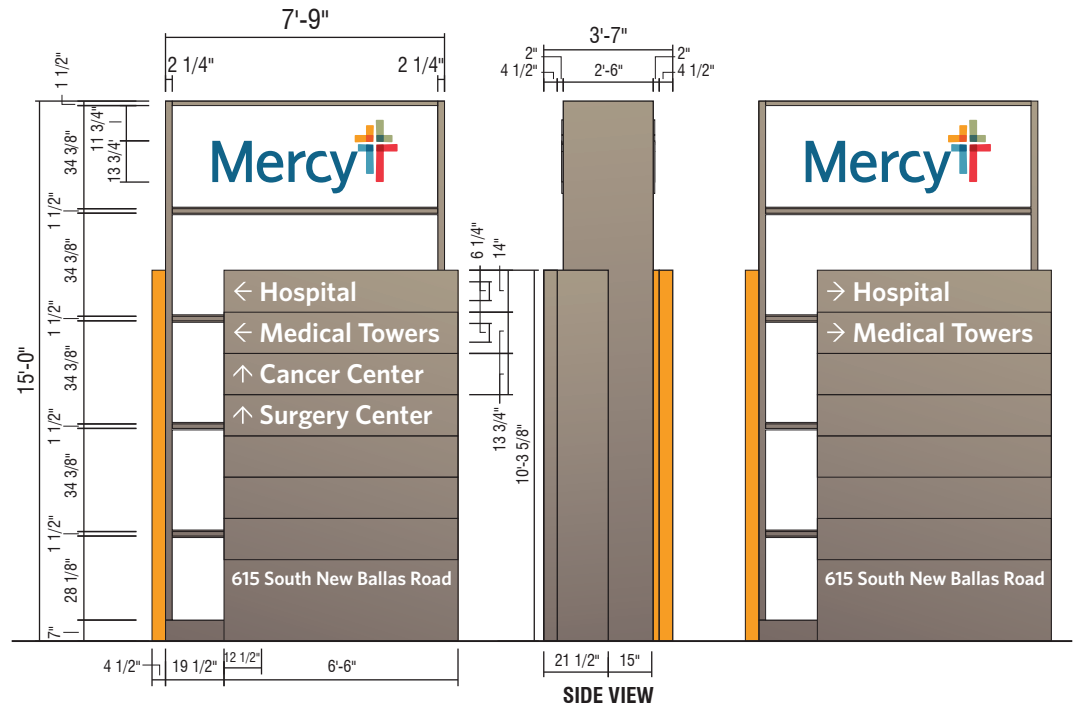
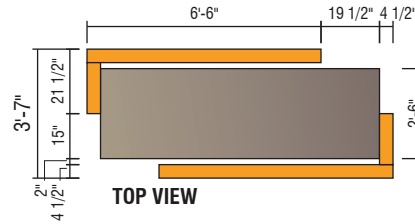


ILLUMINATED PYLON SIGN

PROPOSED



SIGN 3



D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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DATE:	06/08/12
Rev. 1:	06/15/12
Rev. 2:	06/25/12
Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

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DRAWN BY:	TVS
PAGE #:	11



EXISTING

4'-0"



ILLUMINATED MONUMENT SIGN

SIGN 4

REMOVE EXISTING

QTY: 1

Remove existing "Thank You / Welcome" sign and do not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

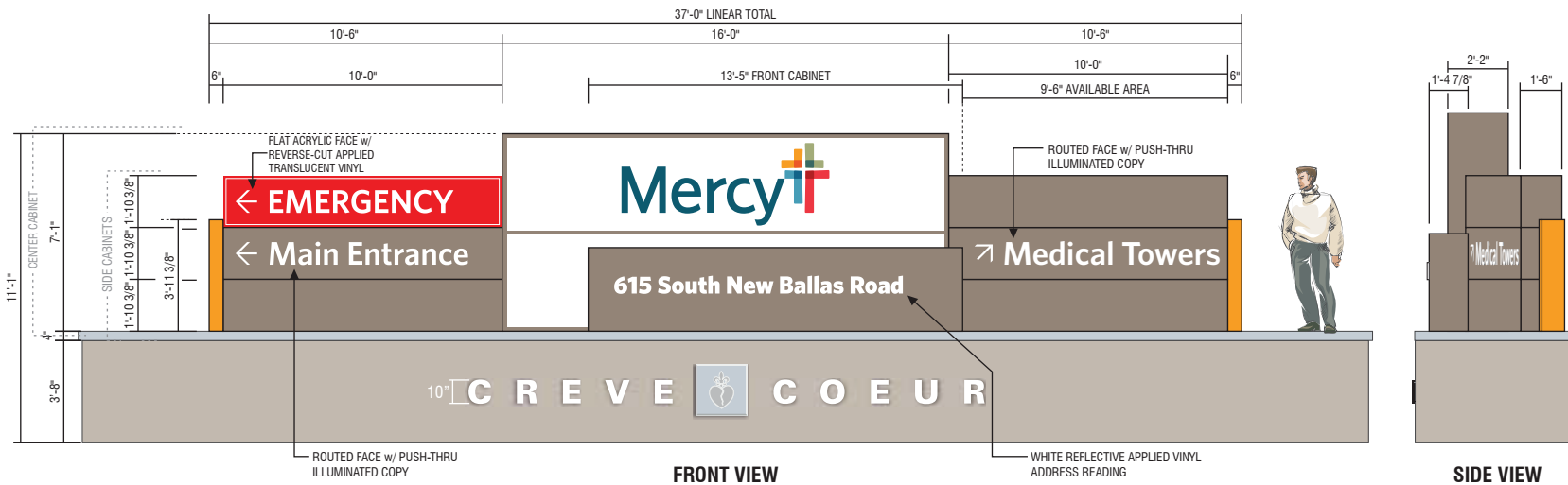
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3566		☐ APPROVED AS NOTED	____/____/____	DATE
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Rev. 4:	00/00/00
Rev. 5:	00/00/00

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PAGE #:	12

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SIGN 5

CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN

See design intent drawings provided by Monigle Associates. New sign is to mimic new sign design w/ center brand panel facing the intersection at a 45 degree angle - two directional side panels to angle and flank the center brand panel.

New foundation, stone retaining walls and landscaping as shown.

ALREADY APPROVED AND COMPLETED



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

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Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

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PAGE #:
13



EXISTING



ILLUMINATED PYLON SIGN

SIGN 6

REMOVE EXISTING

QTY: 1

The current campus masterplan shows this entrance being removed in its entirety. Remove the existing signage so as not to confuse the public.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:		_____/_____/_____ DATE	
3566	☐ APPROVED		CLIENT CONTRACTOR	
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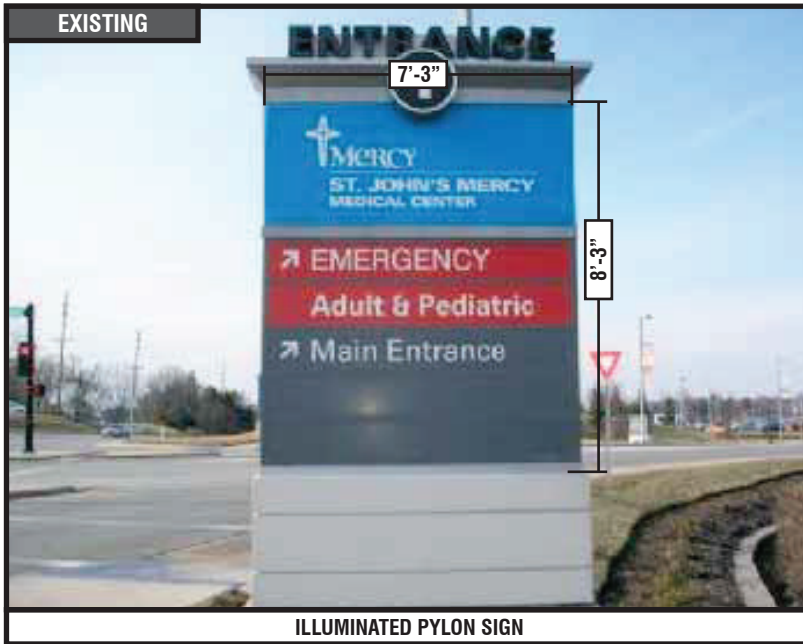
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Rev. 3: 07/16/12
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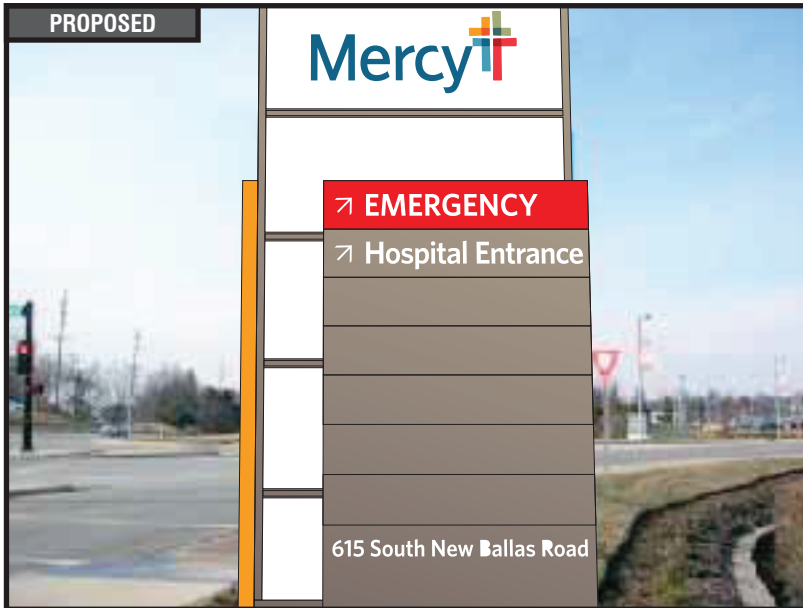


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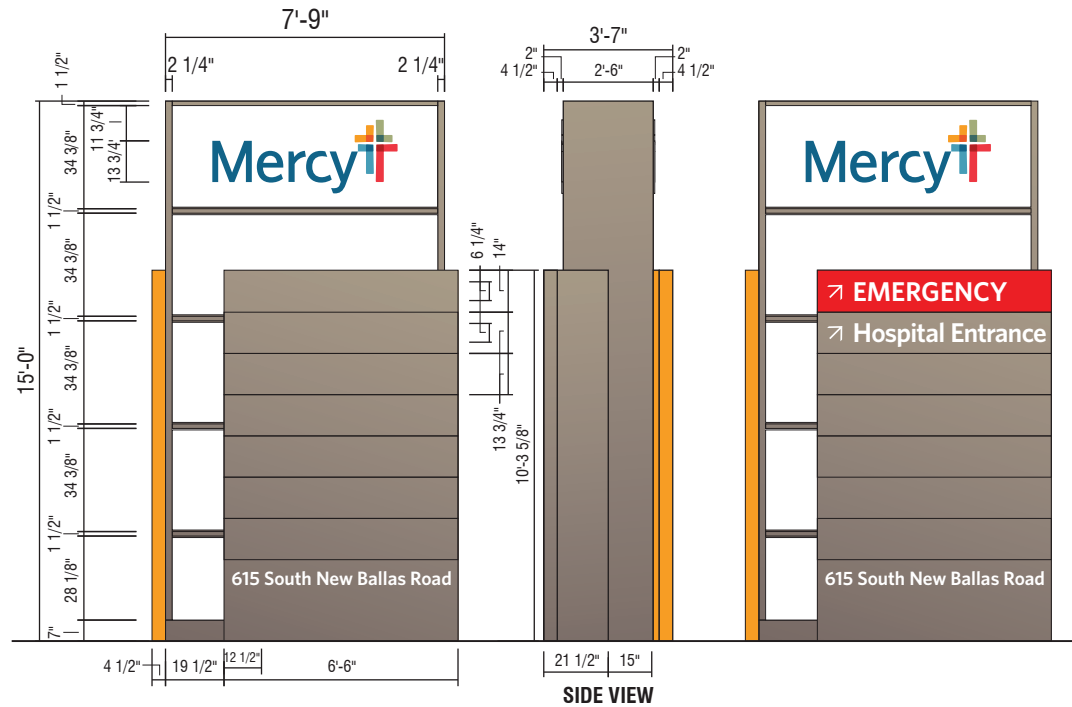
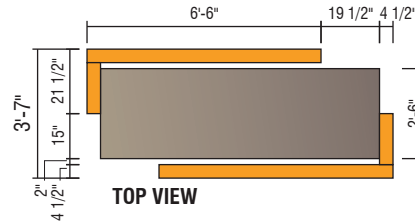


ILLUMINATED PYLON SIGN

PROPOSED



SIGN 7



D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS:

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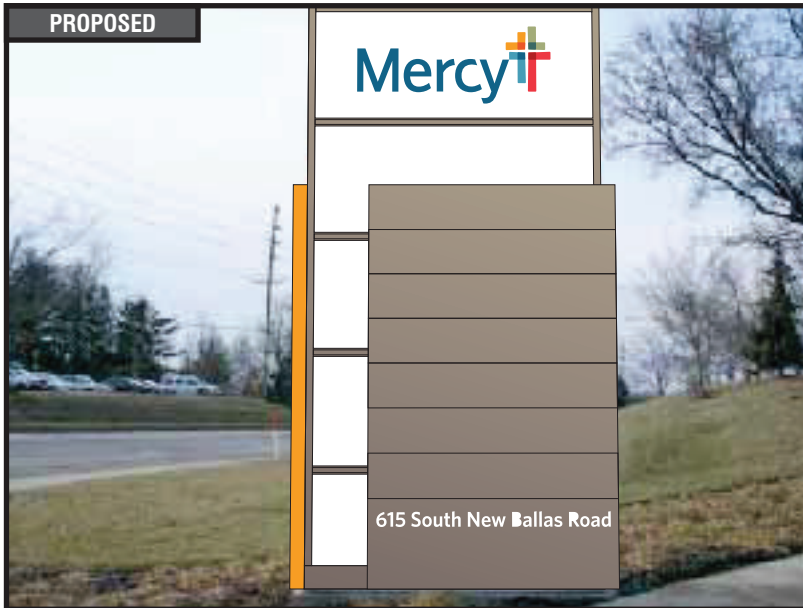


EXISTING

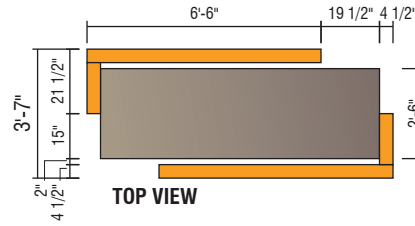


ILLUMINATED PYLON SIGN

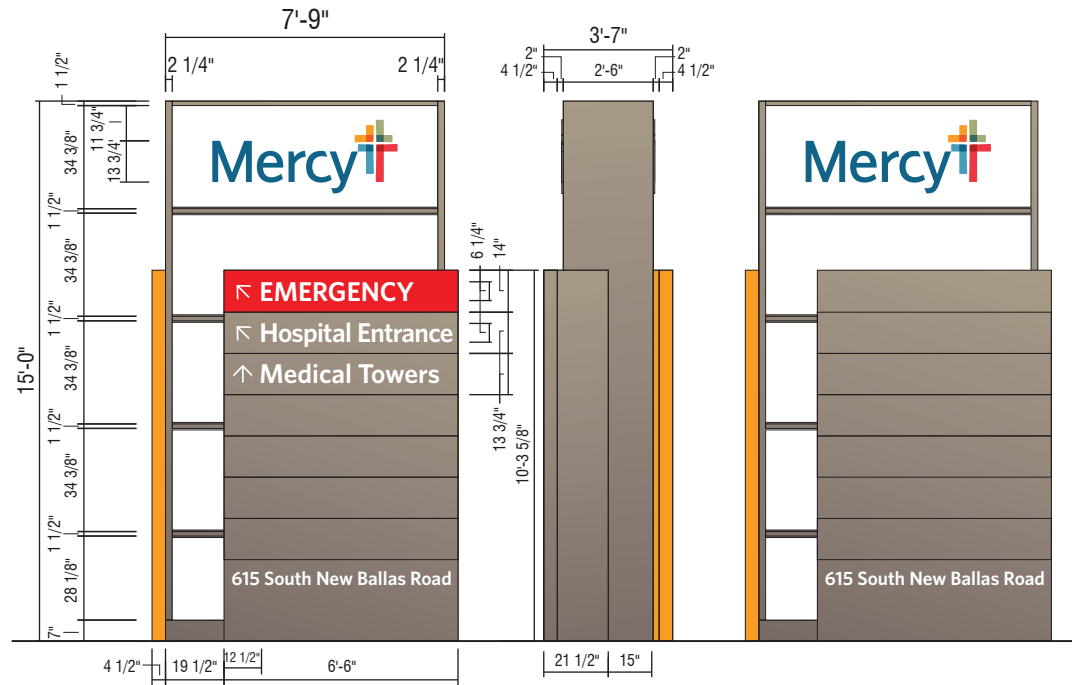
PROPOSED



SIGN 8



TOP VIEW



SIDE VIEW

D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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Rev. 2:	06/25/12
Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE:	As Noted
DRAWN BY:	TVS
PAGE #:	16



EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 9

REMOVE EXISTING

QTY: 1

Existing sign is blank on the back side and Skilled Nursing is off campus, across the street - recommend removing and not replacing.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

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PAGE #:	17

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icon
Icon Identity Solutions

ims
ImageCare Maintenance Services

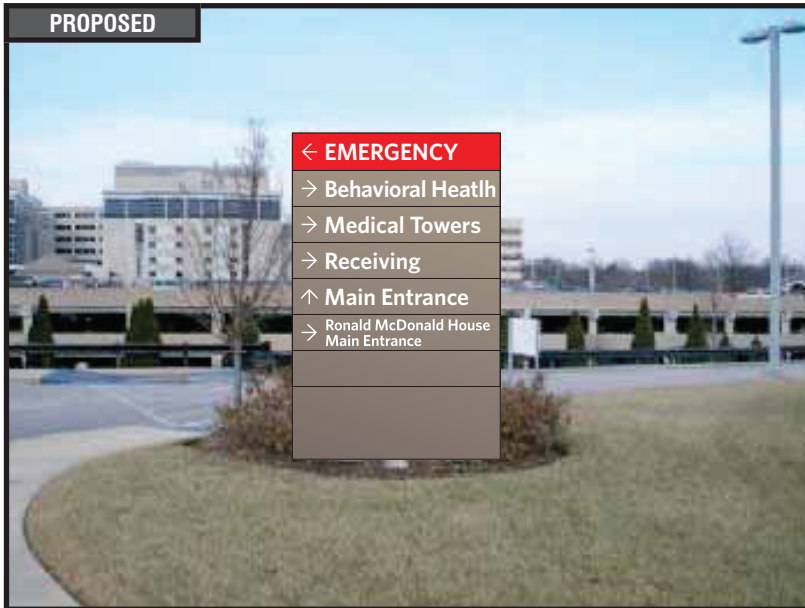
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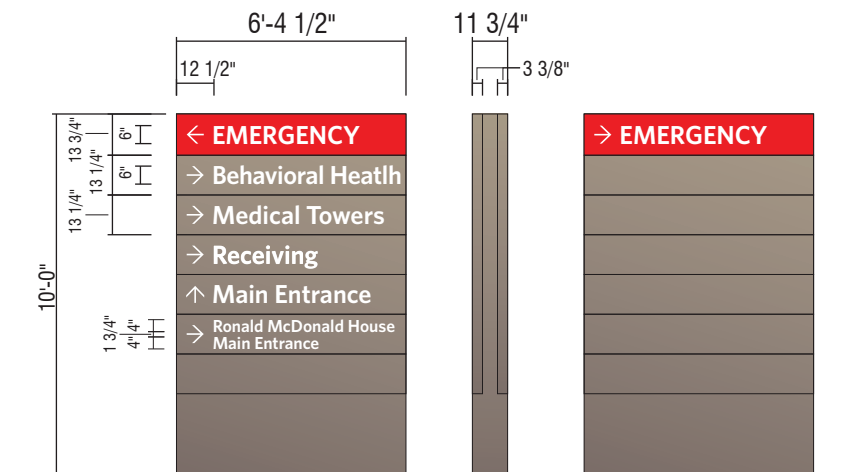
ILLUMINATED MONUMENT SIGN

SIGN 10

PROPOSED



TOP VIEW



SIDE VIEW

D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
003

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DATE: 06/08/12
Rev. 1: 06/15/12
Rev. 2: 06/25/12
Rev. 3: 07/16/12
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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DRAWN BY:
TVS
PAGE #:
18

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EXISTING



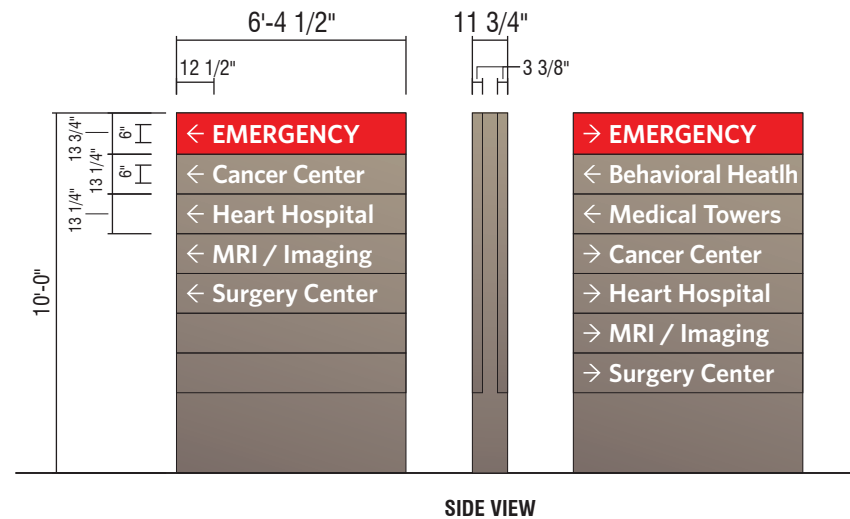
ILLUMINATED MONUMENT SIGN

SIGN 11

PROPOSED



TOP VIEW



SIDE VIEW

D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

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Rev. 2:	06/25/12
Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE:	As Noted
DRAWN BY:	TVS
PAGE #:	19



EXISTING



DIRECTIONAL SIGN

SIGN 12

REMOVE EXISTING

QTY: 1

Remove temporary parking sign and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.



RECOMMENDATIONS

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CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
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Rev. 2: **06/25/12**
Rev. 3: **07/16/12**
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PAGE #:
20

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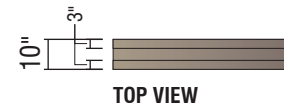


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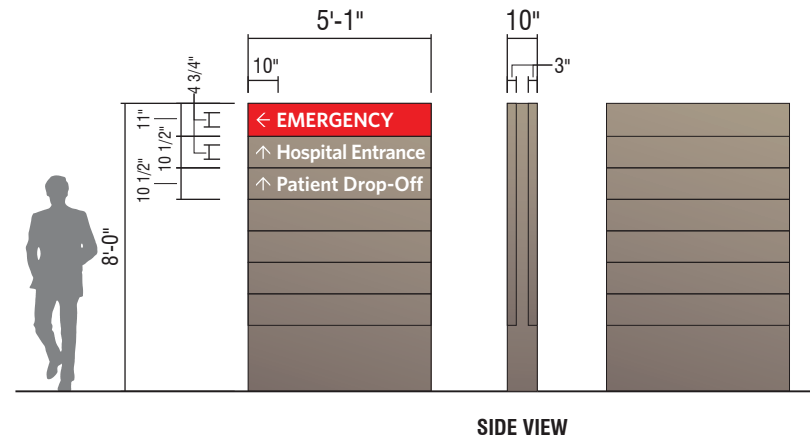


ILLUMINATED MONUMENT SIGN

PROPOSED



TOP VIEW



SIDE VIEW

D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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ZIP: 63141

PROJECT #:

3566

LOCATION #:

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Rev. 1: 06/15/12

Rev. 2: 06/25/12

Rev. 3: 07/16/12

Rev. 4: 00/00/00

Rev. 5: 00/00/00

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PAGE #:

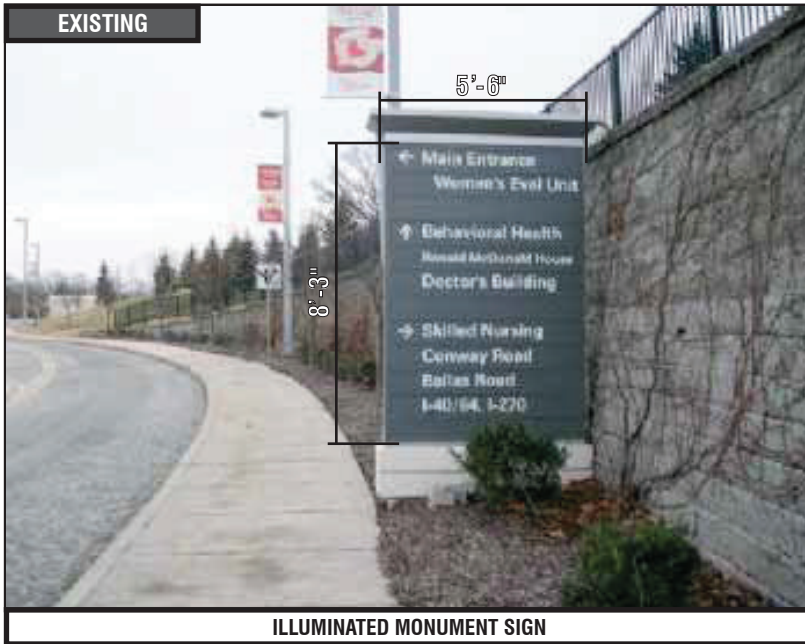
21

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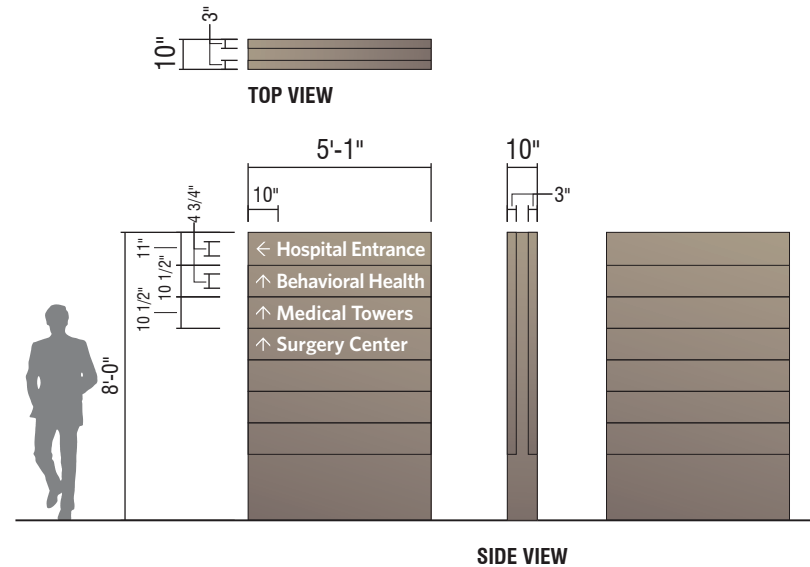


EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 14



D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

See Photo 644 for general location

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

RECOMMENDATIONS



ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
003

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DATE: 06/08/12
Rev. 1: 06/15/12
Rev. 2: 06/25/12
Rev. 3: 07/16/12
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
22





DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Valet parking sign is located in a random location far from the valet parking service, remove and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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Rev. 2: **06/25/12**
Rev. 3: **07/16/12**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

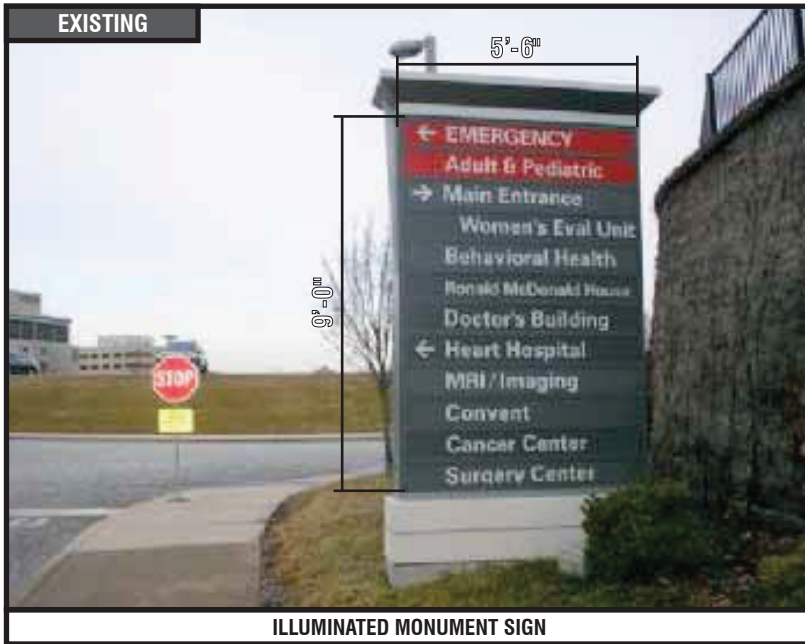
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PAGE #:
23

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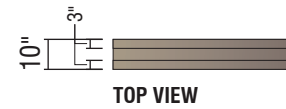
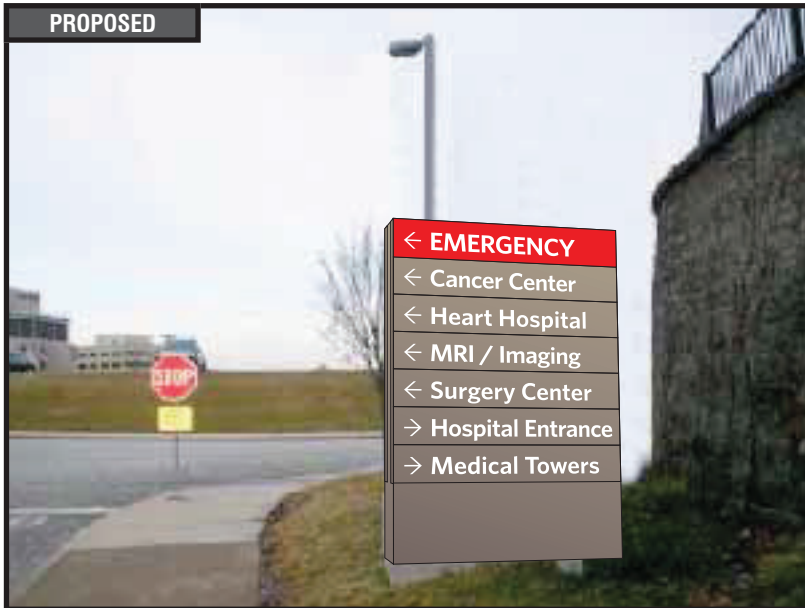


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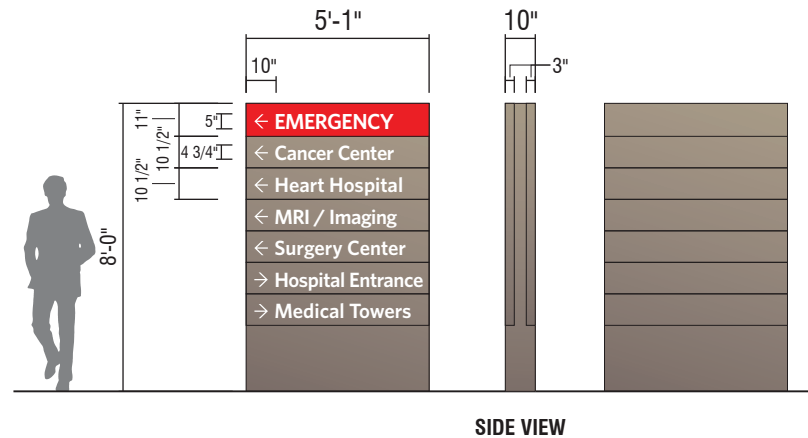


ILLUMINATED MONUMENT SIGN

PROPOSED



TOP VIEW



SIDE VIEW

D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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3566

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PAGE #:

24

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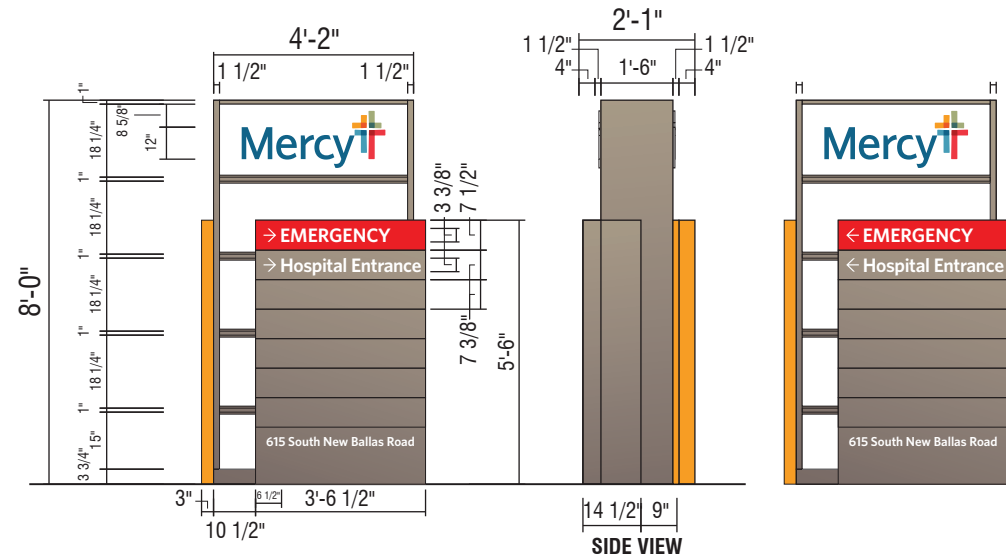
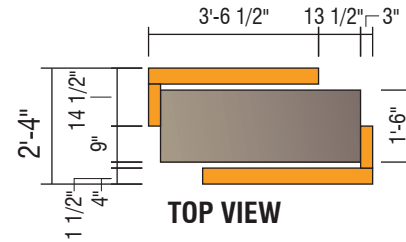
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EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 17

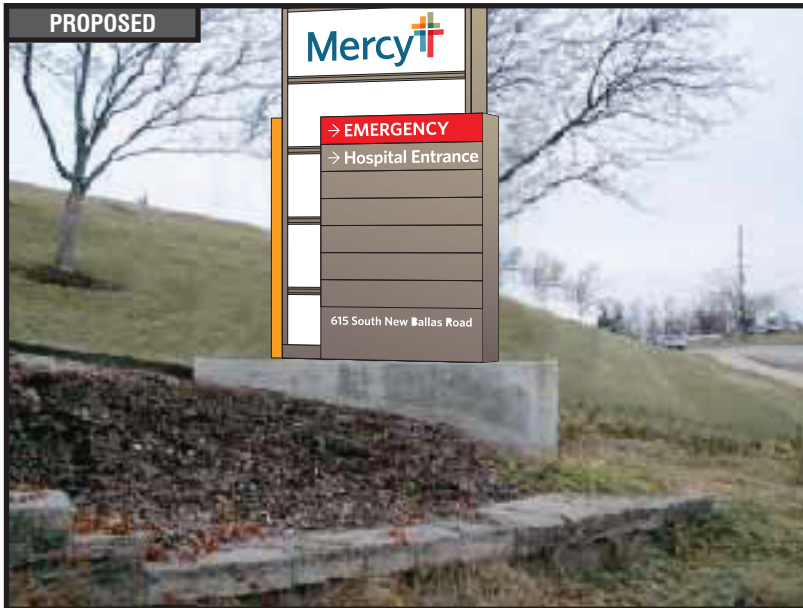


D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

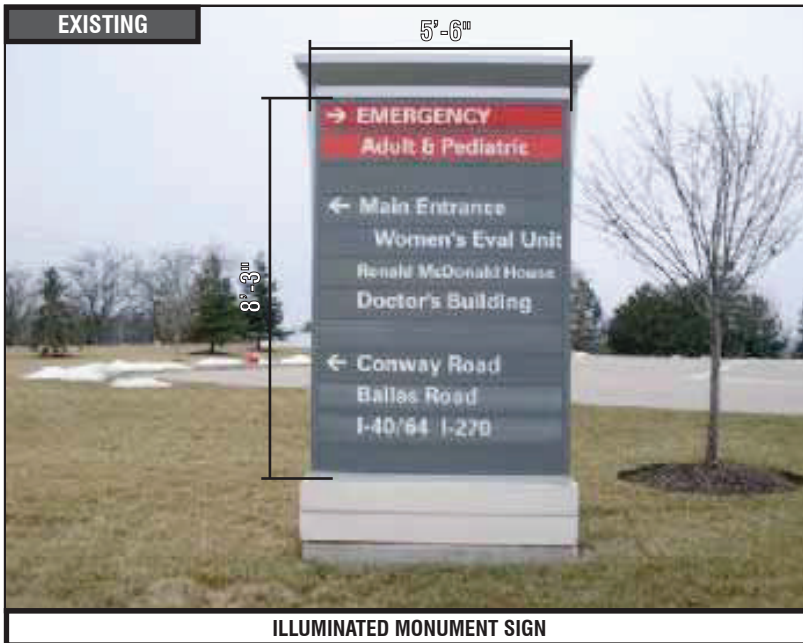
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LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 1.cdr		
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Rev. 2:	06/25/12
Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

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DRAWN BY:	TVS
PAGE #:	25



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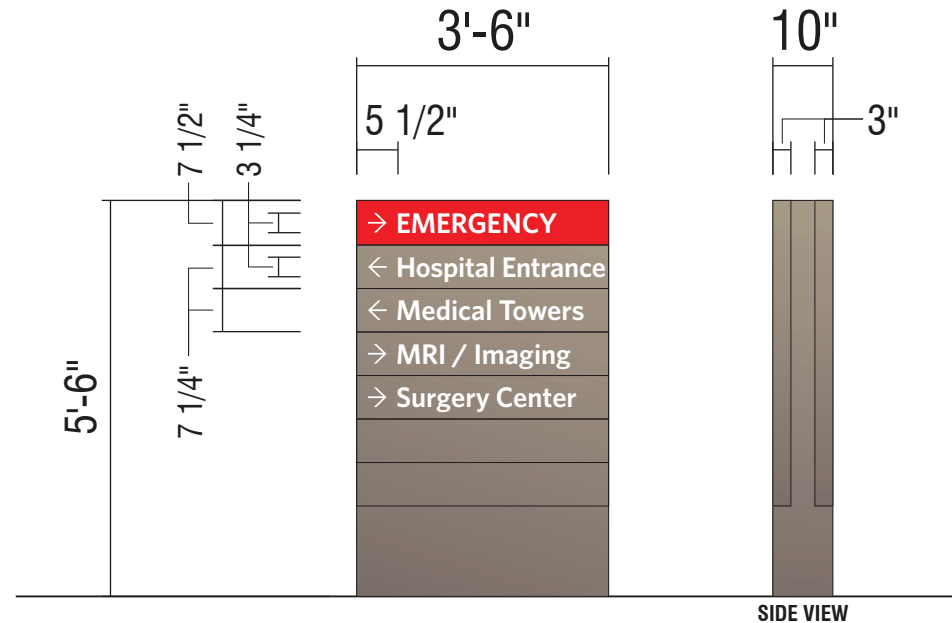


ILLUMINATED MONUMENT SIGN

SIGN 18



TOP VIEW



SIDE VIEW

D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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PROJECT #:

3566

LOCATION #:

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Rev. 3: 07/16/12

Rev. 4: 00/00/00

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PAGE #:

26

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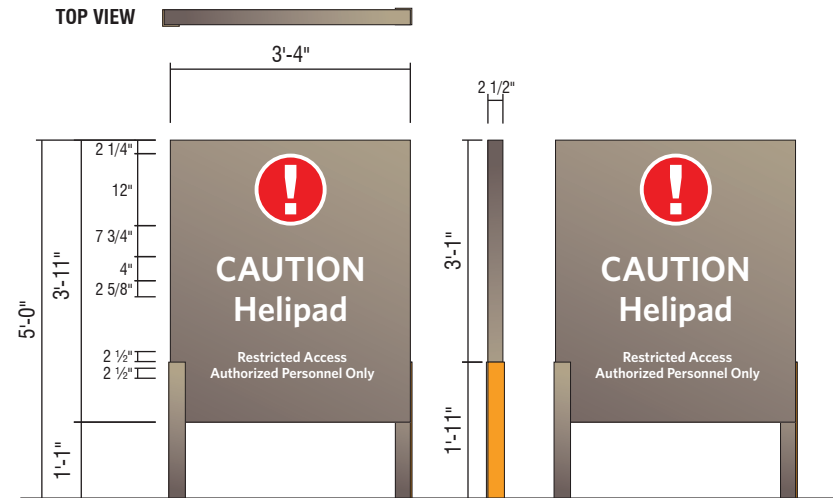
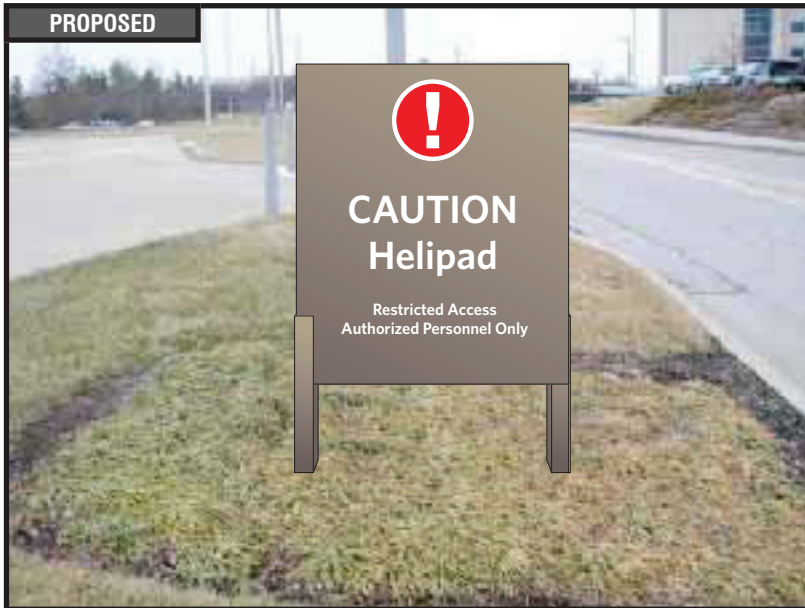
EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 19

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

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Rev. 2: 06/25/12

Rev. 3: 07/16/12

Rev. 4: 00/00/00

Rev. 5: 00/00/00

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PAGE #:

27

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EXISTING



ILLUMINATED DIRECTIONAL SIGN

SIGN 20

REMOVE EXISTING

QTY: 1

General location is over-signed, including sign 20 there are 5 illuminated directionals within 130 yards (see signs 018, 021, 022 and the Heart Hospital monument which is being changed to a directional) all in same general location. Sign 020 adds the least amount of value as it is on a straight away with no decision points - recommendation is to remove and not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

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Rev. 2:	06/25/12
Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE:	As Noted
DRAWN BY:	TVS
PAGE #:	28





ILLUMINATED DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

General location is over-signed, including sign 21 there are 5 illuminated directionals within 130 yards (see signs 018, 020, 022 and the Heart Hospital monument which is being changed to a directional) all in same general location. Sign 020 will be redundant with the Heart Hospital monument changing to a directional - recommendation is to remove and not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____ / _____ / _____ DATE
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Rev. 2: **06/25/12**
Rev. 3: **07/16/12**
Rev. 4: **00/00/00**
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TVS
PAGE #:
29

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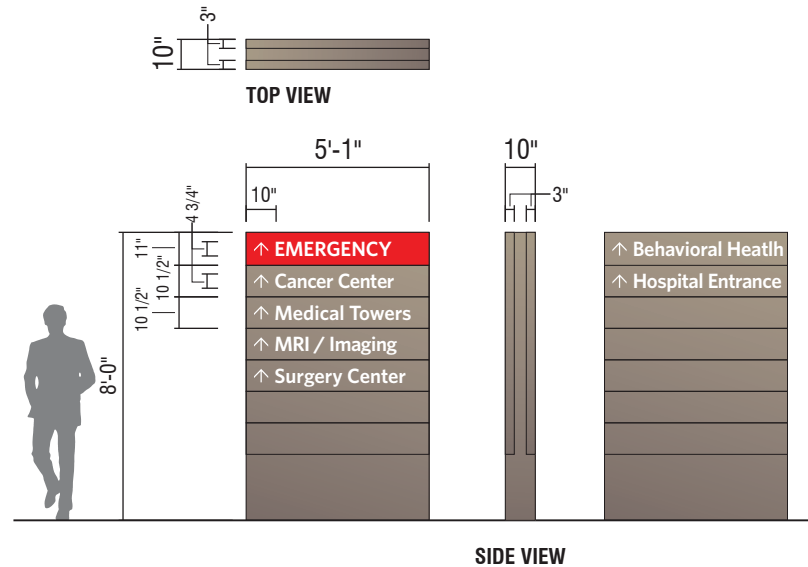


EXISTING



ILLUMINATED MONUMENT SIGN

PROPOSED

**D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL**

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

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Rev. 3: 07/16/12

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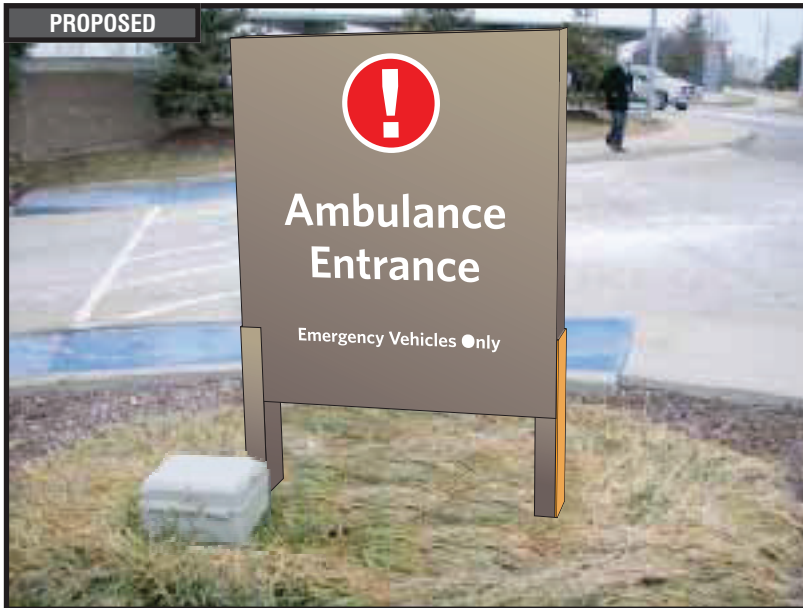


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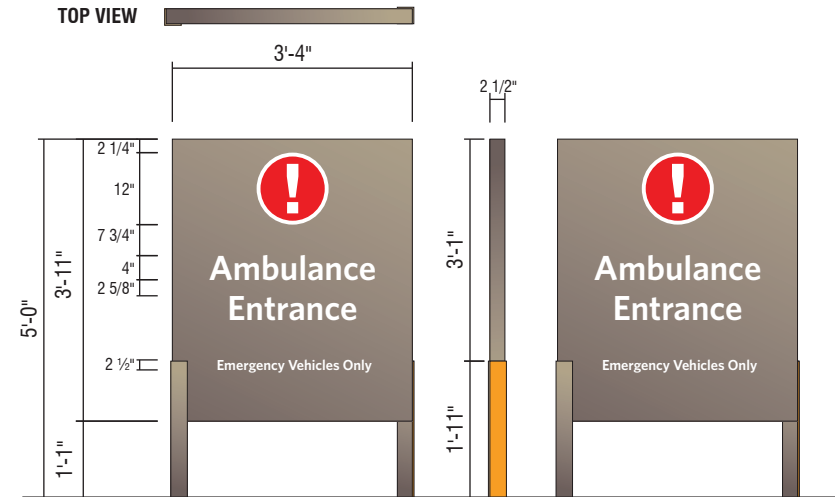
ILLUMINATED DIRECTIONAL SIGN

PROPOSED



SIGN 23

TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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PROJECT #:

3566

LOCATION #:

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Rev. 2: 06/25/12

Rev. 3: 07/16/12

Rev. 4: 00/00/00

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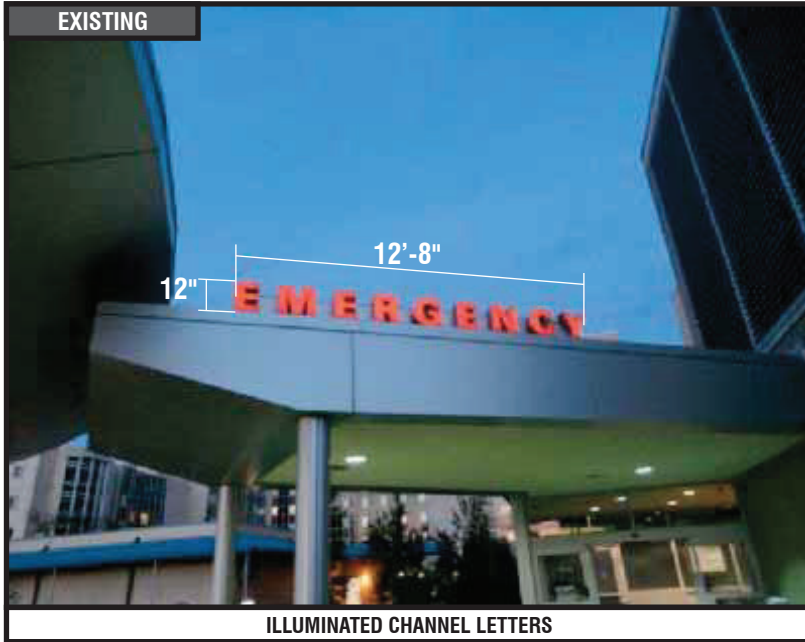
31

DRAWINGS PREPARED BY:

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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 24

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 25

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

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PAGE #:	33

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Icon Identity Solutions ImageCare Maintenance Services

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EXISTING



ILLUMINATED DIRECTIONAL SIGN

SIGN 26

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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Icon Identity Solutions ImageCare Maintenance Services



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
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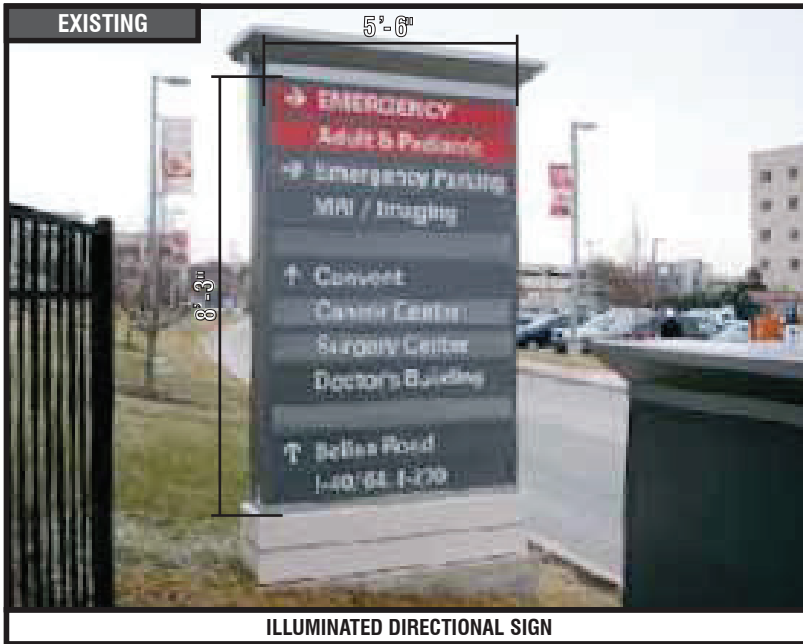
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Rev. 4: 00/00/00
Rev. 5: 00/00/00

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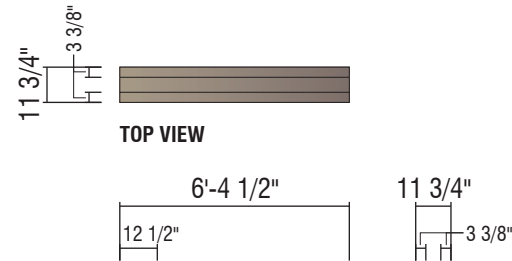
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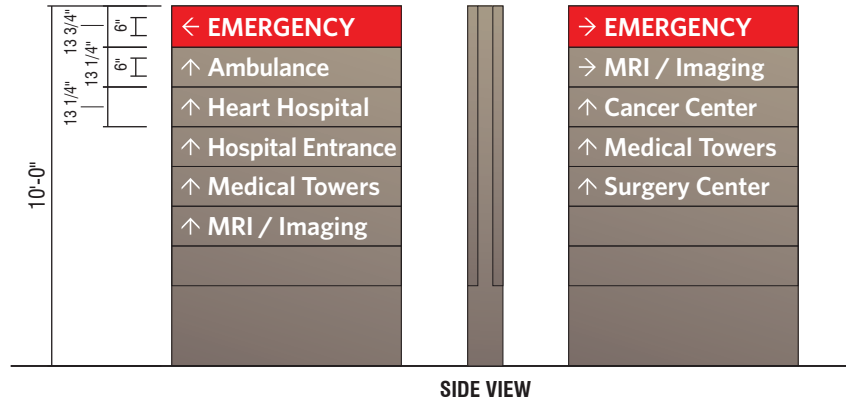
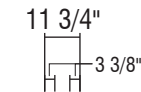


ILLUMINATED DIRECTIONAL SIGN

SIGN 28



TOP VIEW



SIDE VIEW

D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
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PAGE #:
36

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Location #: 003-2

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
30	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION
31	1	CUSTOM RE-FACE AND RETRO-FIT
32	1	CUSTOM AWNING RE-SKIN
33	1	REMOVE EXISTING
34	1	DV-1 DOOR VINYL TYP. INSTALLATION
35	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
36	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
37	1	CUSTOM NON-ILLUMINATED CHANNEL LETTERS
38	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
39	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
40	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
41	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
42	1	B1 6'-0" MONUMENT
43	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
44	1	REMOVE EXISTING
45	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
46	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
47	1	LEAVE EXISTING
48	1	REMOVE EXISTING
49	1	REMOVE EXISTING
50	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
51	1	CUSTOM 10" BLACK PLATE LETTERS
52	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
53	1	CUSTOM 10" DAY/NIGHT CHANNEL LETTERS
54	2	REMOVE EXISTING



RECOMMENDATIONS

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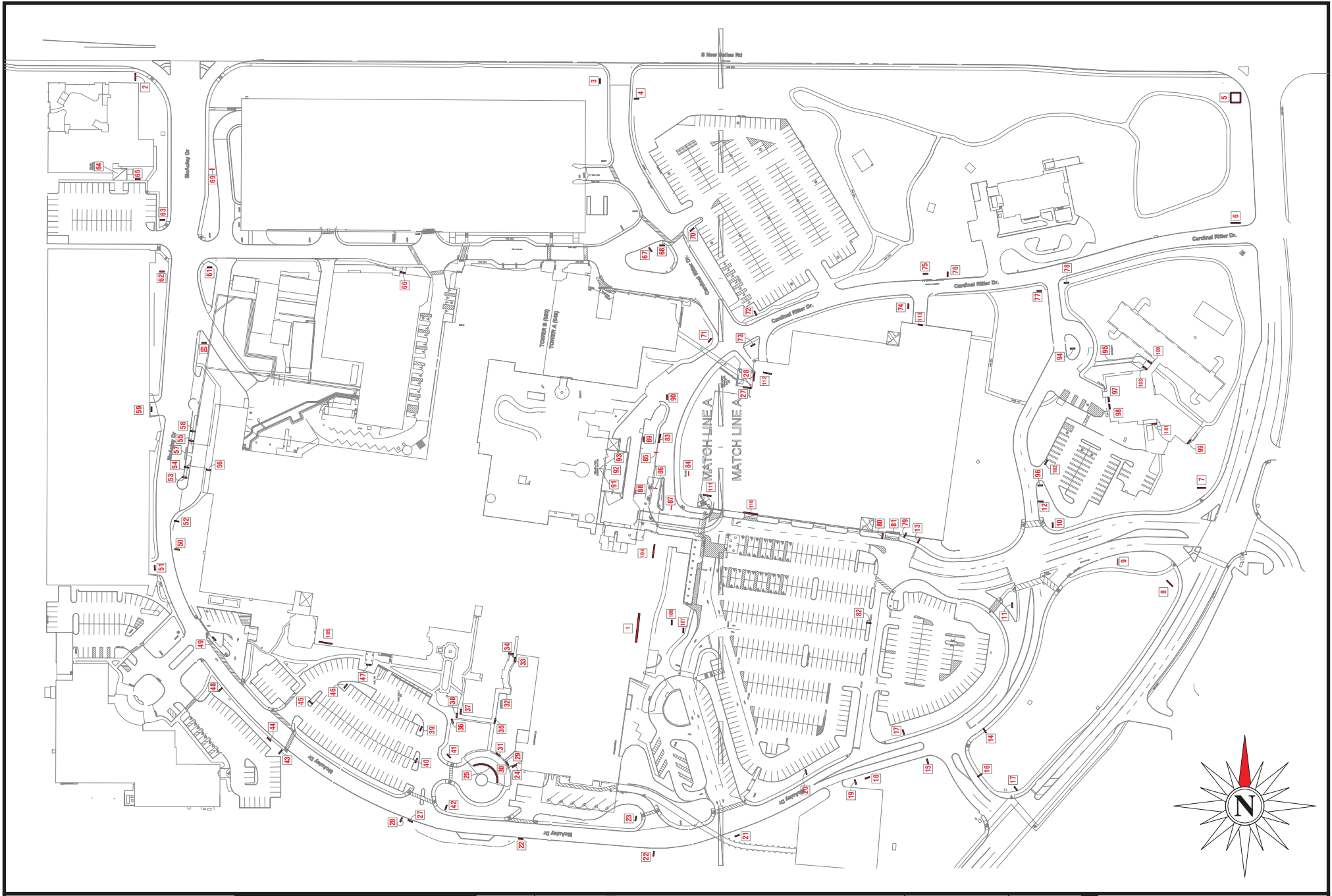
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SITE PLAN

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ZIP: 63141

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Rev. 3: 06/25/12
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OVERVIEW PHOTOS

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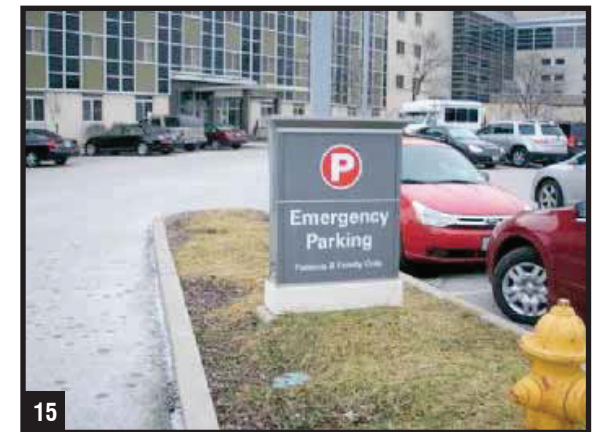
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LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 2.cdr		
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OVERVIEW PHOTOS

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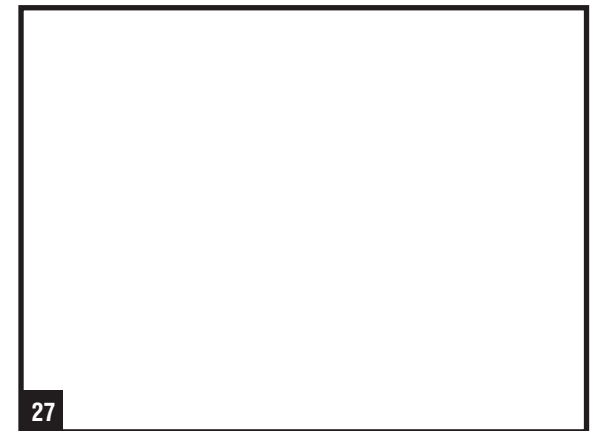
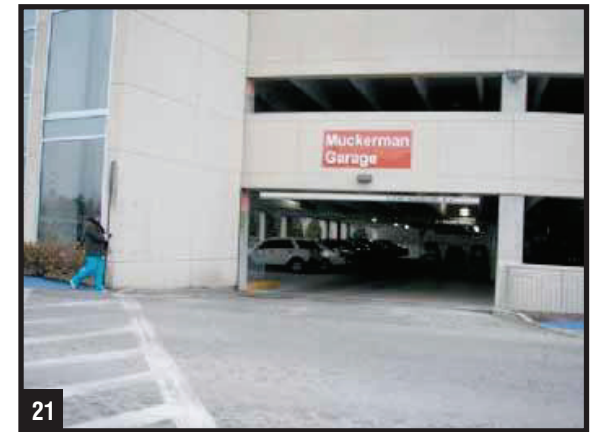
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OVERVIEW PHOTOS

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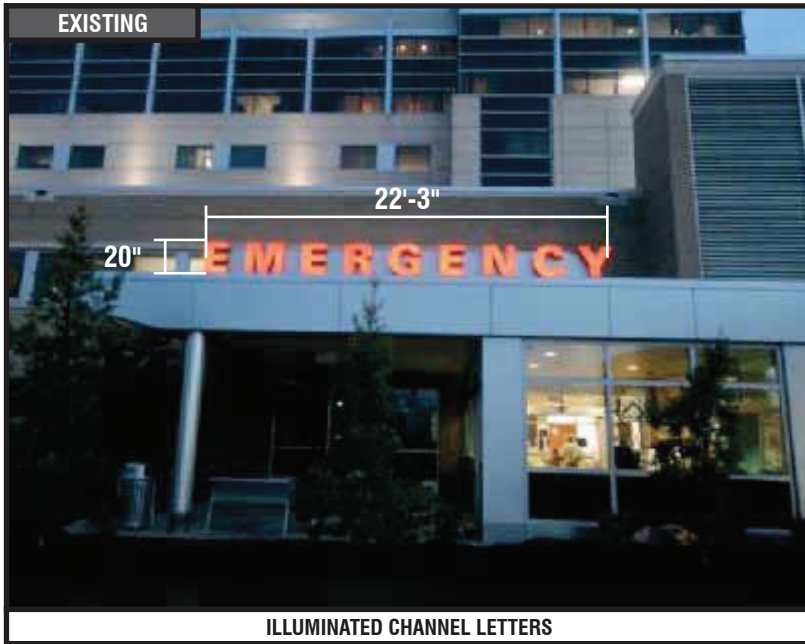
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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 31

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.



RECOMMENDATIONS

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EXISTING



NON ILLUMINATED AWNING

SIGN 32

PROPOSED



CUSTOM AWNING RE-SKIN

QTY: 1

Re-skin existing awning w/ Cooley Weathertyte material; color - Charcoal. Copy to be black. See design control documents for proper material specifications. Replace "Entrance" copy on right side of awning - do not replace copy above existing plate letters sign 037.

Restore frame as required. Field verify dimensions of awning prior to fabrication. If the existing awning frame IS NOT a neutral color (aluminum, silver, white or black) then the frame should be painted to match recommended awning material. If the existing color is in question or site has landlord requirements, please contact Monigle for direction.



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EXISTING



VINYL COPY

SIGN 33

REMOVE EXISTING

QTY: 1

Existing sign has zero visibility, remove and do not replace.

Remove all decals or graphics and clean surface of all residue.



RECOMMENDATIONS

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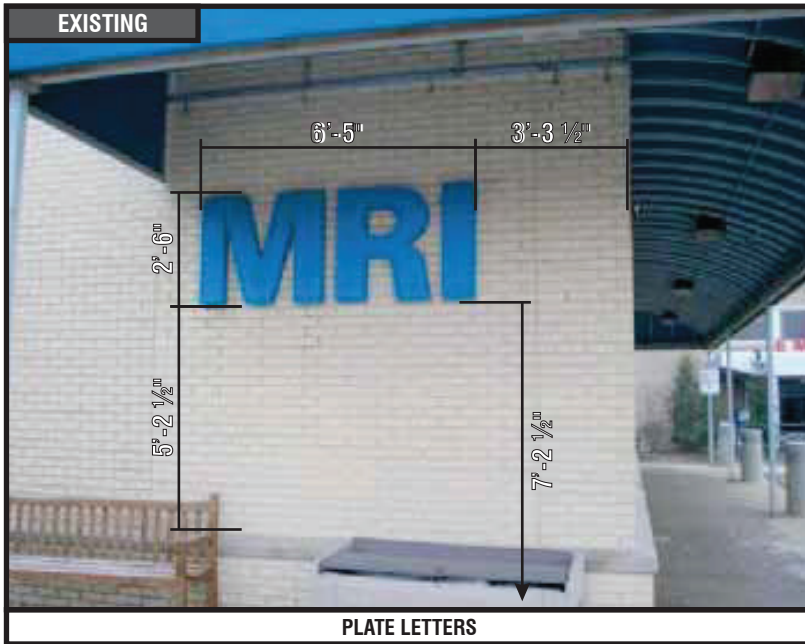
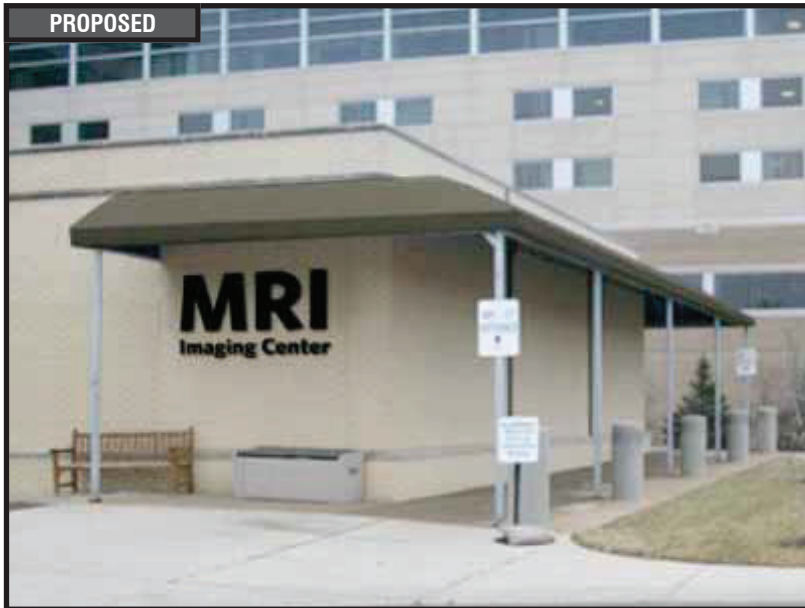


PLATE LETTERS

SIGN 37



PROPOSED



CUSTOM NON-ILLUMINATED CHANNEL LETTERS

QTY. 1

SCALE: 1/2"=1'-0"

CENTER ON WALL AS SHOWN. LETTERS TO BE BLACK NON-ILLUMINATED CHANNEL LETTERS.

Scale custom letterset as shown. Letters to be black dimensional non-illuminated channel letters. Font to be Whitney Semibold

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

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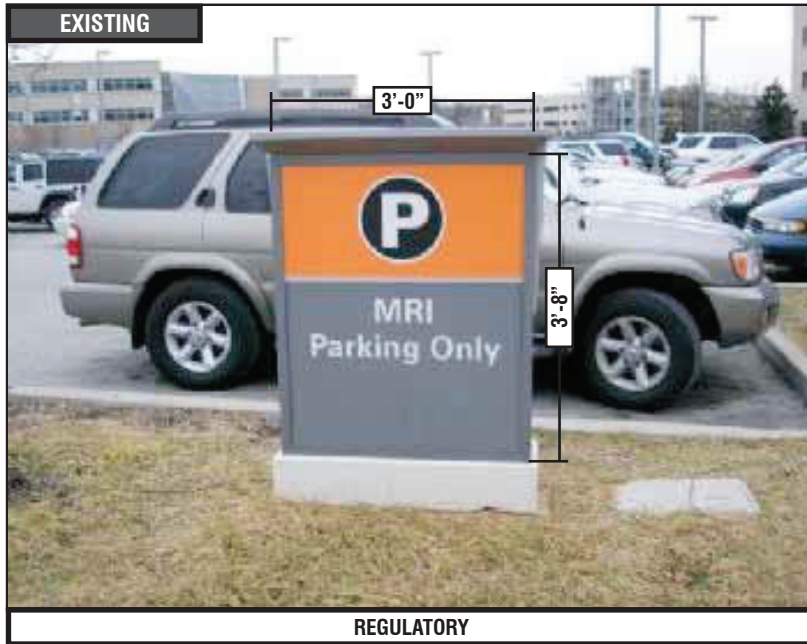
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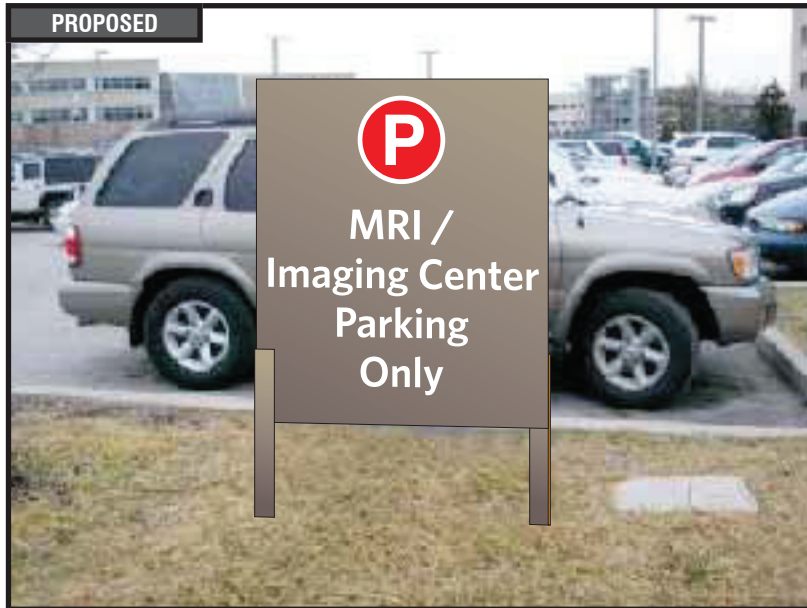


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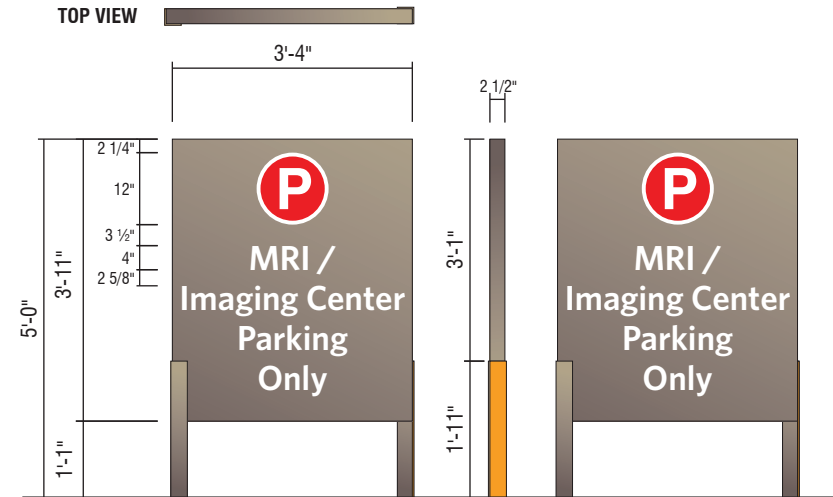
REGULATORY

PROPOSED



SIGN 39

TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

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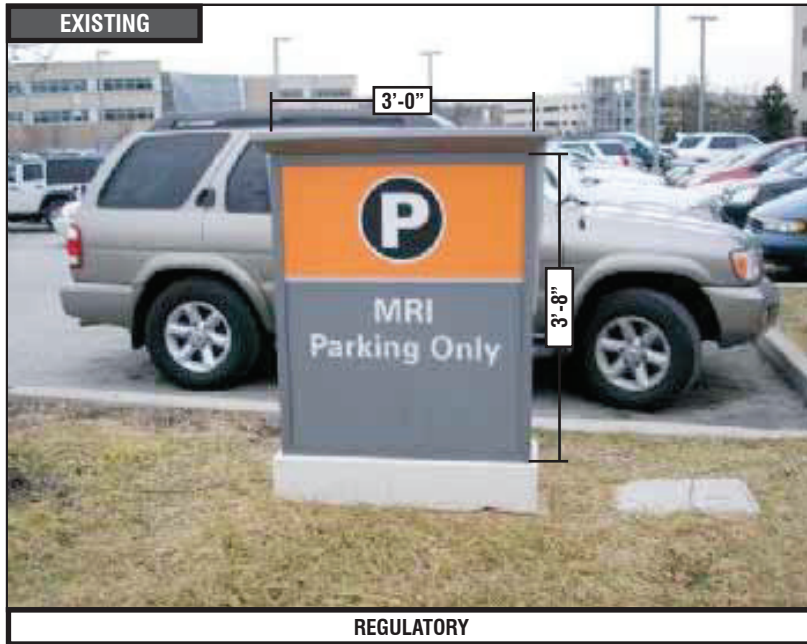
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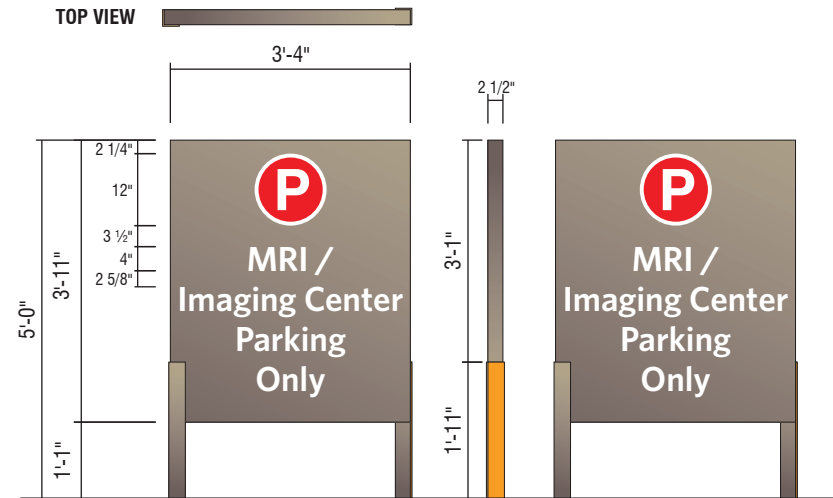
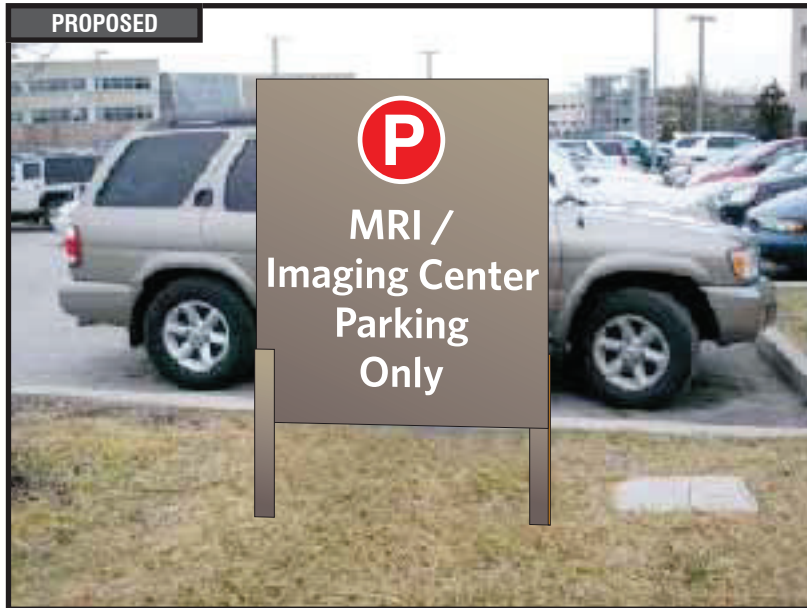
EXISTING



REGULATORY

SIGN 40

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



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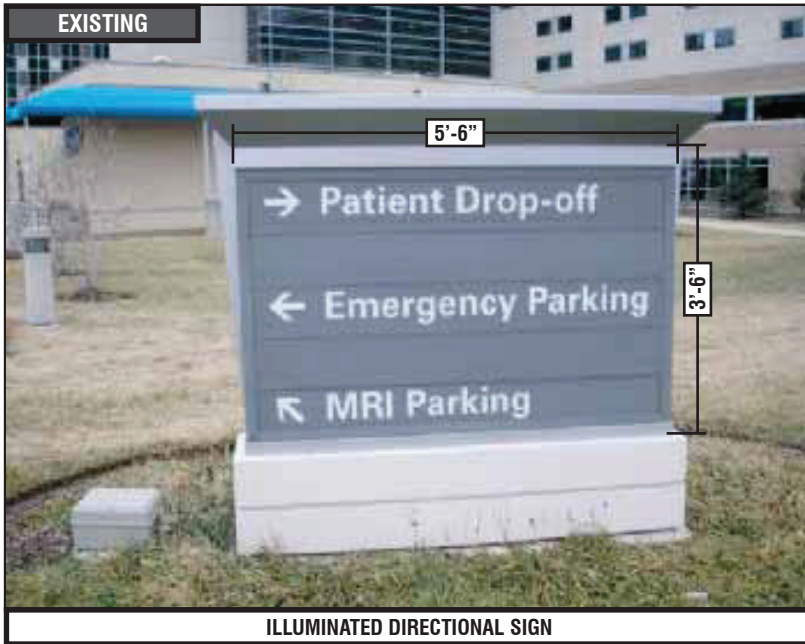
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Rev. 3: 06/25/12
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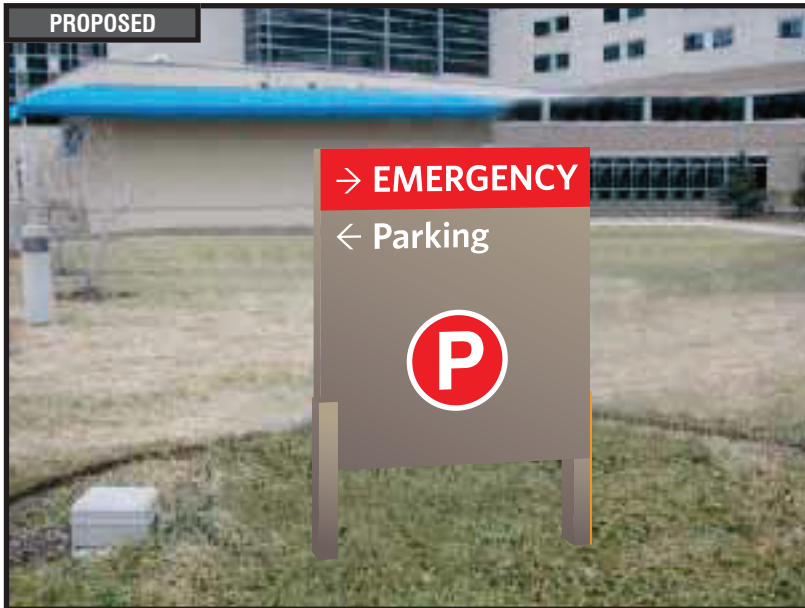
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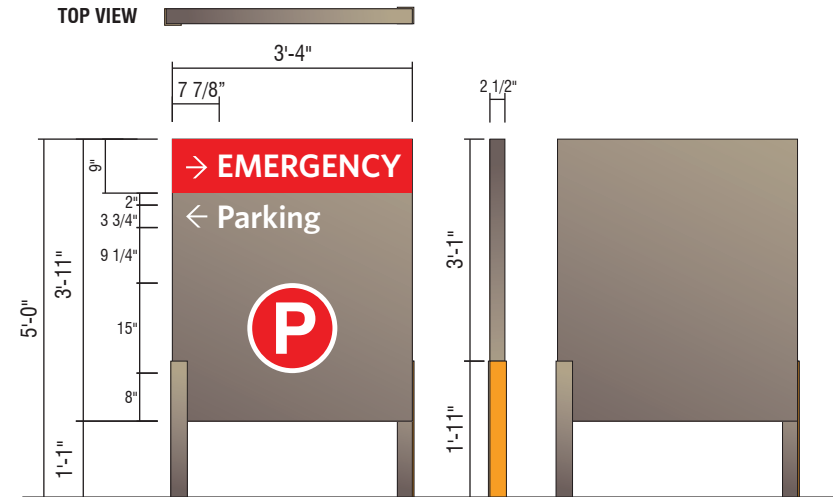
ILLUMINATED DIRECTIONAL SIGN

SIGN 41

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

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DATE: 06/10/12

Rev. 1: 06/15/12

Rev. 2: 06/21/12

Rev. 3: 06/25/12

Rev. 4: 06/27/12

Rev. 5: 00/00/00

SCALE:

As Noted

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TVS

PAGE #:

19

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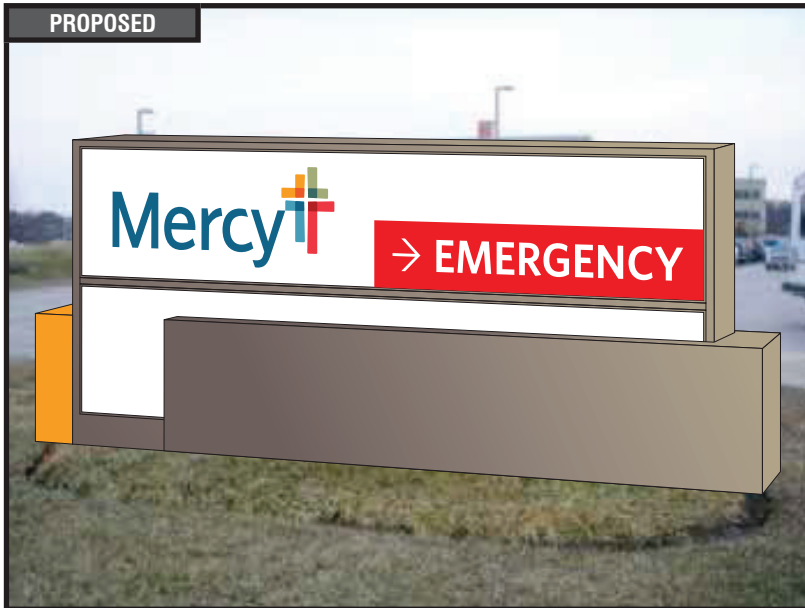


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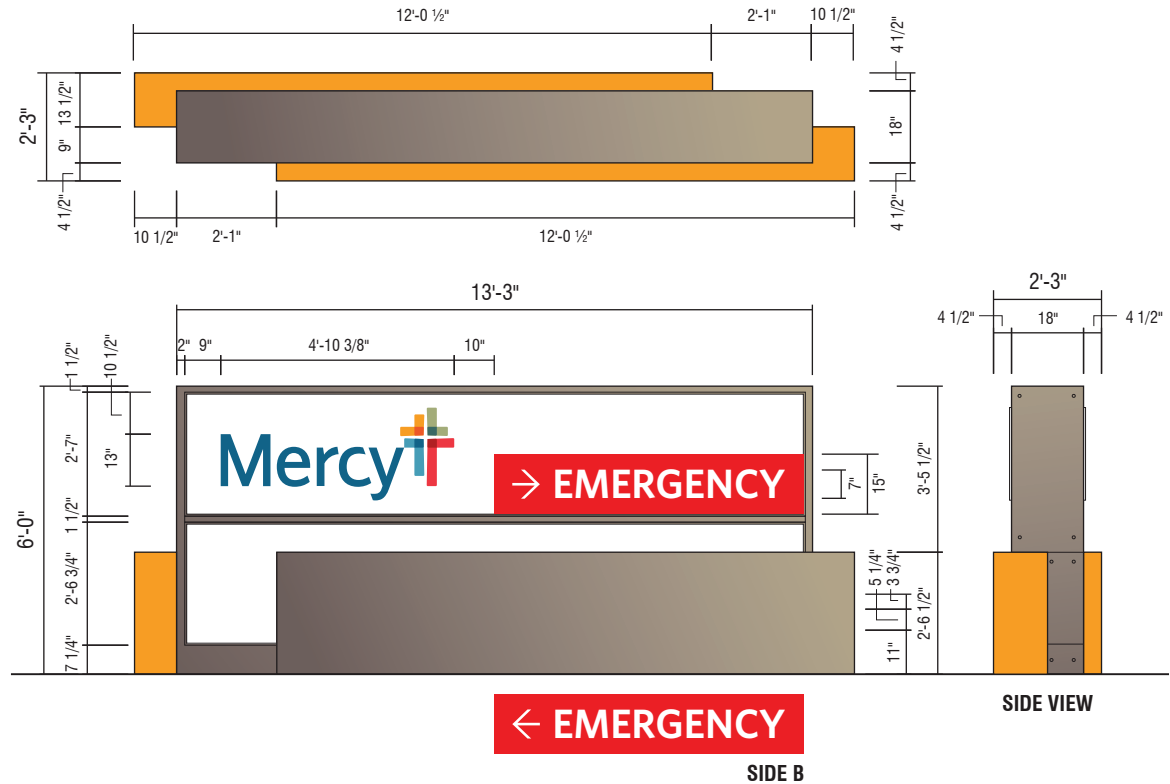


ILLUMINATED MONUMENT SIGN

PROPOSED



SIGN 42



B1 6'-0" MONUMENT

QTY: 1

Relocate Closer to curb, see photo 656 for general location. Sign to have red Emergency Band.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
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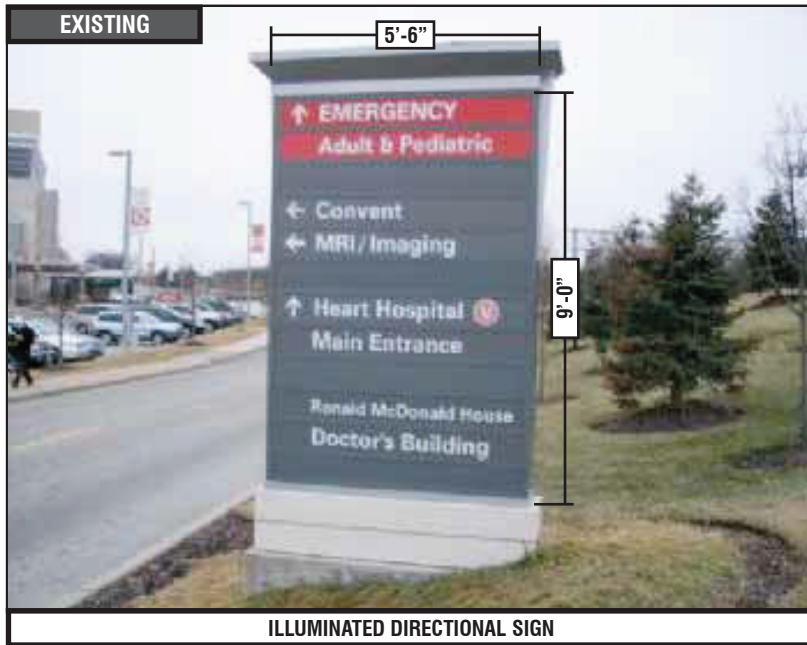
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DRAWN BY: TVS
PAGE #: 20

DRAWINGS PREPARED BY:

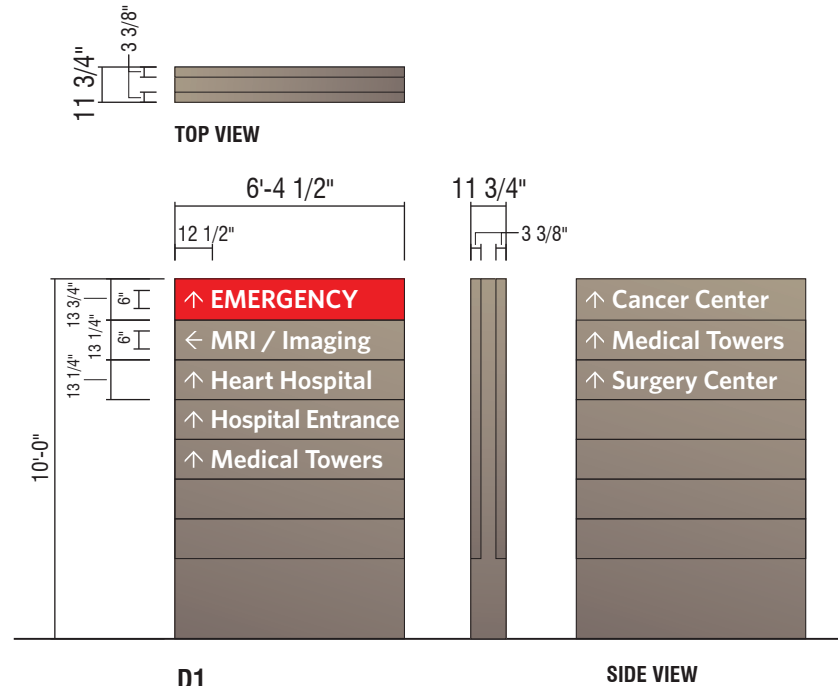
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EXISTING



ILLUMINATED DIRECTIONAL SIGN



D1
10'-0" ILLUMINATED
NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
 CITY/STATE: St. Louis, MO
 ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

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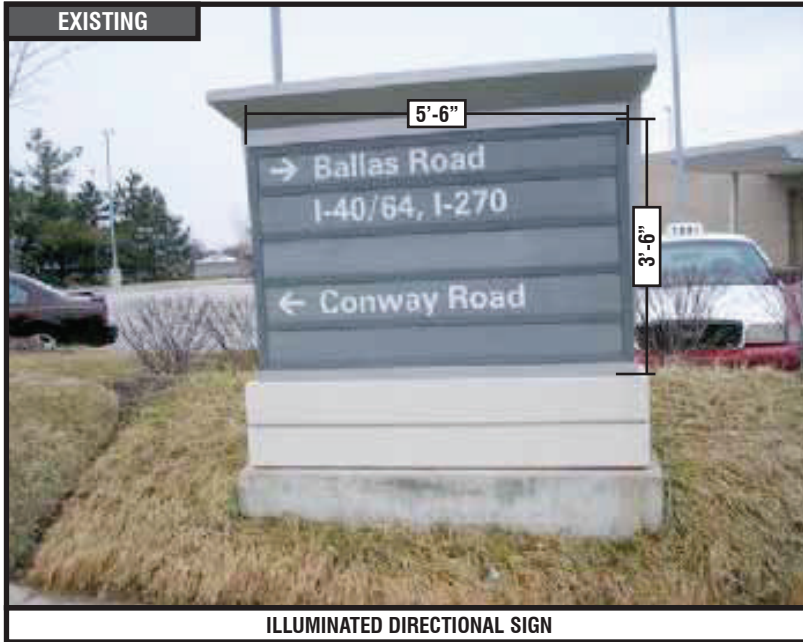
21

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The Icon Companies®



EXISTING



ILLUMINATED DIRECTIONAL SIGN

SIGN 44

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____ DATE
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 2.cdr	
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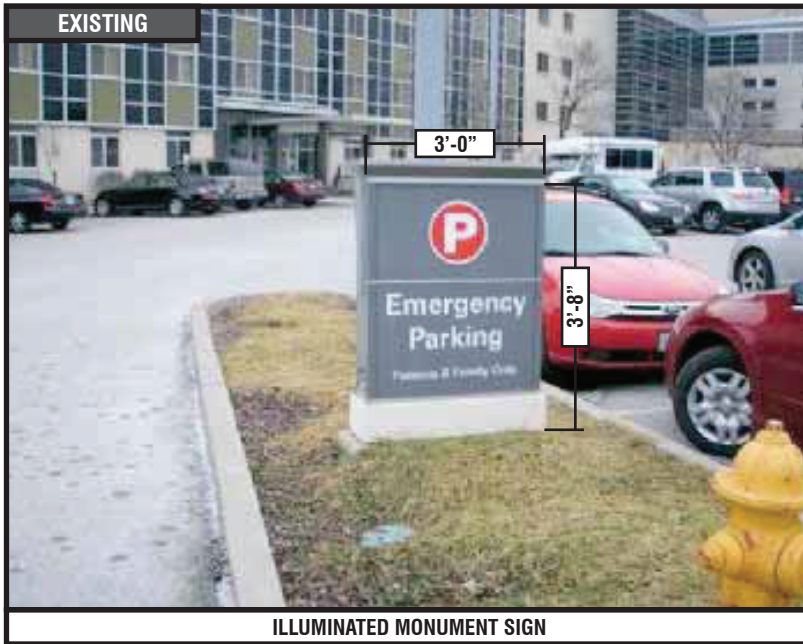
DATE:	06/10/12
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Rev. 2:	06/21/12
Rev. 3:	06/25/12
Rev. 4:	06/27/12
Rev. 5:	00/00/00

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DRAWN BY:	TVS
PAGE #:	22

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Icon Identity Solutions ImageCare Maintenance Services

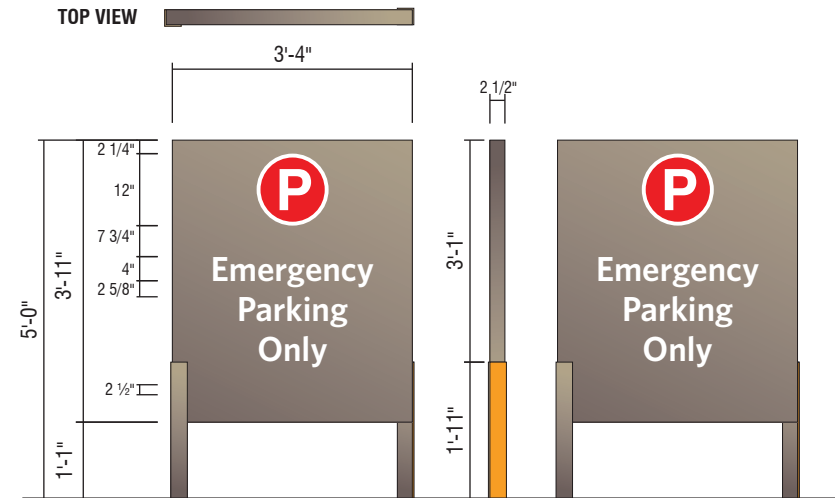
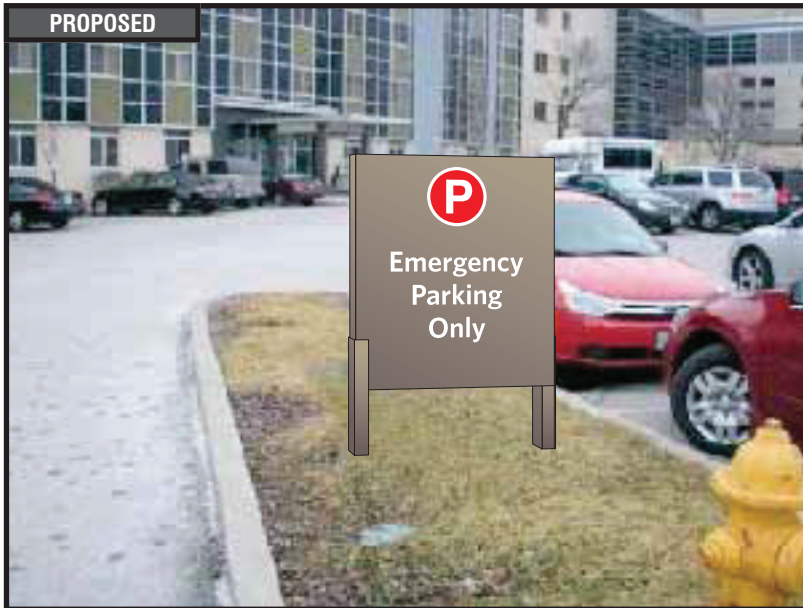
EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 45

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

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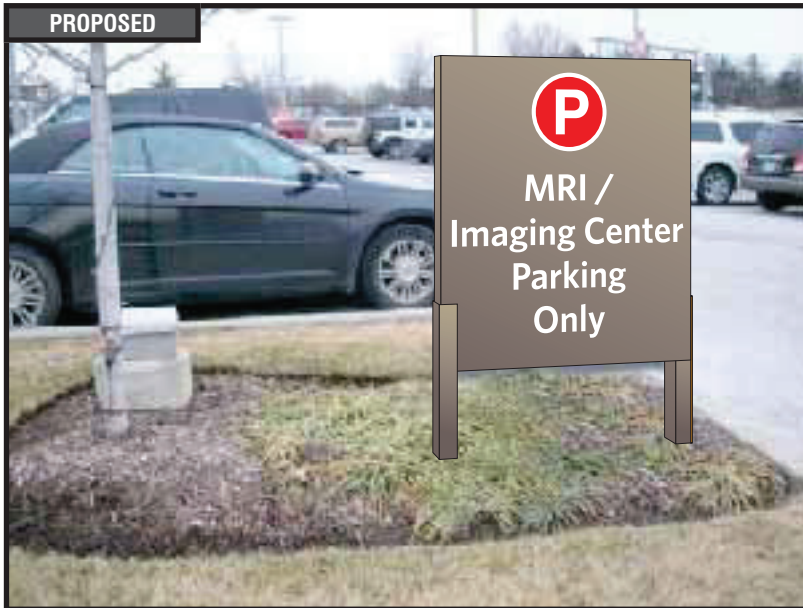
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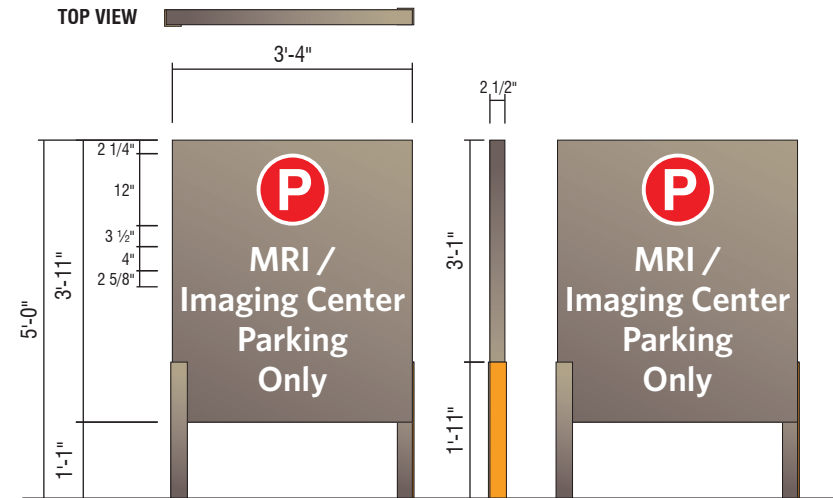
ILLUMINATED MONUMENT SIGN

SIGN 46

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

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DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Valet parking sign is located in a random location far from the valet parking service, remove and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	_____/_____/_____	DATE
		☐ REVISED AND RESUBMIT		
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 2.cdr		
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EXISTING



DIRECTIONAL SIGN

SIGN 49

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	_____/_____/_____ CLIENT CONTRACTOR DATE
LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 2.cdr	
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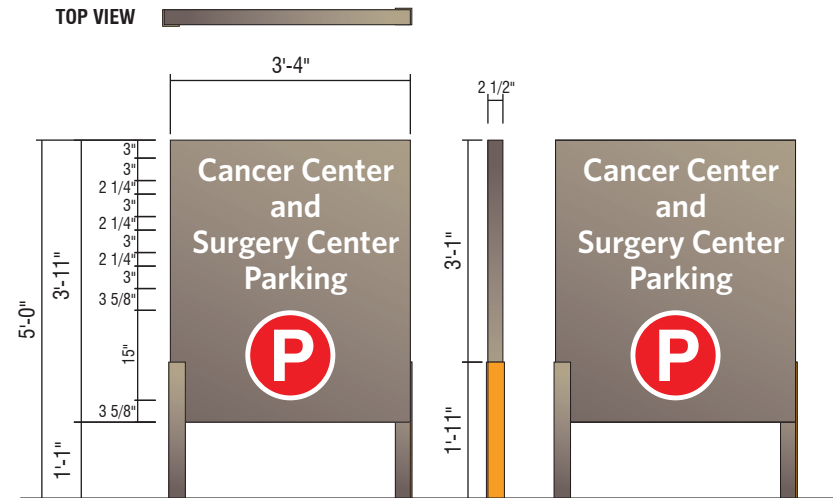
EXISTING



REGULATORY

SIGN 50

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

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LOCATION #:

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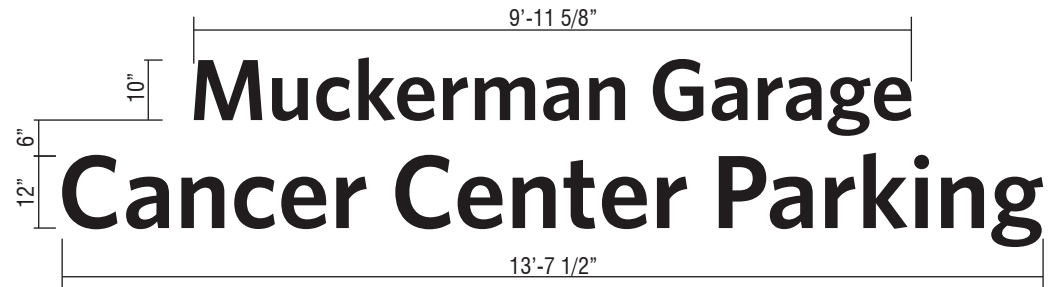
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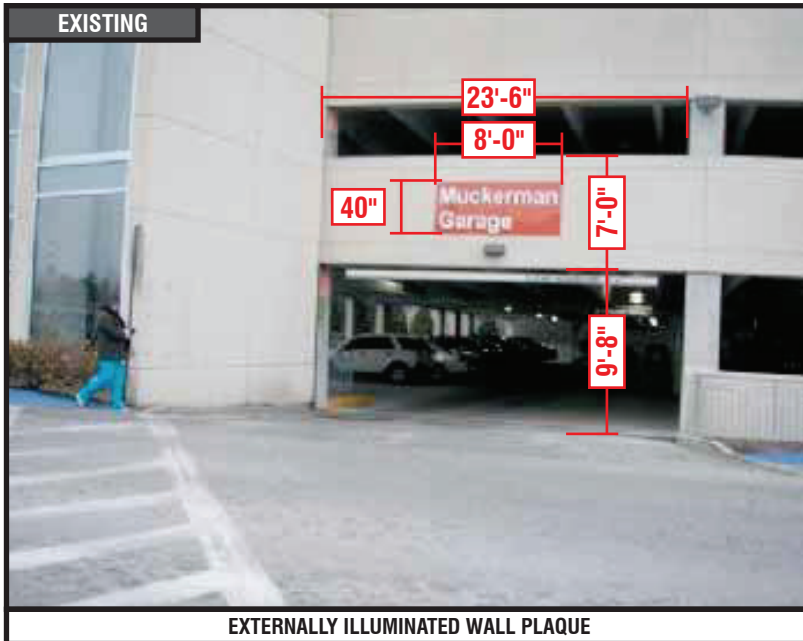
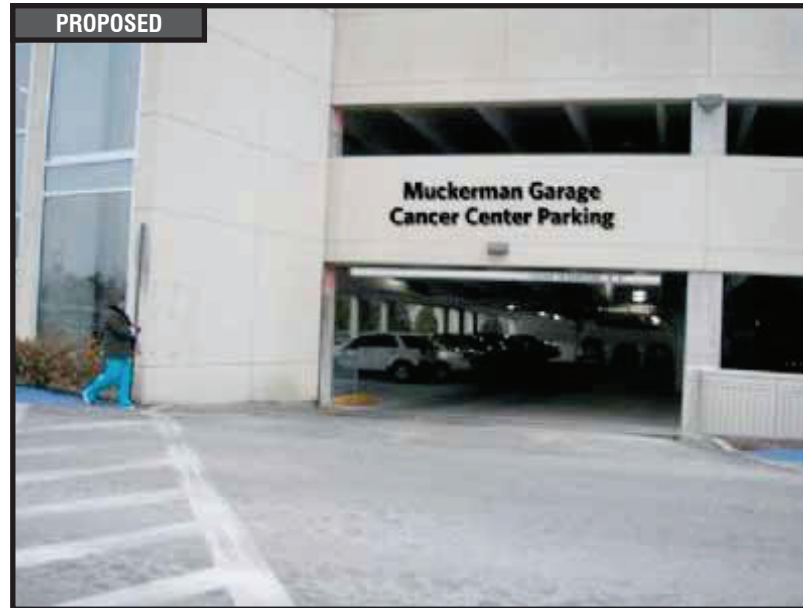
**CUSTOM BLACK PLATE LETTERS**

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

EXISTING**EXTERNALLY ILLUMINATED WALL PLAQUE****PROPOSED****RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

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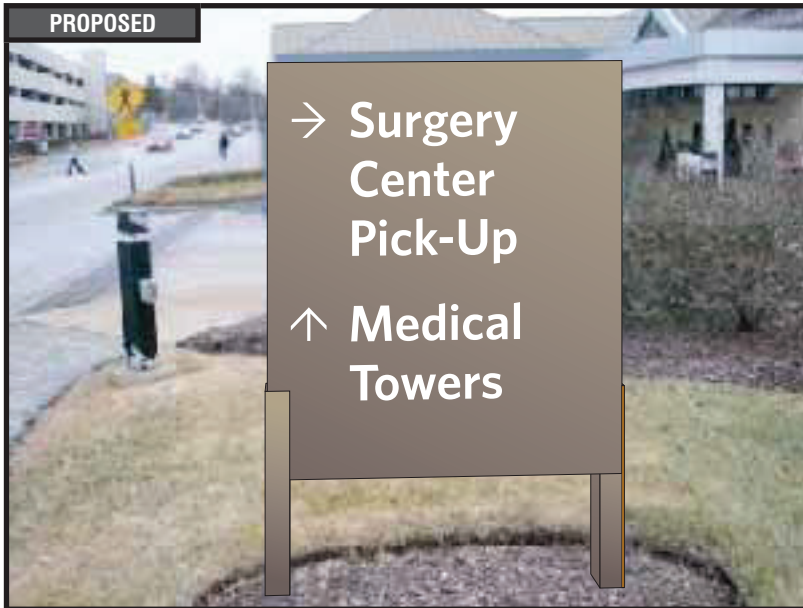
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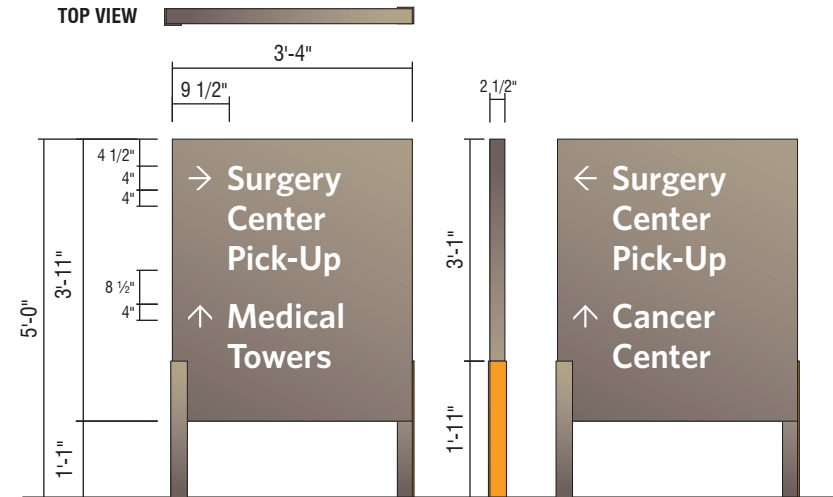


DIRECTIONAL SIGN

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

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7'-7 1/2"

10"

Surgery Center

CUSTOM 10" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/4" = 1'-0"

End caps signs 053 & 058 are vinyl only. Remove existing vinyl, clean and prepare surface as required. Mount new channel letters to end cap as required. Letters to be black, Whitney Semibold letters. Scale as shown.

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letter set will fit in area and meet clear zone tolerances - refer to Control Documents.

***Change letter set height if required. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
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PROJECT #:
3566

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CLIENT CONTRACTOR
_____/_____/_____
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PAGE #:
31

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17'-11 1/4"

SIGN 5723 3/4"
13 1/2"

Surgery Center

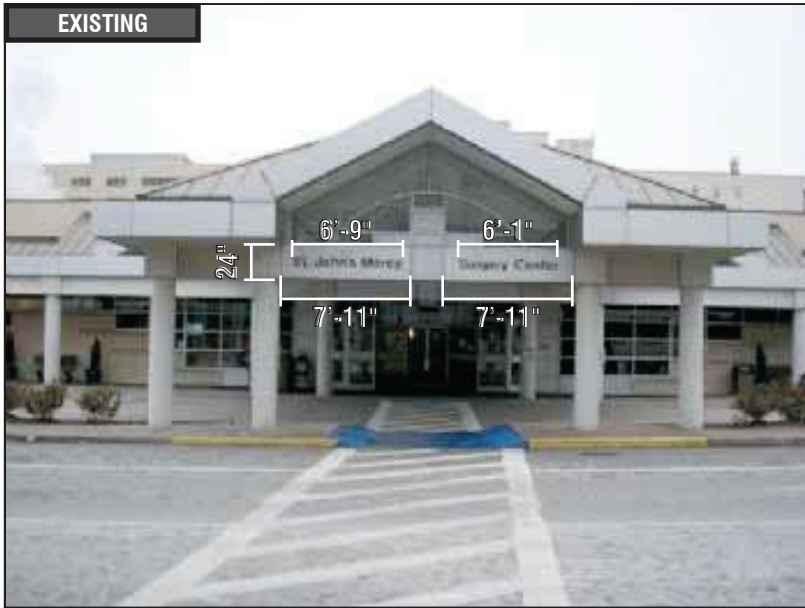
CUSTOM FASCIA PANEL W/DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/8" = 1'-0"

Existing letters are routed out of the existing fascia and backed up copy. Reskin or overlaminate fascia with new panel to match existing. Mount new channel letters to new fascia as required. Letters to be black, Whitney Semibold letters. Scale as shown.

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents.

EXISTING**ROUTED ALUMINUM PANELS****PROPOSED****RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566LOCATION #:
003

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35

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7'-7 1/2"

10"

Surgery Center

CUSTOM 10" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/4" = 1'-0"

End caps signs 053 & 058 are vinyl only. Remove existing vinyl, clean and prepare surface as required. Mount new channel letters to end cap as required. Letters to be black, Whitney Semibold letters. Scale as shown.

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letter set will fit in area and meet clear zone tolerances - refer to Control Documents.

***Change letter set height if required. See control documents for product specification and master agreement for removal & installation requirements.

EXISTING



METAL PANEL W/VINYL GRAPHICS

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
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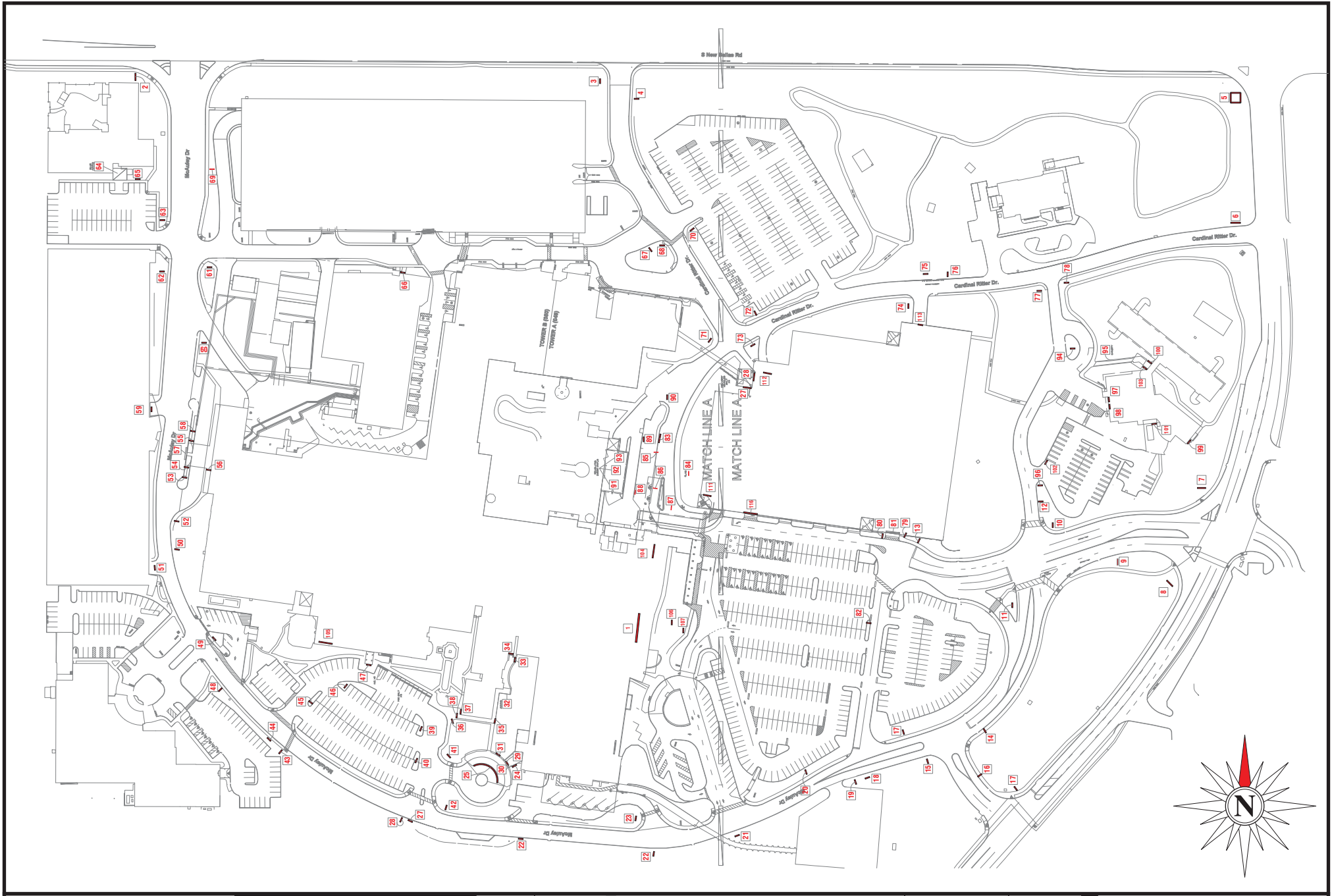
Location #: 003-3

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
59	1	CUSTOM 10" BLACK PLATE LETTERS
60	1	D3-NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
61	1	REMOVE EXISTING
62	1	REMOVE EXISTING
63	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
64	1	NOT IN SCOPE
65	1	NOT IN SCOPE
66	1	DV-1 DOOR VINYL TYP. INSTALLATION
67	1	REMOVE EXISTING
68	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
69	1	REMOVE EXISTING
70	1	REMOVE EXISTING
71	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
72	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
73	1	REMOVE EXISTING
74	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
75	1	REMOVE EXISTING
76	1	REMOVE EXISTING
77	1	REMOVE EXISTING
78	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
79	1	REMOVE EXISTING
80	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
81	1	CUSTOM BLACK PLATE LETTERS
82	1	REMOVE EXISTING
83	2	LEAVE EXISTING

	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/21/12 Rev. 3: 06/25/12 Rev. 4: 06/27/12 Rev. 5: 00/00/00	SCALE: N/A DRAWN BY: TVS PAGE #: 2	DRAWINGS PREPARED BY: 
		LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 3.cdr	CLIENT CONTRACTOR _____ / _____ / _____ DATE		
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SITE PLAN

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

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3566

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DATE: **06/08/12**
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 Rev. 2: **06/21/12**
 Rev. 3: **06/25/12**
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OVERVIEW PHOTOS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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Rev. 2: 06/21/12
Rev. 3: 06/25/12
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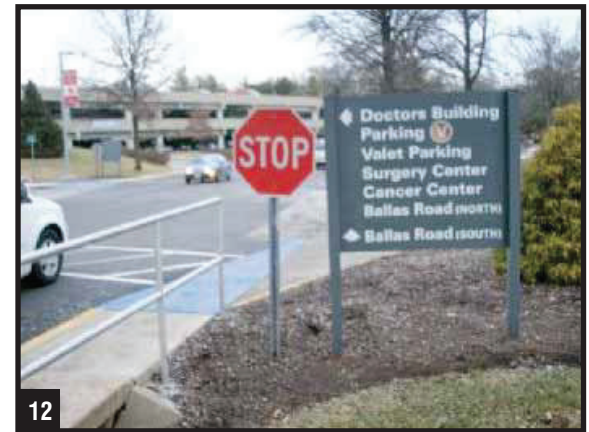




10



11



12



13



14



15



16



17



18



OVERVIEW PHOTOS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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PAGE #:	6

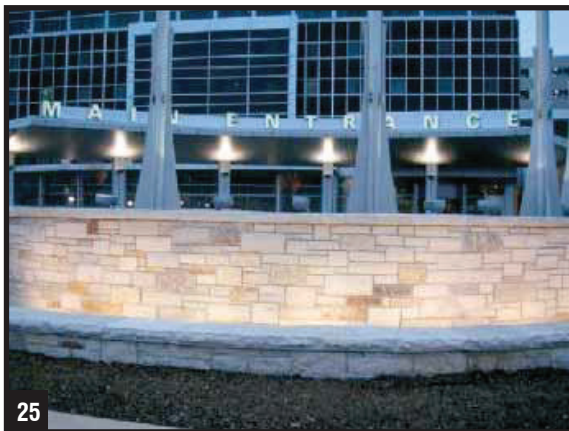
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	Icon Identity Solutions ImageCare Maintenance Services



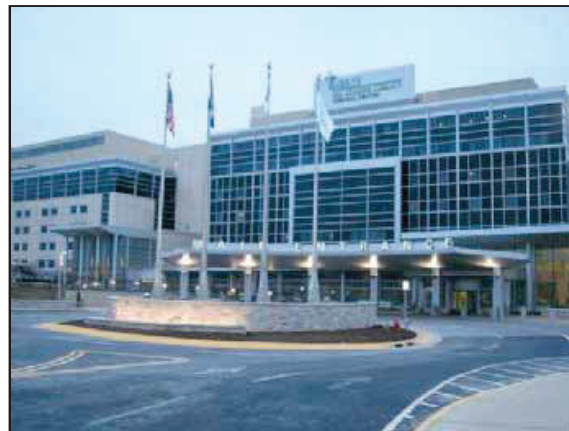
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22



25



OVERVIEW PHOTOS

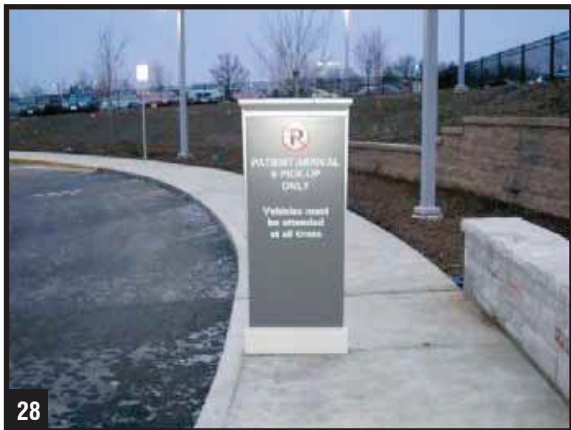
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ZIP: 63141

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Rev. 3: 06/25/12
Rev. 4: 06/27/12
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PAGE #:
7

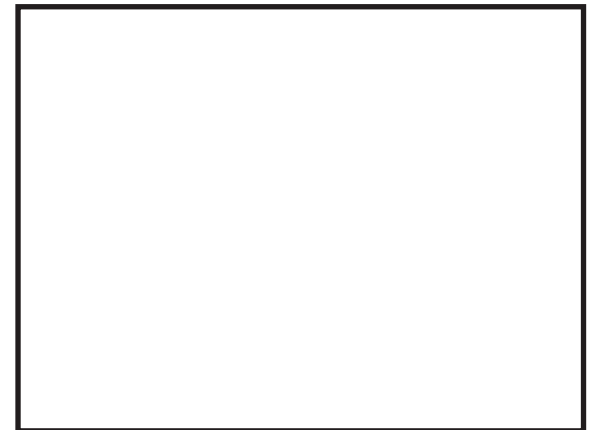
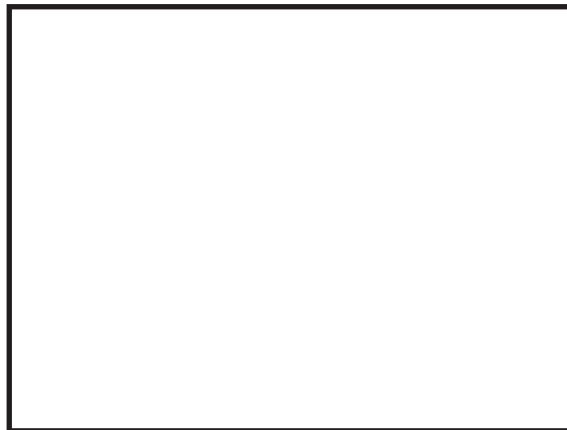
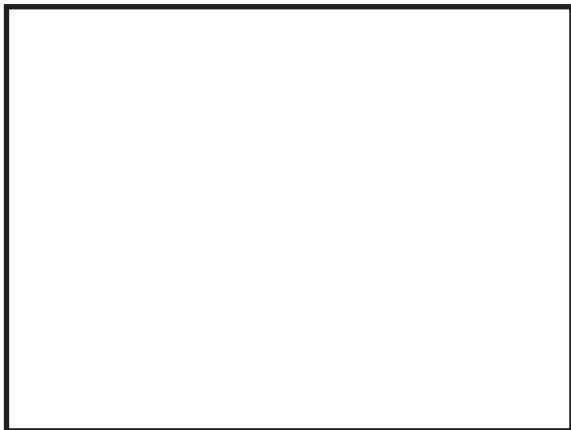
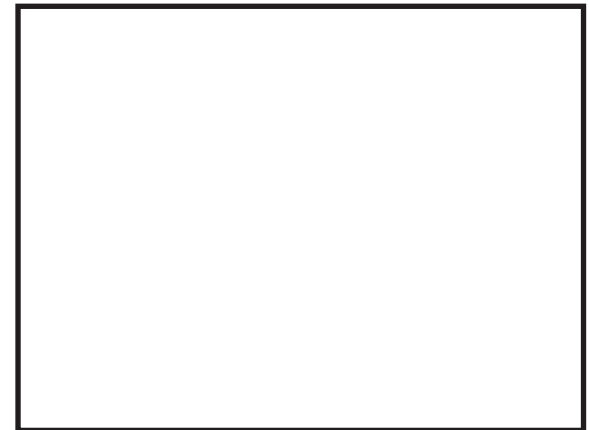
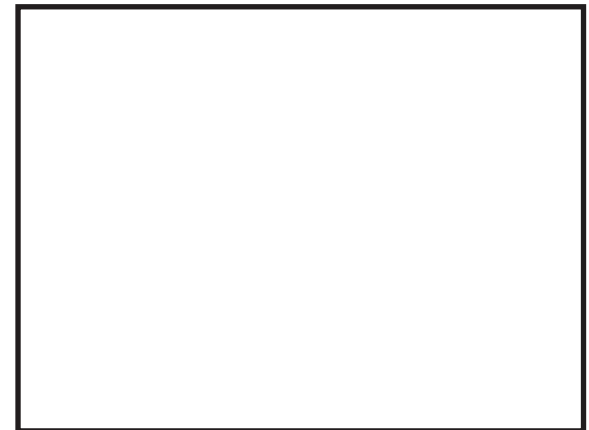
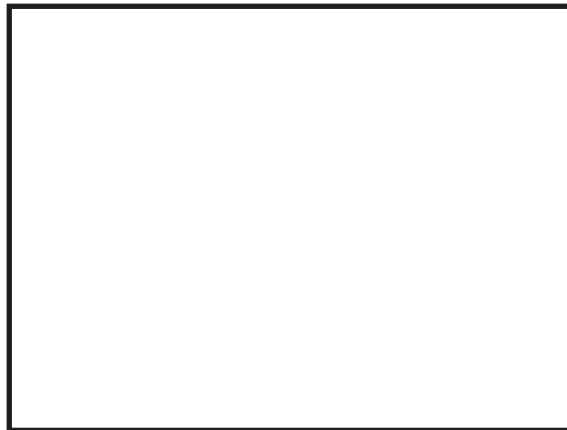
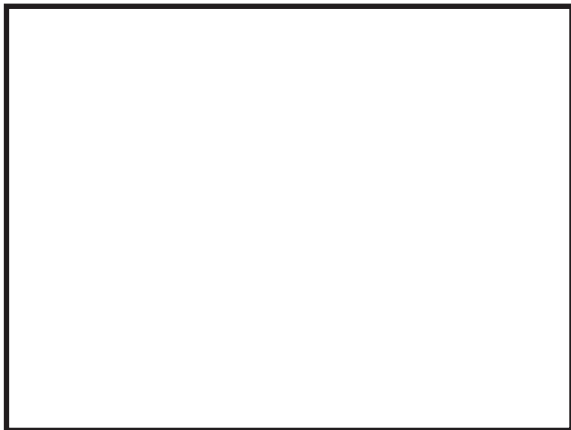




28



29



OVERVIEW PHOTOS

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CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566
LOCATION #:
003

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Rev. 3: **06/25/12**
Rev. 4: **06/27/12**
Rev. 5: **00/00/00**

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PAGE #:
8

DRAWINGS PREPARED BY:



9'-11 5/8"

10"

12"

Muckerman Garage Surgery Center Parking

14'-1 1/4"

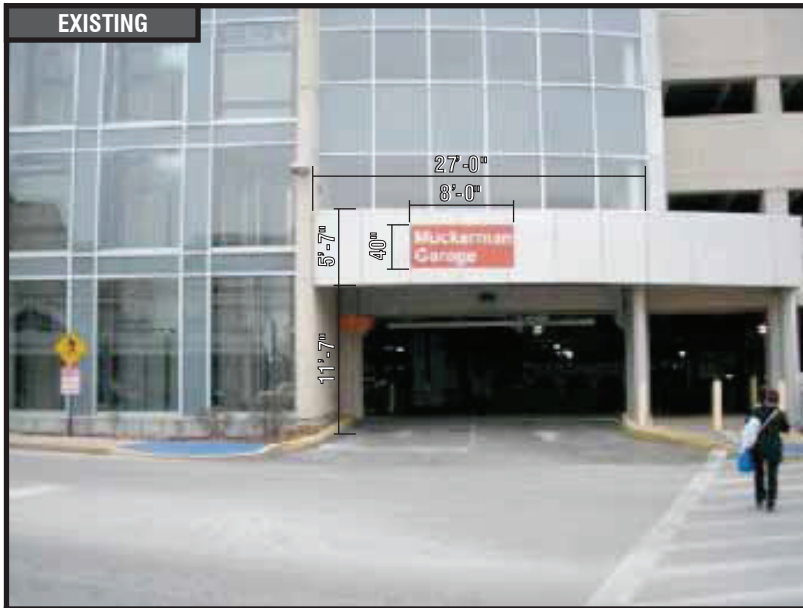
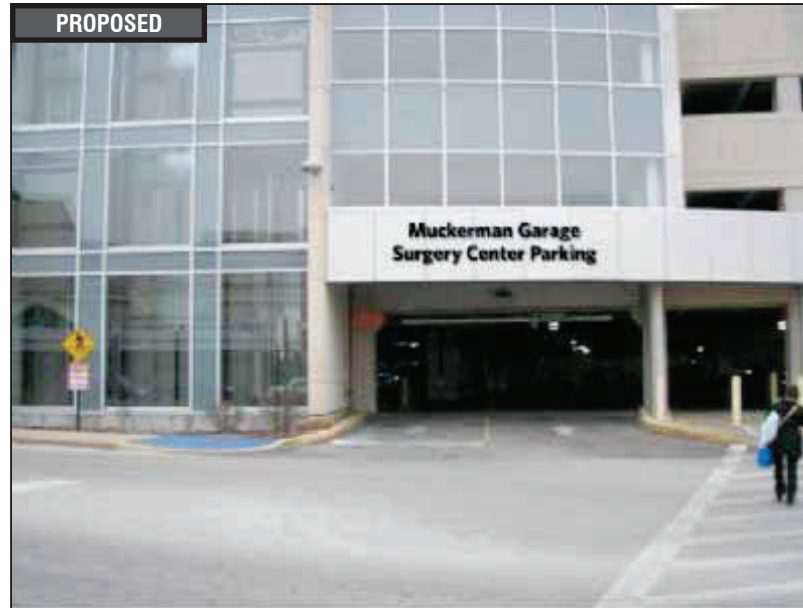
CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

EXISTING**WALL PLAQUE****PROPOSED****RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
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PROJECT #:

3566

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9

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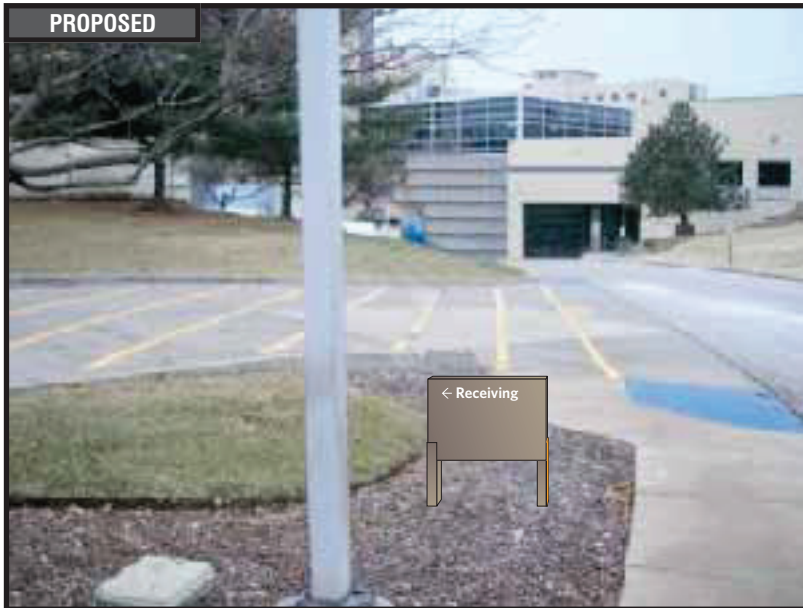
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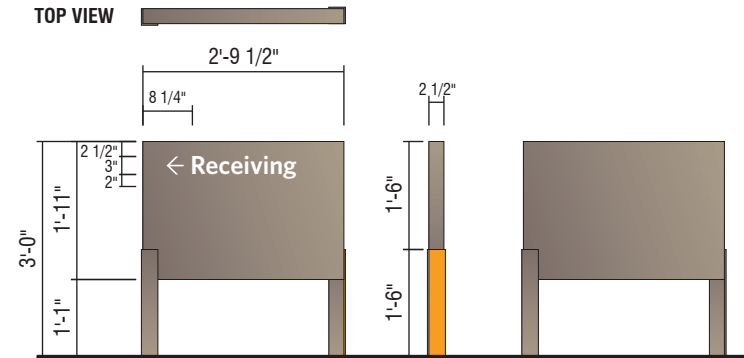


DIRECTIONAL SIGN

PROPOSED



TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

Relocate to other side of drive Reference photo 677 for general location (remove restricted area sign)

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
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Rev. 3:	06/25/12
Rev. 4:	06/27/12
Rev. 5:	00/00/00

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PAGE #:	10

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ims ImageCare Maintenance Services



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Remove existing directional and do not replace. There are 3 non-illuminated directionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
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Rev. 2:	06/21/12
Rev. 3:	06/25/12
Rev. 4:	06/27/12
Rev. 5:	00/00/00

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PAGE #:	11

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DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Remove existing directional and do not replace. There are 3 non-illuminated directionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
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Rev. 5: **00/00/00**

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EXISTING

3'-9 1/2"

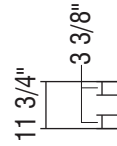


4'-6"

↑ **EMERGENCY**
 ↑ Surgery Center
 Convent
 CT/MRI
 Heart Hospital
 Cancer Center
 ← Doctors Office
 Children's Tower
 Dock

METAL PLATE LETTERS

SIGN 63

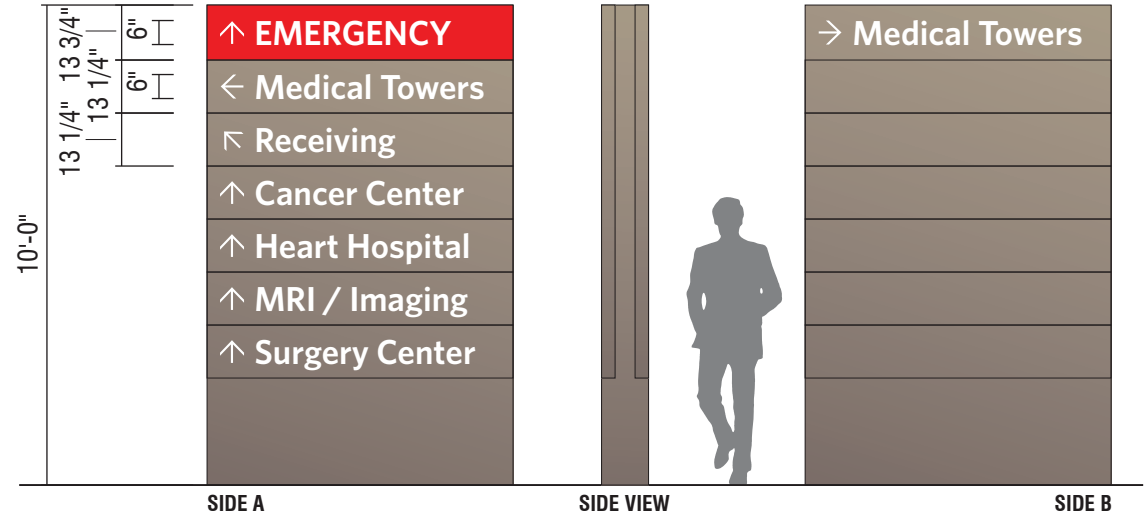
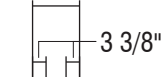


TOP VIEW

6'-4 1/2"



11 3/4"



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 1/4" = 1'-0"

There are 3 non-illuminated directionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566

 LOCATION #:
003

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 Rev. 3: **06/25/12**
 Rev. 4: **06/27/12**
 Rev. 5: **00/00/00**

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13

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EXISTING



DIRECTIONAL SIGN

SIGN 67

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See sign 068 which is being replaced by an illuminated directional to address this intersection.

Remove support pole to grade and cap. Remove hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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Rev. 3: 06/25/12
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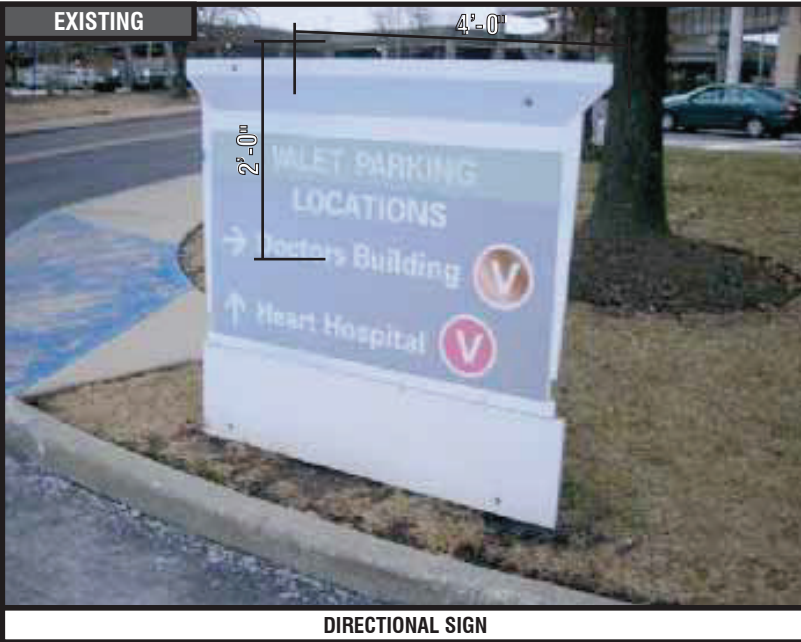
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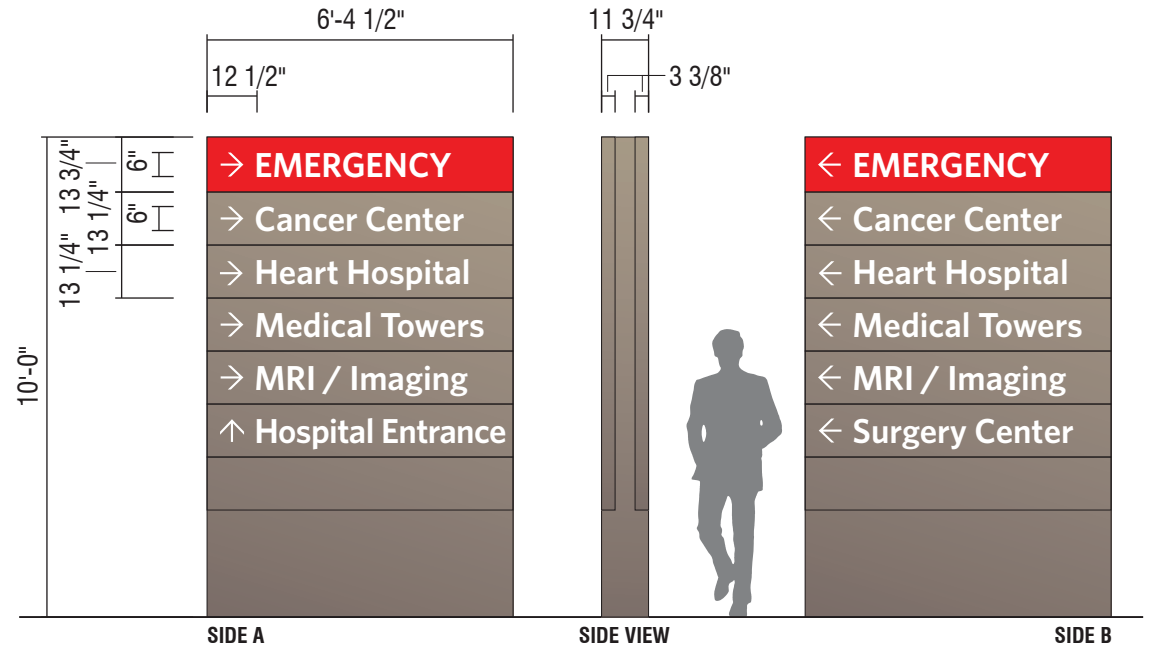
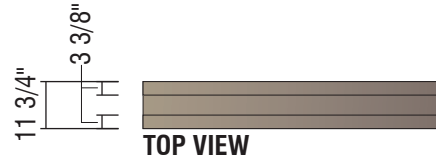


EXISTING



DIRECTIONAL SIGN

SIGN 68



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 1/4"=1'-0"

The existing location for sign 068 is the best location to address this intersection and to clean up the excessive number of signs.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to base of new sign. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
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Rev. 3:	06/25/12
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Rev. 5:	00/00/00

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PAGE #:	18

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EXISTING



MONUMENT SIGN

SIGN 69

REMOVE EXISTING

QTY: 1

Remove existing "Thank You / Welcome" sign and do not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

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EXISTING



DIRECTIONAL SIGN

SIGN 70

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See sign 068 which is being replaced by an illuminated directional to address this intersection.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

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ZIP: 63141

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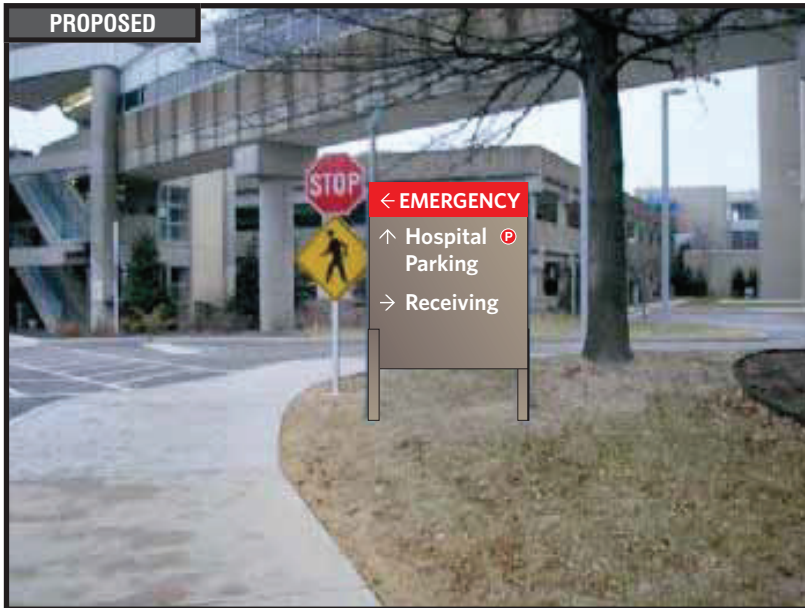
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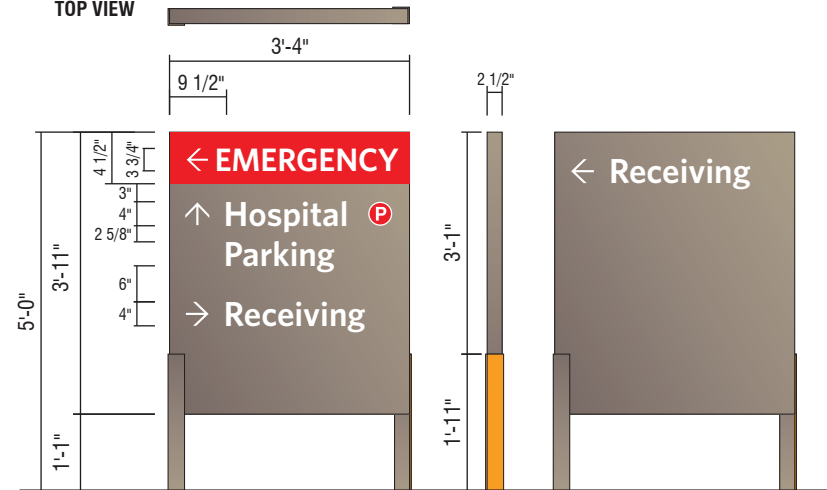
REGULATORY

SIGN 71

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

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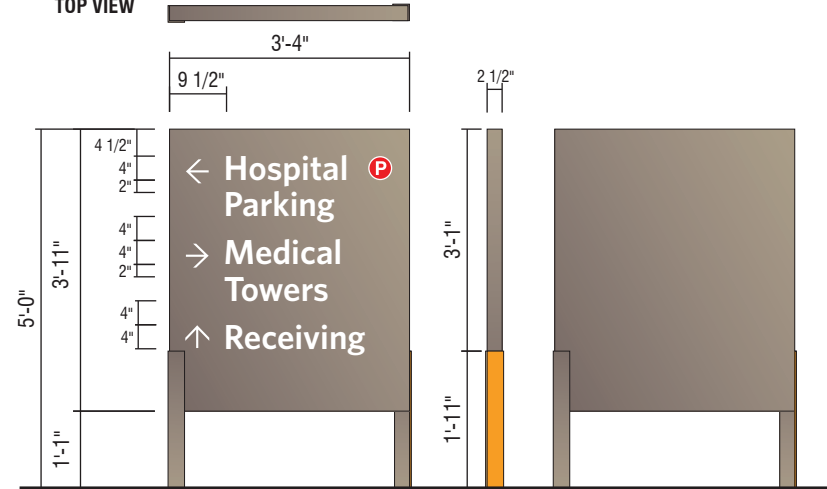
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DIRECTIONAL SIGN

SIGN 72

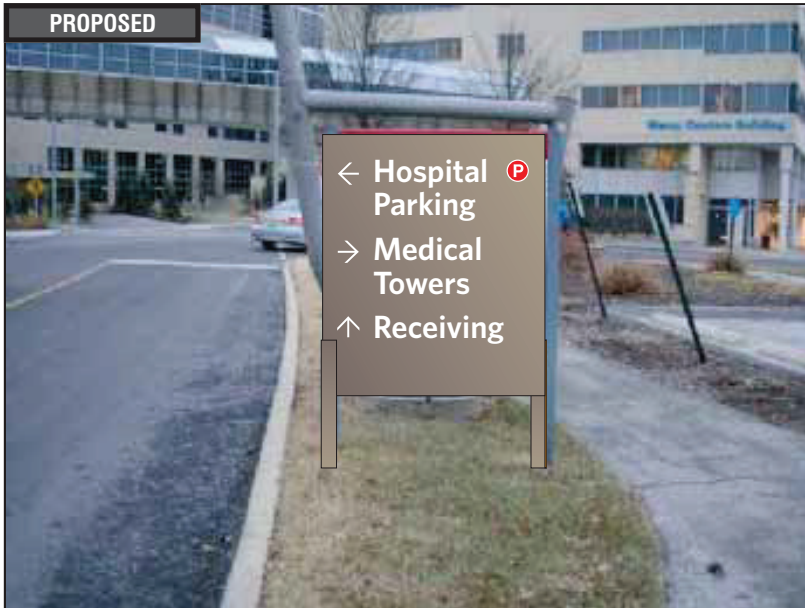
TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

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Rev. 3: 06/25/12
Rev. 4: 06/27/12
Rev. 5: 00/00/00

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PAGE #:
22

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EXISTING



DIRECTIONAL SIGN

SIGN 73

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See signs 071 & 072 which are being replaced by directionals to address this intersection.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	____/____/____	DATE
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LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 3.cdr		
003		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.		

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Rev. 3:	06/25/12
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icon **ims**

Icon Identity Solutions ImageCare Maintenance Services

EXISTING



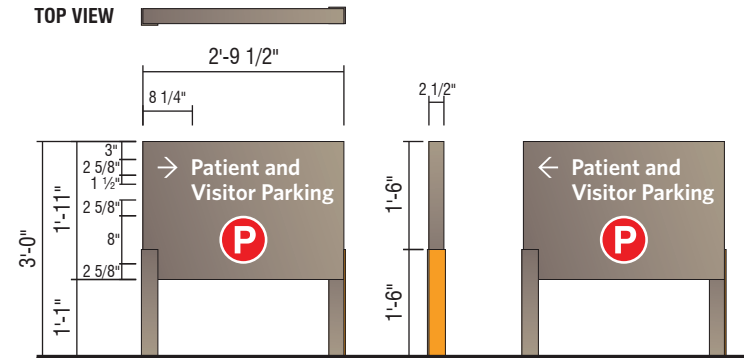
DIRECTIONAL SIGN

SIGN 74

PROPOSED



TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

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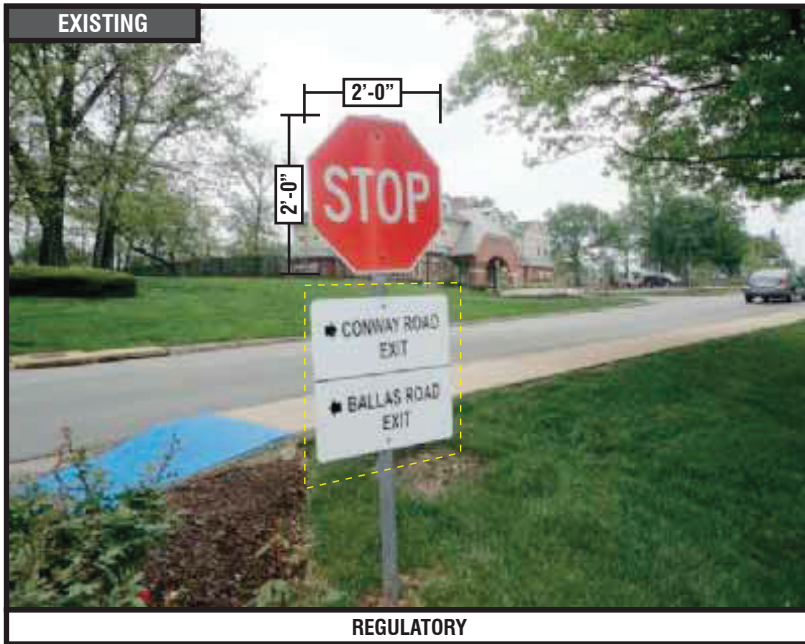
24

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EXISTING



REGULATORY

SIGN 75

PROPOSED



REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

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CITY/STATE: St. Louis, MO
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Rev. 2: 06/21/12
Rev. 3: 06/25/12
Rev. 4: 06/27/12
Rev. 5: 00/00/00

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TVS
PAGE #:
25

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REGULATORY

REMOVE EXISTING

QTY: 1

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:

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LOCATION #:

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PAGE #:

26

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EXISTING



REGULATORY

SIGN 77

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

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Rev. 2: 06/21/12
Rev. 3: 06/25/12
Rev. 4: 06/27/12
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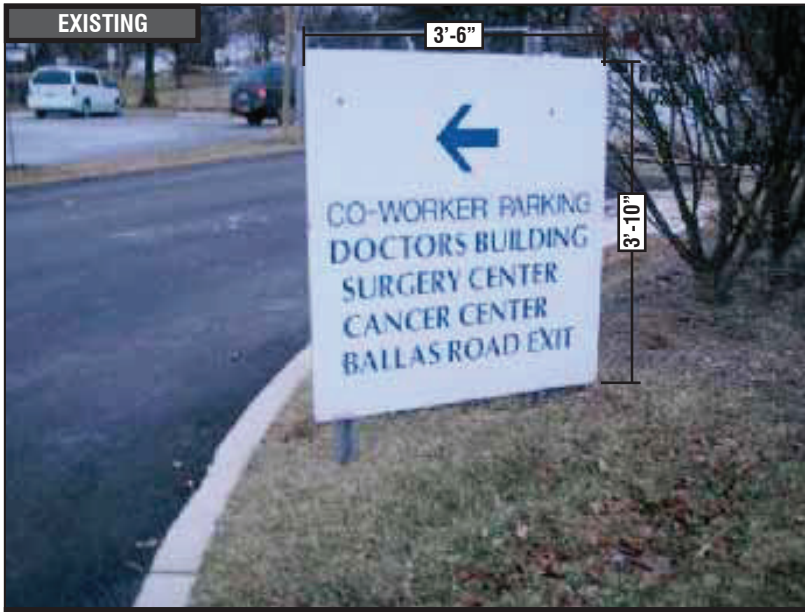
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icon **ims**

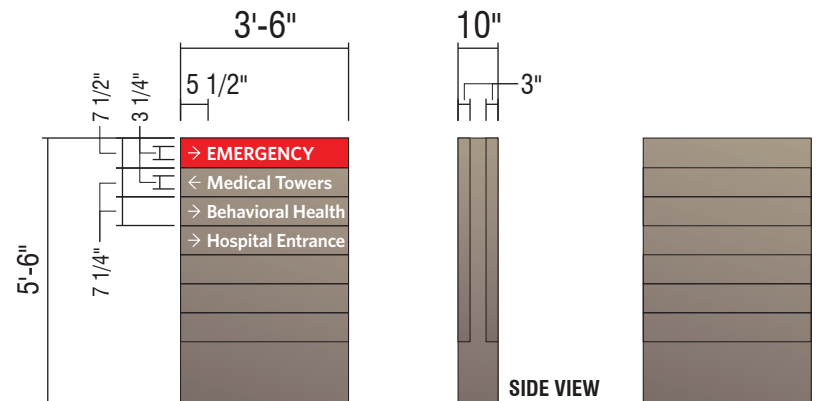
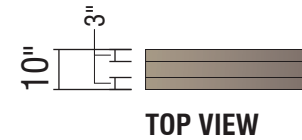
Icon Identity Solutions ImageCare Maintenance Services

EXISTING



DIRECTIONAL SIGN

SIGN 78



D3
5'-6" ILLUMINATED
NON-BRANDED DIRECTIONAL

PROPOSED



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
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PROJECT #:

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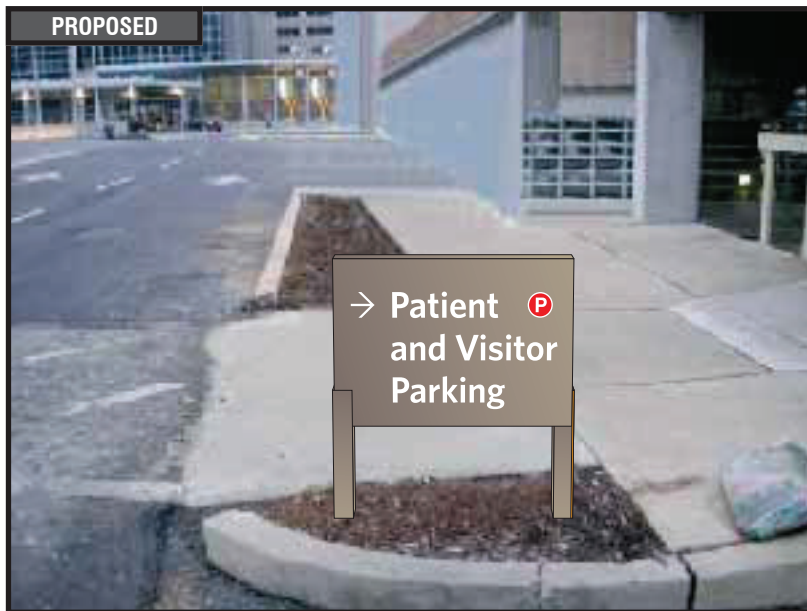
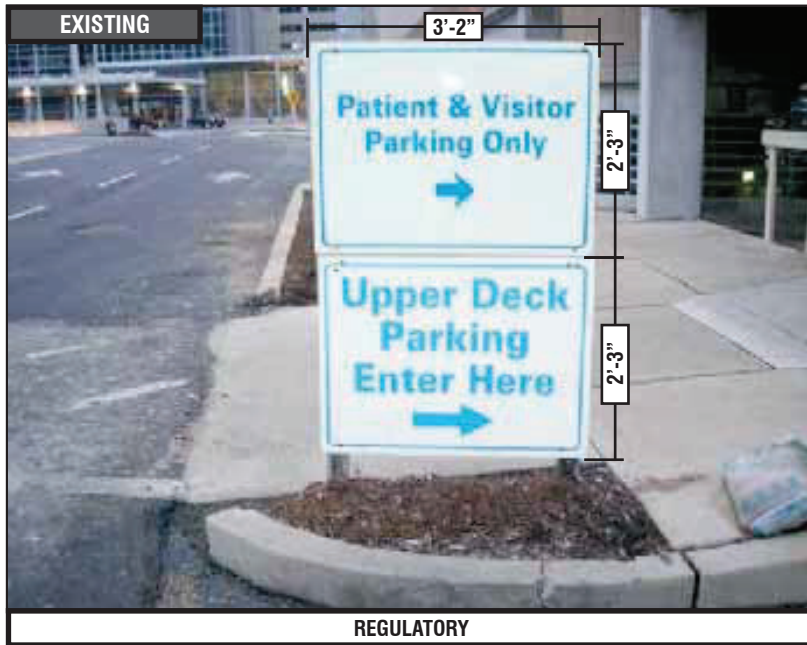
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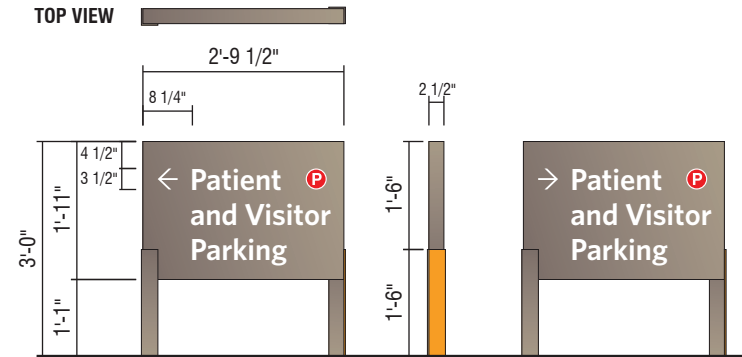
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TOP VIEW

**D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)**

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
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PROJECT #:

3566

LOCATION #:

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PAGE #:

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Hospital Parking

CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

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EXISTING



DIRECTIONAL SIGN

SIGN 82

REMOVE EXISTING

QTY: 1

Directional sign not required in this location.

Remove support pole to grade and cap.
Restore ground material and clean area of all
debris. See master agreement for removal
requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
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Rev. 5:	00/00/00

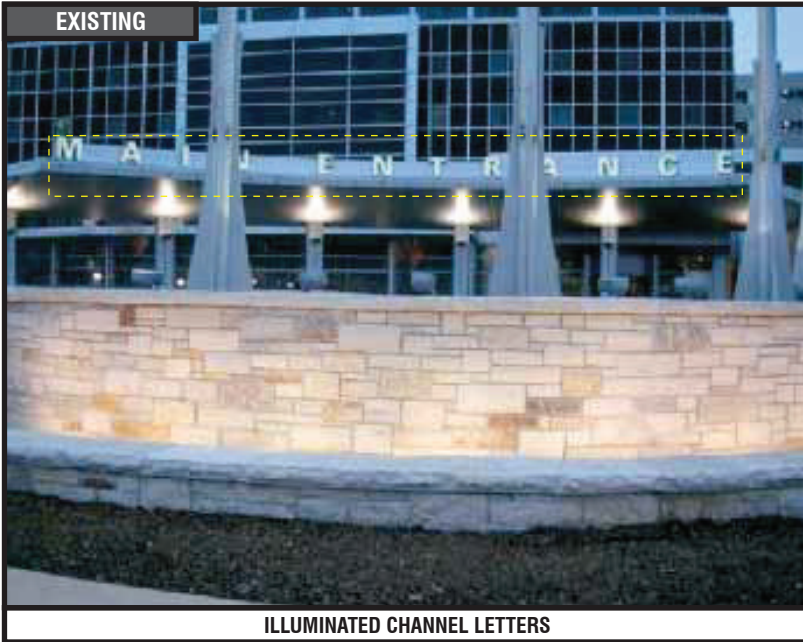
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PAGE #:	32

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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 83

LEAVE EXISTING

QTY: 1

Leave non-branded "Main Entrance" letterset.



RECOMMENDATIONS

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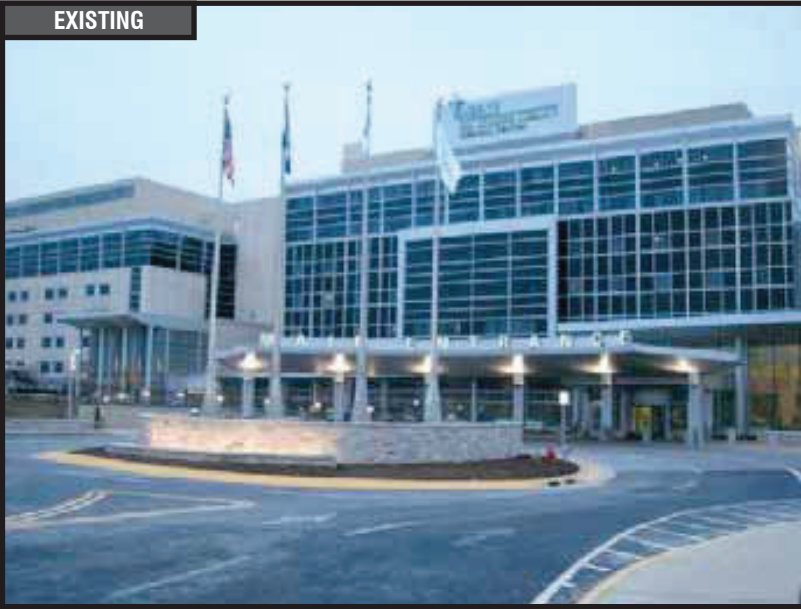
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PAGE #:
33

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EXISTING



FLAGS

SIGN 84

LEAVE EXISTING

QTY: 1

Branded flag to be replaced by others.



RECOMMENDATIONS

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ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____ DATE
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Rev. 3: **06/25/12**
Rev. 4: **06/27/12**
Rev. 5: **00/00/00**

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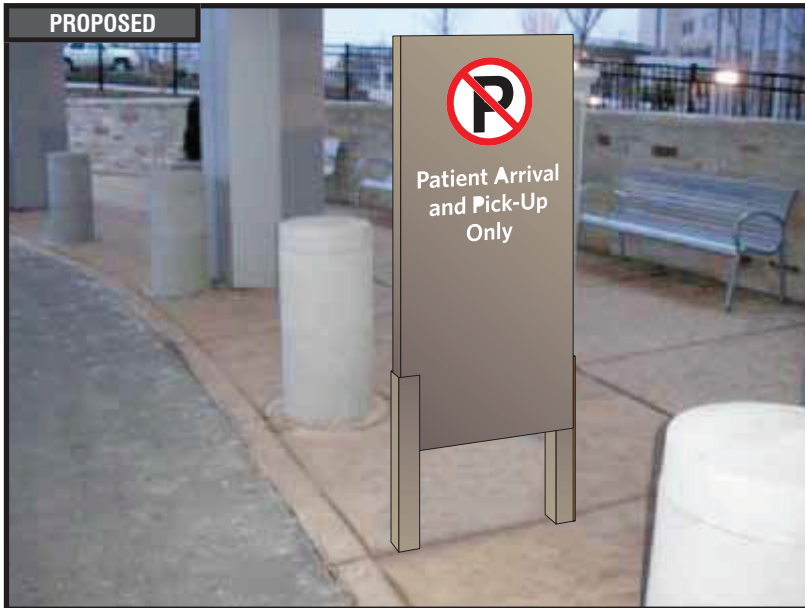
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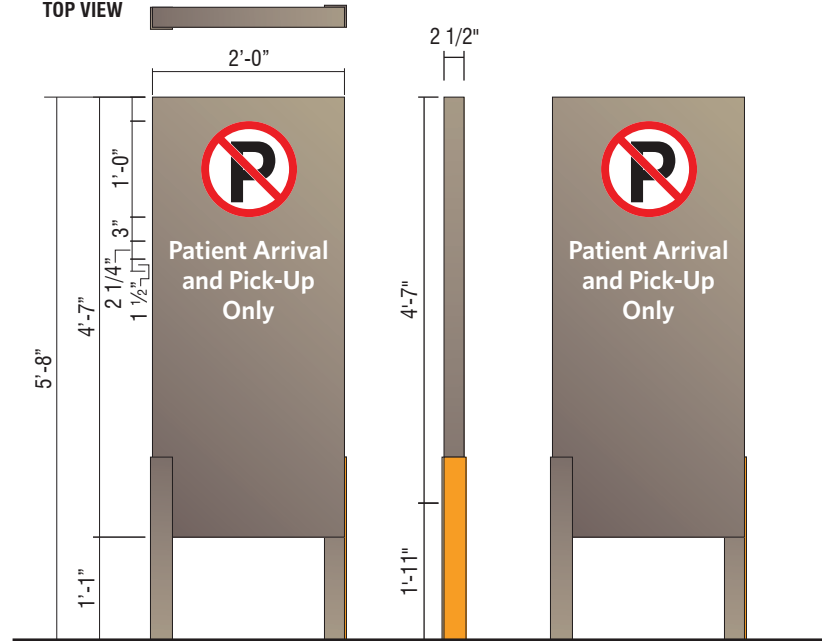
REGULATORY

SIGN 85

PROPOSED



TOP VIEW



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

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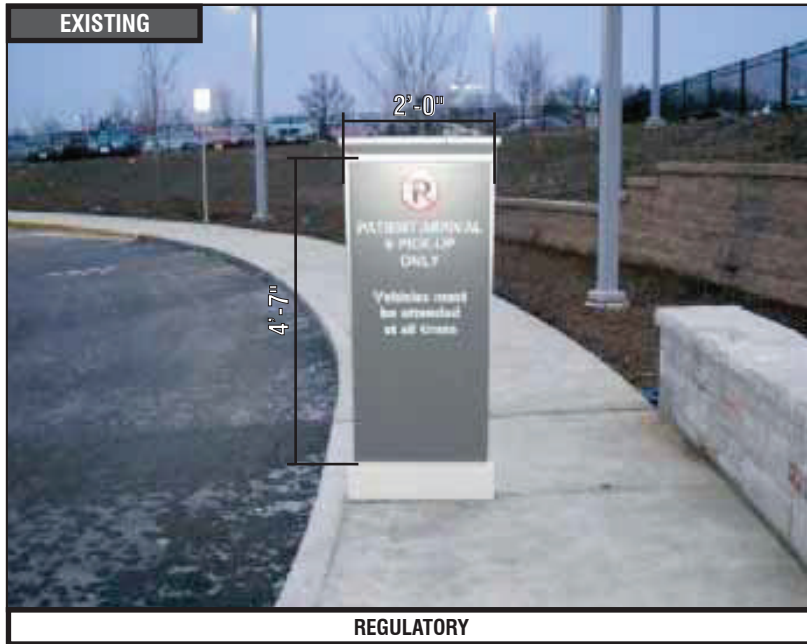
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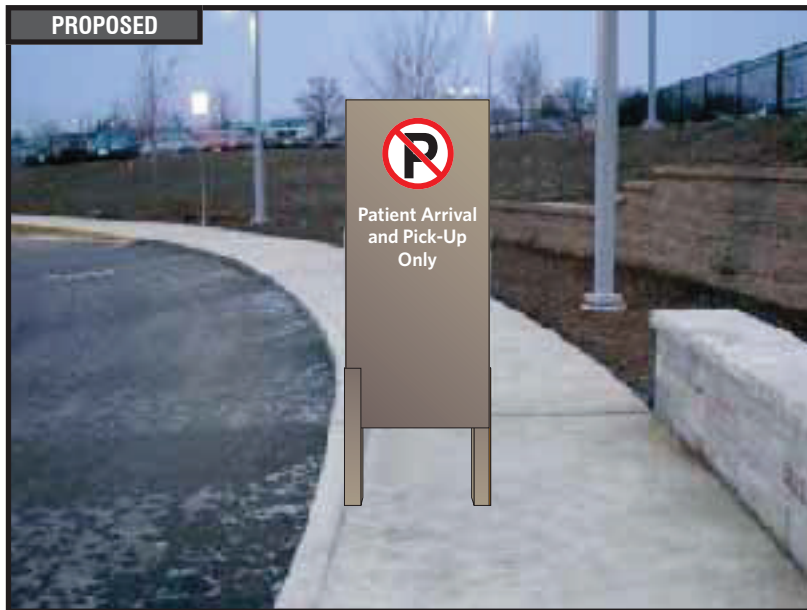
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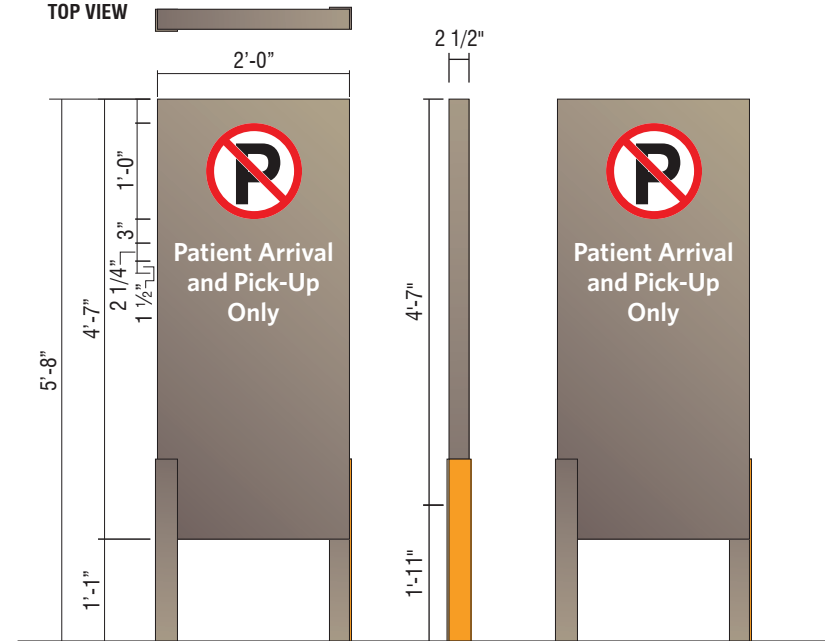
REGULATORY

SIGN 86

PROPOSED



TOP VIEW



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

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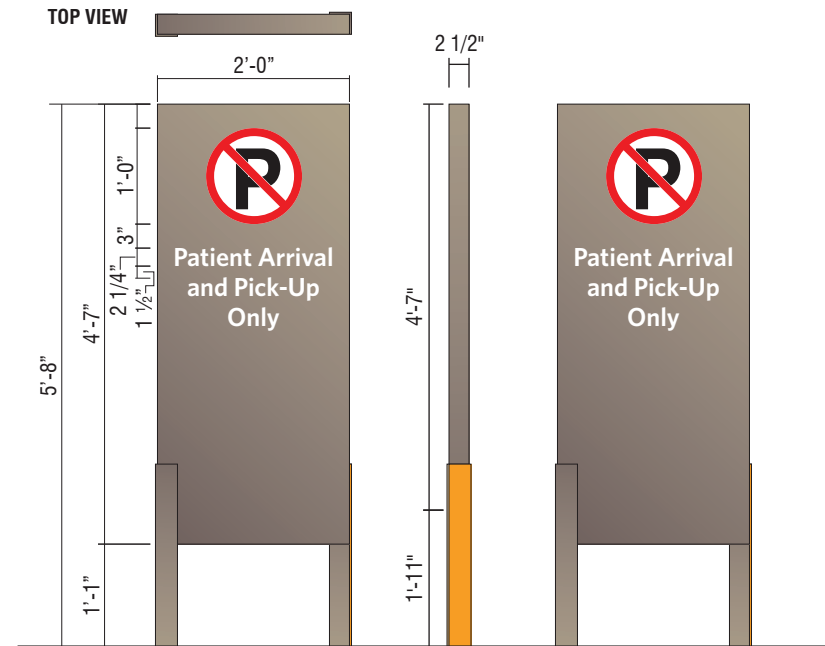
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CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

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PROJECT #:

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LOCATION #:

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PAGE #:

37

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Location #: 003-4

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
88	1	CUSTOM VINYL APPLICATION
89	1	CUSTOM VINYL APPLICATION
90	1	CUSTOM VINYL APPLICATION
91	1	CUSTOM VINYL APPLICATION
92	1	CUSTOM VINYL APPLICATION
93	1	CUSTOM VINYL APPLICATION
94	1	B2 4'-0" MONUMENT
95	1	CUSTOM AWING RE-SKIN
96	1	D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)
97	1	F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)
98	1	LEAVE EXISTING
99	1	REMOVE EXISTING
100	1	DV-1 DOOR VONY TYP. INSTALLATION
101	1	CUSTOM VINYL APPLICATION
102	1	REMOVE EXISTING
103	1	LNIP-8-B NON ILLUMINATED BLUE PLATE LETTERS (3.5 SQ. FT.)
104	1	CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT
105	1	CUSTOM 84" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT _392 SQ. FT.)
106	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
107	1	LNIP-12-B NON ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)
108	1	CUSTOM 12" ALUMINUM PLATE LETTERS (8 SQ. FT.)
109	1	CUSTOM 30" NON ILLUMINATED CHANNEL LETTERS
110	1	CUSTOM VINYL APPLICATION
111	1	CUSTOM AWNING RE-SKIN
112	1	CUSTOM 12" BLACK PLATE LETTERS

	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: N/A DRAWN BY: TVS PAGE #: 2	DRAWINGS PREPARED BY: 
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OVERVIEW PHOTOS

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ZIP: 63141

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10



11



12



13



14



15



16



17



18



OVERVIEW PHOTOS

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ZIP: 63141

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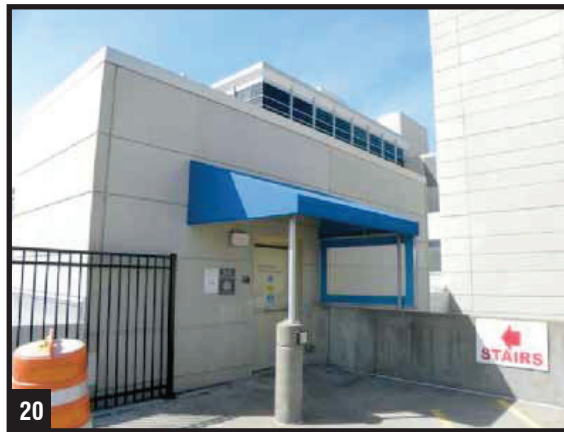
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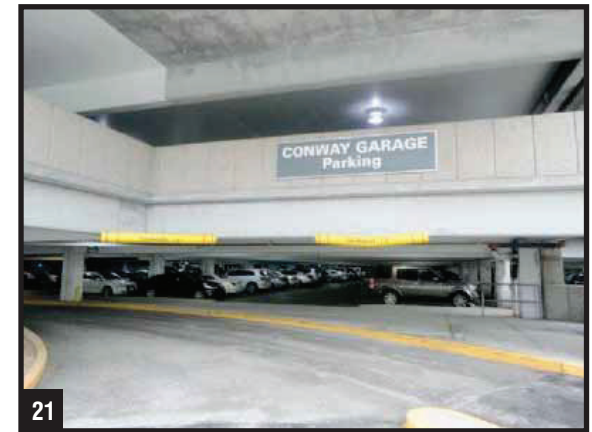
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ImageCare Maintenance Services



19



20



21



22



23



24



25



26



27



OVERVIEW PHOTOS

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ZIP: 63141

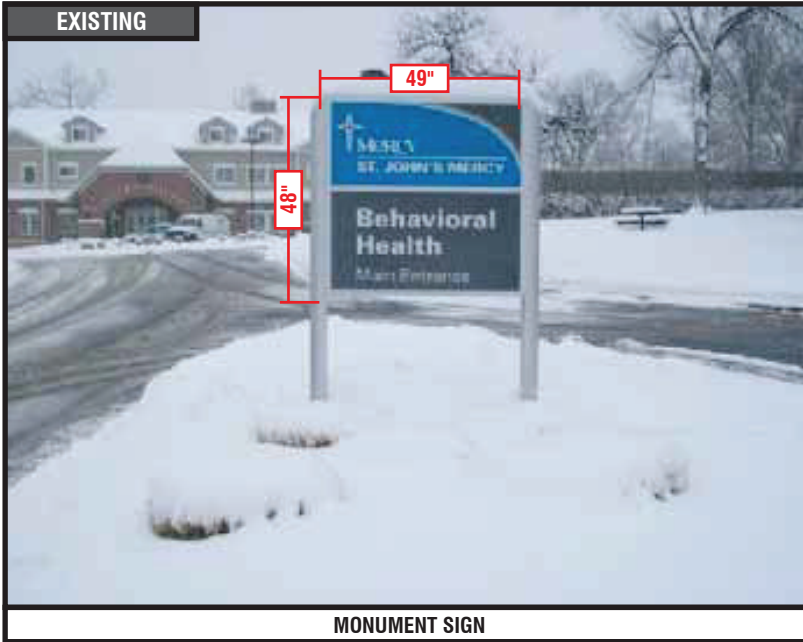
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Rev. 3:	00/00/00
Rev. 4:	00/00/00
Rev. 5:	00/00/00

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PAGE #:	7



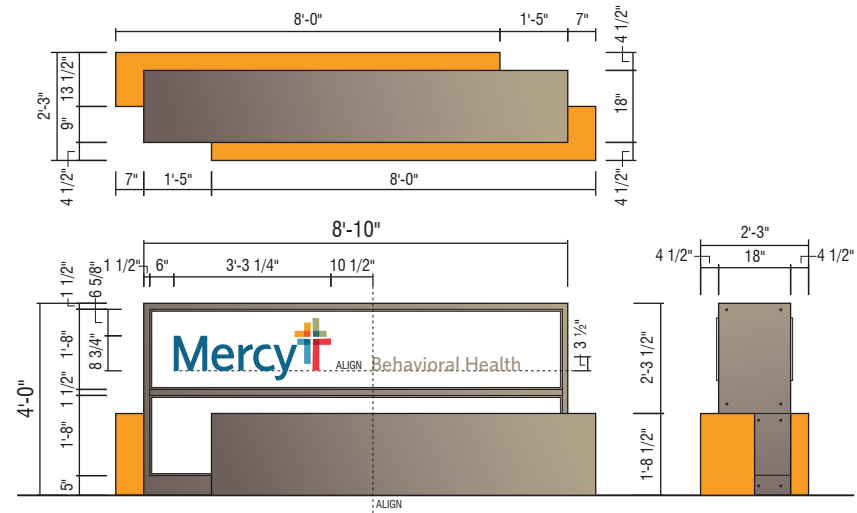
EXISTING



MONUMENT SIGN

SIGN 94

PROPOSED



B2 4'-0" MONUMENT

SIDE VIEW

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION.
NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS
PRIOR TO FABRICATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 4.cdr**

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DATE: **06/08/12**

Rev. 1: **06/15/12**

Rev. 2: **00/00/00**

Rev. 3: **00/00/00**

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PAGE #:

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NON-ILLUMINATED AWNING

PROPOSED



CUSTOM AWNING RE-SKIN

QTY: 1

RE-SKIN AWNING W/COOLEY WEATHERLYTE MATERIAL; COLOR - CHARCOAL. RESTORE FRAME AS REQUIRED. FIELD VERIFY DIMENSIONS OF AWNING PRIOR TO FABRICATION. IF THE EXISTING AWNING FRAME IS NOT A NEUTRAL COLOR (ALUMINUM, SILVER, WHITE OR BLACK) THEN THE FRAME SHOULD BE PAINTED TO MATCH RECOMMENDED AWNING MATERIAL.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS:

- ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr

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Rev. 5: 00/00/00

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15

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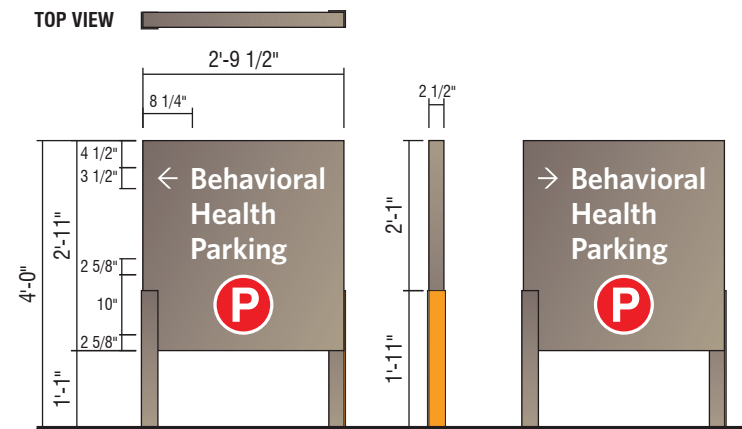


Icon Identity Solutions

ImageCare Maintenance Services



DIRECTIONAL SIGN

**PROPOSED**

D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION.
NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS
PRIOR TO FABRICATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

LOCATION #:

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3
4 20.....\3566 003 St Louis MO Part 4.cdr

DATE:	06/08/12
Rev. 1:	06/15/12
Rev. 2:	00/00/00
Rev. 3:	00/00/00
Rev. 4:	00/00/00
Rev. 5:	00/00/00

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16

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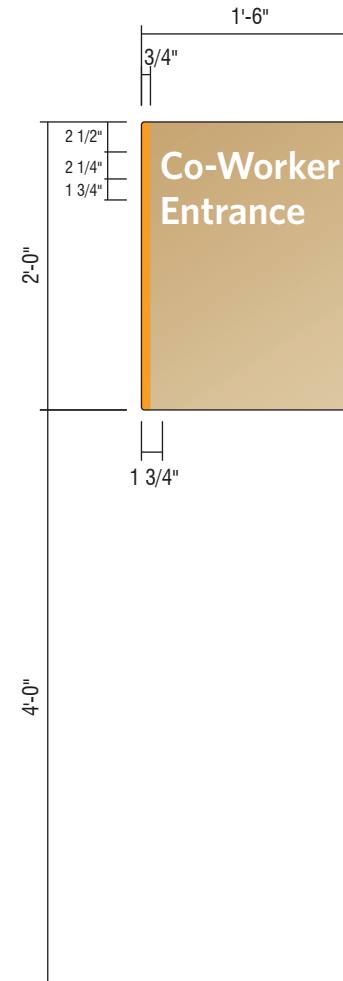


EXISTING



WALL PLAQUE

TOP VIEW



F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)

QTY: 1

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS:

- ☐ APPROVED
☐ APPROVED AS NOTED
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CLIENT CONTRACTOR

DATE

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Rev. 4: 00/00/00

Rev. 5: 00/00/00

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17

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EXISTING



WALL PLAQUE

SIGN 98

LEAVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr

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Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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PAGE #:
18

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EXISTING



PLATE LETTERS

SIGN 99

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr	
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Rev. 3: **00/00/00**
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Rev. 5: **00/00/00**

SCALE:
As Noted
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TVS
PAGE #:
19



40'-3"

3'-6"

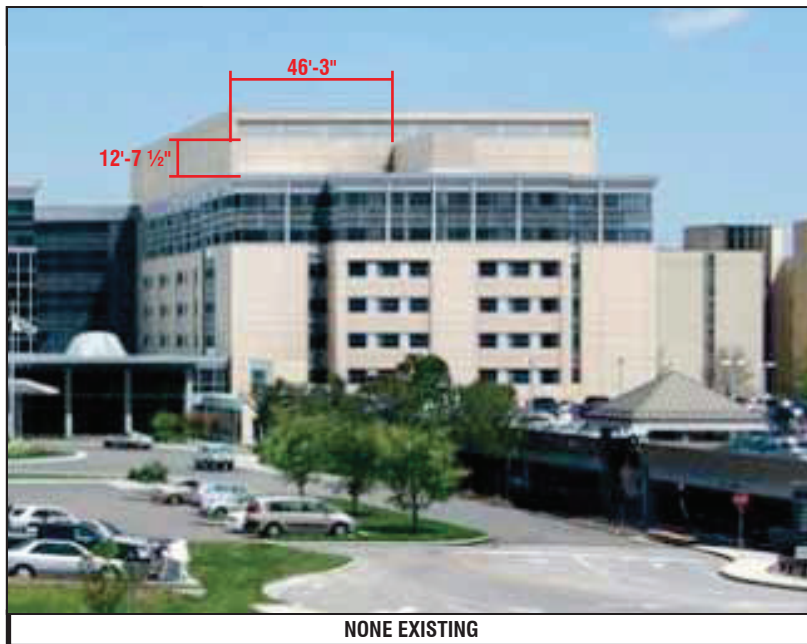
Children's Hospital

CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW En1380)

SCALE: 1/8" = 1'-0"

NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS PRIOR TO FABRICATION.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr**

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Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

SCALE:
As Noted

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PAGE #:
24

DRAWINGS PREPARED BY:



EXISTING



NONE EXISTING

SIGN 105



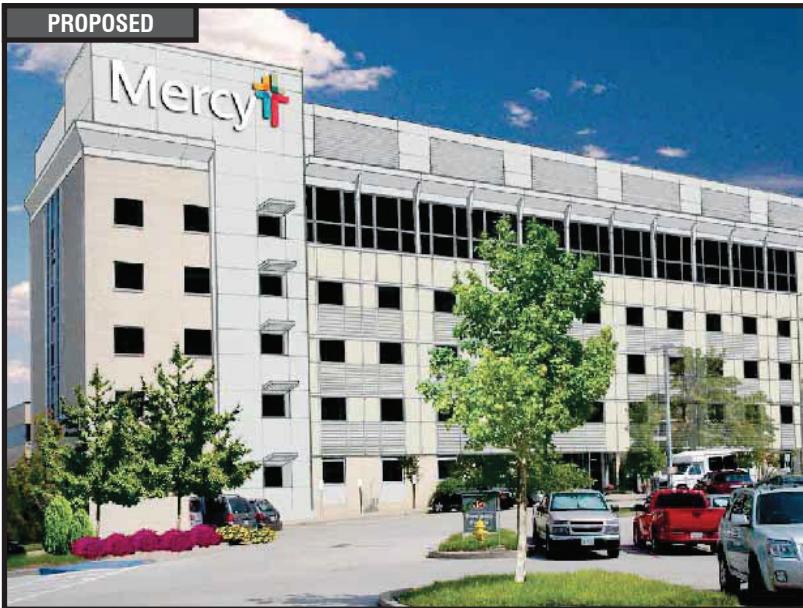
CUSTOM 84" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (392 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)
CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/32"=1'-0"

FASCIA IS SCHEDULED TO RECEIVE MAJOR ALTERATIONS WITH A NEW METAL COMPOSITE MATERIAL PANELS - BY OTHERS. LETTERSET INSTALL TO BE COORDINATED WITH CONTRACTOR.

PROPOSED



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr	
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 Rev. 3: **00/00/00**
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TVS
 PAGE #:
25

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icon **ims**
 Icon Identity Solutions ImageCare Maintenance Services

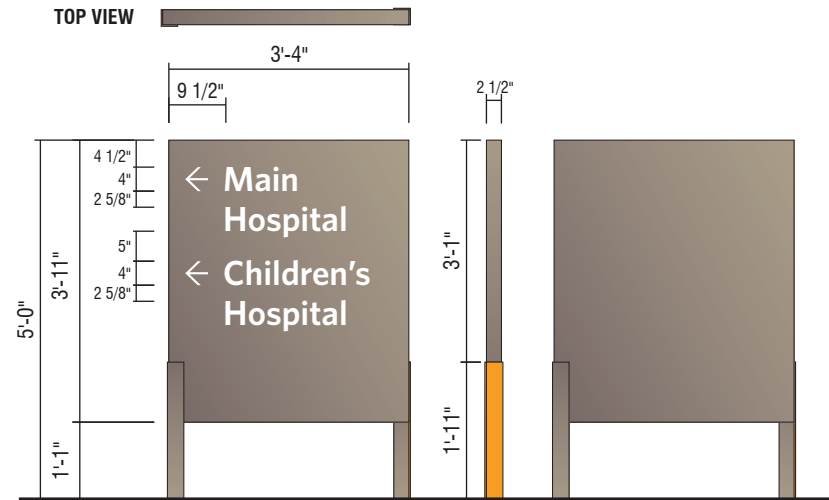
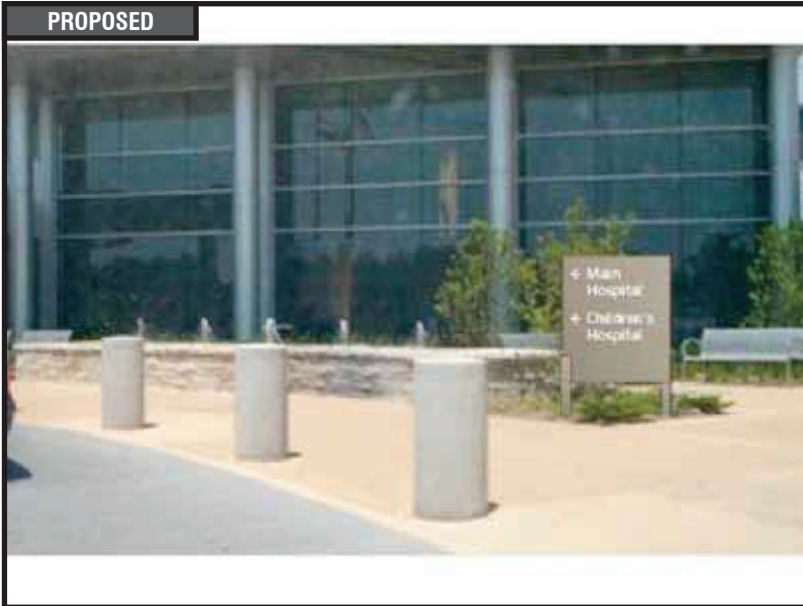
EXISTING



NONE EXISTING

SIGN 106

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY. 1

INSTALL NEW SIGN IN LANDSCAPE AREA AS SHOWN, SEE SITE PLAN FOR GENERAL LOCATION AND FIELD VERIFY EXACT LOCATION.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566
LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
DATE
FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 4.cdr**
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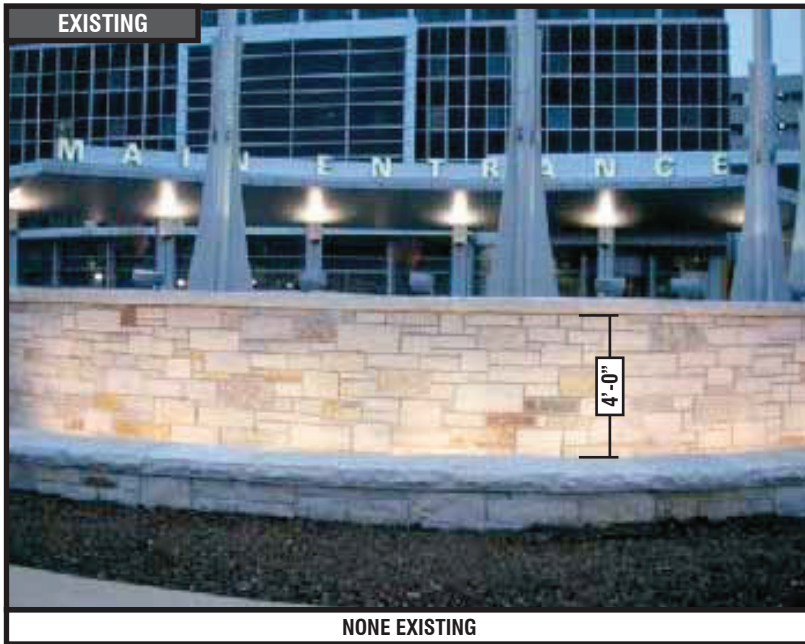
DATE: **06/08/12**
Rev. 1: **06/15/12**
Rev. 2: **00/00/00**
Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
26

DRAWINGS PREPARED BY:



EXISTING



NONE EXISTING

SIGN 107



LNIP-12-B NON-ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)

QTY. 1

SCALE: 1"=1'-0"

CENTER NEW SIGN ON RADIUSSED STONE WALL AS SHOWN.

PROPOSED



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 4.cdr**

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Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

SCALE:
As Noted
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TVS
PAGE #:
27

DRAWINGS PREPARED BY:



EXISTING



NONE EXSITING

SIGN 109



CUSTOM 30" NON-ILLUMINATED CHANNEL LETTERS

QTY. 1

SCALE: 1/2"=1'-0"

CENTER ON WALL AS SHOWN. LETTERS TO BE BLACK NON-ILLUMINATED CHANNEL LETTERS.

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS:

- ☐ APPROVED
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CLIENT CONTRACTOR

DATE

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Rev. 2: 00/00/00

Rev. 3: 00/00/00

Rev. 4: 00/00/00

Rev. 5: 00/00/00

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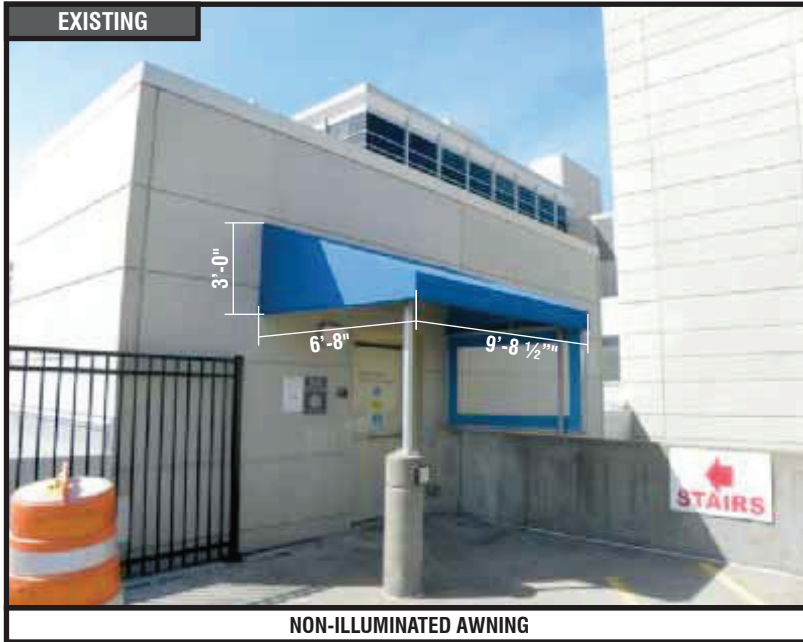
29

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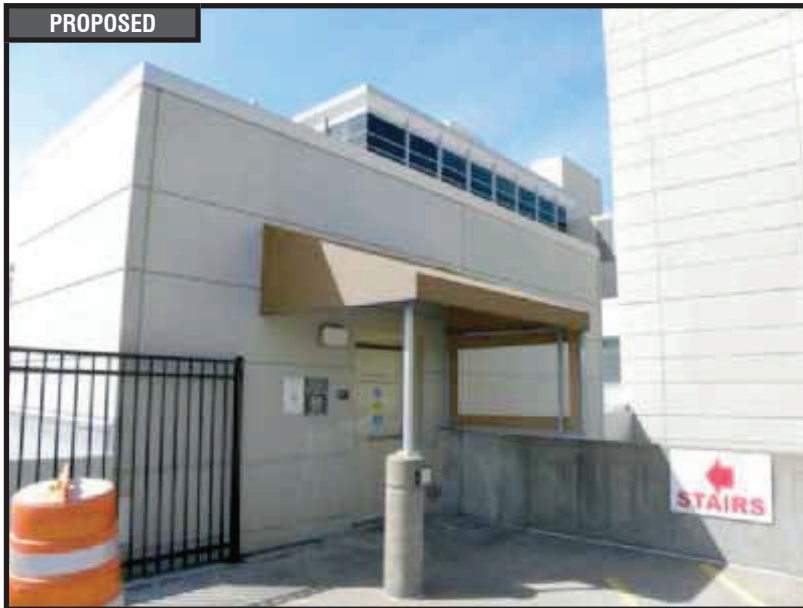
EXISTING



NON-ILLUMINATED AWNING

SIGN 111

PROPOSED



CUSTOM AWNING RE-SKIN

QTY: 1

RE-SKIN AWNING W/COOLEY WEATHERLYTE MATERIAL; COLOR - CHARCOAL. RESTORE FRAME AS REQUIRED. FIELD VERIFY DIMENSIONS OF AWNING PRIOR TO FABRICATION. IF THE EXISTING AWNING FRAME IS NOT A NEUTRAL COLOR (ALUMINUM, SILVER, WHITE OR BLACK) THEN THE FRAME SHOULD BE PAINTED TO MATCH RECOMMENDED AWNING MATERIAL.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____ DATE
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr	
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Rev. 5:	00/00/00

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Icon Identity Solutions ImageCare Maintenance Services

10'-0 1/8"

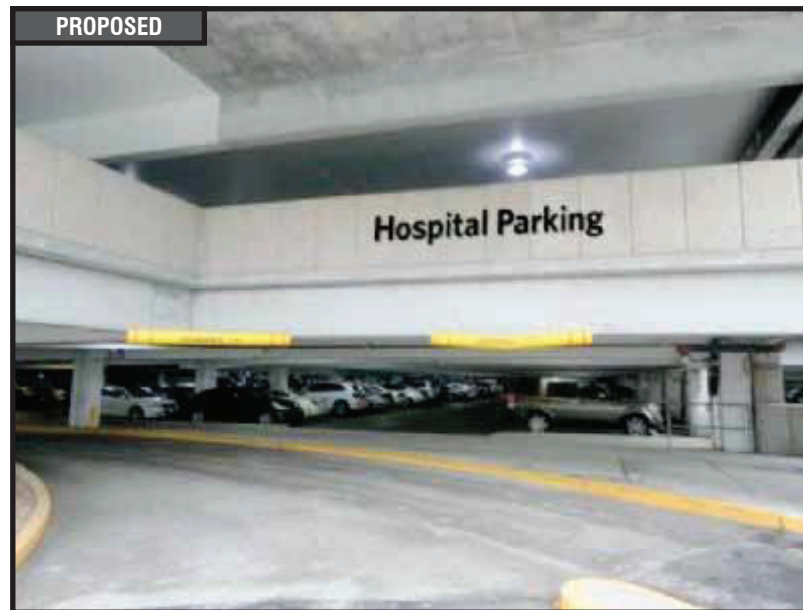
12"

Hospital Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

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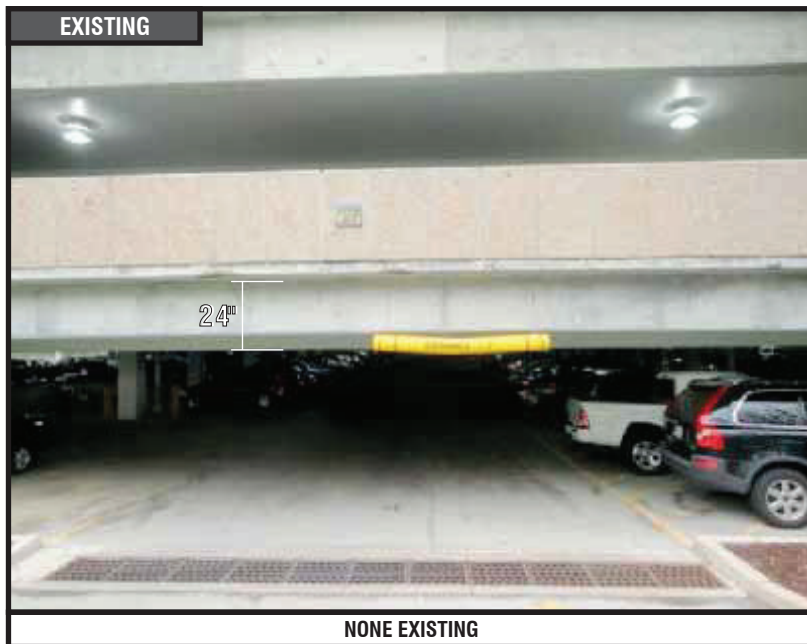




CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566
LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
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CLIENT CONTRACTOR
DATE
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Rev. 3: **00/00/00**
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Rev. 5: **00/00/00**

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33

DRAWINGS PREPARED BY:



6'-8"

8"

Hospital Parking

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

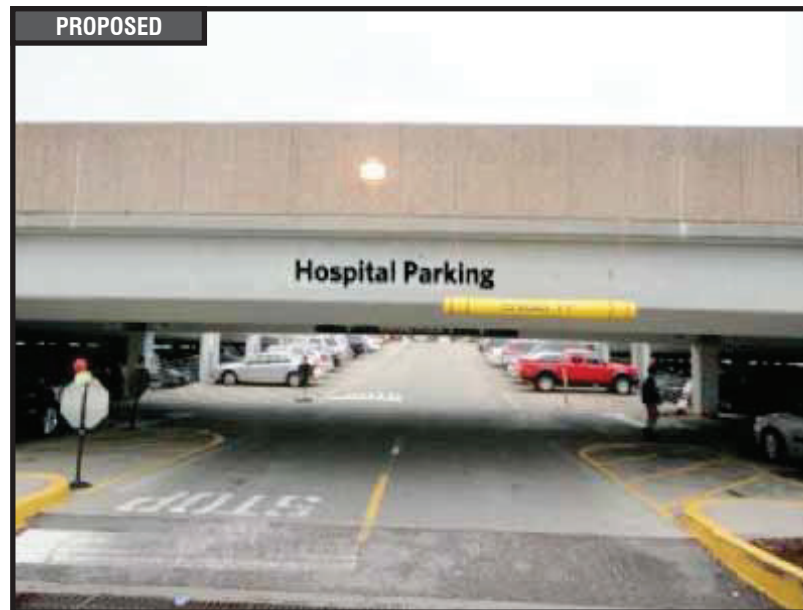
SCALE: 3/4" = 1'-0"

EXISTING



NONE EXISTING

PROPOSED



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 4.cdr**

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Rev. 5: **00/00/00**

SCALE:
As Noted

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PAGE #:
36

DRAWINGS PREPARED BY:



EXISTING



PLATE LETTERS

SIGN 117

LEAVE AS IS

QTY: 1



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr	
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Rev. 3: **00/00/00**
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Rev. 5: **00/00/00**

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19

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EXISTING



BANNERS

SIGN 118



SPECIAL EVENTS BANNERS

QTY: 40

TO BE LOCATED AT VARIOUS LOCATINOS AROUND CAMPUS.

BANNERS MAY CHANGE FREQUENTLY TO ADVERTISE SPECIAL EVENTS



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	_____/_____/_____	DATE
		☐ REVISED AND RESUBMIT		
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 4.cdr		
003		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.		

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PAGE #:	19

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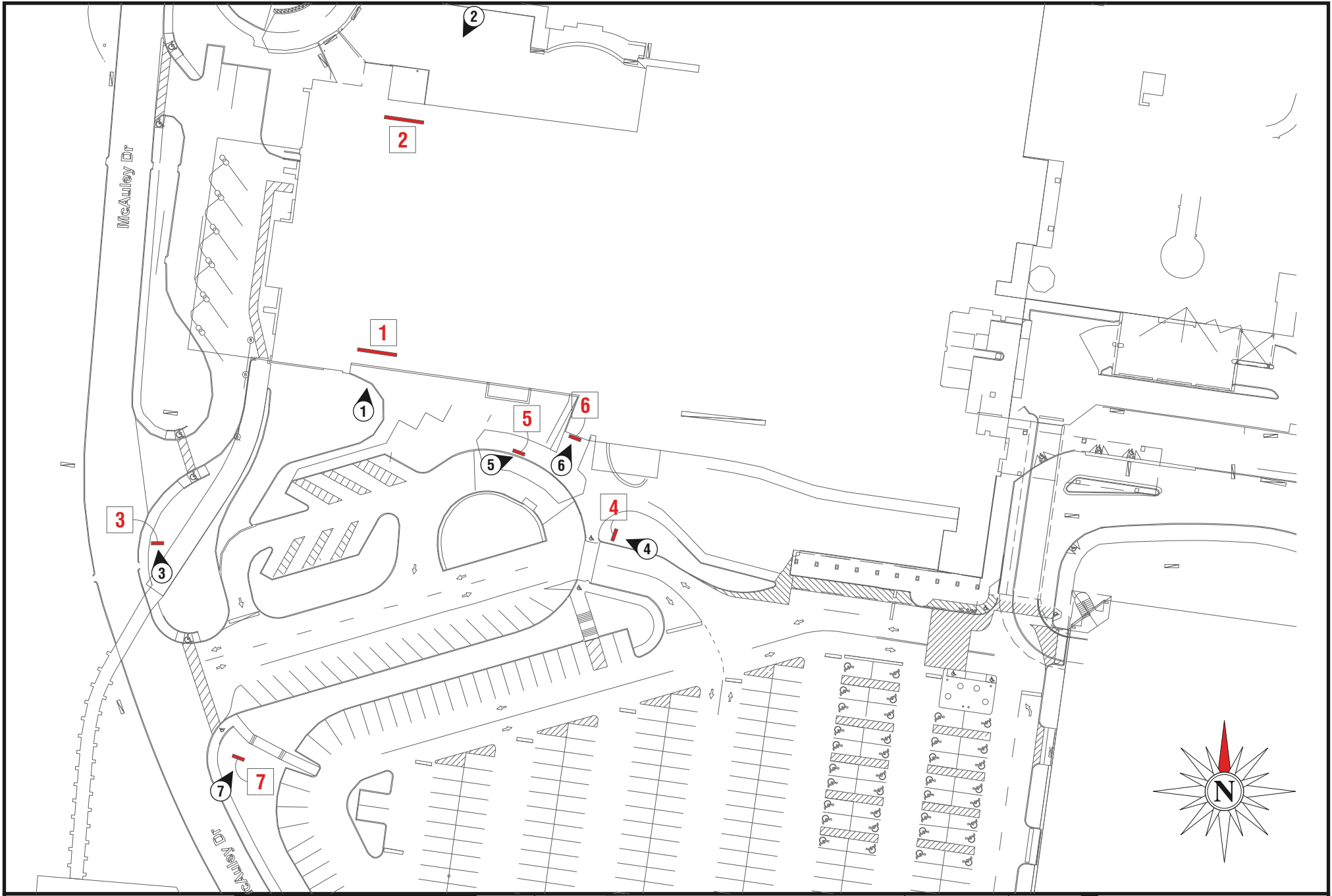
Icon Identity Solutions ImageCare Maintenance Services



Location #: 004

**625 S. New Ballas Rd.
St. Louis, MO
63141**





SITE PLAN

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
004

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
DATE
FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr
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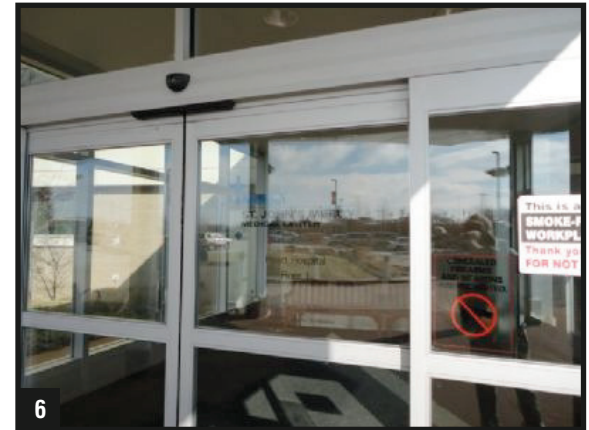
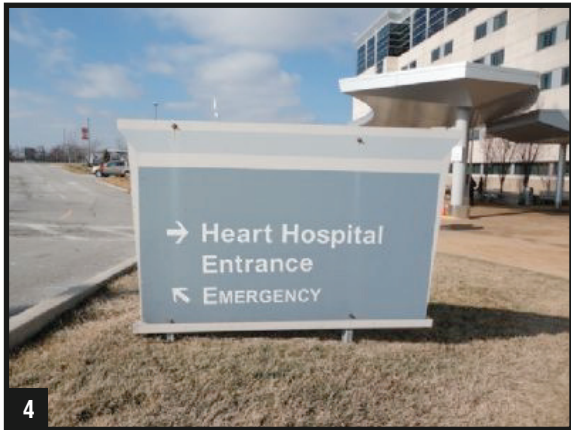
DATE: 06/06/12
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Rev. 2: 06/27/12
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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N.T.S.
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PAGE #:
3

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OVERVIEW PHOTOS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

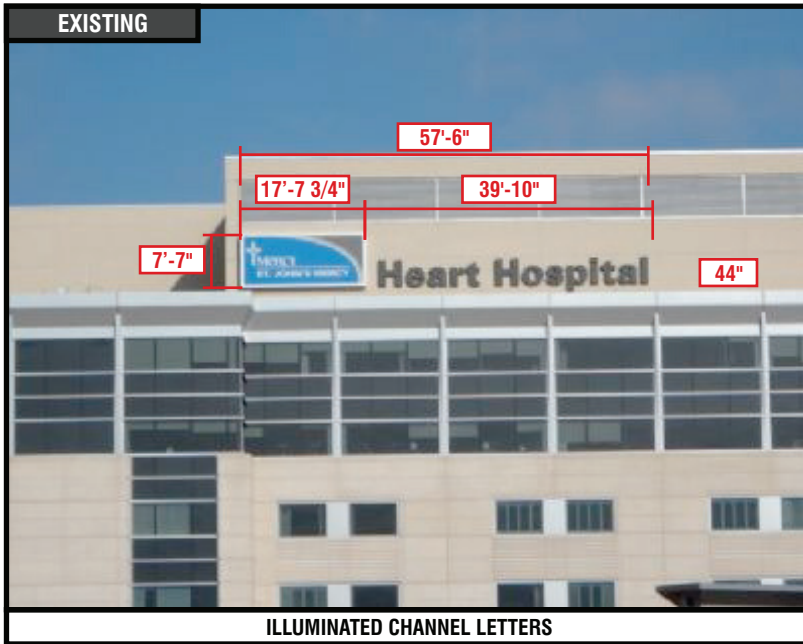
PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	004	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr	
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Rev. 3:	00/00/00
Rev. 4:	00/00/00
Rev. 5:	00/00/00

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DRAWN BY:	TVS
PAGE #:	4



EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 1

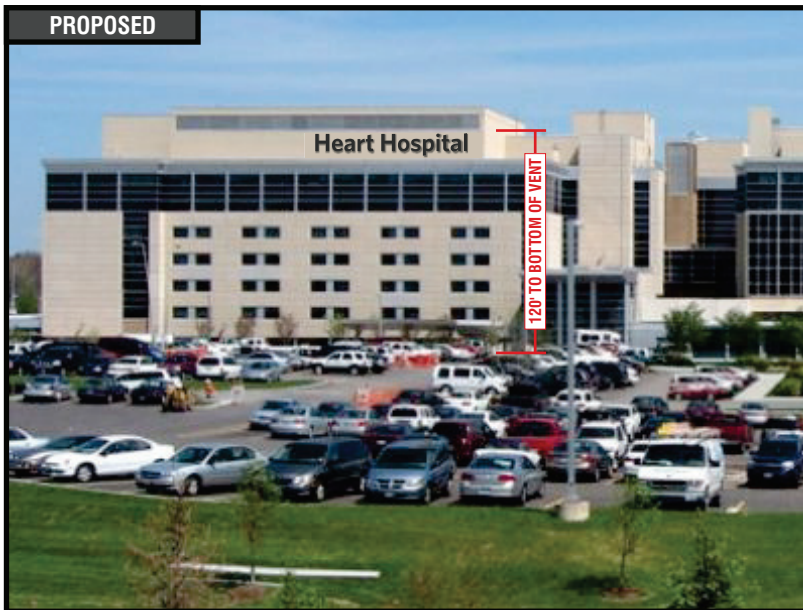


CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT (108 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 1/8"=1'-0"

PROPOSED



RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
004

SUBMITTAL IS: ☐ APPROVED
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☐ REVISED AND RESUBMIT
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DATE
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5

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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 2

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
004

SUBMITTAL IS: ☐ APPROVED
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CLIENT CONTRACTOR
_____/_____/_____
DATE

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Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

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6

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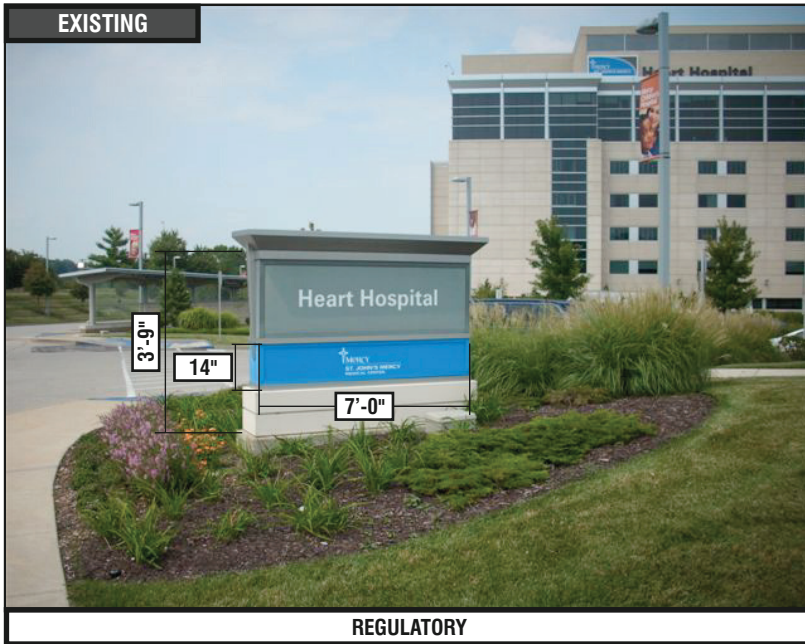
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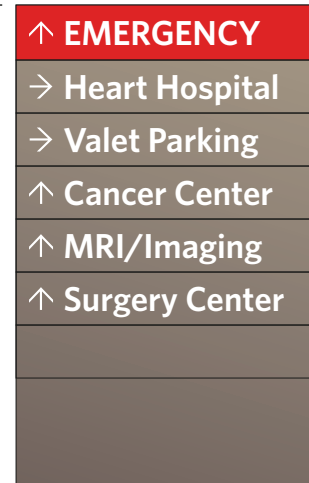
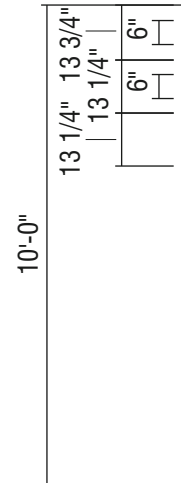
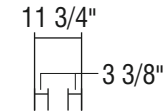
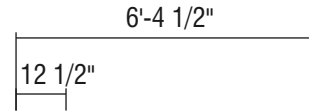
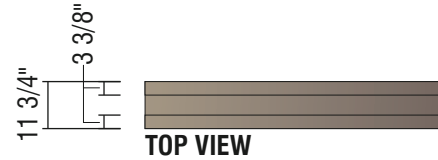
Icon Identity Solutions

ImageCare Maintenance Services

EXISTING



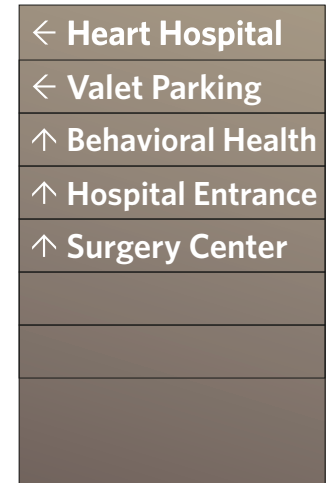
REGULATORY



SIDE A



SIDE VIEW



SIDE B

D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 1/4" = 1'-0"



RECOMMENDATIONS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
004

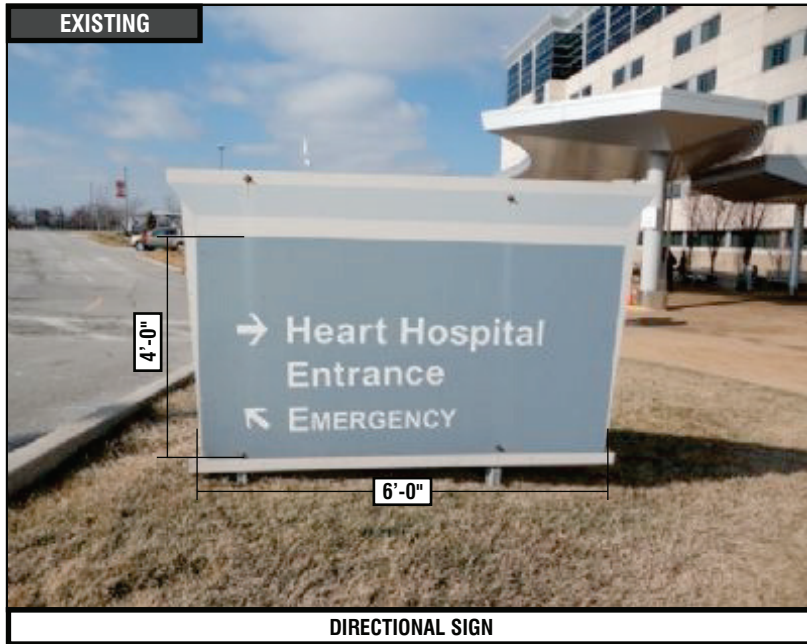
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☐ APPROVED AS NOTED
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Rev. 4: 00/00/00
Rev. 5: 00/00/00

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PAGE #:
7

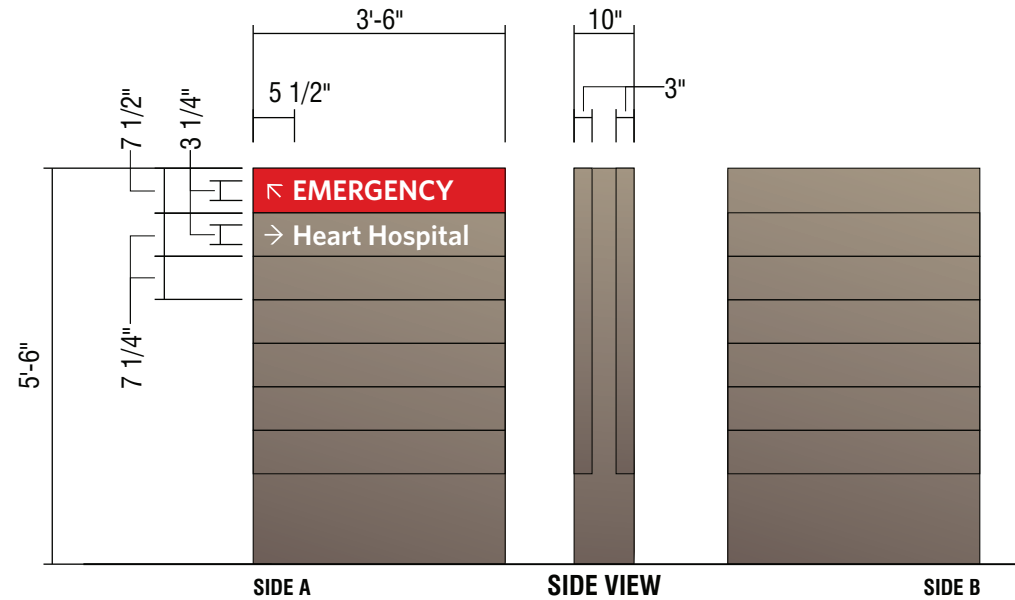
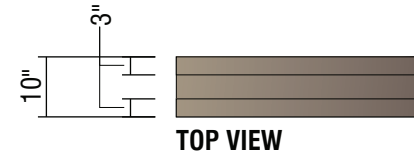


EXISTING



DIRECTIONAL SIGN

SIGN 4

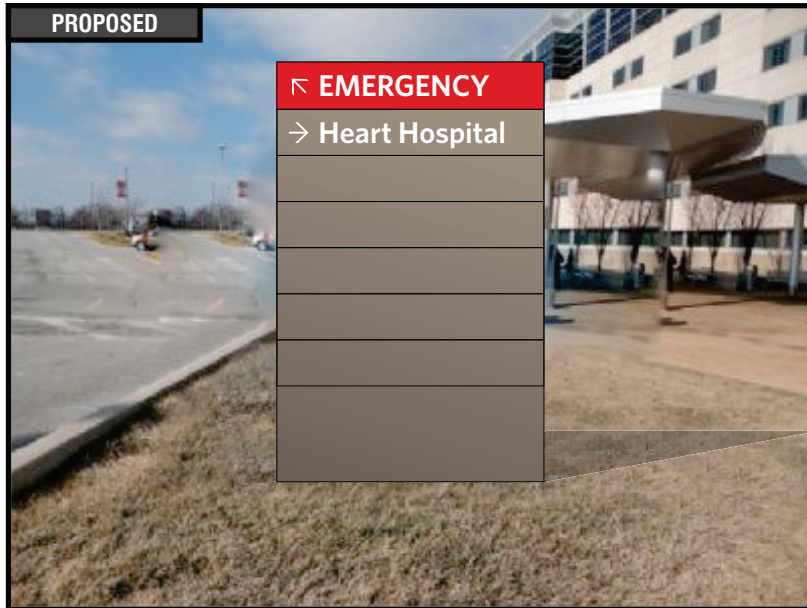


D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 3/8" = 1'-0"

PROPOSED



RECOMMENDATIONS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

004

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

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CLIENT CONTRACTOR

DATE

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SCALE:

As Noted

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TVS

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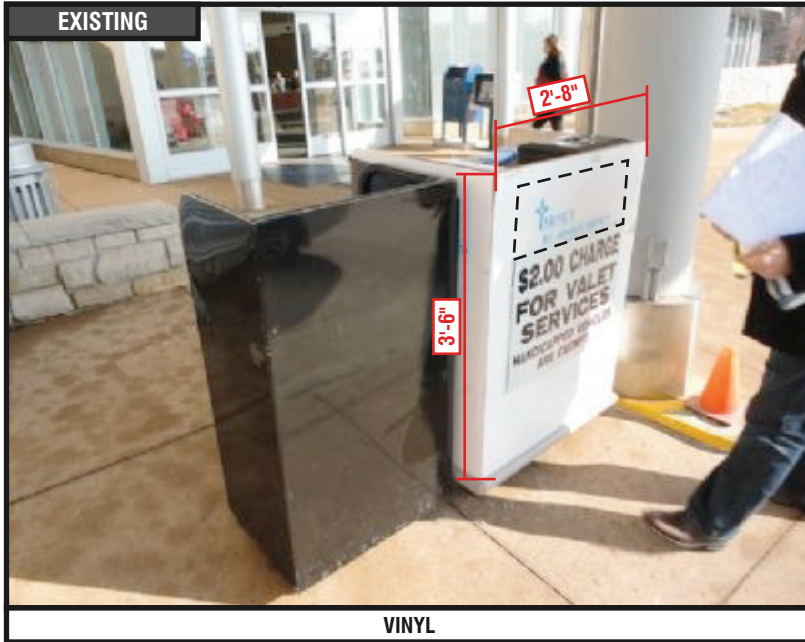
8

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EXISTING



VINYL

SIGN 5

LEAVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
004

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☐ REVISED AND RESUBMIT
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CLIENT CONTRACTOR
DATE

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Rev. 4: 00/00/00
Rev. 5: 00/00/00

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9

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EXISTING



DIRECTIONAL SIGN

SIGN7

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
004

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☐ APPROVED AS NOTED
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Rev. 3: **00/00/00**
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Rev. 5: **00/00/00**

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PAGE #:
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Location #003
Master Sign Plan & Site Plan

615 S. New Ballas Rd.
St. Louis, MO
63141



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-001	1	CUSTOM 74” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)
003-002	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-003	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-004	1	REMOVE EXISTING
003-005	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
003-006	1	REMOVE EXISTING
003-007	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-008	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-009	1	REMOVE EXISTING
003-010	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-011	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-012	1	REMOVE EXISTING
003-013	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-014	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-015	1	REMOVE EXISTING
003-016	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-017	1	D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL
003-018	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
003-019	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-020	1	REMOVE EXISTING
003-021	1	REMOVE EXISTING
003-022	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-023	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-024	1	CUSTOM RE-FACE AND RETRO-FIT
003-025	1	CUSTOM RE-FACE AND RETRO-FIT
003-026	1	REMOVE EXISTING
003-027	1	REMOVE EXISTING
003-028	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-029	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-030	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION
003-031	1	CUSTOM RE-FACE AND RETRO-FIT
003-032	1	CUSTOM AWNING RE-SKIN
003-033	1	REMOVE EXISTING
003-034	1	DV-1 DOOR VINYL TYP. INSTALLATION
003-035	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-036	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
003-037	1	CUSTOM NON-ILLUMINATED CHANNEL LETTERS
003-038	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-039	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-040	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-041	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-042	1	B1 6'-0" MONUMENT
003-043	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-044	1	REMOVE EXISTING
003-045	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-046	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-047	1	LEAVE EXISTING
003-048	1	REMOVE EXISTING
003-049	1	REMOVE EXISTING
003-050	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-051	1	CUSTOM 10” BLACK PLATE LETTERS
003-052	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-053	1	CUSTOM 10” DAY/NIGHT CHANNEL LETTERS
003-054	1	REMOVE EXISTING
003-055	1	REMOVE EXISTING
003-056	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-057	1	CUSTOM FASCiA PANEL W/DAY/NIGHT CHANNEL LETTERS - FACE LIT
003-058	1	CUSTOM DAY/NIGHT CHANNEL LETTERS - FACE LIT



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_Mercy St. Louis Main Signage Plan.cdr

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Rev. 1: 07/18/12
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE: N/A
DRAWN BY: TVS
PAGE #: 2

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-059	1	CUSTOM 10” BLACK PLATE LETTERS
003-060	1	D3-NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-061	1	REMOVE EXISTING
003-062	1	REMOVE EXISTING
003-063	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-064	1	NOT IN SCOPE
003-065	1	NOT IN SCOPE
003-066	1	DV-1 DOOR VINYL TYP. INSTALLATION
003-067	1	REMOVE EXISTING
003-068	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-069	1	REMOVE EXISTING
003-070	1	REMOVE EXISTING
003-071	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-072	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-073	1	REMOVE EXISTING
003-074	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-075	1	REMOVE EXISTING
003-076	1	REMOVE EXISTING
003-077	1	REMOVE EXSTING
003-078	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
003-079	1	REMOVE EXISTING
003-080	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-081	1	CUSTOM BLACK PLATE LETTERS
003-082	1	REMOVE EXISTING
003-083	1	LEAVE EXISTING
003-084	1	LEAVE EXISTING
003-085	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
003-086	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
003-087	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-088	1	CUSTOM VINYL APPLICATION
003-089	1	CUSTOM VINYL APPLICATION
003-090	1	CUSTOM VINYL APPLICATION
003-091	1	CUSTOM VINYL APPLICATION
003-092	1	CUSTOM VINYL APPLICATION
003-093	1	CUSTOM VINYL APPLICATION
003-094	1	B2 4’-0” MONUMENT
003-095	1	CUSTOM AWING RE-SKIN
003-096	1	D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)
003-097	1	F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)
003-098	1	LEAVE EXISTING
003-099	1	REMOVE EXISTING
003-100	1	DV-1 DOOR VONY TYP. INSTALLATION
003-101	1	CUSTOM VINYL APPLICATION
003-102	1	REMOVE EXISTING
003-103	1	LNIP-8-B NON ILLUMINATED BLUE PLATE LETTERS (3.5 SQ. FT.)
003-104	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT
003-105	1	CUSTOM 84” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (392 SQ. FT.)
003-106	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-107	1	LNIP-12-B NON ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)
003-108	1	CUSTOM 12” ALUMINUM PLATE LETTERS (8 SQ. FT.)
003-109	1	CUSTOM 30” NON ILLUMINATED CHANNEL LETTERS
003-110	1	CUSTOM VINYL APPLICATION
003-111	1	CUSTOM AWNING RE-SKIN
003-112	1	CUSTOM 12” BLACK PLATE LETTERS
003-113	1	CUSTOM 8” BLACK PLATE LETTERS
003-114	1	TF-1-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-115	1	TF-1-P POLE MOUNTED REGULATORY (1.5 SQ. FT.)
003-116	1	CUSTOM 8” BLACK PLATE LETTERS



RECOMMENDATIONS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

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☐ APPROVED AS NOTED
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DATE: 06/06/12
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Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE: N/A
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PAGE #: 3

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-117	1	LEAVE AS IS
003-118	40	SPECIAL EVENTS BANERS (VARIOUS LOCATIONS AROUND CAMPUS)
004-001	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT (108 SQ. FT.)
004-002	1	REMOVE EXISTING
004-003	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
004-004	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
004-005	1	LEAVE EXISTING
004-006	1	REMOVE EXISTING & REPLACE W/ REGULATORY VINYL TYP. INSTALLATION
004-007	1	REMOVE EXISTING
020-001	1	B2 4'-0" MONUMENT
020-002	1	LEAVE EXISTING
020-003	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
020-004	1	DV-1 DOOR VINYL TYP. INSTALLATION
020-005	1	DV-1 DOOR VINYL TYP. INSTALLATION
020-006	1	CUSTOM 32” DAY/NIGHT CHANNEL LETTERS - FACE LIT
020-007	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
020-008	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
049-001	1	CUSTOM 18” BLACK PLATE LETTERS
049-002	1	CUSTOM 20” BLACK PLATE LETTERS
049-003	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-004	1	REMOVE EXISTING
049-005	1	REMOVE EXISTING
049-006	1	CUSTOM 14” BLACK PLATE LETTERS
049-007	1	LEAVE EXISTING
049-008	1	DV-1 DOOR VINYL TYP. INSTALLATION
049-009	1	REMOVE EXISTING
049-010	1	REMOVE EXISTING
049-011	1	CUSTOM 12” BLACK PLATE LETTERS
049-012	1	REMOVE EXISTING

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
049-013	1	REMOVE EXISTING
049-014	1	REMOVE EXISTING
049-015	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-016	1	CUSTOM 12” BLACK PLATE LETTERS
049-017	1	CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT
049-018	1	CUSTOM 12” BLACK PLATE LETTERS
049-019	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-020	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-021	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
049-022	1	CUSTOM 12” BLACK PLATE LETTERS
049-023	1	REMOVE EXISTING
049-024	1	CUSTOM 14” BLACK PLATE LETTERS
049-025	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
049-026	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
049-027	1	CUSTOM 8” BLACK PLATE LETTERS
049-028	1	CUSTOM 8” BLACK PLATE LETTERS
050-001	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-002	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-003	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-004	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
050-005	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
050-006	1	CUSTOM BLACK PLATE LETTERS
050-007	1	CUSTOM BLACK PLATE LETTERS
050-008	1	CUSTOM FACE REPLACEMENT W/BLACK PLATE LETTERS
050-009	1	DV-1 DOOR VINYL TYP. INSTALLATION
050-010	1	DV-1 DOOR VINYL TYP. INSTALLATION
050-011	1	CUSTOM 8” BLACK PLATE LETTERS
051-001	1	B2-4'-0" MONUMENT
051-002	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)



RECOMMENDATIONS

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CITY/STATE: St. Louis, MO
ZIP: 63141

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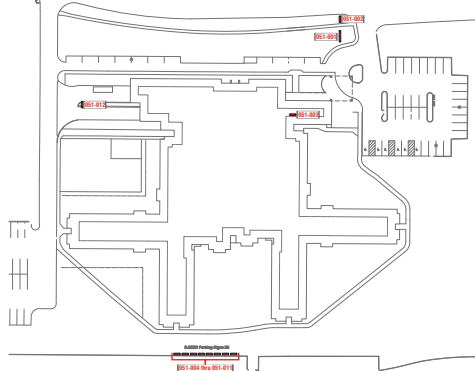
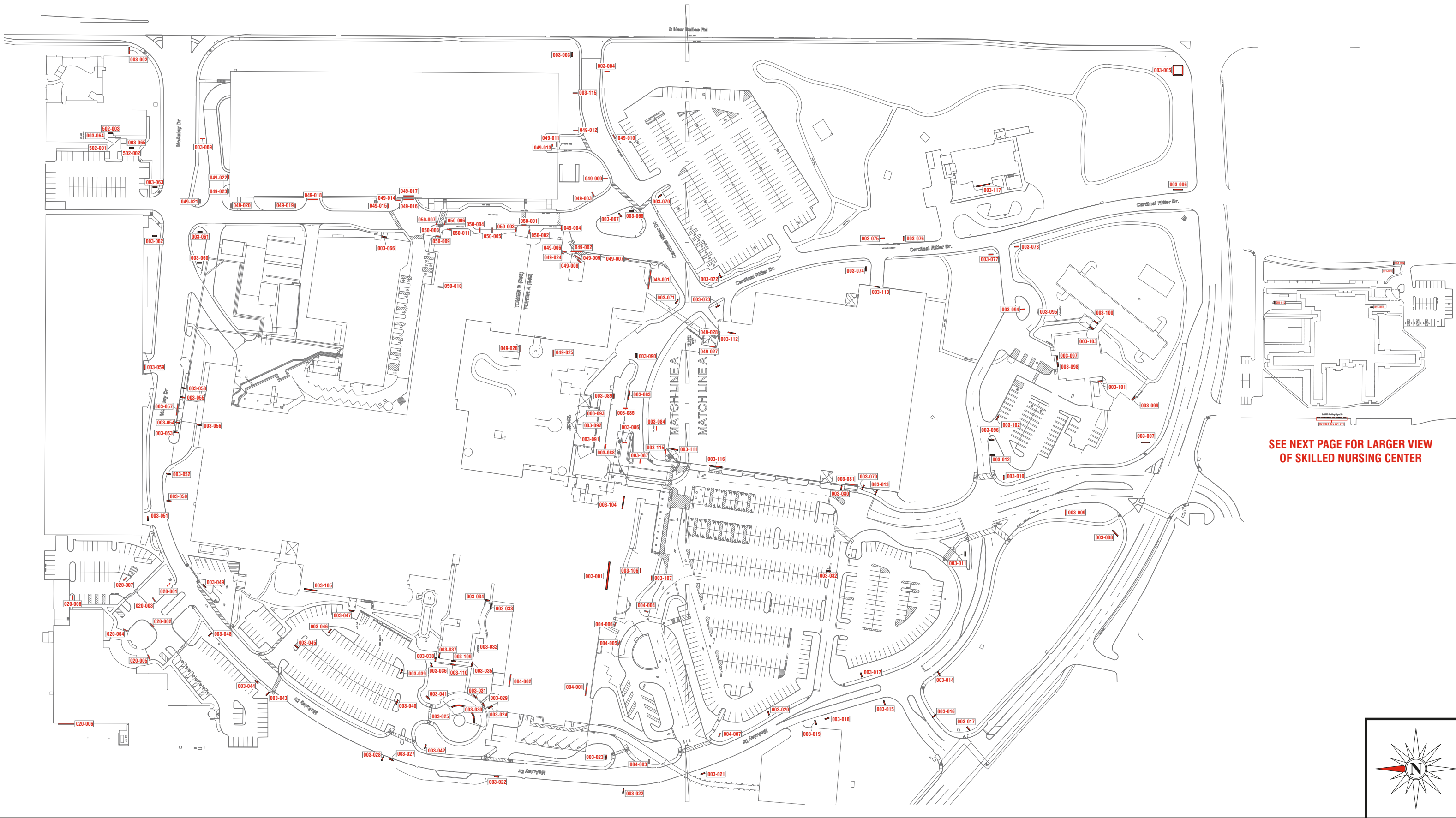
DATE: 06/06/12
Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
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SEE NEXT PAGE FOR LARGER VIEW
OF SKILLED NURSING CENTER



SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

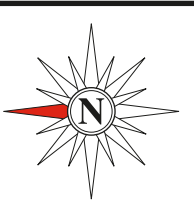
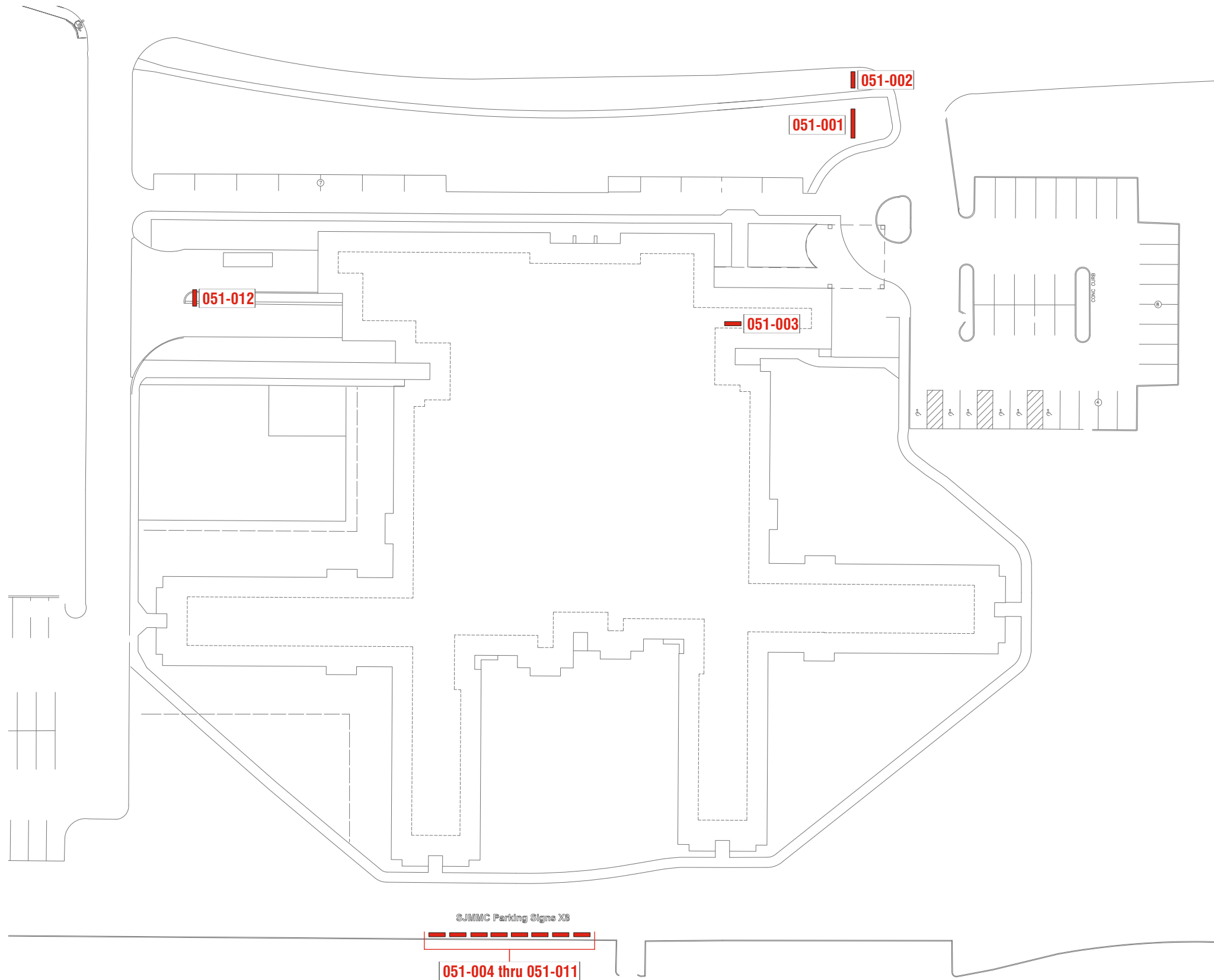
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LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_Mercy St. Louis Main Signage Plan.cdr	
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Rev. 3: 00/00/00
Rev. 4: 00/00/00
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SITE PLAN

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
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☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
 _____ / _____ / _____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_Mercy St. Louis Main Signage Plan.cdr**

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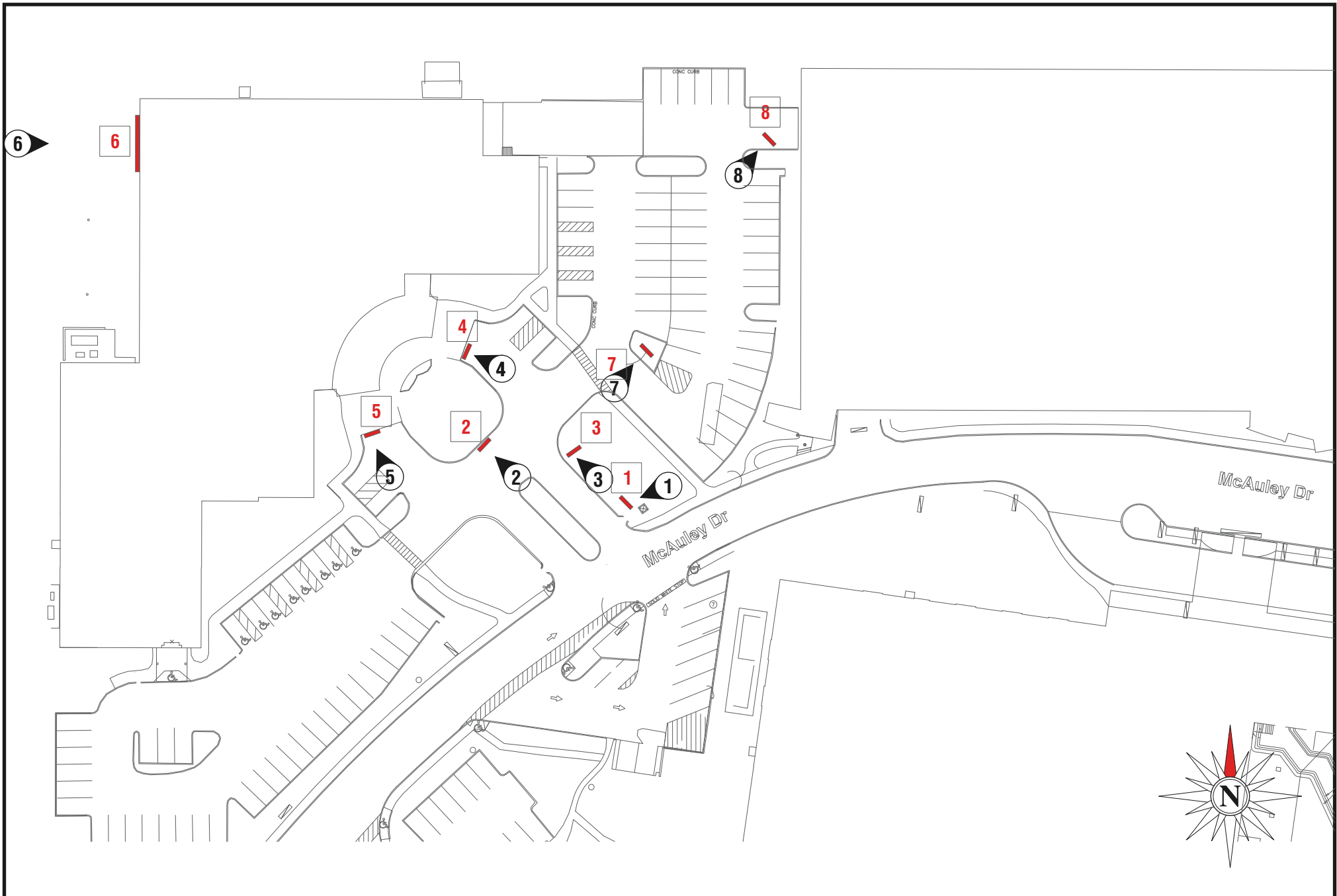




Location #: 020

**607 S. New Ballas Rd.
St. Louis, MO
63141**





SITE PLAN

ADDRESS: **607 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #: 020	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_020_St Louis_MO.cdr	
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Icon Identity Solutions ImageCare Maintenance Services



OVERVIEW PHOTOS

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	020	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_020_St Louis_MO.cdr	
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Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

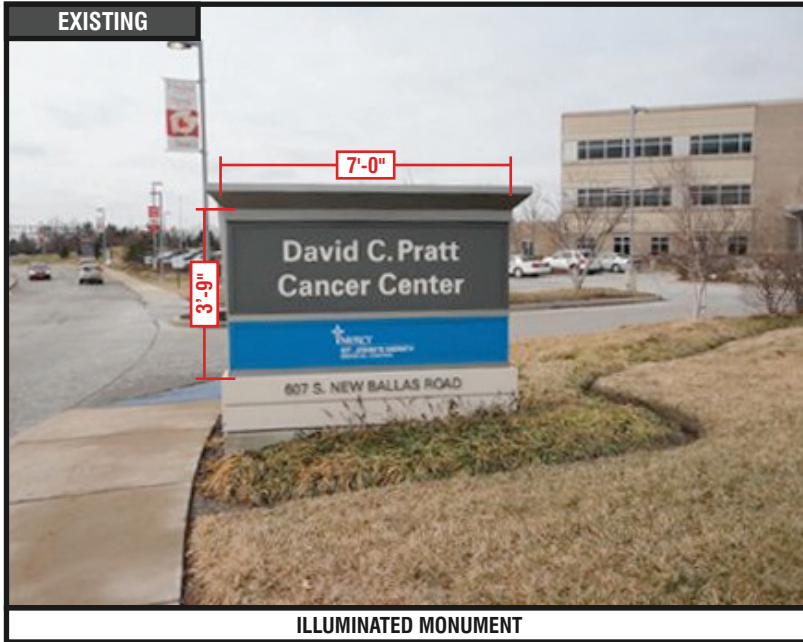
SCALE:	As Noted
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icon ims
Icon Identity Solutions ImageCare Maintenance Services

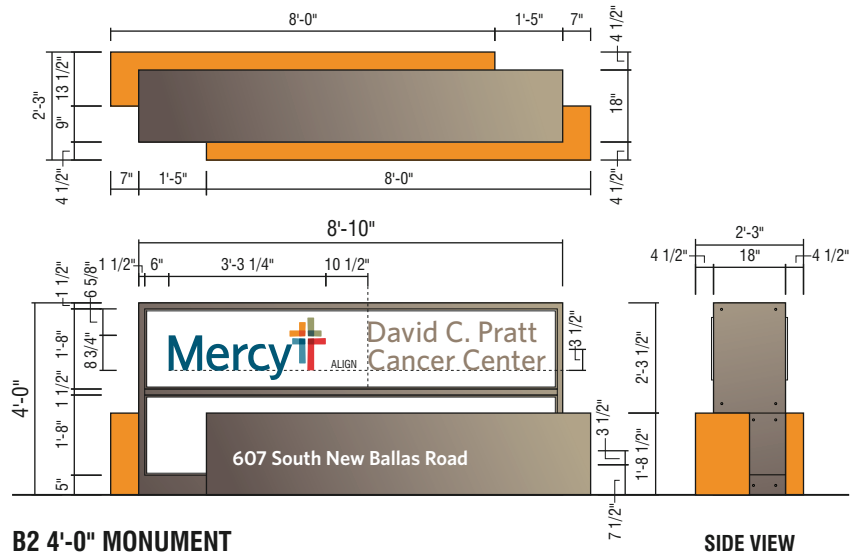
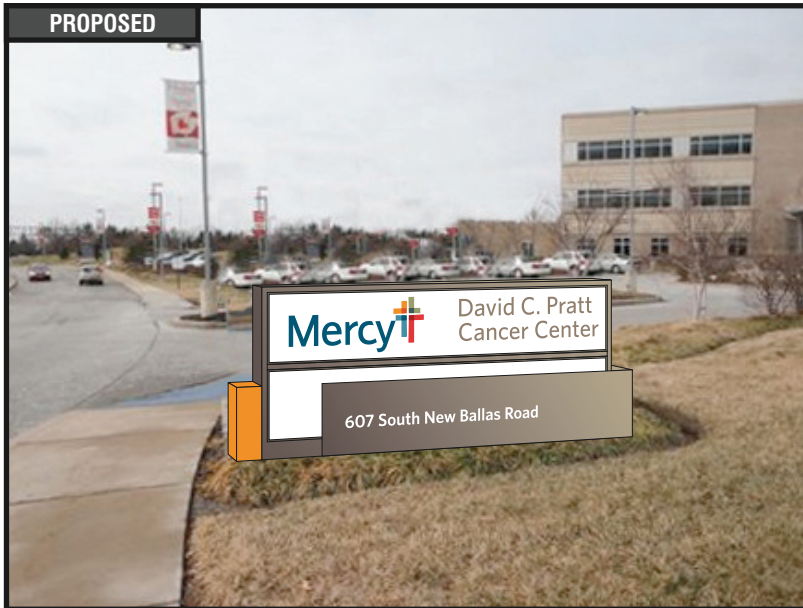
EXISTING



ILLUMINATED MONUMENT

SIGN 1

PROPOSED



B2 4'-0" MONUMENT

SIDE VIEW



RECOMMENDATIONS

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
020

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Rev. 5: 00/00/00

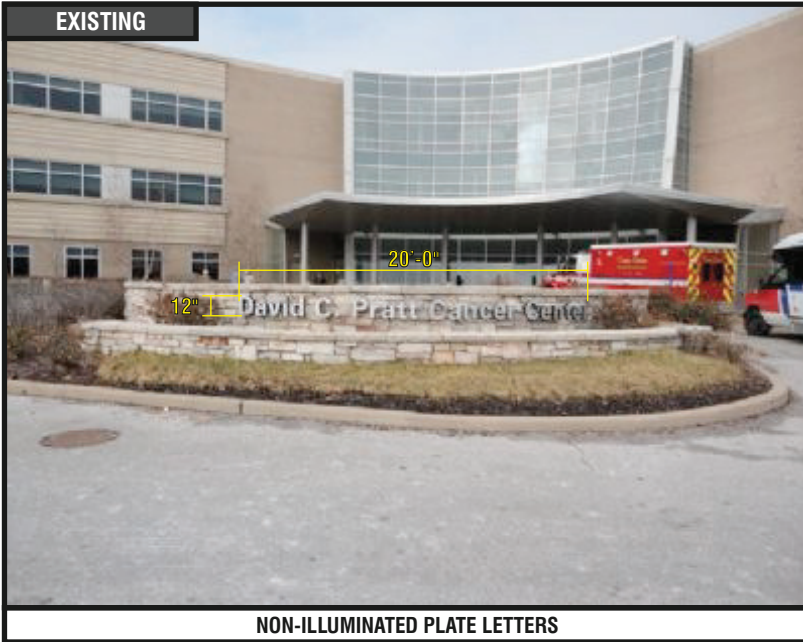
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PAGE #:
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EXISTING



NON-ILLUMINATED PLATE LETTERS

SIGN 2

LEAVE EXISTING

QTY: 1

NOTE: RE-INSTALL LETTER AS NEEDED TO LEVEL BASELINE



RECOMMENDATIONS

ADDRESS: **607 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
020

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☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

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46'-6 1/2"

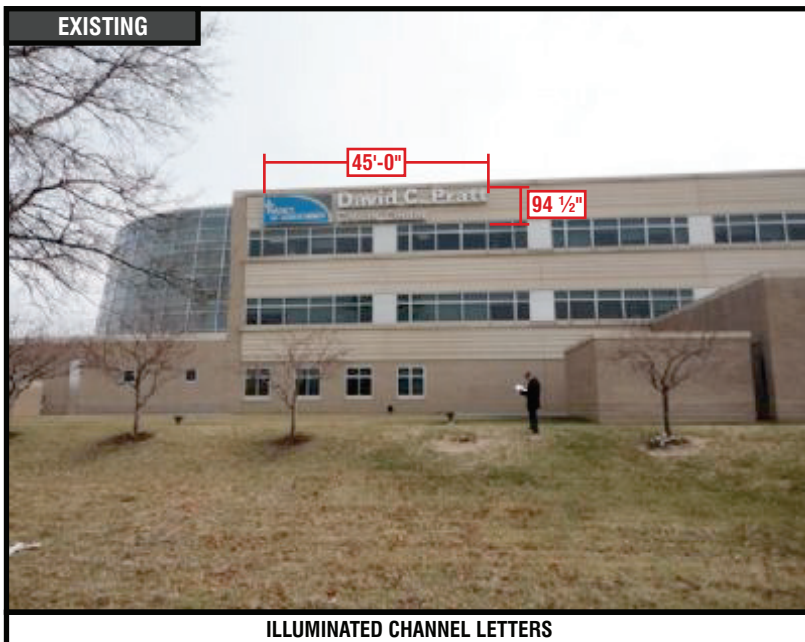
David C. Pratt Cancer Center

CUSTOM 32" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/16"=1'-0"

EXISTING



ILLUMINATED CHANNEL LETTERS

PROPOSED



RECOMMENDATIONS

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

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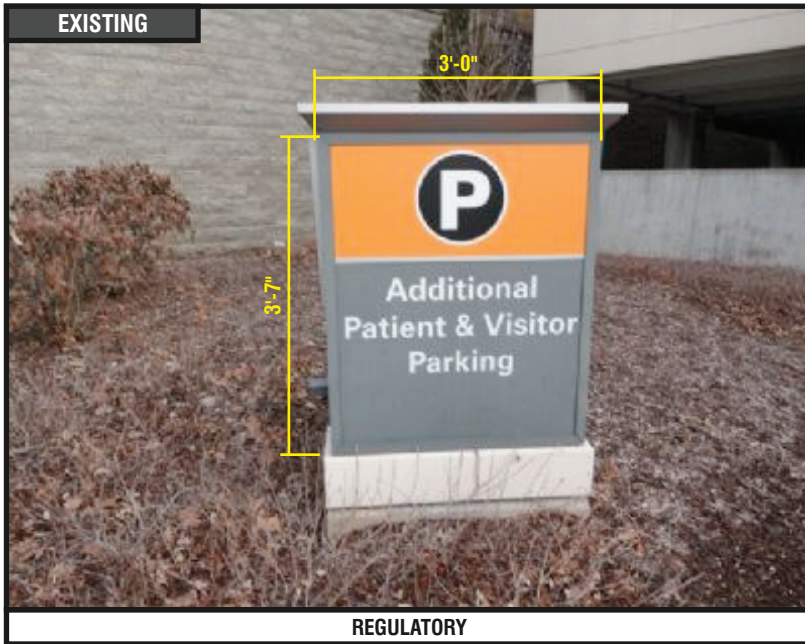
10

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EXISTING



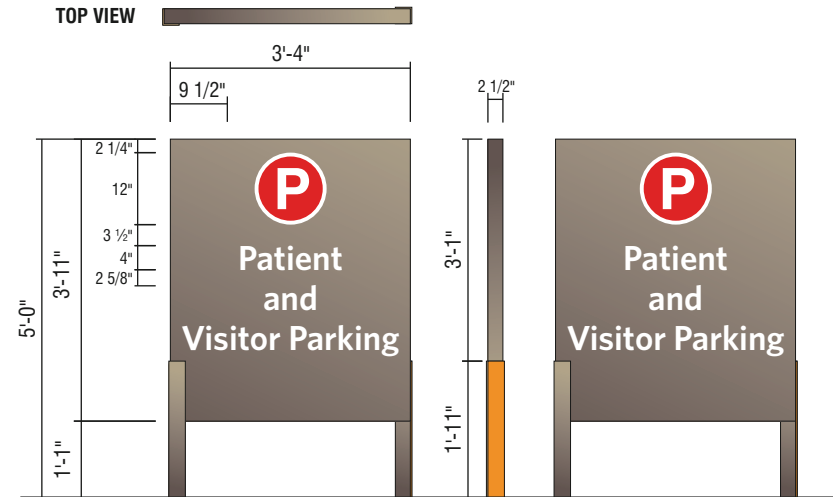
REGULATORY

SIGN 8

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)



RECOMMENDATIONS

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

020

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CLIENT CONTRACTOR

DATE

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12

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Location #: 049

**621 S. New Ballas Rd. Tower A
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM 18" BLACK PLATE LETTERS
2	1	CUSTOM 20" BLACK PLATE LETTERS
3	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
4	1	REMOVE EXISTING
5	1	REMOVE EXISTING
6	1	CUSTOM 14" BLACK PLATE LETTERS
7	1	LEAVE EXISTING
8	1	DV-1 DOOR VINYL TYP. INSTALLATION
9	1	REMOVE EXISTING
10	1	REMOVE EXISTING
11	1	CUSTOM 12" BLACK PLATE LETTERS
12	1	REMOVE EXISTING
13	1	REMOVE EXISTING
14	1	REMOVE EXISTING
15	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
16	1	CUSTOM 12" BLACK PLATE LETTERS
17	1	CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT
18	1	CUSTOM 12" BLACK PLATE LETTERS
19	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
20	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
21	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
22	1	CUSTOM 12" BLACK PLATE LETTERS
23	1	REMOVE EXISTING
24	1	CUSTOM 14" BLACK PLATE LETTERS
25	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
26	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
27	1	CUSTOM 8" BLACK PLATE LETTERS
28	1	CUSTOM 8" BLACK PLATE LETTERS



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
049

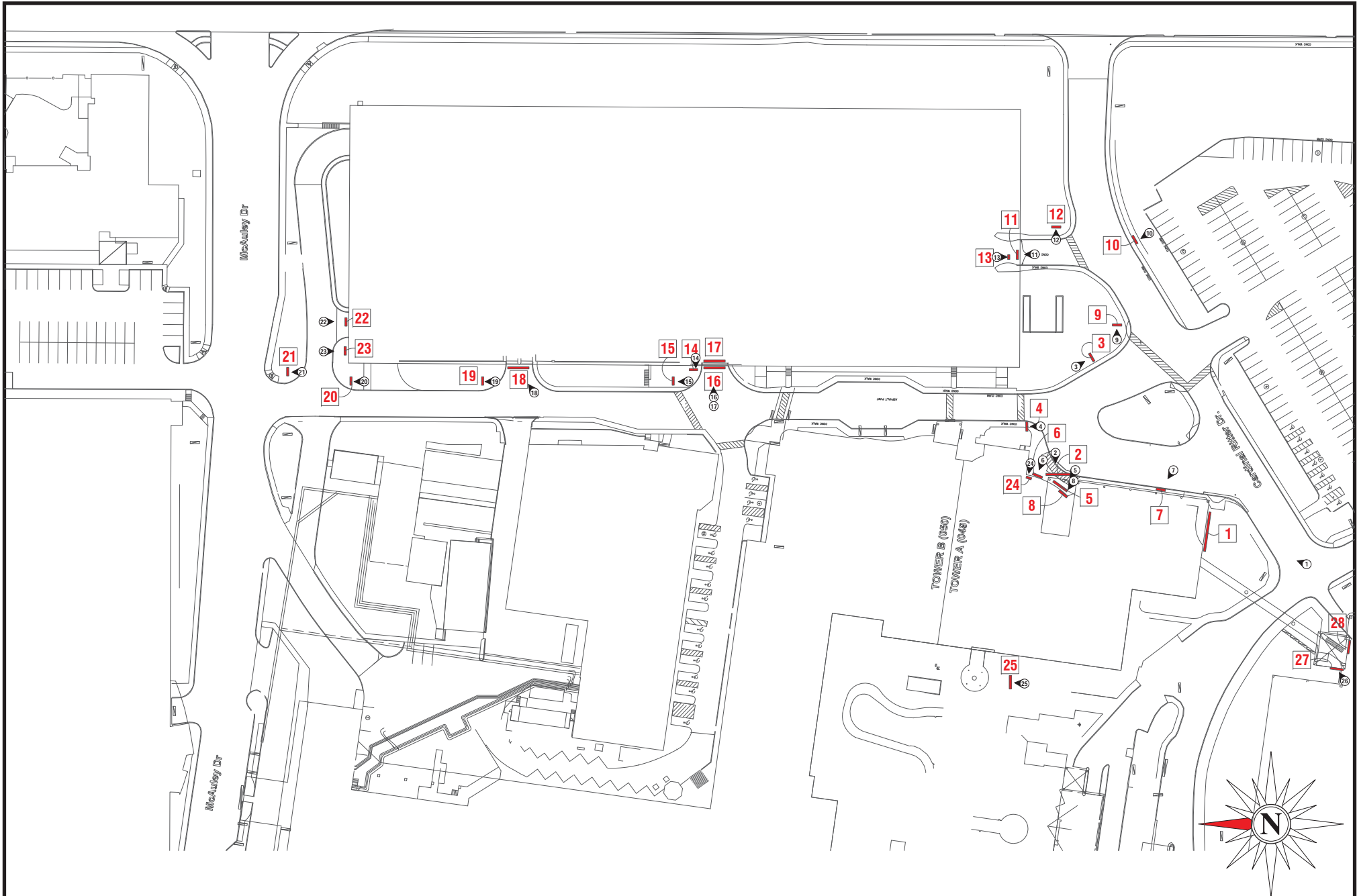
SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
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CLIENT CONTRACTOR
FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr
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SITE PLAN

ADDRESS: **12120 Conway Rd.**
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3566
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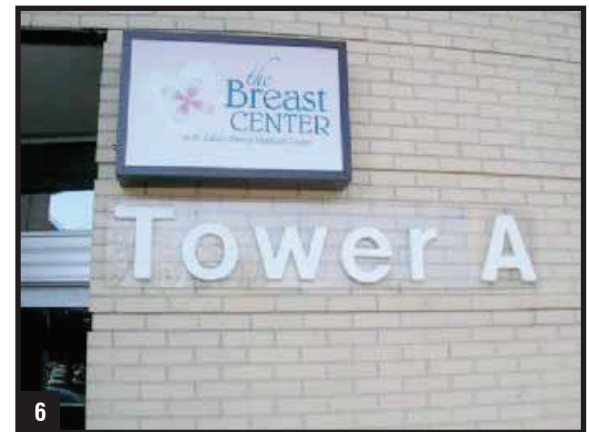
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OVERVIEW PHOTOS

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ZIP: 63141

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LOCATION #:
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CLIENT CONTRACTOR
DATE
FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr

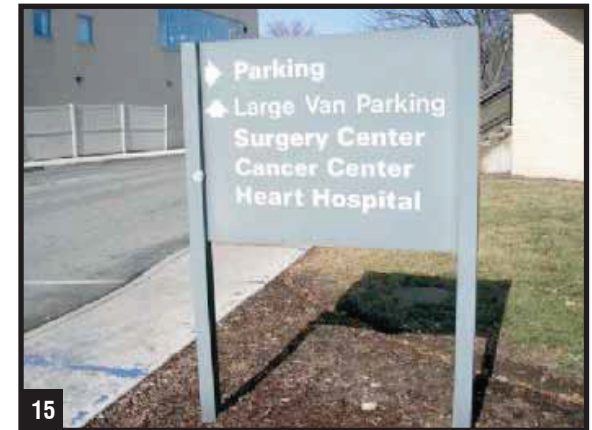
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LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr	
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Icon Identity Solutions

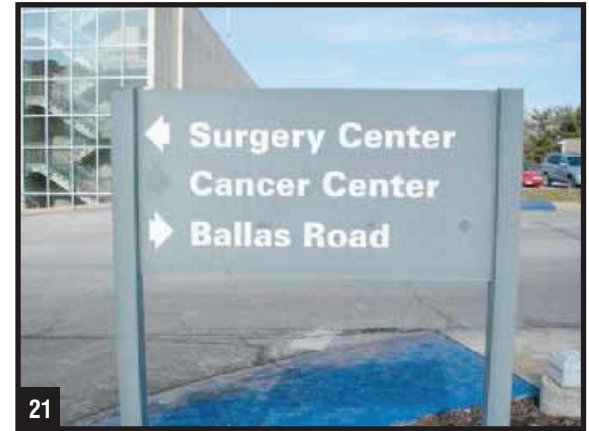
ims
ImageCare Maintenance Services



19



20



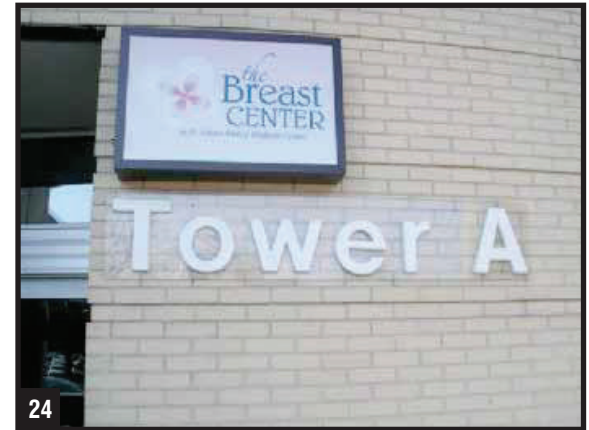
21



22



23



24



25



26



27



OVERVIEW PHOTOS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr	
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15'-3 3/8"

1'-6"

Medical Tower A

CUSTOM 18" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

EXISTING



PLASTIC PLATE LETTERS

PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
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DATE

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16'-11 3/4"

1'-8"

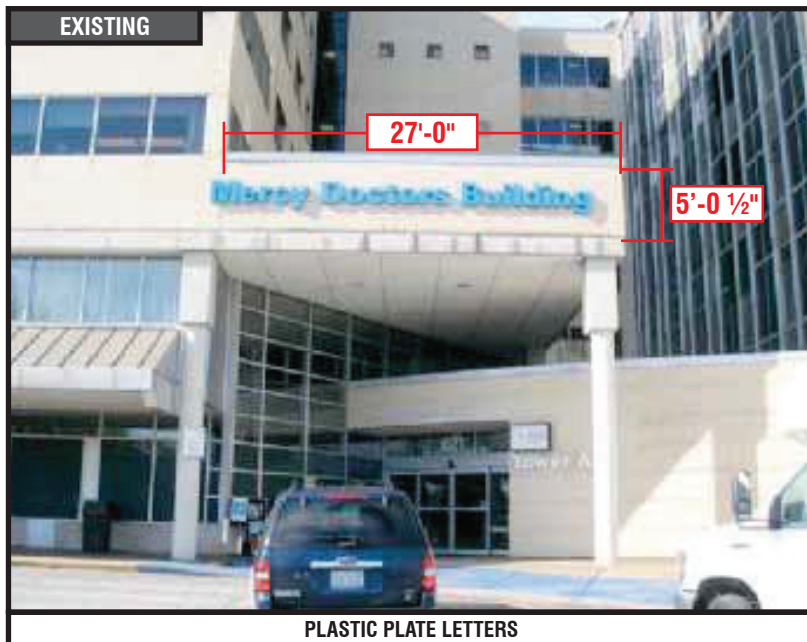
Medical Tower A

CUSTOM 20" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

EXISTING



PLASTIC PLATE LETTERS

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED
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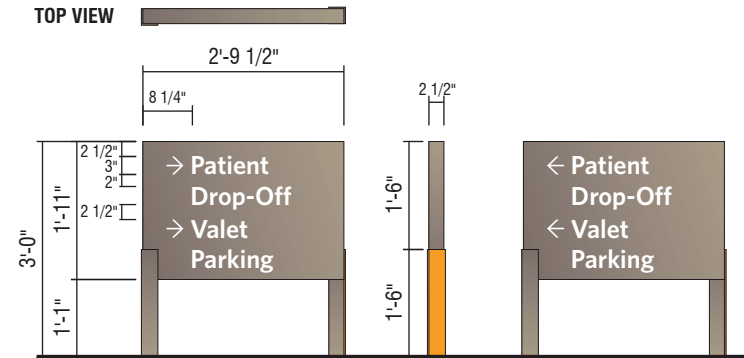
EXISTING



DIRECTIONAL SIGN

SIGN 3

TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
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EXISTING



DIRECTIONAL SIGN

SIGN 4

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
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10

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EXISTING



METAL PLATE LETTERS

SIGN 5

REMOVE EXISTING

QTY: 1

REMOVE "MERCY DOCTORS BUILDING" LETTERS ABOVE ENTRY, SEE SIGN #6 WHICH WILL BE REPLACED.



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

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CLIENT CONTRACTOR

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11'-10 1/2"

1'-2"

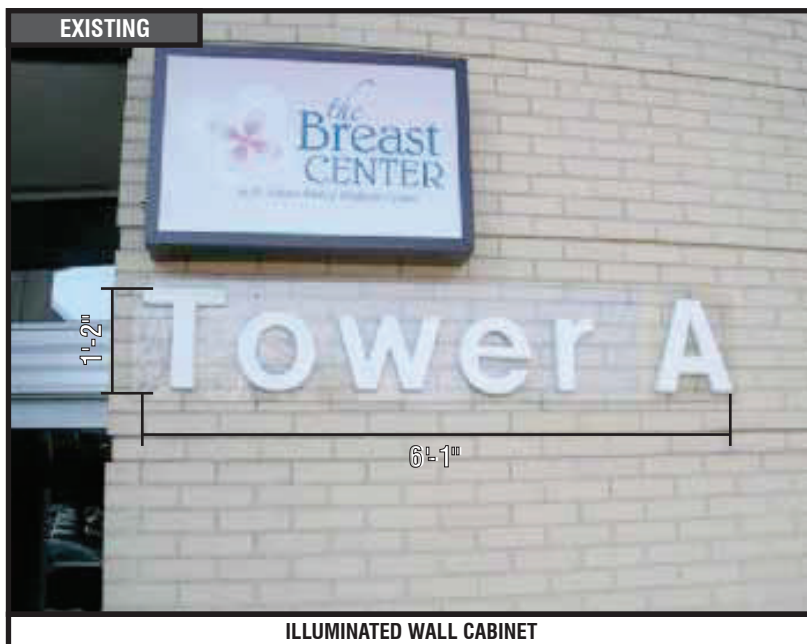
Medical Tower A

CUSTOM 14" BLACK PLATE LETTERS

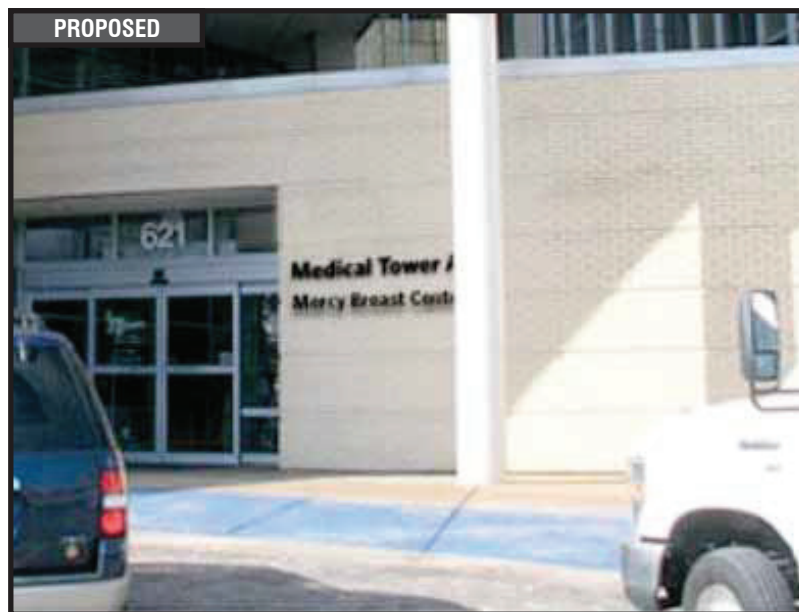
1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"

EXISTING



PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**

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Rev. 2: **06/25/12**

Rev. 3: **06/27/12**

Rev. 4: **07/16/12**

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SCALE:

As Noted

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TVS

PAGE #:

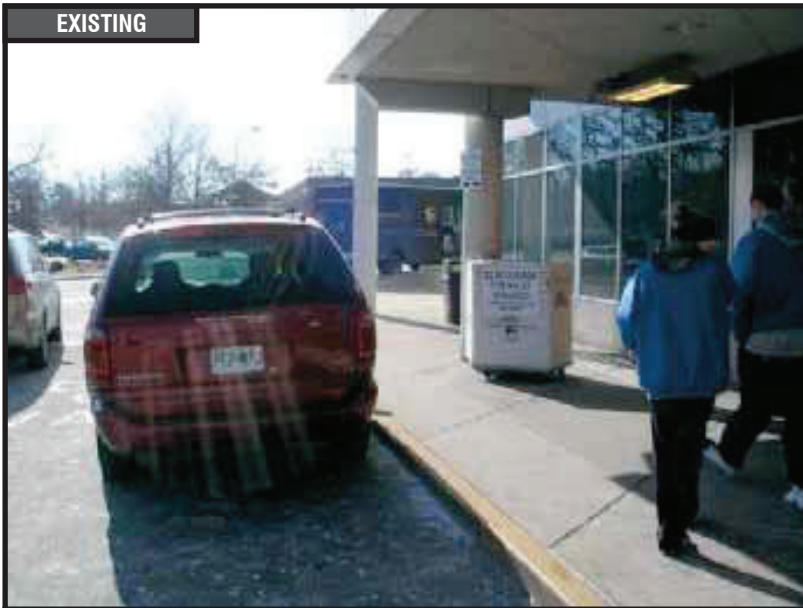
12

DRAWINGS PREPARED BY:

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EXISTING



VALET PODIUM

SIGN 7

LEAVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
049

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☐ REVISED AND RESUBMIT
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DATE

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13

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SIGN 9

REMOVE EXISTING

QTY: 1

EXISTING



DIRECTIONAL SIGN

SIGN 10

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

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PAGE #:
16

DRAWINGS PREPARED BY:

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13'-9 7/8"

12"

Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

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17

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EXISTING



DIRECTIONAL SIGN

SIGN 12

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr	
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Rev. 4: 07/16/12
Rev. 5: 00/00/00

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
18

DRAWINGS PREPARED BY:



EXISTING

SIGN 13



WALL PLAQUE

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____/_____/_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED		
		☐ REVISED AND RESUBMIT	_____/_____/_____	DATE
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr		
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310

DRAWINGS PREPARED BY:



EXISTING



DIRECTIONAL SIGN

SIGN 14

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	_____	_____ / _____ / _____
		☐ REVISED AND RESUBMIT		DATE
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr		
049		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.		

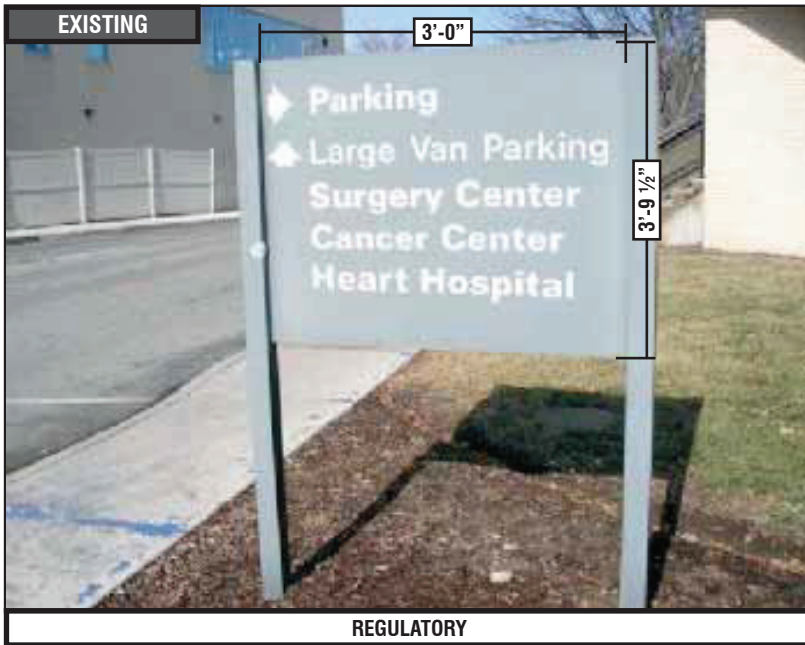
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Rev. 3:	06/27/12
Rev. 4:	07/16/12
Rev. 5:	00/00/00

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PAGE #:	20

DRAWINGS PREPARED BY:



EXISTING

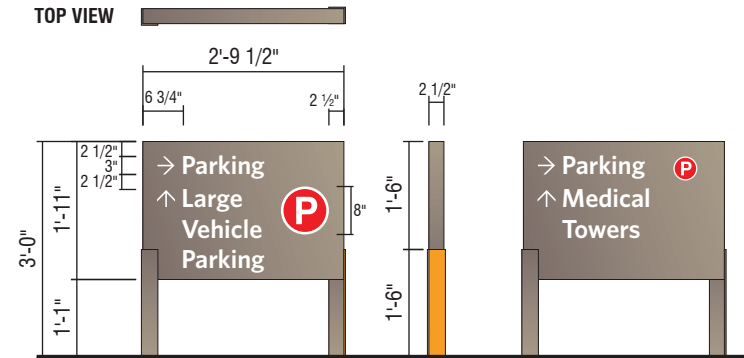


REGULATORY

PROPOSED



TOP VIEW

**D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)**

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

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SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
21

DRAWINGS PREPARED BY:

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13'-9 7/8"

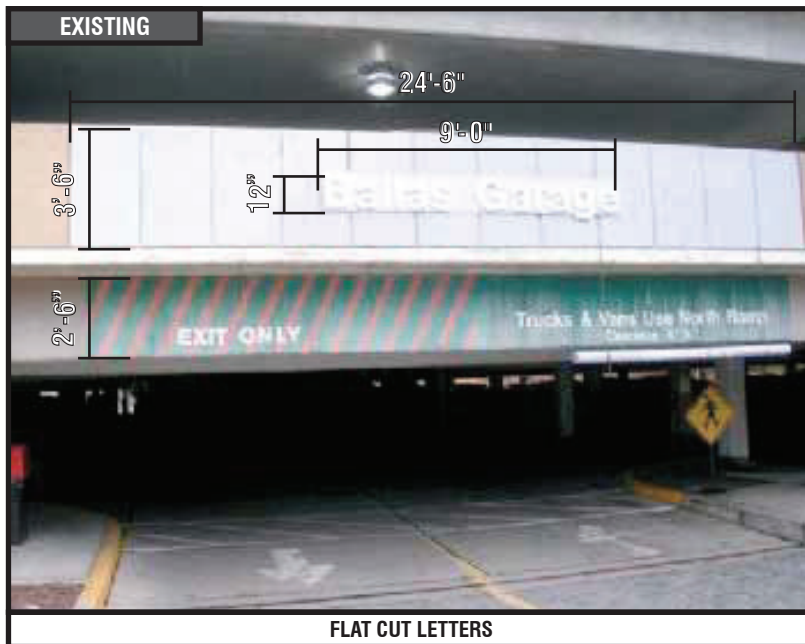
12"

Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

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CLIENT CONTRACTOR

DATE

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Rev. 3: **06/27/12**

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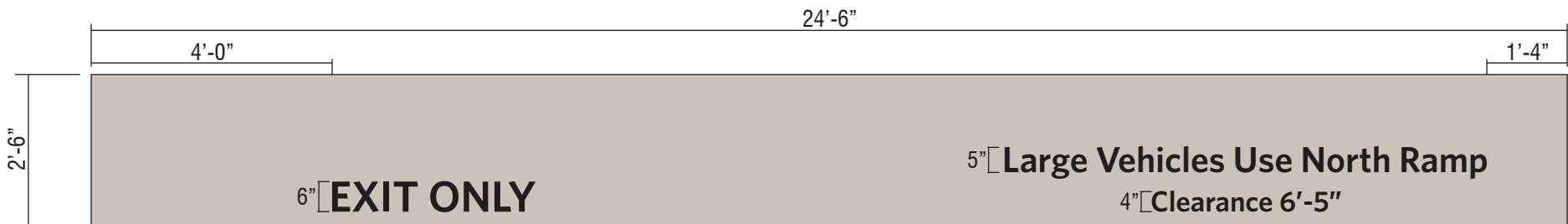
PAGE #:

22

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CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT

PAINT LOWER FASCIA TO MATCH SURROUNDING BUILDING - PAINT EDGE TO EDGE
OR TO NEAREST BREAK. REPLACE COPY W/NEW 3M BLACK REFLECTIVE FILM.

SCALE: 1"=1'-0"



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

049

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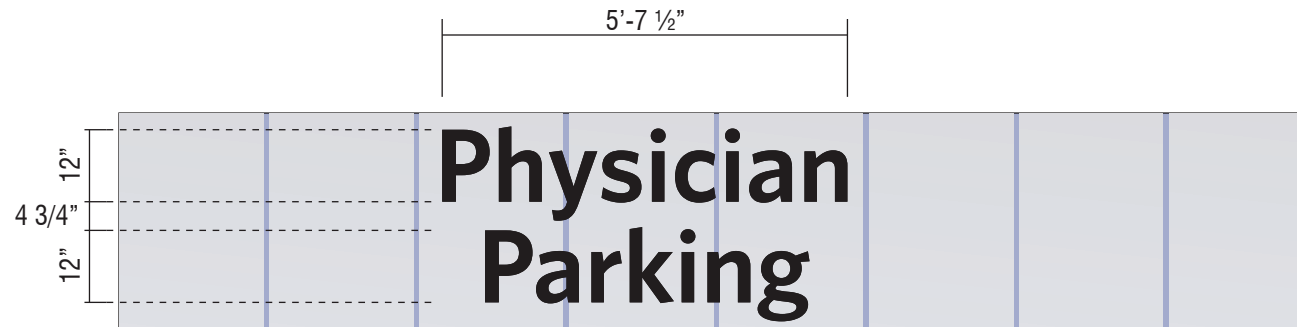
PAGE #:
23

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icon
Icon Identity Solutions

ims
ImageCare Maintenance Services

**CUSTOM 12" BLACK PLATE LETTERS**

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1"=1'-0"

EXISTING**ACRYLIC PLATE LETTERS****PROPOSED****RECOMMENDATIONS**

ADDRESS: **12120 Conway Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS:

☐ APPROVED☐ APPROVED AS NOTED☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

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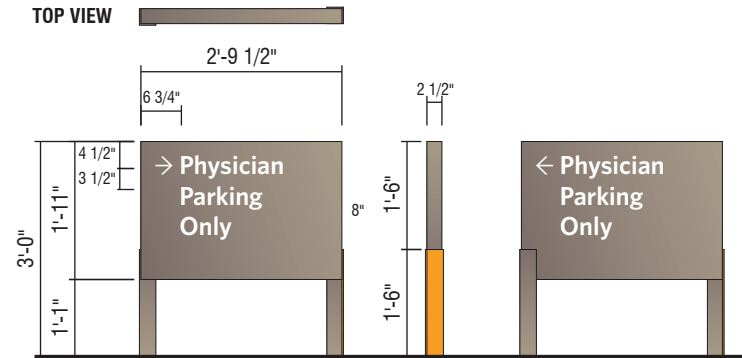
EXISTING



DIRECTIONAL SIGN

SIGN 19

TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
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Rev. 3: **06/27/12**
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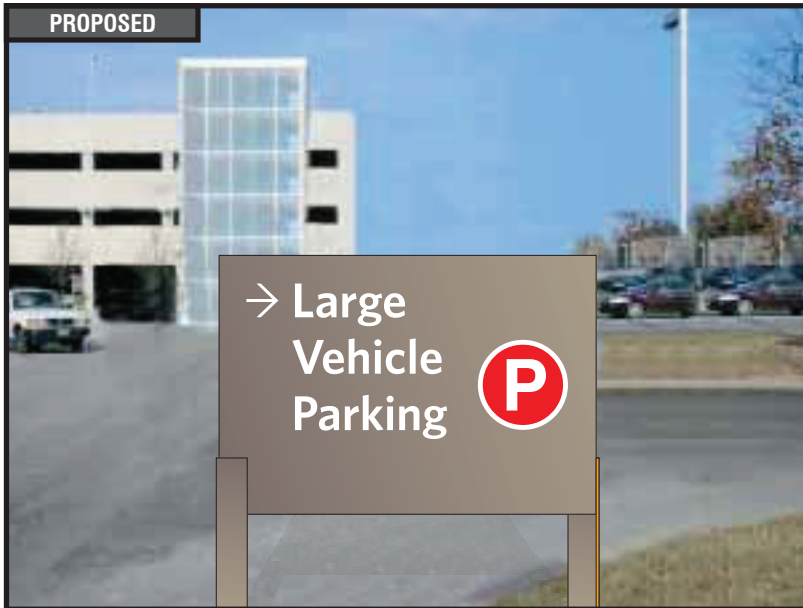
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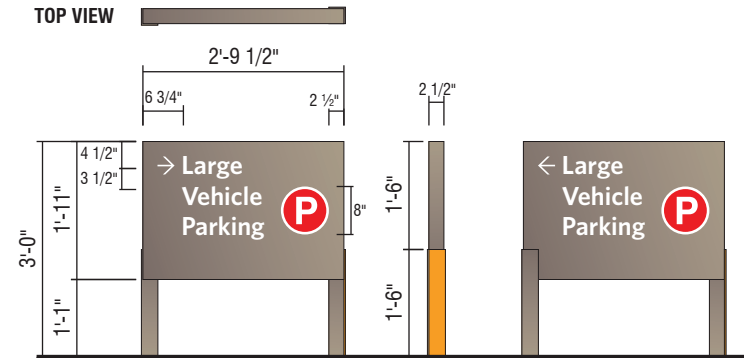
DIRECTIONAL SIGN

SIGN 20

PROPOSED



TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
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CLIENT CONTRACTOR
DATE
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Rev. 4: 07/16/12
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26

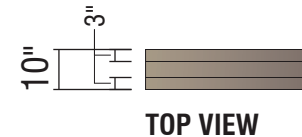
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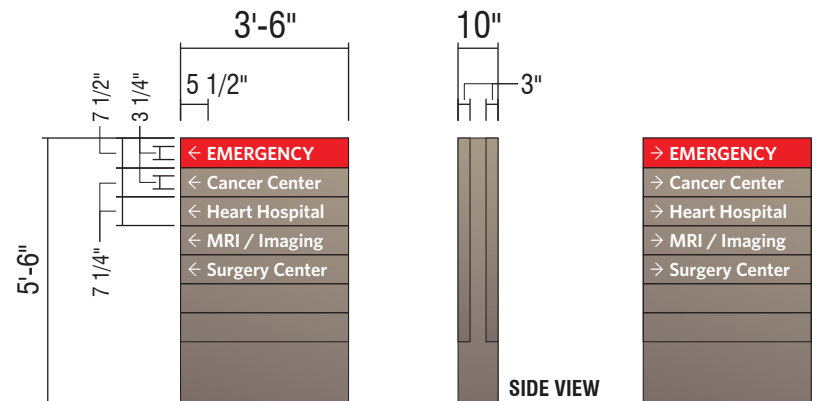
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DIRECTIONAL SIGN



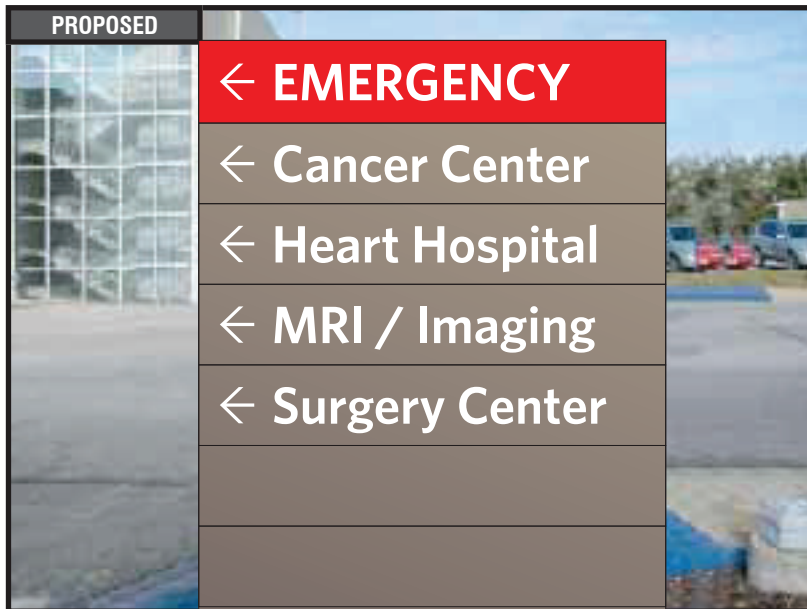
TOP VIEW



SIDE VIEW

D3
5'-6" ILLUMINATED
NON-BRANDED DIRECTIONAL

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

049

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13'-9 7/8"

12"

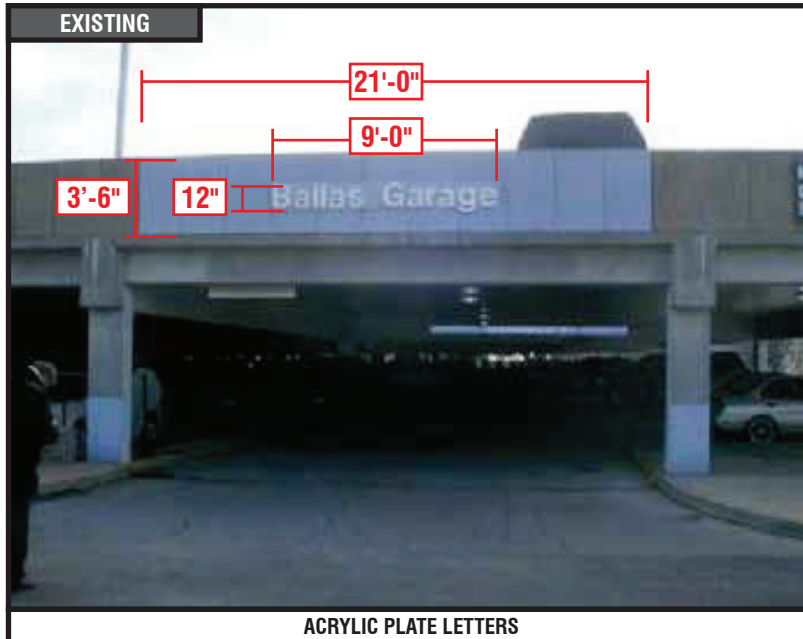
Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

EXISTING



ACRYLIC PLATE LETTERS

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
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LOCATION #:
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EXISTING

SIGN 23



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____/_____/_____ DATE
3566		☐ APPROVED AS NOTED	
		☐ REVISED AND RESUBMIT	
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr	
049		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	

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Rev. 5: 00/00/00

SCALE: As Noted
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PAGE #: 29

DRAWINGS PREPARED BY:

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14'-7 1/2"

1'-2"

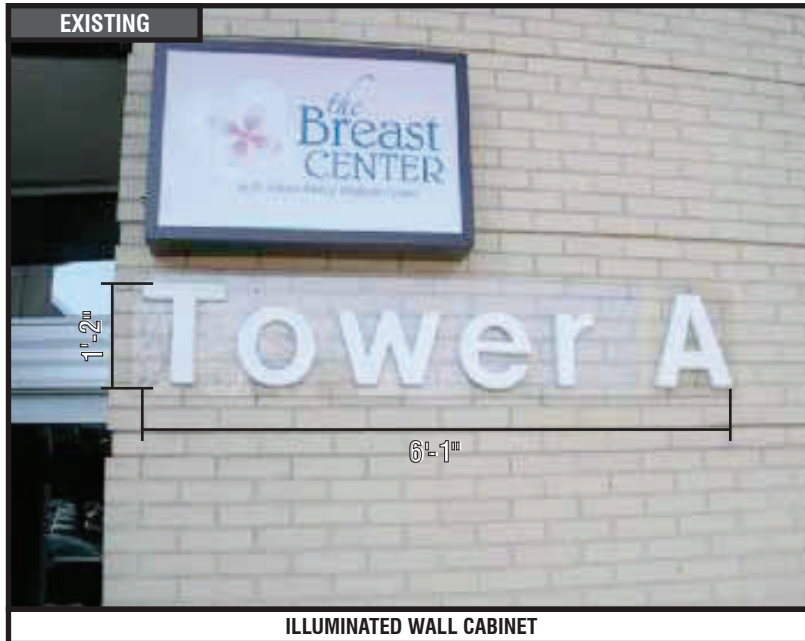
Mercy Breast Center

CUSTOM 14" BLACK PLATE LETTERS

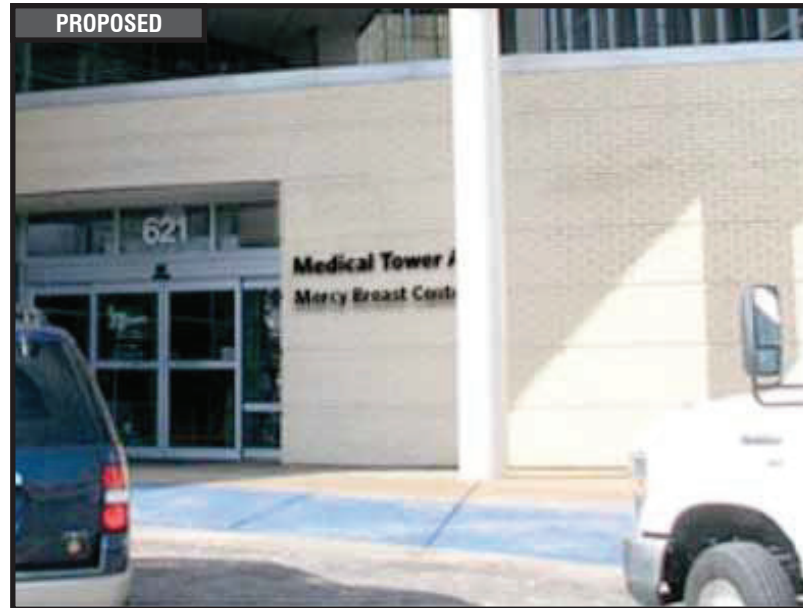
1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"

EXISTING



PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
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Rev. 5: 00/00/00

SCALE:
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PAGE #:
30

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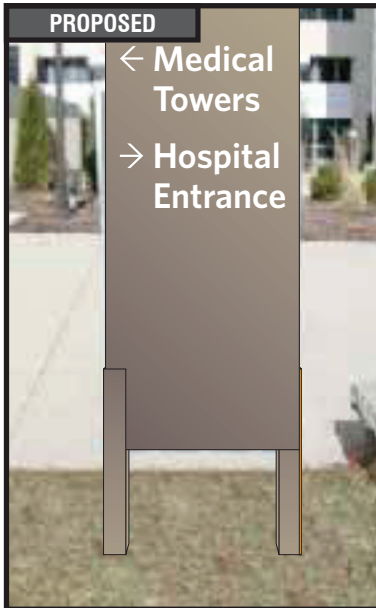
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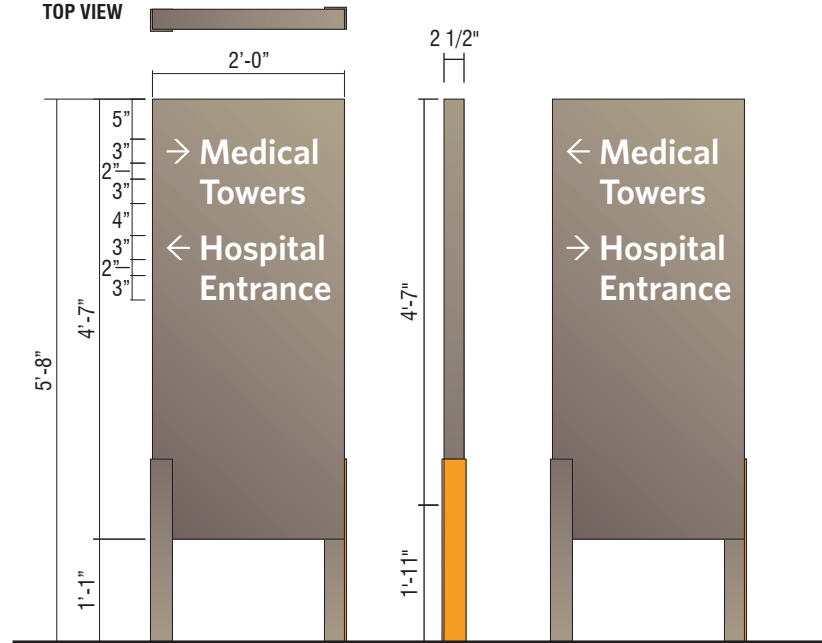
DIRECTIONAL SIGN

SIGN 25

PROPOSED



TOP VIEW



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

SUBMITTAL IS: ☐ APPROVED

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CLIENT CONTRACTOR

DATE

LOCATION #:

049

FILE PATH:

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Rev. 4: 07/16/12

Rev. 5: 00/00/00

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31

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EXISTING



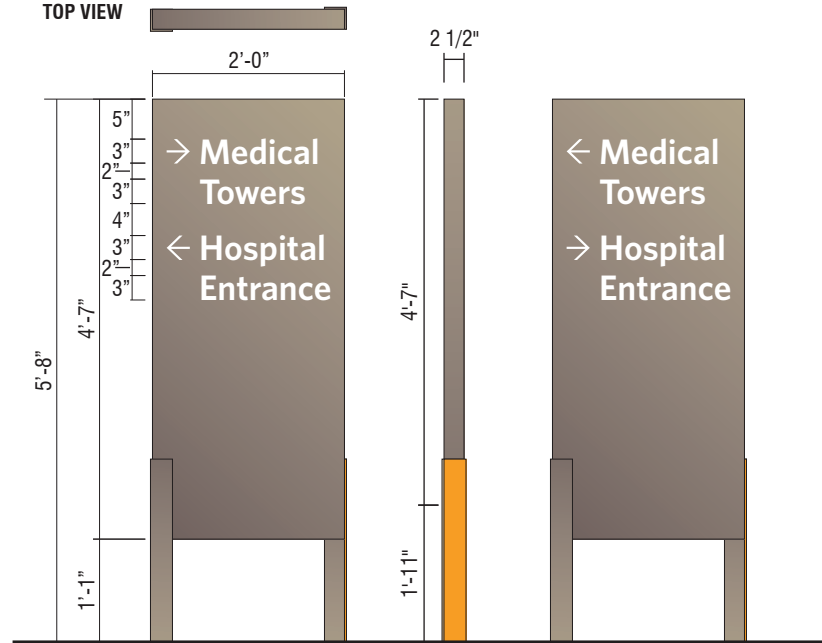
DIRECTIONAL SIGN

SIGN 26

PROPOSED



TOP VIEW



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
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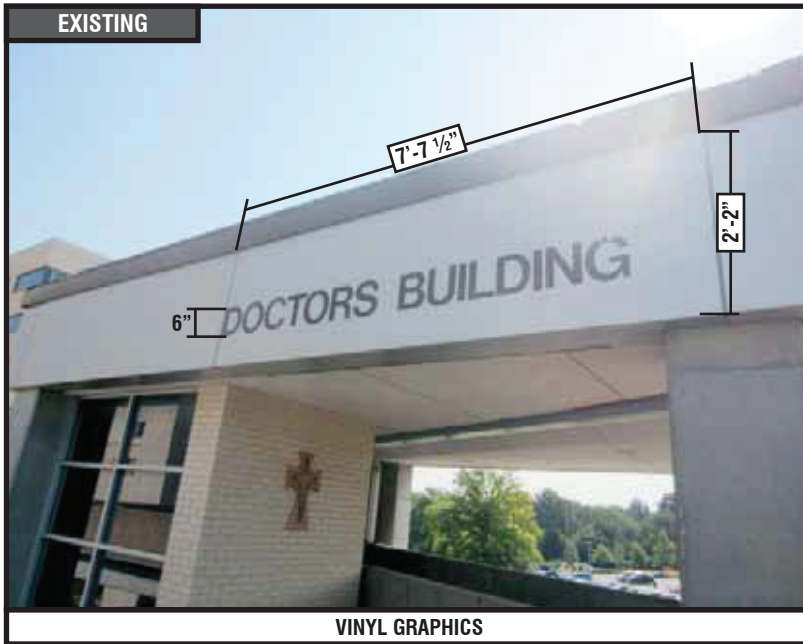
DATE: 06/07/12
Rev. 1: 06/22/12
Rev. 2: 06/25/12
Rev. 3: 06/27/12
Rev. 4: 07/16/12
Rev. 5: 00/00/00

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
32

DRAWINGS PREPARED BY:



EXISTING



VINYL GRAPHICS

SIGN 27

6'-9 1/2"

8" **Medical Tower A**

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**

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Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

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33

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EXISTING



VINYL GRAPHICS

SIGN 28

6'-9 1/2"

8"

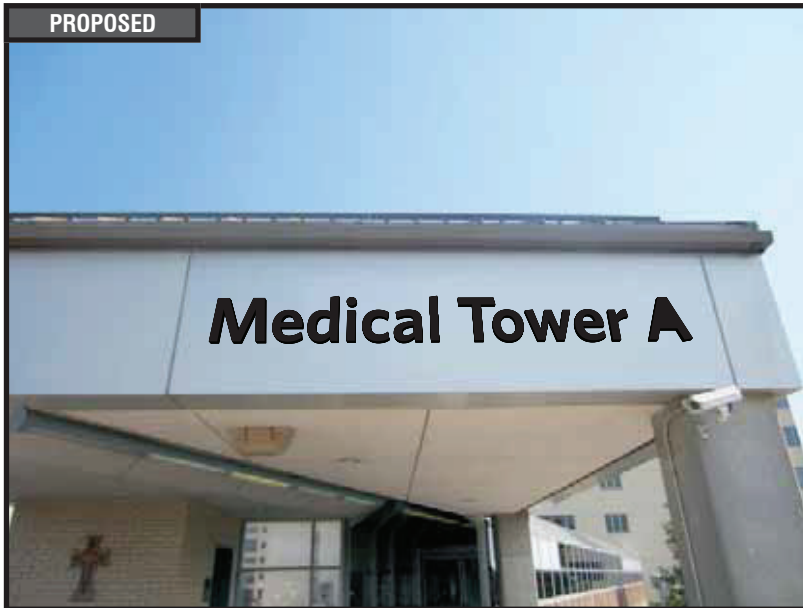
Medical Tower A

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
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DATE: **06/07/12**
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Rev. 2: **06/25/12**
Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE:
As Noted

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TVS

PAGE #:
34

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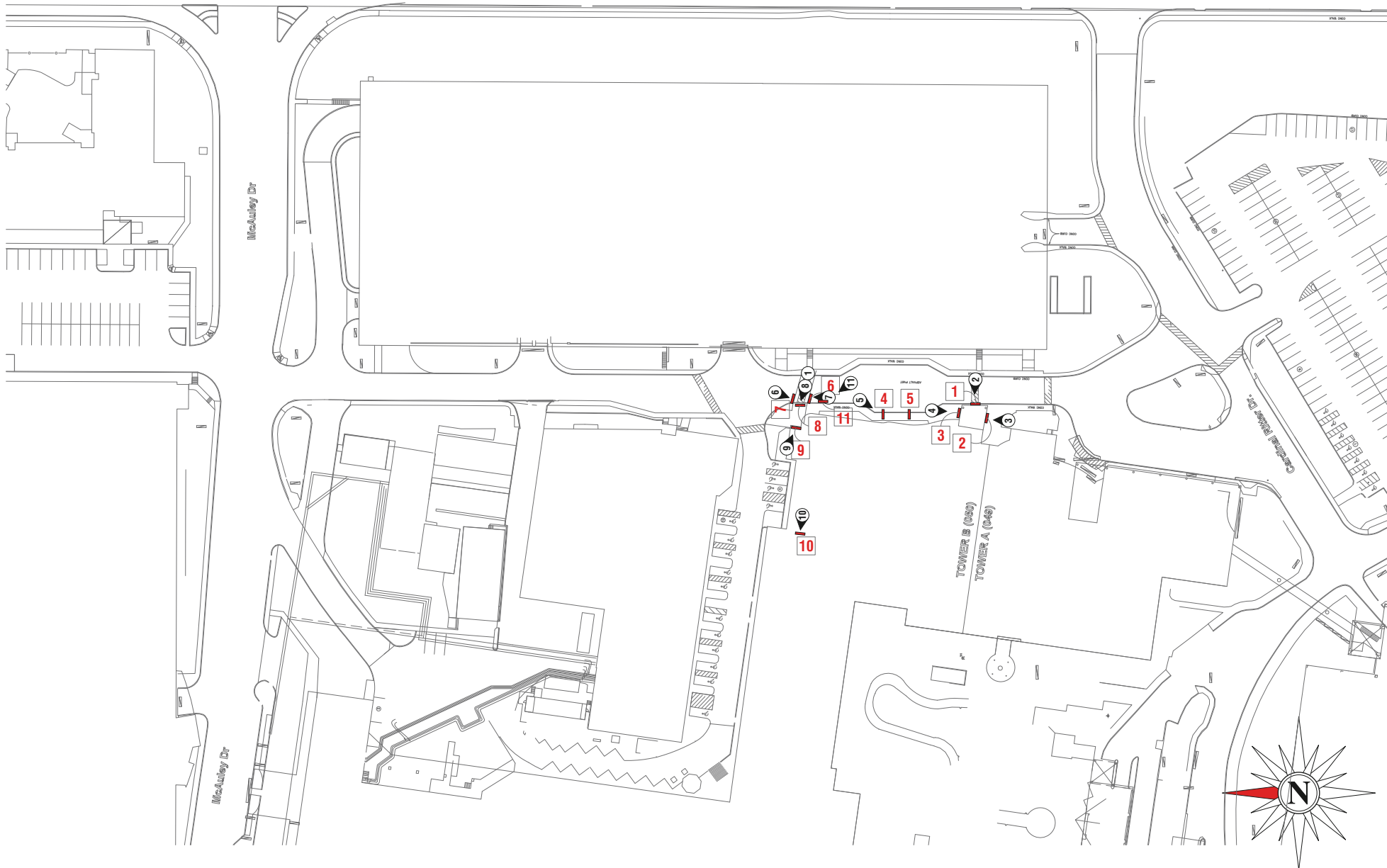
Location #: 050

**621 S. New Ballas Rd. Tower B
St. Louis, MO
63141**



[illegible]

	RECOMMENDATIONS		PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 06/07/12 Rev. 1: 00/00/00 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: N/A	DRAWINGS PREPARED BY: 
	ADDRESS: 621 S. New Ballas Rd. Tower B CITY/STATE: St. Louis, MO ZIP: 63141	LOCATION #: 050	FILE PATH: Active\ACCOUNTS\M Mercy Health Systems\Locations\3566_3_4_20.....\3566_050_St Louis_MO.cdr	CLIENT CONTRACTOR _____ / ____ / ____ DATE Drawings are the exclusive property of Icon Health Solutions Inc. Any unauthorized use or duplication is not permitted.	SCALE: N/A DRAWN BY: TVS PAGE #: 2		



SITE PLAN

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
050

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_050_St Louis_MO.cdr

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Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

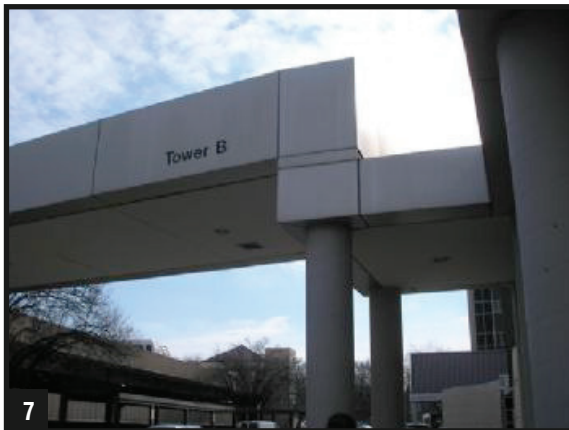
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DRAWN BY:
TVS

PAGE #:
3

DRAWINGS PREPARED BY:





OVERVIEW PHOTOS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

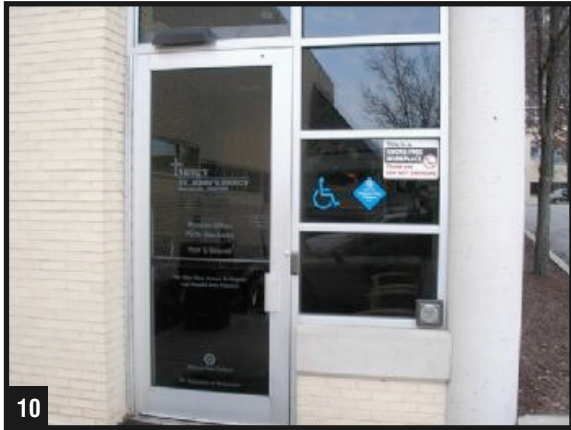
PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	050	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_050_St Louis_MO.cdr	
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DATE:	06/07/12
Rev. 1:	00/00/00
Rev. 2:	00/00/00
Rev. 3:	00/00/00
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE:	As Noted
DRAWN BY:	TVS
PAGE #:	4

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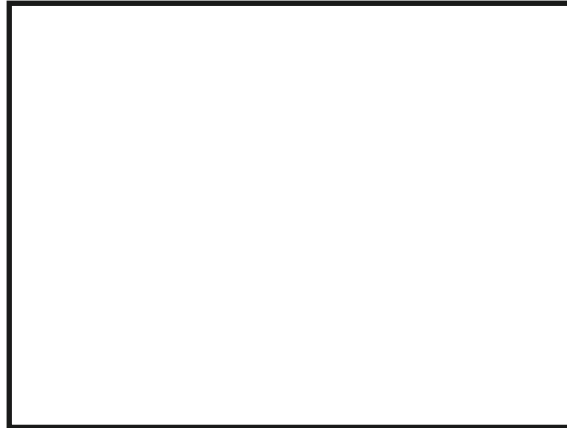
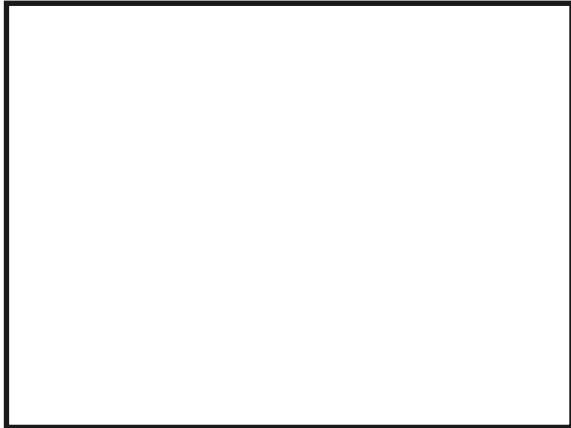




10



11



OVERVIEW PHOTOS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
050

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_050_St Louis_MO.cdr

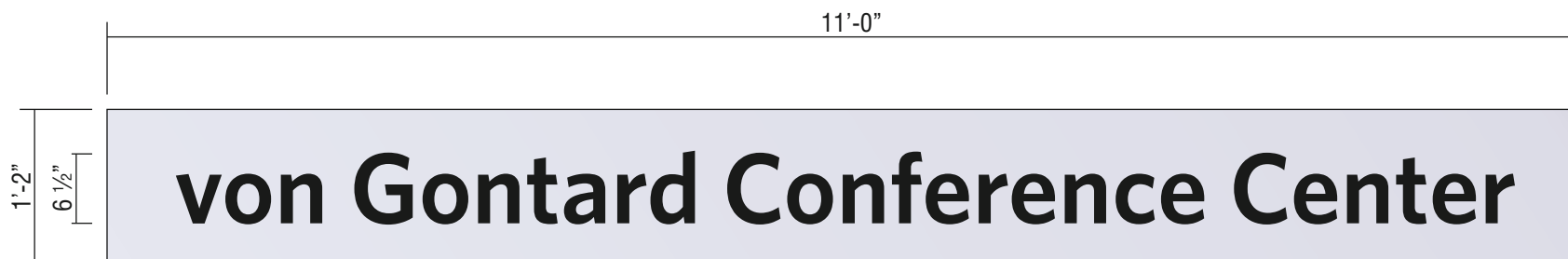
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DATE: 06/07/12
Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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As Noted
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TVS
PAGE #:
5

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**CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS**

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM
PLATE LETTERS.

SCALE: 3/4"=1'-0"

**RECOMMENDATIONS**

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
050

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_050_St Louis_MO.cdr

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Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE:
As Noted

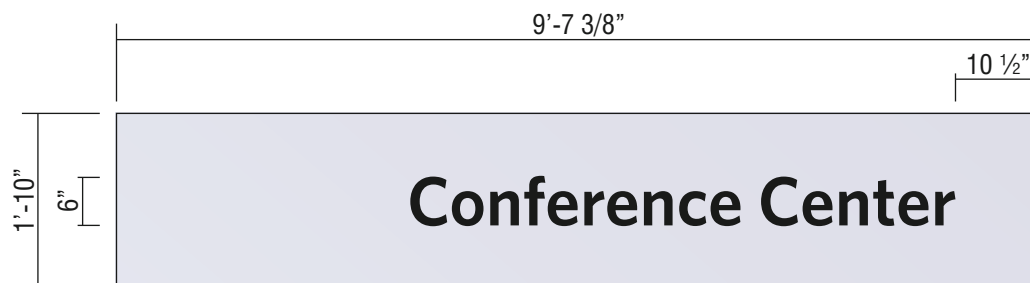
DRAWN BY:
TVS

PAGE #:
6

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CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"



RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
050

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_050_St Louis_MO.cdr

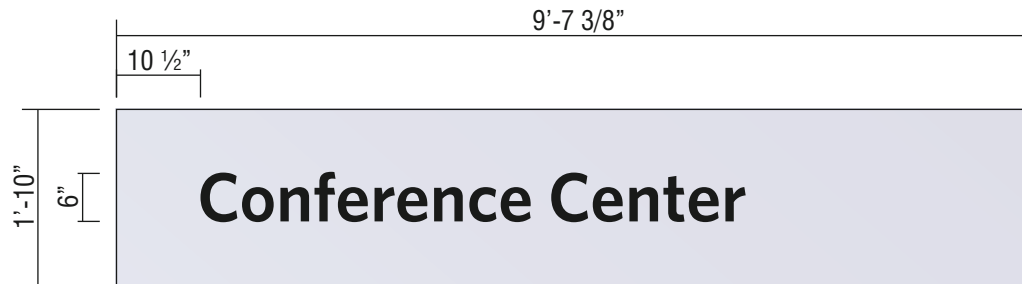
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Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE:
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PAGE #:
7

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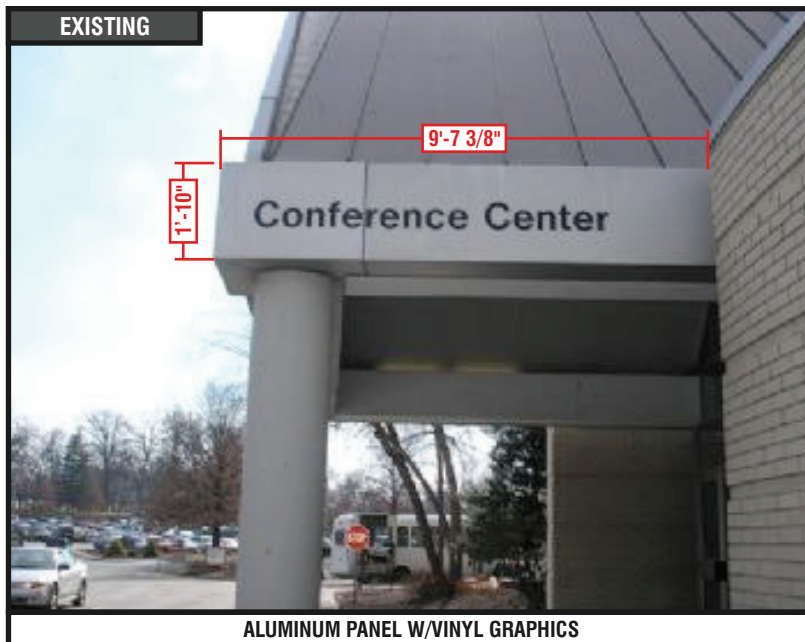




CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"



RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
050

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3
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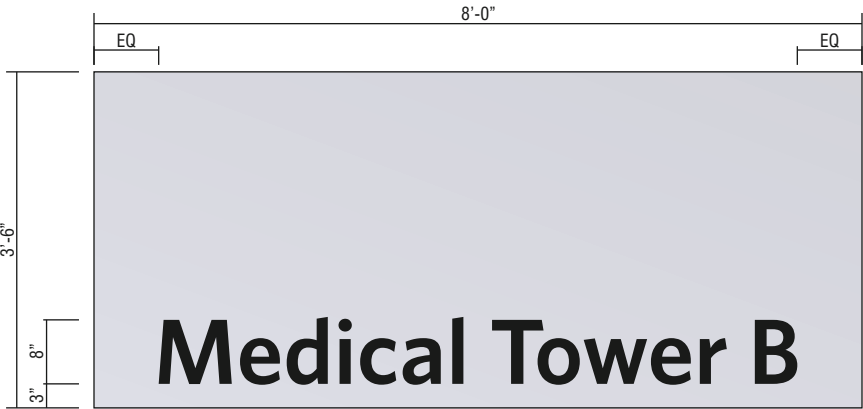
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Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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TVS
PAGE #:
8

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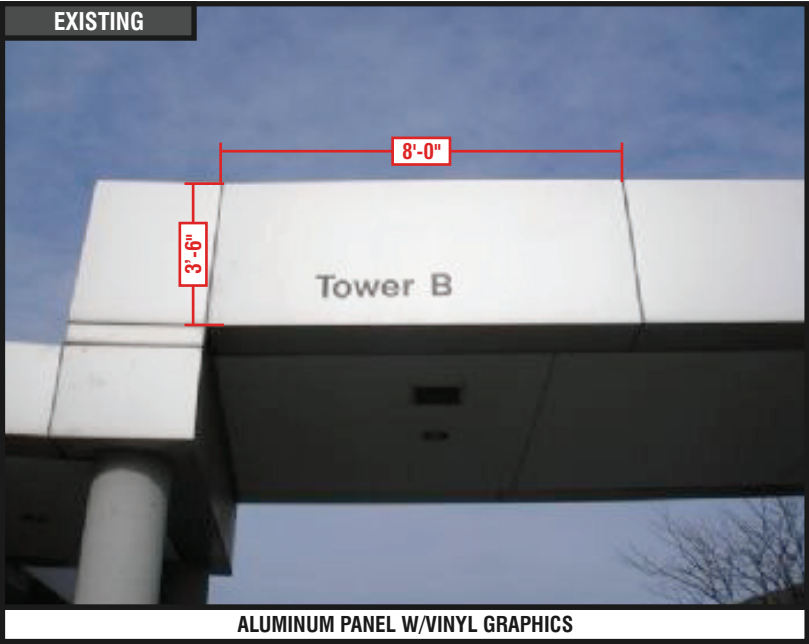
icon **ims**
Icon Identity Solutions ImageCare Maintenance Services



CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

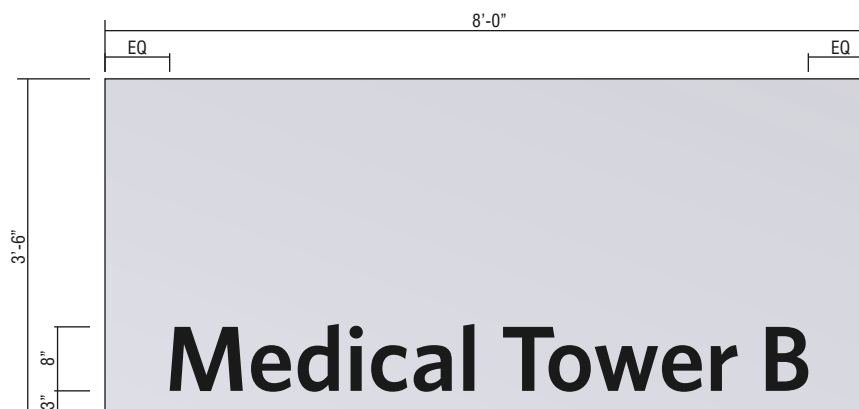
FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2"=1'-0"



	RECOMMENDATIONS	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 06/07/12	SCALE: As Noted	
	ADDRESS: 621 S. New Ballas Rd. Tower B	LOCATION #: 050	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_050_St Louis_MO.cdr	Rev. 1: 00/00/00 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	DRAWN BY: TVS	
	CITY/STATE: St. Louis, MO			PAGE #: 11		

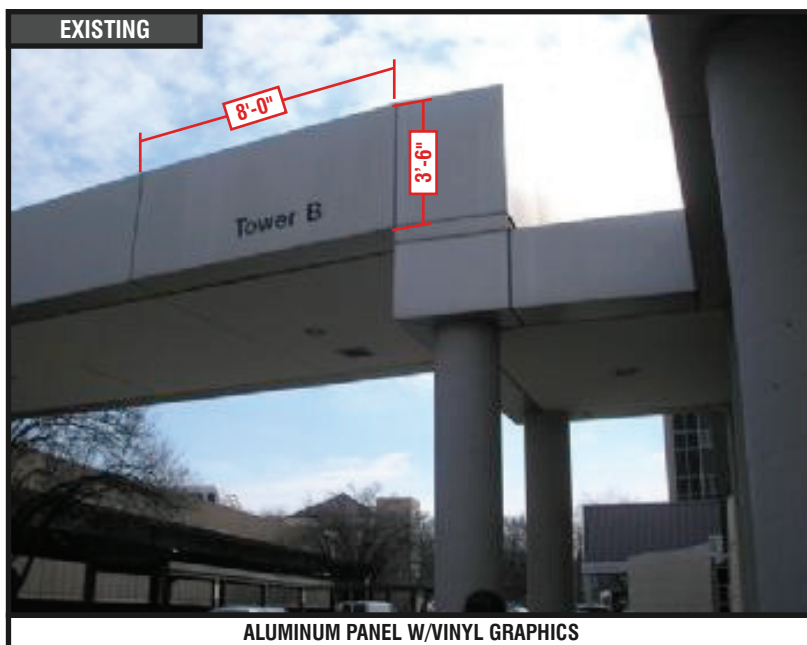
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CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"



ALUMINUM PANEL W/VINYL GRAPHICS



RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

050

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_050_St Louis_MO.cdr

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Rev. 1: 00/00/00

Rev. 2: 00/00/00

Rev. 3: 00/00/00

Rev. 4: 00/00/00

Rev. 5: 00/00/00

SCALE:

As Noted

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TVS

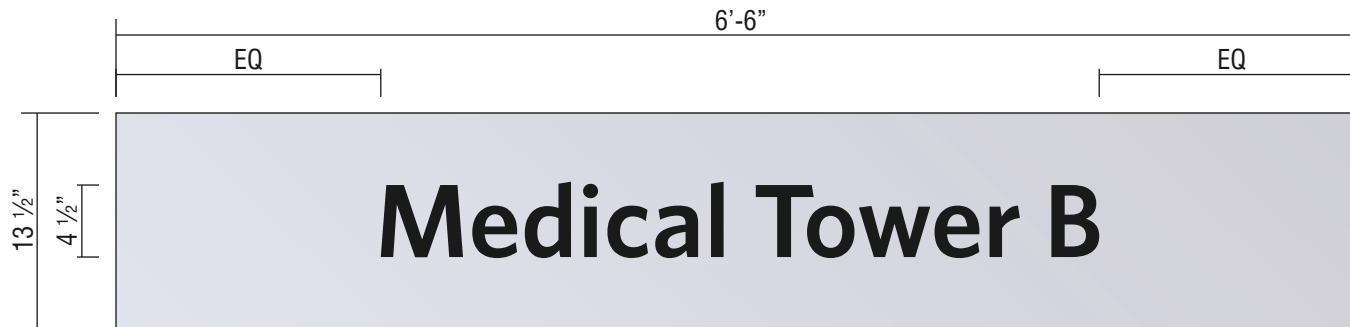
PAGE #:

12

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CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1"=1'-0"



RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
050

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_050_St Louis_MO.cdr

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Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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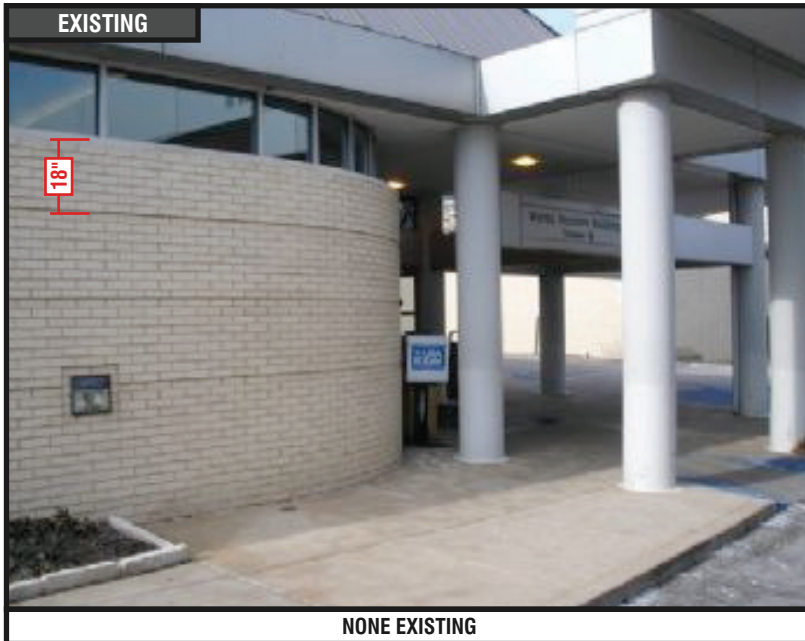
6'-7 7/8"

8" **Medical Tower B**

CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

EXISTING**NONE EXISTING****PROPOSED****RECOMMENDATIONS**

ADDRESS: 621 S. New Ballas Rd. Tower B
 CITY/STATE: St. Louis, MO
 ZIP: 63141

PROJECT #:
3566

LOCATION #:
050

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

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 Rev. 3: 00/00/00
 Rev. 4: 00/00/00
 Rev. 5: 00/00/00

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As Noted

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PAGE #:
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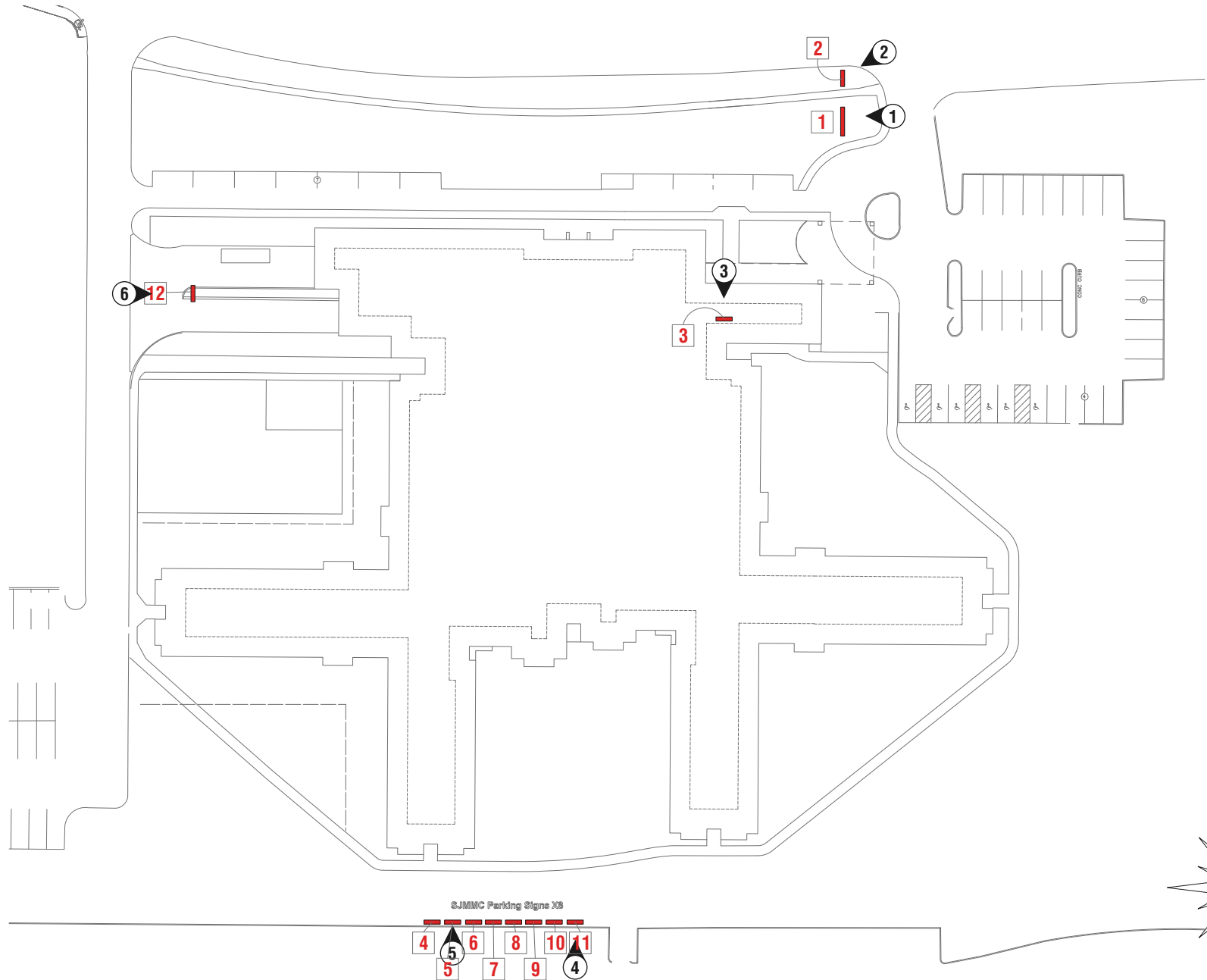
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Location #: 051

**12120 Conway Rd.
St. Louis, MO
63141**





SITE PLAN

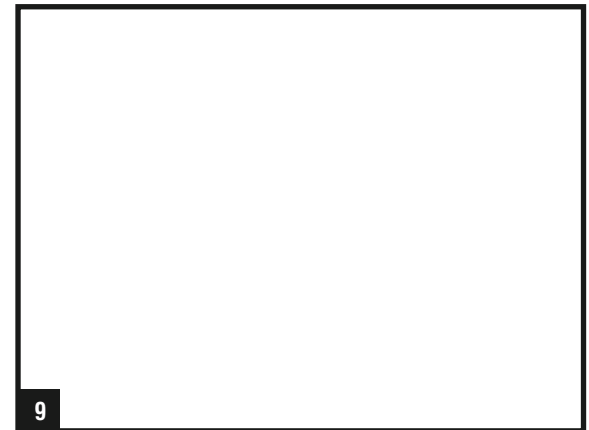
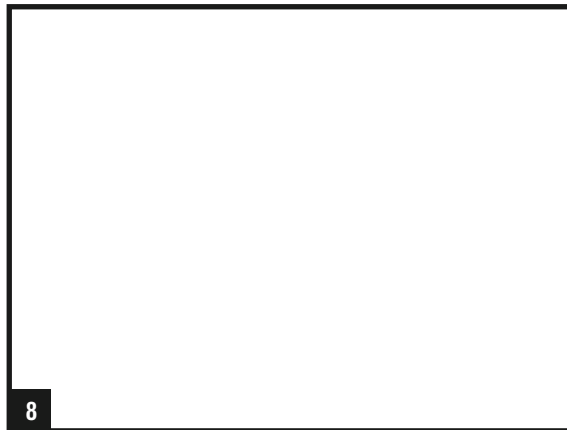
ADDRESS: **12120 Conway Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR	DATE
LOCATION #:	051	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_051_St Louis_MO.cdr		
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 Rev. 2: **06/27/12**
 Rev. 3: **00/00/00**
 Rev. 4: **00/00/00**
 Rev. 5: **00/00/00**

SCALE: **N.T.S.**
 DRAWN BY: **TVS**
 PAGE #: **3**





OVERVIEW PHOTOS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	051	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_051_St Louis_MO.cdr	

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Rev. 3:	00/00/00
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE:	As Noted
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PAGE #:	4

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Icon Identity Solutions ImageCare Maintenance Services

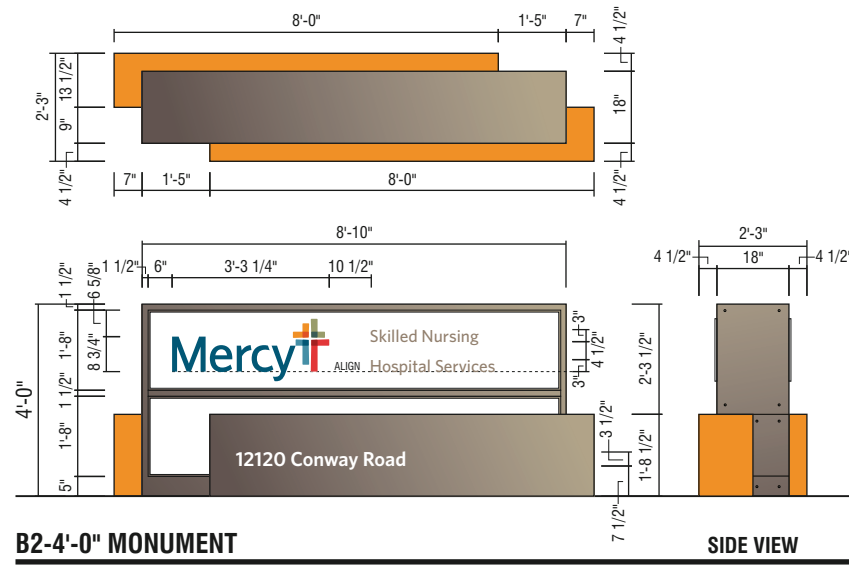
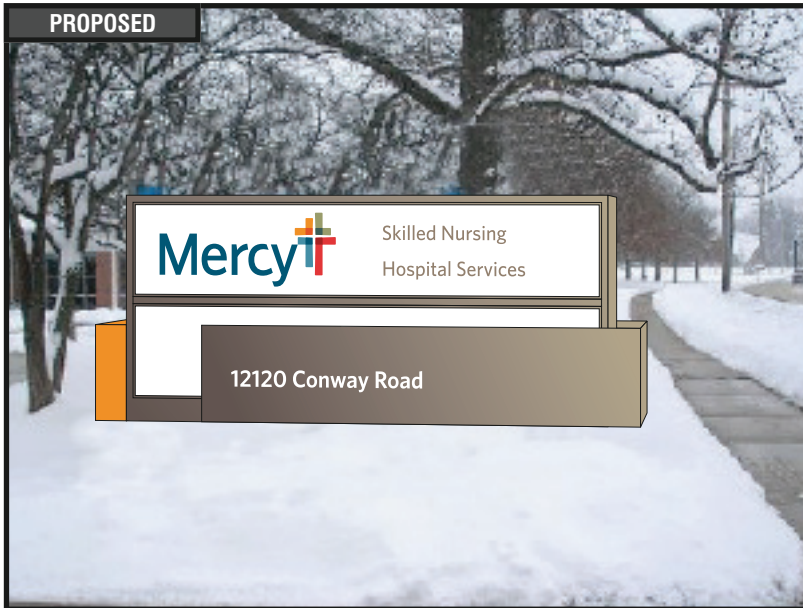
EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 1

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

051

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_051_St Louis_MO.cdr

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Rev. 1: 06/22/12

Rev. 2: 06/27/12

Rev. 3: 00/00/00

Rev. 4: 00/00/00

Rev. 5: 00/00/00

SCALE:

As Noted

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TVS

PAGE #:

5

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Location #: 502

**601 S. New Ballas Rd.
St. Louis, MO
63141**



[illegible]

RECOMMENDATIONS

ADDRESS: **601 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
502

SUBMITTAL IS: ☐ APPROVED _____ CLIENT CONTRACTOR
☐ APPROVED AS NOTED _____ / _____ / _____
☐ REVISED AND RESUBMIT _____ DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3
4 20.....502\3566 502 St Louis MO.cdr

DATE: 06/06/12
Rev. 1: 06/22/12
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE:
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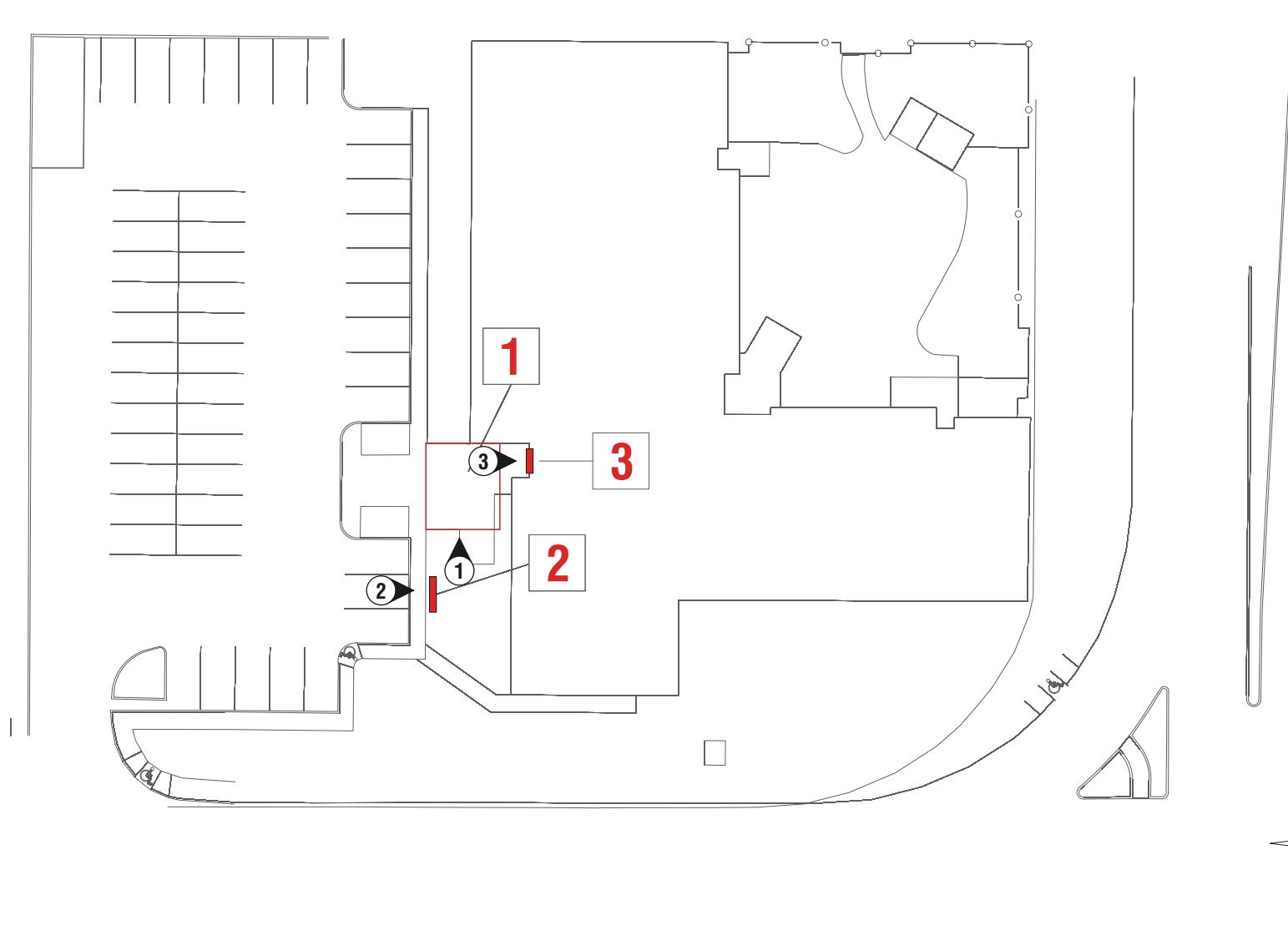
DRAWN BY:
TVS

PAGE #:
2

DRAWINGS PREPARED BY:

The Icon Companies®





SITE PLAN

ADDRESS: **601 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:	3566		
LOCATION #:	502		
SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT		
FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_502_St Louis_MO.cdr		
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 Rev. 3: **00/00/00**
 Rev. 4: **00/00/00**
 Rev. 5: **00/00/00**

SCALE: **N.T.S.**
 DRAWN BY: **TVS**
 PAGE #: **3**





OVERVIEW PHOTOS

ADDRESS: 601 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
502

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
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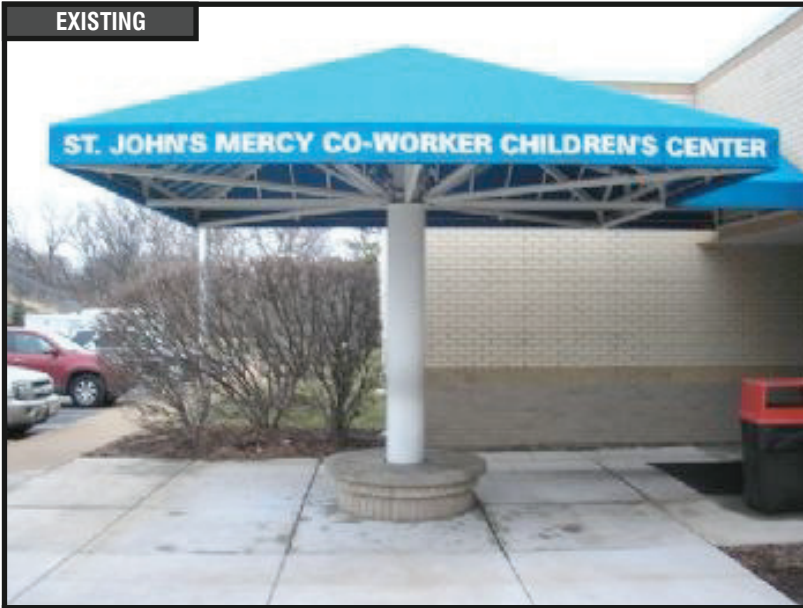
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Rev. 1: 06/22/12
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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As Noted
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PAGE #:
4

DRAWINGS PREPARED BY:

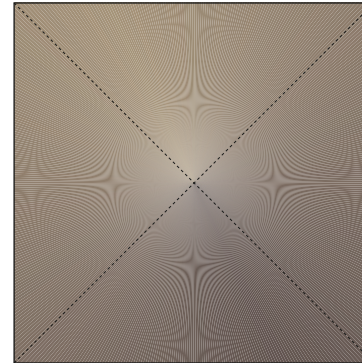


EXISTING



NON-ILLUMINATED AWNING

SIGN 1



PROPOSED



CUSTOM AWNING RE-SKIN

SURVEY REQUIRED

SCALE: 1/4" = 1'-0"

NOTE: COPY IS A QUANTITY OF TWO(2) FOR FRONT AND SIDE ELEVATION OF CANOPY



RECOMMENDATIONS

ADDRESS: 601 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

502

SUBMITTAL IS:

- ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_502_St Louis_MO.cdr

Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.

DATE: 06/06/12

Rev. 1: 06/22/12

Rev. 2: 00/00/00

Rev. 3: 00/00/00

Rev. 4: 00/00/00

Rev. 5: 00/00/00

SCALE:

As Noted

DRAWN BY:

TVS

PAGE #:

5

DRAWINGS PREPARED BY:

The Icon Companies®





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 #12-026 FOR APPROVAL OF A REVISED MASTER SIGN PLAN FOR THE MERCY HOSPITAL CAMPUS AT 615 S. NEW BALLAS ROAD

FOR THE MEETING OF: September 4, 2012

LOCATION: 615 S. New Ballas Road

REQUEST: Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a revised Master Sign Plan to replace all of the signs within the campus at 615 S. New Ballas Road, in the "PH" Planned Hospital Zoning District. A master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References

- Design Guidelines

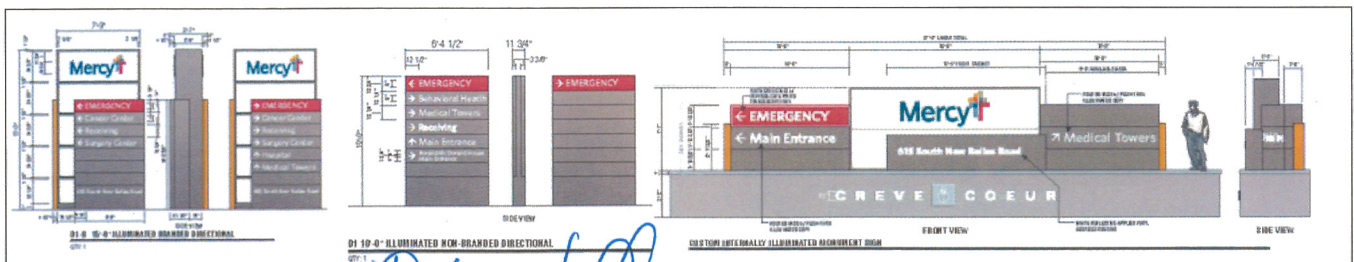
Zoning Code References

- Article VIII Sign Regulations
- 405.950.6 Master Signage Plans

APPLICANT: Donald Kalicak
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Bill Behrens
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP
City Planner

8/31/2012
Date

ATTACHMENTS: Draft Ordinance
Applicants Materials, received August 10, 2012
Ordinance No. 3041 and No. 5095

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

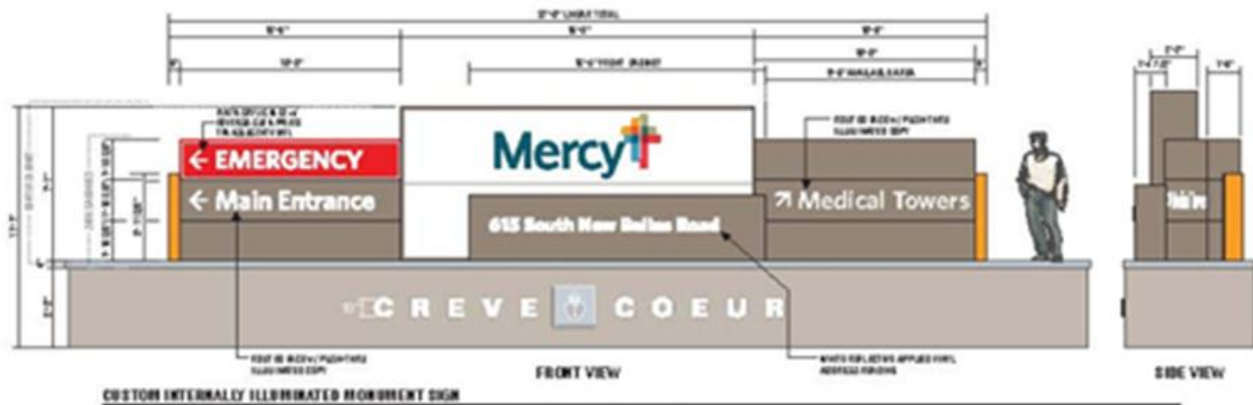
The Mercy Campus (then referred to as St. John Mercy Medical Center) received approval for a master sign plan in 2005 and revised plan approval in 2009. The current proposal will replace all of the existing signs with new signage with new identifying design theme that substantially deviates from the prior plan in overall style, design and, in some cases, size. Therefore, Staff recommends a repeal of the prior two ordinances and replacing with a new ordinance referencing the entire, updated, sign program.

The proposed plan includes replacing all of the signs on the campus. All of the signs have a consistent design theme and use of materials, for branded signs, and non-branded signs. The designs of these signs can be broken down to several similar style types that are in similar design as the main monument sign.

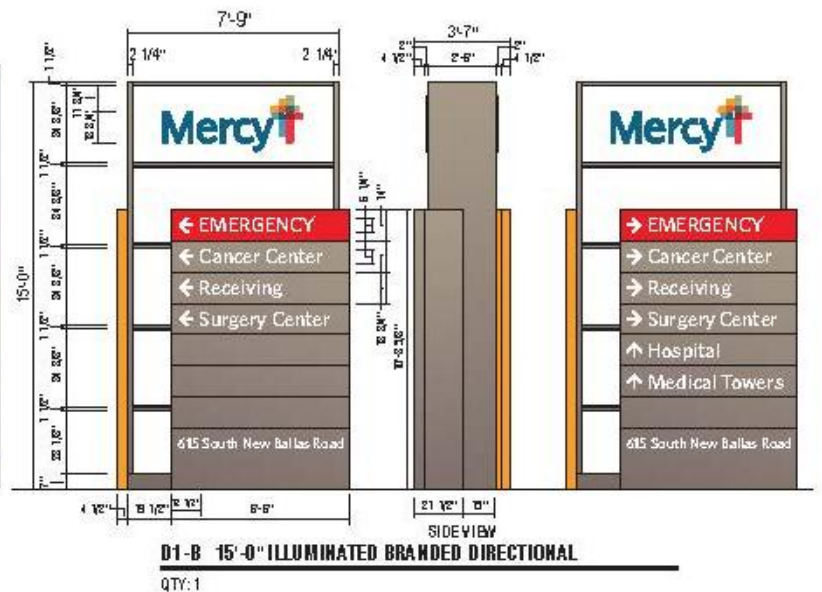
Ground Signs

The ground signs include the main monument sign, and branded and non-branded directional signs.

Below is the ground sign at the northwest corner of Conway Road and Ballas Roads (already installed):

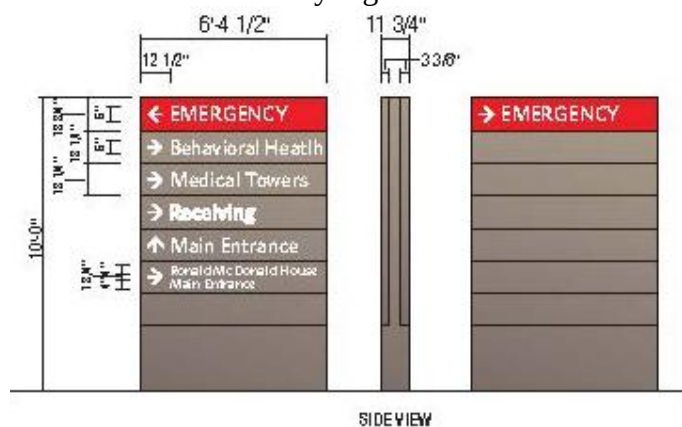


The ground directional signage will consist of a similar style and theme as the main monument sign. Below are the examples of the illuminated branded type of directional signs that will replace the existing signs:





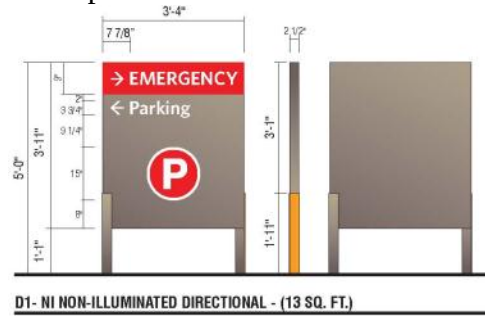
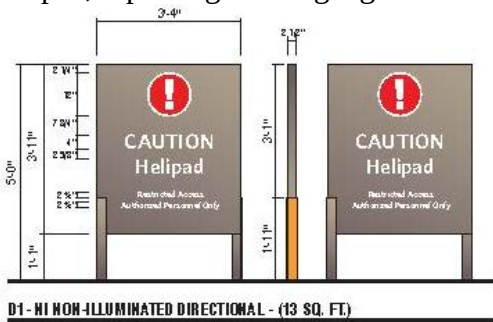
Non-branded directional signs have a similar style theme and use of materials as the informational portion of the branded signs, but do not contain the Mercy logo as indicated below:



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

The parking direction signs also are of similar style and theme and are located throughout the campus, replacing existing signs. Below are two examples:



Wall Signs

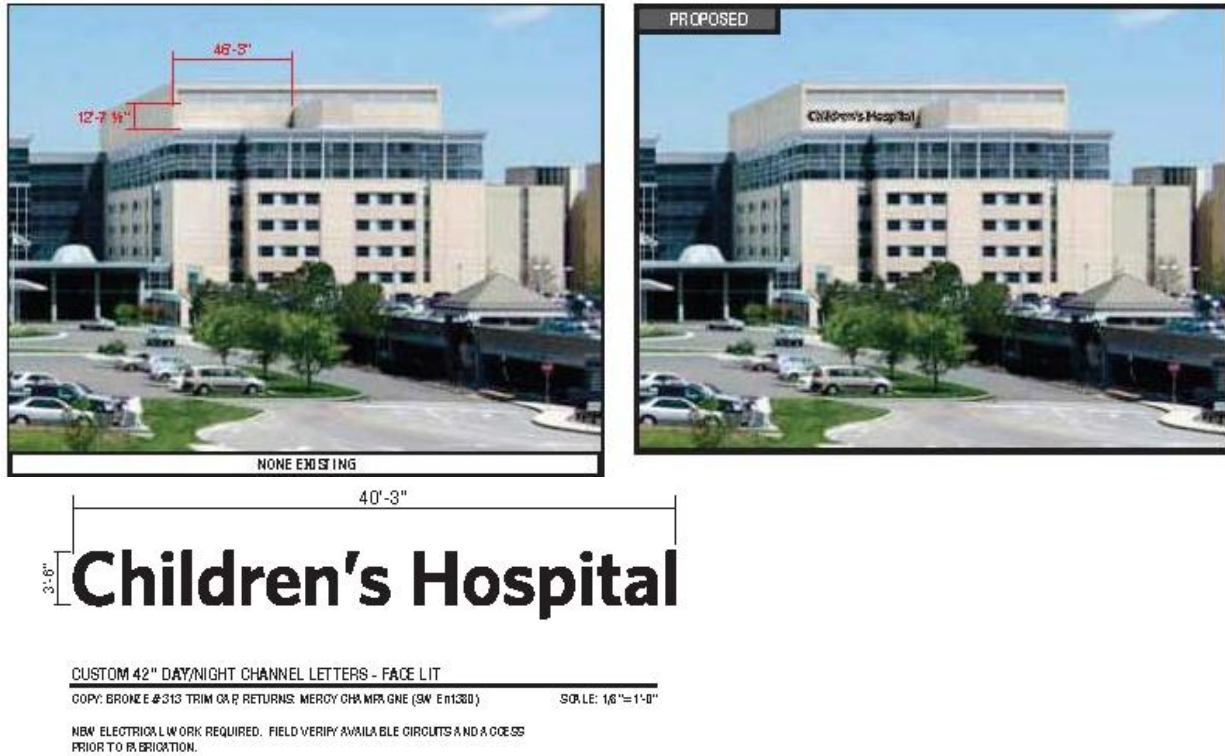
The proposed changes to the wall signs include branded and non-branded individual letter signs that are easier to read, as well as the branded logo on several of the buildings:



Below is an example of an existing building sign that will be revised to individual letter sign:



The proposal includes adding wall signage on several of the existing buildings that currently do not have signage. The amended plan in 2009 included approval of signage for the Children's Hospital, but the sign was never installed:



Light Pole Banners

The applicant is also requesting to include approximately 40 light pole banners throughout the campus that would change periodically for special events.



SPECIAL EVENTS BANNERS

QTY: 40

TO BE LOCATED AT VARIOUS LOCATIONS AROUND CAMPUS.

BANNERS MAY CHANGE FREQUENTLY TO ADVERTISE SPECIAL EVENTS

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	"A" Single-family Residential	N/A
South	Professional offices	St. Louis County zoning	N/A
East	Single-family residences	Westwood residential	New Ballas Road
West	Single-family residences/ Covenant Theological Seminary	"A" Single-family Residential/ "HE" Higher Education	Interstate 270

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except recommend that they City ensure that non-residential development is compatible with adjacent residential development (page 23).

The Design Guidelines offer further recommendations 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). (Chapter 5, page 17)

The signs are well-designed in similar style and use of materials, and limited to within the campus and away from the residential areas. With the exception of a several new building signs, all of the signs are replacing existing signs already on the campus and so would not have any further impact on the residential neighborhoods. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and Design Guidelines.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are 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.

The Master Signage Plan 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 unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed revised Master Sign Plan for the Mercy Campus is consistent with the intent of the Zoning Code provision for master sign plans and with prior action by the Commission and

Council, and will increase public convenience by providing better direction information for visitors on the campus in a well-designed, coordinated manner.

FORM OF THE DRAFT ORDINANCE

Staff recommends a repeal of the prior ordinances (Ordinance No. 3041 and No. 5095), and replacement with a new ordinance referencing the proposed Master Sign Plan as discussed within the staff report. The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- The applicant shall follow the Master Signage Plan received August 10, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. 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.
- Incidental signage shown within the plan does not require a permit.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for Mercy Hospital 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 Mercy Campus, submitted with Application #12-026, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 4, 2012” (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 and attached by reference. See body of report for specific excerpts.



BILL NUMBER 4009

ORDINANCE NUMBER 3041

**AN ORDINANCE FOR A MASTER SIGNAGE PLAN PURSUANT TO SECTION
26-104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR,
FOR ST. JOHNS MERCY MEDICAL CENTER LOCATED AT 615 S. NEW
BALLAS ROAD.**

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Architectural Sign Associates on behalf of St. Johns Mercy Medical Center for a Master Signage Plan for the property located at the St. Johns Mercy campus with the primary address of 615 S. New Ballas Road;

WHEREAS, The boundaries of the Master Signage Plan will be for St. Johns Mercy Medical Center including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "PH" Planned Hospital district;

WHEREAS, The Planning and Zoning Commission recommended approval of the Master Signage Plan on January 3, 2005;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, January 24, 2005, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Master Signage Plan as provided by Section 26-104.6 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of said Public Hearing had been previously published on January 7, 2005 in the St. Louis Countian and on the week of January 9, 2005 in the West County Journal, newspapers of general circulation in the City of Creve Coeur, 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 three times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application 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 in conformance with good zoning practice.

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

SECTION 1: The Master Signage Plan for St. Johns Mercy Medical Center, as submitted by Architectural Sign Associates on behalf of St. Johns Mercy Medical Center in the form of Exhibit 1 attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the St. Johns Mercy Medical Center campus and identified as the area on the Master Signage Plan.

SECTION 2: Such approval of the Master Signage Plan for St. Johns Mercy Medical Center shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building or directional signage referred to in the Master Signage Plan that currently does not possess a building permit.
2. The applicant shall reduce the brightness of the existing building signage at the Cancer Center to comply with City ordinances.
3. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Signage Plan, unless approved by the City of Creve Coeur.

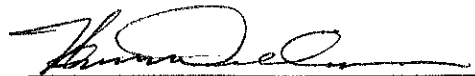
SECTION 3: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 14th day of February 2005.



DAVID KASSANDER, PRESIDENT
CITY COUNCIL

Approved this 14th day of February 2005.



HAROLD L. DIELMANN
MAYOR

Attest:



LAVERNE COLLINS, CMC
CITY CLERK

**AN ORDINANCE TO AMEND THE MASTER SIGNAGE PLAN FOR
THE ST. JOHN'S MERCY MEDICAL CENTER CAMPUS,
LOCATED IN THE NORTHWEST QUADRANT OF SOUTH NEW BALLAS ROAD
AND CONWAY ROAD**

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Signs on Site, Inc., on behalf of St. John's Mercy Medical Center, for an addendum to their previously approved Master Signage Plan, Ordinance Number 3041; and,

WHEREAS, The Master Signage Plan and the attached Exhibit A, Master Signage Plan Addendum defines all characteristics of certain signs throughout the entire St. John's Mercy Medical Center campus; and,

WHEREAS, Said property is in the "PH" Planned Hospital zoning district; and,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the amendment to the Master Signage Plan on June 1, 2009; and,

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these additions to Ordinance Number 3041, held a public hearing thereon at the Creve Coeur Government Center on July 13th, 2009, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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, 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 being fully informed finds that the granting of the application 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 in conformance with good zoning practice.

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

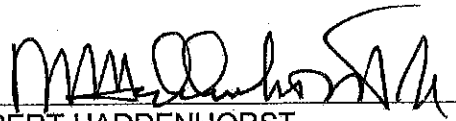
SECTION 1: An addendum to the Master Signage Plan for the St. John's Mercy Medical Center campus, as enacted by Ordinance Number 3041, is hereby approved to add all signs in the attached Exhibit A, as prepared and submitted by Signs on Site, Inc., on behalf of St. John's Mercy Medical Center.

SECTION 2: Implementation of the Master Signage Plan for the St. John's Mercy Medical Center campus shall be limited as follows:

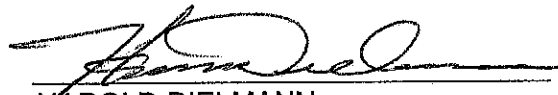
1. The applicant shall submit sign permit applications for any and all new, altered or relocated signs depicted in the Master Signage Plan including those signs in the attached Exhibit A, to the Zoning Administrator as required by Article 8, Sign Regulations, of the Zoning Code.
2. All applicable sign permit applications shall be in substantial conformance with the Master Signage Plan, including those in the attached Exhibit A. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Signage Plan, unless approved by the City Council of the City of Creve Coeur upon receipt of a recommendation from the Planning and Zoning Commission.

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

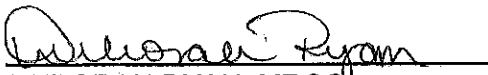
ADOPTED THIS 10 DAY OF August, 2009

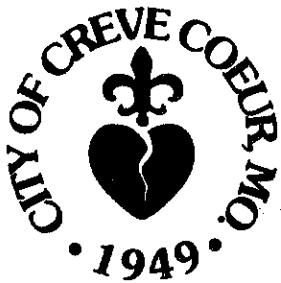

ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF August, 2009


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK



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

September 5, 2012

Mr. Bill Behrens
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010

Re: Application #12-026: Request for approval of a revised master sign plan
Mercy Hospital Campus – 615 S. New Ballas Road

Mr. Behrens:

The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for approval of a revised master sign plan at Mercy Hospital, located at 615 S. New Ballas Road.

By unanimous vote, the Planning Commission recommends approval of the revised Master Signage Plan for the Mercy Hospital Campus, submitted with Application #12-026, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

TUESDAY, SEPTEMBER 4, 2012

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chair

Mr. James Faron

Mr. Ken Howard

Ms. Cynthia Kramer

Mr. Jim Schnarr

Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, AICP, Director of Community Development

Ms. Whitney Kelly, AICP, City Planner

Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

St. Louis, MO 63128

(314)487-2259

CHAIRMAN MADDEN: Like to call to order the

Planning Zoning Commission meeting for the City of Creve

Coeur, Missouri for Tuesday, September 4th, 2012.

We'll start with roll call.

Dr. Barton won't be here or either will

Mr. Eberhardt.

7 Mr. James Faron?
8 MR. FARON: Present.
9 CHAIRMAN MADDEN: Mr. Ken Howard?
10 MR. HOWARD: Present.
11 CHAIRMAN MADDEN: I don't see Ms. Kramer.
12 Mr. Jim Schnarr?
13 MR. SCHNARR: Present.
14 CHAIRMAN MADDEN: Carl Lumley, our City
15 Attorney?
16 MR. LUMLEY: Present.
17 CHAIRMAN MADDEN: Paul Langdon, our Director of
18 Community Development?
19 MR. LANGDON: Present.
20 CHAIRMAN MADDEN: Whitney Kelly, our City
21 Planner?
22 MS. KELLY: Present.
23 CHAIRMAN MADDEN: And, Julie Lowery, our
24 Recording Secretary?
25 MS. LOWERY: Present.

1 (Cynthia Kramer is now present.) 2
2 CHAIRMAN MADDEN: That'll move us to No. 6, New
3 Business.
4
24
25

1 CHAIRMAN MADDEN: That'll move us to D, another 55
2 public hearing, Application No. 12-026, request for
3 approval of a revised master sign plan for the Mercy
4 Hospital Campus at 615 South New Ballas Road.

5 Anybody involved in that, if they'll come
6 forward and please get sworn in.

7 (The speakers were sworn in by the court
8 reporter.)

9 MR. KALICAK: Mr. Chairman and Members of the
10 Commission, I'm Don Kalicak, the Vice President for Mercy
11 Hospital located here in Creve Coeur at 615 South New
12 Ballas Road.

13 I just wanted to introduce real briefly our
14 rationale for coming before you with a revision -- amended
15 site plan.

16 As you know, we moved to a different identity in
17 the St. Louis area about a year ago now. And so part --
18 part of our thinking, our reason for requesting an amended
19 site plan is -- is to have our signage on the campus,
20 identifiers conform with that identify.

21 But really the master brand is more than just a
22 new logo and a new name. And that -- that's the other
23 piece of our rationale for our amended site plan. We want
24 to make it easier -- easier for our visitors to the campus
25 to find places where they're going, so to make it easier

1 for them to find the door that they're going to go into on⁵⁶
2 the campus, whether that's the doctors office building or
3 the surgical entrance or the main entrance to the
4 hospital, find the parking lot, and so forth.

5 So our master -- our amended site development
6 plan really streamlines our signage on the campus.
7 Actually -- actually there end up being fewer signs, but
8 we think signs that are provided in much more logical
9 manner for our visitors.

10 So I'd like to -- our plan is rather detailed,
Page 3

11 and I'd like to thank Whitney and Paul for their time
12 in -- in reviewing the plan before we got here.

13 So with that said, I'd like to introduce Bill
14 Behrens with Warren Sign to take you through some of the
15 particulars.

16 CHAIRMAN MADDEN: Thank you.

17 Mr. Behrens, would you state your name and
18 address, please.

19 MR. BEHRENS: Yeah. My name is Bill Behrens,
20 I'm with Warren Sign Company, and that's on Arnold
21 Tenbrook Road in Arnold, Missouri.

22 Before I start, do they have a copy of the full
23 plan in front of them?

24 MS. KELLY: It's on the computer.

25 CHAIRMAN MADDEN: It's on our computer.

1 MR. BEHRENS: Okay. Well, if you looked at it⁵⁷
2 at all you'll see there's over 300 pages of the entire
3 comprehensive plan. And, obviously, we don't want to
4 burden you with having to review the entire thing, so what
5 I've done is prepared just a very brief presentation to
6 show you the broad brush stroke of the plan, type of signs
7 we're using, and then if you do have any specific
8 questions regarding any of those signs, we'd be glad to
9 answer them at the end.

10 Okay. And I'll go through this fairly quickly.
11 If you want me to slow down, just say so.

12 For an overview, the main points, the main
13 reasons for the plan, they want to replace the old logo
14 with a new Mercy logo. They want to have all their major
15 entry points and welcome areas. The entire exterior

12-026.MercyMSignP.Hearing Transcript.9-4-2012.txt
16 signage package is going to be replaced with signs that
17 are similar or smaller in size. Actually some of the
18 signs will not be replaced. There will be fewer signs
19 overall.

20 Key thing we want to do is simplify the
21 information presented to visitors, so they're not getting
22 too much information and they can easily navigate the
23 site. As you know, it's a large campus, so we're trying
24 to make things -- give as much clarity as possible.

25 Obviously, we want to guide them effectively;

58
1 clearly identify the public parking areas; use a
2 consistent terminology in all the signs, and then clearly
3 identify the different building entrances. If you've been
4 there you know there are different doctors towers, and a
5 lot of places, so we're identifying all those things
6 clearly.

7 The perimeter entrance, you can see on the left
8 side here -- as we go through these sites, every sign on
9 the left is an existing sign. The sign on the right is
10 its replacement. And you can see it's a nice new modern
11 monument-type sign at the main entrance, which that one is
12 already in place.

13 Again, perimeter signs, the old entrances, you
14 had the big pylons. They're being replaced with the
15 design on the right, which is a little smaller overall
16 size.

17 The directional signs throughout the roadways in
18 the campus, again, you see the -- what's there is on the
19 left, and they're being replaced with two different sizes.
20 Where we have a lot of information that has to be
21 conveyed, they're the size you see on the top right.

22 Where we can, we're using smaller ones, that you see on
23 the bottom.

24 The wall signs, which you see, identify Mercy
25 and St. John's Mercy Hospital, they're being redone to be

1 simply Mercy where that logo is. For the Heart Hospital⁵⁹
2 and some of these other locations, the David Pratt Cancer
3 Center, the Mercy logo is being eliminated to just focus
4 on the -- the building itself.

5 The different entrances. This is -- picture on
6 left isn't the greatest, but here it's a surgery center
7 entrance and it's being clearly marked so people will know
8 they're in the right spot.

9 Same thing with the medical towers. There's a
10 Tower A and a Tower B. They're being clearly identified
11 as Medical Tower B, Medical Tower A, as opposed to just
12 Doctors Buildings.

13 The parking spots, the parking garages too are
14 getting re-branded as opposed to Ballas Garage. This is
15 the medical tower parking, so you know when you're in the
16 right parking lot.

17 Same thing with what was the Muckerman Garage,
18 that's now the Cancer Center parking.

19 So we're hopeful that this family of signs that
20 you see laid out here will be user-friendly, make it more
21 pleasant experience for the people coming to the campus,
22 and really is an attractive upgrade and overall design
23 with their sign package.

24 That's my presentation. Thank you.

25 CHAIRMAN MADDEN: Any questions?

1 MR. FARON: Well, I -- I think it's a great
2 improvement on some of the clutter. I guess some of the
3 signage is kind of wordy, and I like how you've cut that
4 down a bit to just be clear and directive and -- and
5 consistent. Some of the wording was hard to read. And
6 the parking garages, as you said, was kind of white on
7 white on concrete and was hard to read.

8 I just had a question, architect in me speaking,
9 but I do miss that cornice cap that you had on some of
10 your signage, now is kind of monumental and attractive.
11 And the coining that you had in the strong basin, some of
12 the concrete connection to the ground, but overall I think
13 it's an improvement how it all ties together.

14 And I just wanted to question why there was --
15 was there an idea to just try to tie it altogether, I
16 guess, and make the signage look the same everywhere on
17 the campus? I know the hospital is changed branding and
18 names and stuff and probably in that process you just
19 come -- bring it all together to make it look the same in
20 every corner of the campus. I assume that that's the
21 goal.

22 MR. BEHRENS: That's exactly right, and all the
23 signs have new similar bases, all matching colors.
24 They're all made -- constructed from the same materials.

25 And we just wanted a consistent look that we

1 could carry through the entire sign -- sign program. 61

2 MR. FARON: Well, less to read sometimes helps
3 people when they're trying to navigate a tight campus, and
4 some of the signs have been shortened which is nice so it
5 doesn't block your view of pedestrians -- or other
6 obstructions like that, so thank you for your time.

7 CHAIRMAN MADDEN: The new one on Ballas and
8 Conway there, is that going to be a fountain in those
9 stones or is that going to be plants or --

10 MR. KALICAK: Mr. Madden, we will plant it.
11 Many, many, many months ago we actually talked with the
12 City about a water feature, and at -- at Mercy's request,
13 we -- we went in the direction of a -- of a planting
14 behind those stones rather than a water feature, and that
15 was acceptable to the City at the time.

16 CHAIRMAN MADDEN: And you're putting one on the
17 other side of the street too?

18 MR. KALICAK: I think that's just a -- there's
19 not -- that wall is not -- that's just a wall. It's not
20 intended to be a -- it has masonry there, as you see it
21 now, but not with signage on it. Just to tie the corners
22 together.

23 CHAIRMAN MADDEN: Okay. Thank you.

24 MR. KALICAK: Yes, sir.

25 CHAIRMAN MADDEN: Any other questions?

1 Mr. Howard -- I'm sorry, Mr. Faron.

62

2 MR. FARON: Is there any illuminated signs too?
3 I mean there is going to be a smattering of illumination
4 on some of the signs. I bring that up just from the prior
5 applicant, but --

6 MR. BEHRENS: Yes, some of the signs are
7 illuminated. Primarily the ones that already are
8 illuminated, and, obviously, there's, you know, gets dark
9 early, and there's times when you need that illumination.

10 MR. FARON: And one last question. On -- on the
11 smoking situation on campus, is there any signage that

12-026.MercyMSignP.Hearing Transcript.9-4-2012.txt
12 relates to that? I know a lot of us probably notice

13 people coming out to Ballas. Is -- is there any kind of
14 signage that would refer people to those locations?

15 MR. BEHRENS: Smoking smoking?

16 MR. FARON: Yeah, I wondered if there was
17 signage that related to that at all?

18 MS. VINER: Hi, my name is Nikki Viner. We work
19 for Mercy Health, so I'm leading the sign project across
20 Mercy. We actually have tobacco-free signage that will be
21 placed at all of the entrances --

22 MR. FARON: Okay.

23 MS. VINER: -- with the universal symbol of no
24 tobacco.

25 MR. FARON: You probably know what I'm talking

1 about along Ballas. 63

2 MS. VINER: Yes, along Ballas.

3 MR. FARON: I'm sure you get a lot of -- I was
4 just curious if there was designation that sends people
5 there or people just going there?

6 MS. VINER: We don't send people there. I think
7 that's just --

8 MR. SCHNARR: Healthcare professionals.

9 MR. FARON: Okay.

10 CHAIRMAN MADDEN: Do you -- off the subject, but
11 since I'm over there three nights a week, do you enforce
12 the people smoking in the garage? I mean I see the
13 security drive right by them, and I mean you talk about
14 catching secondhand smoke, sometime there's ten or fifteen
15 people in that corner smoking.

16 MS. VINER: I'm not aware of that. Don may.

17 MR. KALICAK: It's a struggle.
Page 9

18 CHAIRMAN MADDEN: Yeah.

19 MR. KALICAK: To answer your question, yes, we
20 try to enforce it, but it's, obviously, it's a struggle.

21 CHAIRMAN MADDEN: I mean --

22 MR. KALICAK: So do we stop every smoker and
23 interrupt them, probably not. And you -- you said that,
24 Mr. Madden, but --

25 CHAIRMAN MADDEN: You see people in wheelchairs

1 with the IV poles and everything, they're out there

64

2 smoking, you just wonder --

3 MR. KALICAK: We would agree it's a --

4 CHAIRMAN MADDEN: Okay.

5 MR. FARON: I just wanted to ask, you have no
6 control over Ballas where everyone goes.

7 CHAIRMAN MADDEN: Yeah, well, Conway too.

8 MR. FARON: Yeah, Conway. Thank you.

9 CHAIRMAN MADDEN: Any questions?
10 Whitney.

11 MS. KELLY: Whitney Kelly for the City of Creve
12 Coeur.

13 As the applicant has indicated, they received a
14 master sign plan originally in 2005, and it was revised
15 again in 2009.

16 With this new packet, we are requesting that a
17 repeal of those prior ordinances and replacement with a
18 new one referencing all of the new signs.

19 We have found that the designs are well-designed
20 and consistent with the consistent theme and use of
21 materials in compliance with the intended master sign plan
22 and the Zoning Ordinance.

23 CHAIRMAN MADDEN: Any questions for Whitney?
24 Anybody in the audience have a question or a
25 comment?

65

1 Carl.
2 MR. LUMLEY: Offer the following exhibits into
3 the record of this public hearing: Documentation in
4 possession of the City Clerk reflecting notice provided to
5 the public regarding the hearing; staff's report
6 concerning the application and materials presented this
7 evening; the City Code of Ordinances and Charter; City's
8 Comprehensive Plan and the public file regarding the
9 application.

10 CHAIRMAN MADDEN: That will close our public
11 hearing.

12 (The public hearing was ended.)

13 (Ended at 8:30 p.m.)
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1 STATE OF MISSOURI)

2) SS

Page 11

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional
6 Reporter, Missouri Certified Court Reporter, Illinois
7 Certified Shorthand Reporter and Kansas Certified Court
8 Reporter, do hereby certify that I reported the Planning
9 and Zoning Public Hearings stenographically and later
10 reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearings.

12

13

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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**AN ORDINANCE REPEALING ORDINANCES NUMBER 835, 972 AND 5189 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A NEW AND
USED AUTOMOBILE DEALERSHIP LOCATED AT 11654 OLIVE BOULEVARD**

WHEREAS, under Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinances #835 was approved by the City Council on February 27, 1978, and ordinance #972, was approved by the City Council on October 27, 1980, for the operation of a new and used automotive dealership, and ordinance #5189 was approved on April 11, 2011 for the operation of an automotive detailing center for Waterways; and

WHEREAS, an application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the redevelopment of the site for the same use; and

WHEREAS, Section 405.1070 states, in part, that any future enlargement or alteration in the use of the structure 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 or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 4, 2012, beginning at 7:00 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 5-0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on September 4, 2012; 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 amended conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

4. 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 there from.
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:

Section 1: Ordinances #835, #972 and #5189 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a new and used automotive dealership in the "CB" Core Business district on property addressed as 11654 Olive Boulevard, and whose legal description is as follows:

(TRACT 1)

A TRACT OF LAND BEING PART OF LOT 1 OF "SUBDIVISION OF STUDTS HOME PLACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDS, AND PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AT ITS INTERSECTION WITH THE WESTERN LINE OF PROPERTY CONVEYED TO FETTE REALTY COMPANY, ET. AL, BY DEED RECORDED IN BOOK 6493 PAGE 181 OF THE ST. LOUIS RECORDS; THENCE ALONG SAID FETTE'S WESTERN LINE SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 246.26 FEET TO THE SOUTHWESTERN CORNER THEREOF; THENCE ALONG SAID FETTE'S SOUTHERN LINE NORTH 89 DEGREES 26 MINUTES 45 SECONDS EAST, 26 FEET TO A POINT BEING THE NORTHWESTERN CORNER OR PROPERTY CONVEYED TO SOUTHWESTERN BELL TELEPHONE CO. BY DEED RECORDED IN BOOK 1361 PAGE 384 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERN BELLS WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO GUY MULLEN SERVICE, INC. BY DEED RECORDED IN BOOK 6777 PAGE 2127 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST, 140 FEET TO SAID MULLEN'S SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTHERN LINE OF PROPERTY CONVEYED TO ESCHENBRENNER BY DEED RECORDED IN BOOK 2192 PAGE 603 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ESCHENBRENNER'S NORTHERN LINE SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 26 FEET TO THE NORTHWESTERN CORNER THEREOF; THENCE ALONG SAID ESCHENBRENNER'S WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO FOREWAY CO. BY DEED RECORDED IN BOOK 6149 PAGE 232 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 238.12 FEET TO SAID FOREWAY'S SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTH LINE OF THE EAST PART OF LOT 1 STUDT'S HOME PLACE, AS AFOREMENTIONED; THENCE ALONG SAID NORTH LINE AND ITS WESTWARD PROLONGATION, SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 363.31 FEET TO A POINT ON THE EASTERN LINE OF HAM DRIVE, 16 FEET WIDE; THENCE ALONG

SAID EASTERN ROAD LINE, NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 100.14 FEET TO ITS INTERSECTION WITH THE SOUTHERN LINE PROPERTY CONVEYED TO KISLING BY DEED RECORDED IN BOOK 6520 PAGE 1029 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SAID KISLING'S SOUTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 153 FEET TO THE SOUTHEASTERN CORNER THEREOF; THENCE ALONG SAID KISLING'S EASTERN LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO THE NORTHEASTERN CORNER THEROF, SAID POINT BEING ALSO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO THOMPSON, ET AL., BY DEEDS IN BOOK 6498 PAGE 1269 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID THOMPSON'S SOUTHERN LINE, SOUTH 89 DEGREES 28 MINUTES 45 SECONDS WEST, 153 FEET TO ITS INTERSECTION WITH THE EASTERN LINE OF HAM DRIVE, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO ITS INTERSECTION WITH THE NORTHERN LINE OF THE PROPERTY CONVEYED TO THOMPSON AS AFOREMENTIONED; THENCE ALONG SAID THOMPSON'S NORTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 95.01 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, AND RUNNING NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 302.66 FEET TO A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 74 DEGREES 27 MINUTES 30 SECONDS EAST, 277.01 FEET TO THE POINT OF BEGINNING.

(TRACT 2)

PART OF LOT 1 OF THE SUBDIVISION OF STUDDT'S HOME PLACE, A SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, DISTANT SOUTH 75 DEGREES 16 MINUTES WEST, 60 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF OLIVE STREET ROAD, SOUTH 75 DEGREES 16 MINUTES WEST, 97.73 FEET TO THE EAST LINE OF HAM AVENUE, 16 FEET, THENCE ALONG THE EAST LINE OF HAM AVENUE, SOUTH 00 DEGREES 40 MINUTES EAST, 294.45 FEET; THENCE NORTH 89 DEGREES 30 MINUTES EAST, 94.80 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHARLES J. MILLS AND WIFE, BY DEED RECORDED IN BOOK 351 PAGE 393; THENCE ALONG THE WEST LINE OF PROPERTY CONVEYED TO MILLS AFORESAID; AND ALONG THE WEST LINE OF PROPERTY CONVEYED TO CHARLES J. MILLS BY DEED RECORDED IN BOOK 250 PAGE 576, NORTH 00 DEGREES 40 MINUTES WEST, 316.07 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTHERN 15 FEET MORE OR LESS THEREOF, ACQUIRED BY THE STATE OF MISSOURI FOR HIGHWAY PURPOSES.

Section 3: The issuance of this conditional use permit and the operation and maintenance of said facilities provided for by this ordinance shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and the following conditions:

1. The Conditional Use Permit is for the operation of a new and used automobile sales facility with accessory indoor repair facilities. All prior uses of the existing buildings shall cease prior to issuance of any demolition permits.
2. The cleared site shall be developed and maintained in conformance with: the Site Development Plan - Jaguar/Land Rover Dealership package prepared by Grimes Consulting, Inc. dated August 10, 2012, (hereafter the "Site Development Plans"); the

Planting Plan prepared by Landscape Technologies, last revised September 4, 2012; and the full set of drawings prepared by Praxis³, Inc., submitted on September 4, 2012, including the Architectural Site Plan, Axonometrics, Perspectives, Elevations, Lighting Photometrics and Materials Legend, (hereafter the "Architectural Plans"), all subject to the conditions contained herein.

3. All right-of-way dedications depicted on the Site Development Plans shall be recorded on a "Map of Dedication" with the St. Louis County Recorder of Deeds prior to the issuance of any Occupancy Permits.
4. In anticipation of the widening of Ham Avenue to Major Collector level of service, and as allowed by Section 405-240 of the Municipal Code, the front setback along Ham Avenue shall be extended to allow up to one-third (1/3) of the building façade a maximum setback of thirty feet (30') from the proposed right-of-way and a maximum setback of eighty feet (80') from the proposed right-of-way for the remainder of the Ham Avenue façade. No more than eighteen (18) vehicles may be displayed outdoors within twenty feet (20') of any public right-of-way.
5. In recognition of the significant site area voluntarily dedicated to the City of Creve Coeur and the Missouri Department of Transportation (MoDOT), and as allowed by Section 405.370.E.3.b(2), the maximum site coverage for the conditional use permitted herein shall be 70%, as shown on the Site Development Plans.
6. The row of columns in front of the parking lot along Olive Boulevard shall be supplemented with at least four (4) more columns in the same plaza space or by some similar method for the review and approval of the Zoning Administrator. The completed design shall be evaluated for conformance with the Comprehensive Plan and the Downtown Architectural Guidelines.
7. An underground irrigation system shall be installed and maintained to serve all green and landscaped areas identified on the Planting Plan approved herein.
8. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
9. The applicant shall submit a sign application for approval of all signs.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. The hours of operation shall not exceed 7:00 A.M. to 10:00 P.M. Monday through Saturday. Additional hours may be approved by the Zoning Administrator.
12. Parking of automobiles shall be limited to one automobile per designated parking space.
13. The storage or repair of collision damaged or inoperable vehicles shall not occur on the subject property.
14. The number of new automobiles and/or certified automobiles with a manufacturer's warranty shall not, at any time, be less than sixty percent (60%) of the total number of automobiles available for purchase on site.
15. 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.
16. A copy of all herein conditions shall be furnished by the owner or petitioner to the operator(s) and managers, including successive operator(s), owner(s) and manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood all conditions and agrees to comply therewith.
17. 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.

18. 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 4: 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 3 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 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

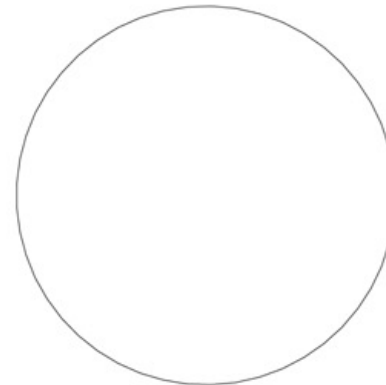
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

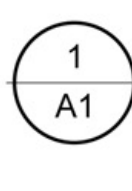
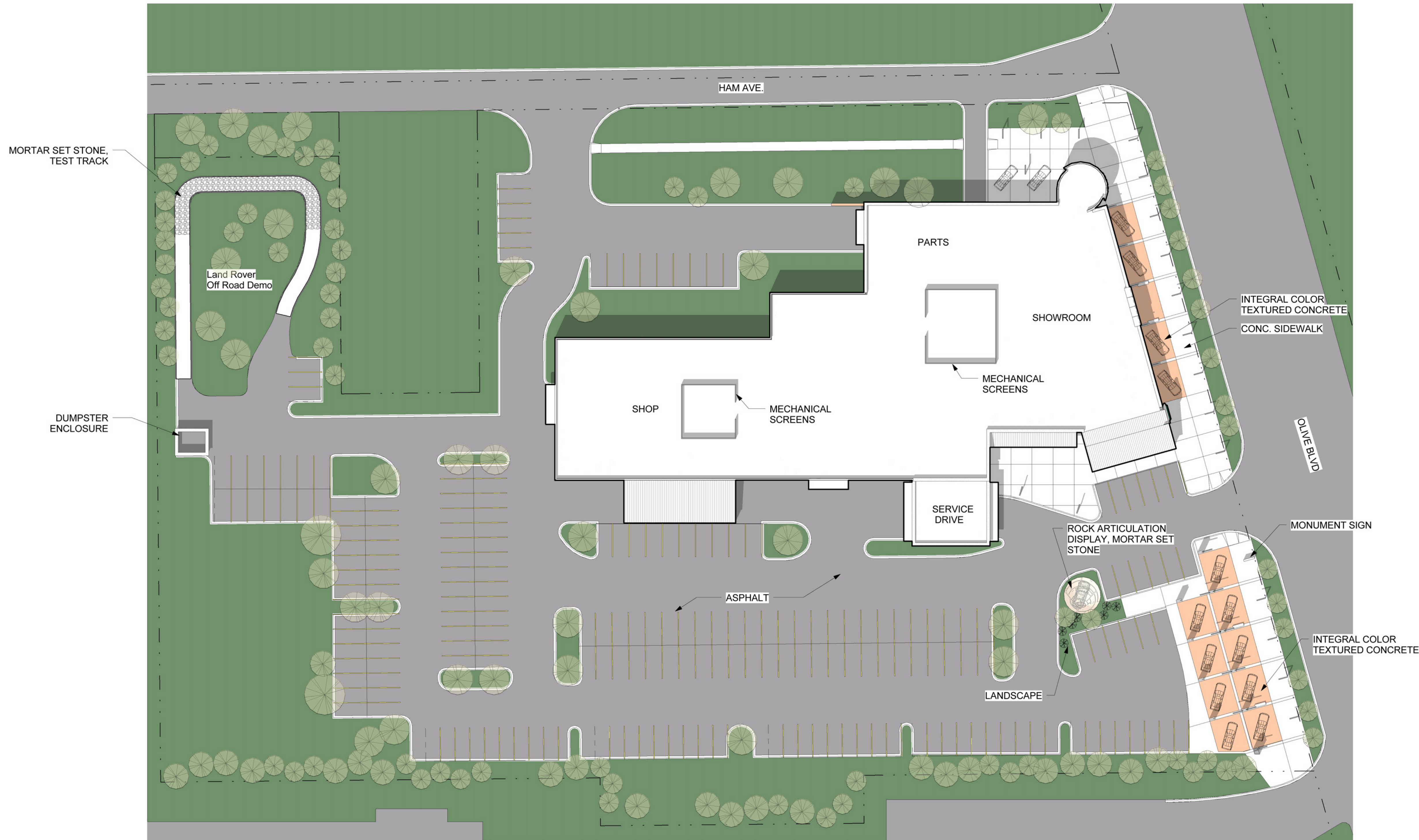
DEBORAH RYAN, MRCC
CITY CLERK



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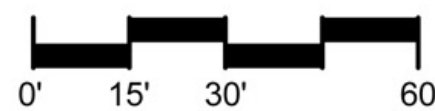
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Rev	Date	Comments
	09/04/12	



Architectural Site Plan

1" = 30'-0"



Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

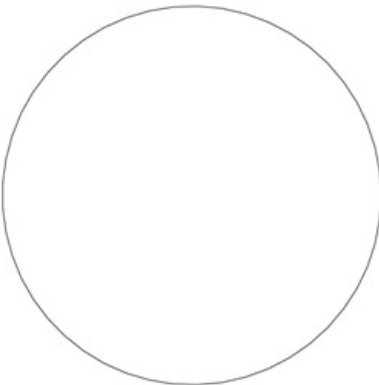
Project Number: 09268

Sheet Title:

Architectural Site Plan

Sheet Number:

A1



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Creve Coeur, MO

Project Number: 09268

Sheet Title:

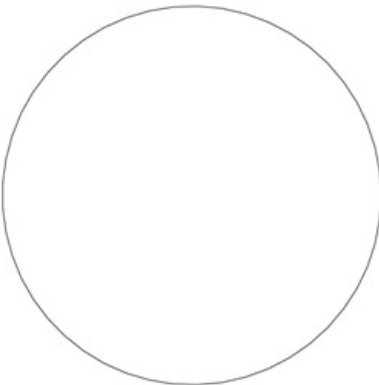
3D Axonometrics

Sheet Number:

A2

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Rev	Date	Comments
	09/04/12	

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Creve Coeur, MO

Project Number: 09268

Sheet Title:

3D Axonometrics

Sheet Number:

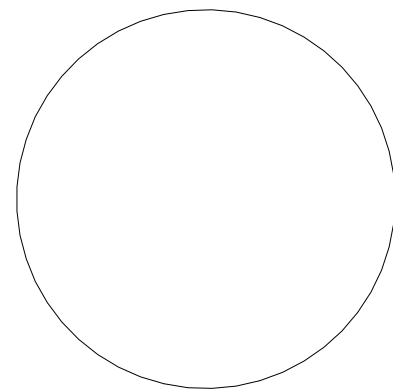
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A3

Axon - Northeast

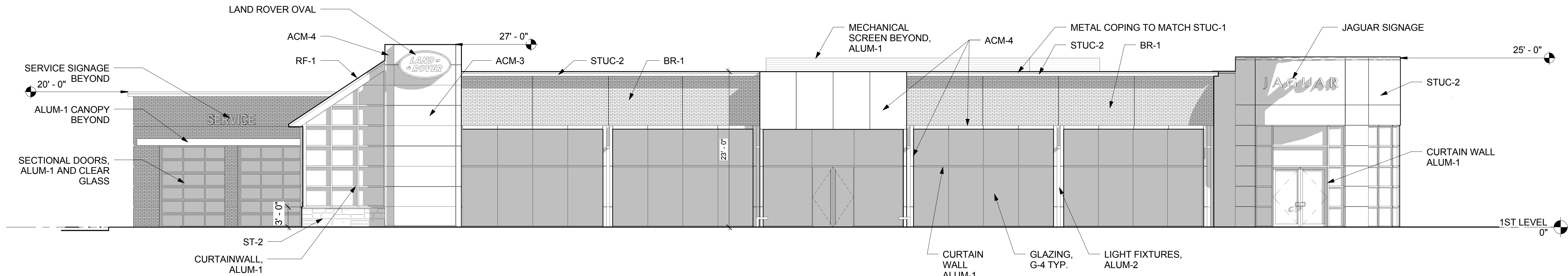


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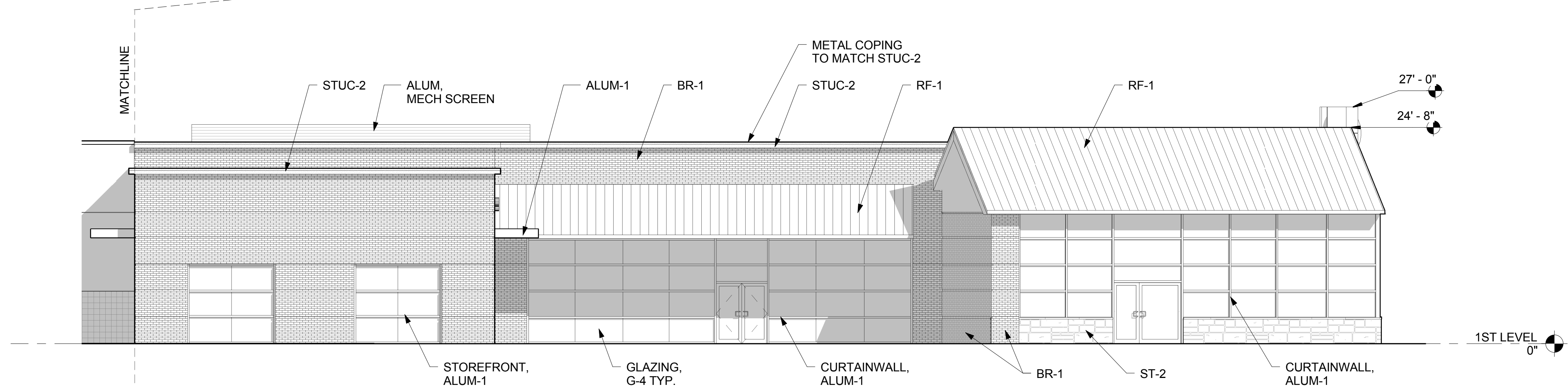
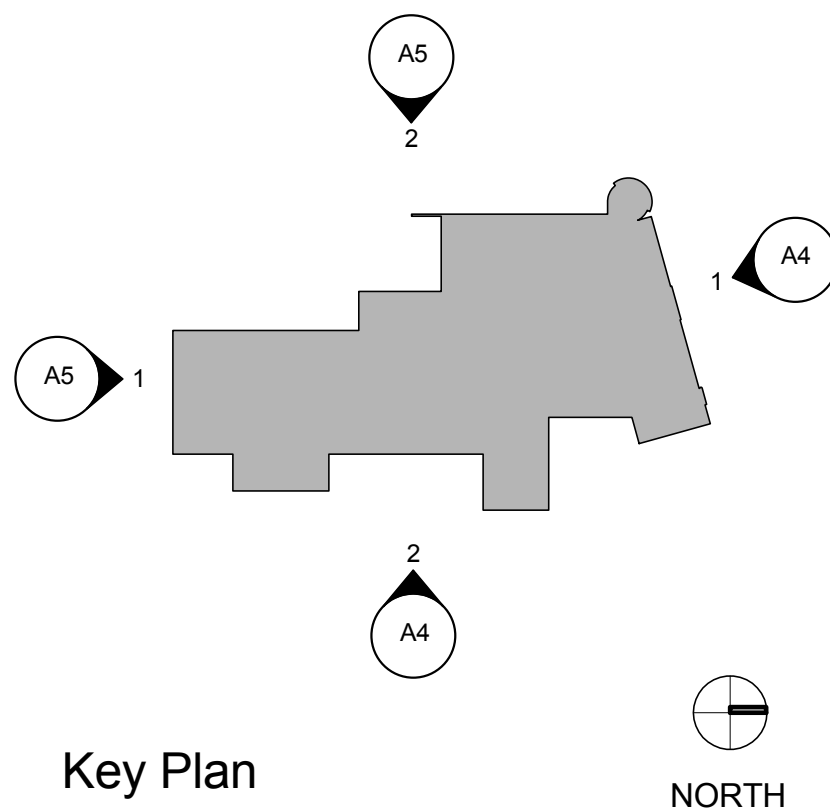
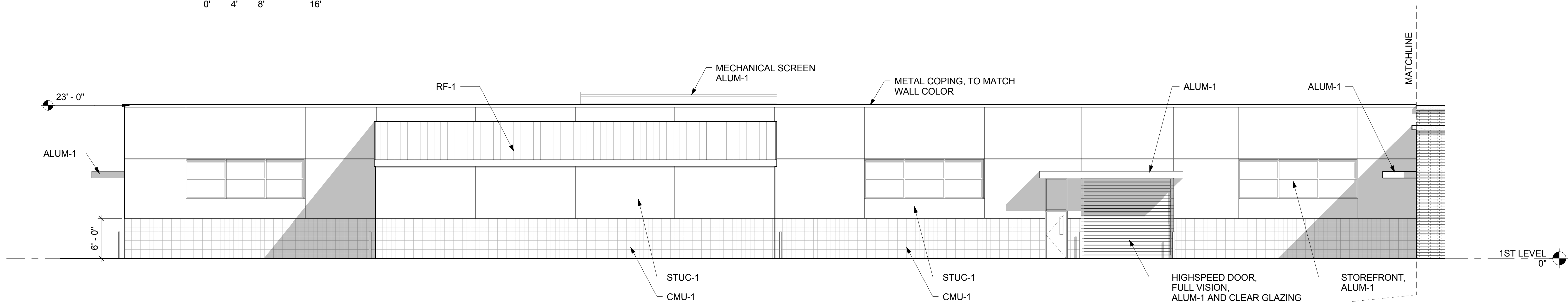
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Rev	Date	Comments
	09/04/12	



1 North Elevation
A4
0' 4' 8' 16'



2 East Elevation
A4
0' 4' 8' 16'

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Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

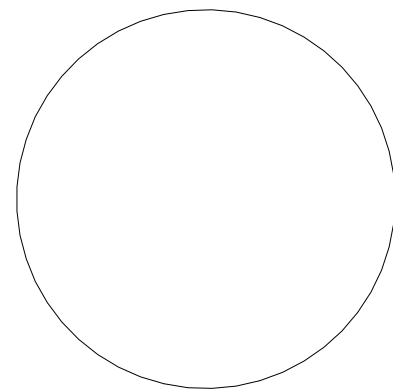
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Sheet Title:

Elevations

Sheet Number:

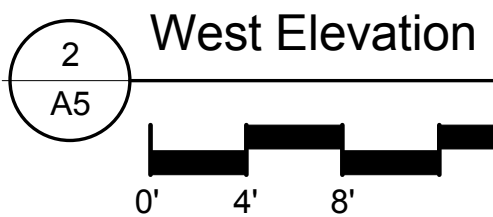
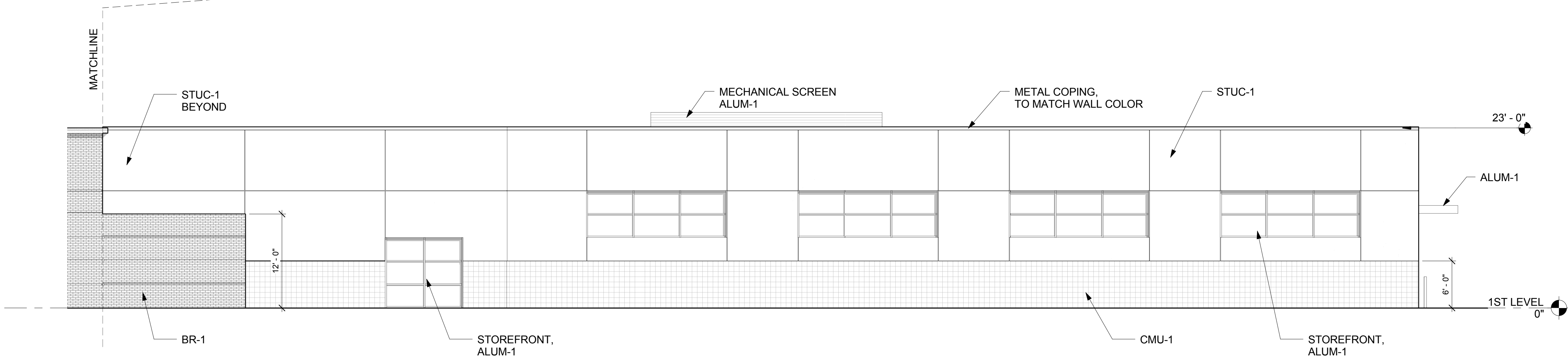
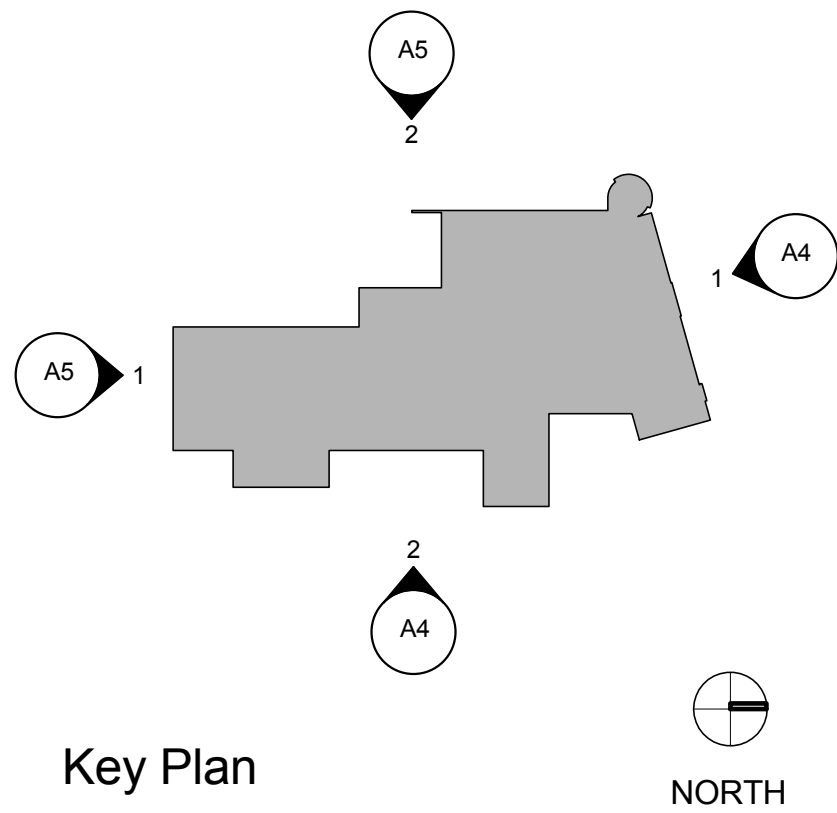
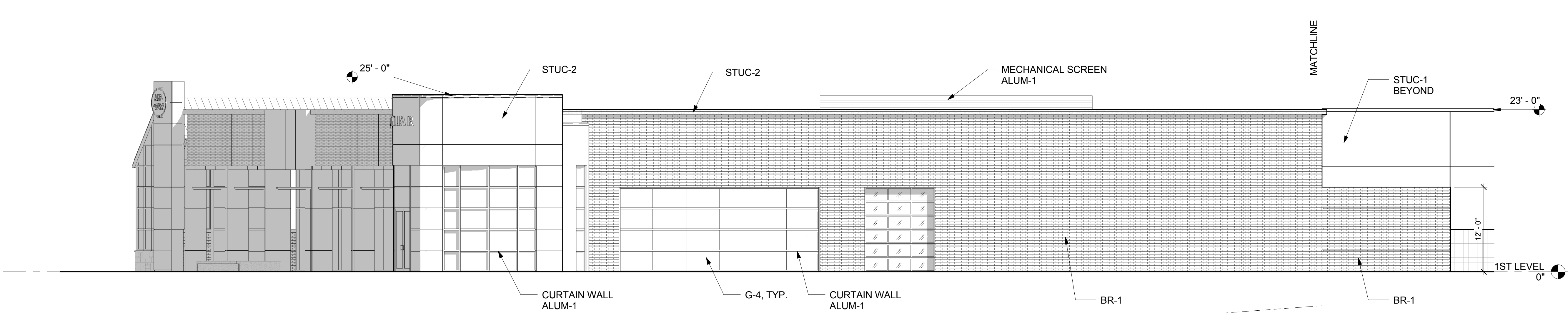
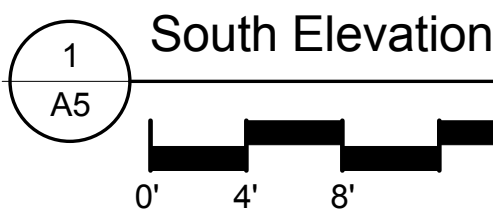
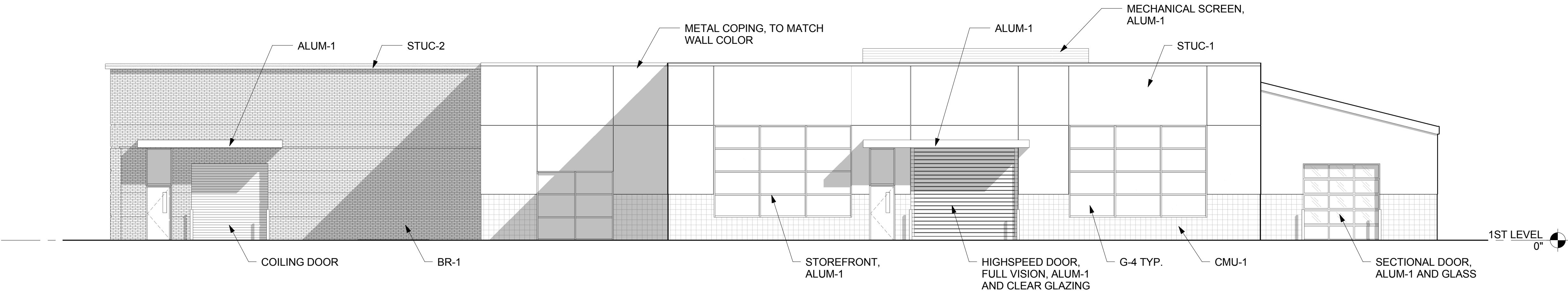
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Rev	Date	Comments
	09/04/12	



Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

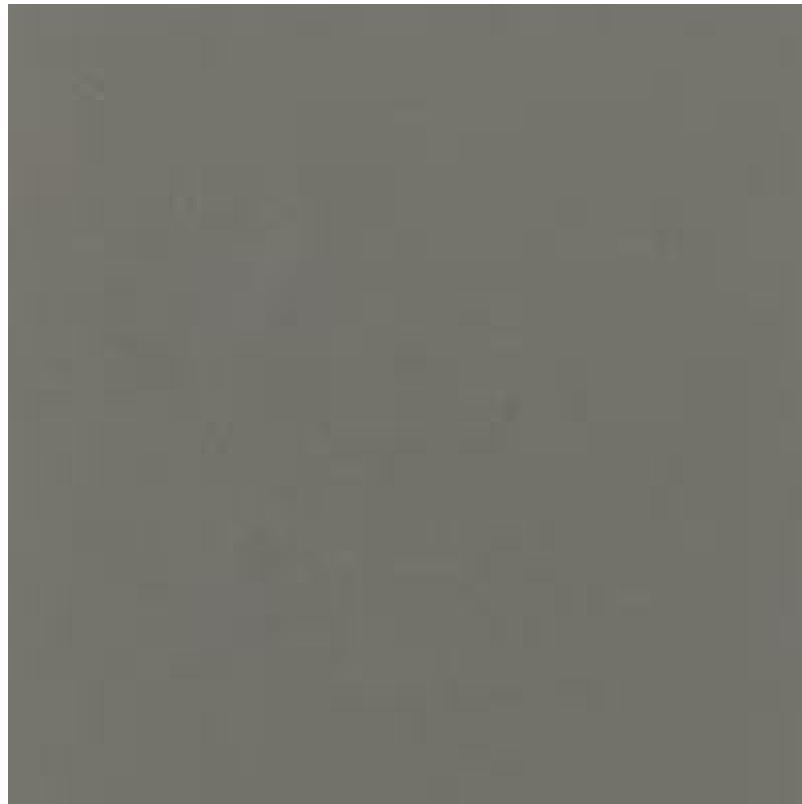
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Sheet Number:

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Finish Material Legend

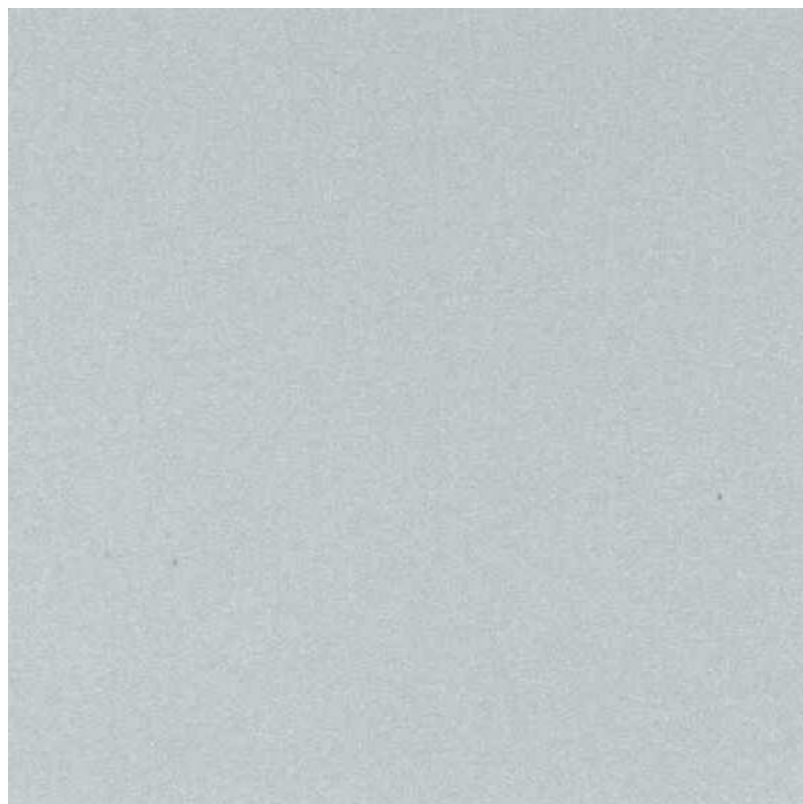
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		ST-2	STONE VENEER	NATURAL BEIGE SANDSTONE
	CONC.	SC-1	INTEGRAL COLOR TEXTURED CONCRETE	SAN DIEGO BUFF
	METAL	ACM-3	METAL PANEL	ROVER GREEN II
		ACM-4	METAL PANEL	SILVER METALLIC
		RF-1	STANDING SEAM METAL ROOFING	SLATE GREY
	ALUM	ALUM-1	ALUMINUM CURTAIN WALL/ STOREFRONT	CLEAR ANNODIZED ALUMINUM
		ALUM-2	ALUMINUM LIGHT FIXTURE HOUSING	DARK GRAY ALUMINUM
	GLASS	G-4	GLASS	CLEAR 1" INSULATED
STUCCO		STUC-2	STUCCO	LYMESTONE W/BROWN TUSCAN GLAZE



RF-1



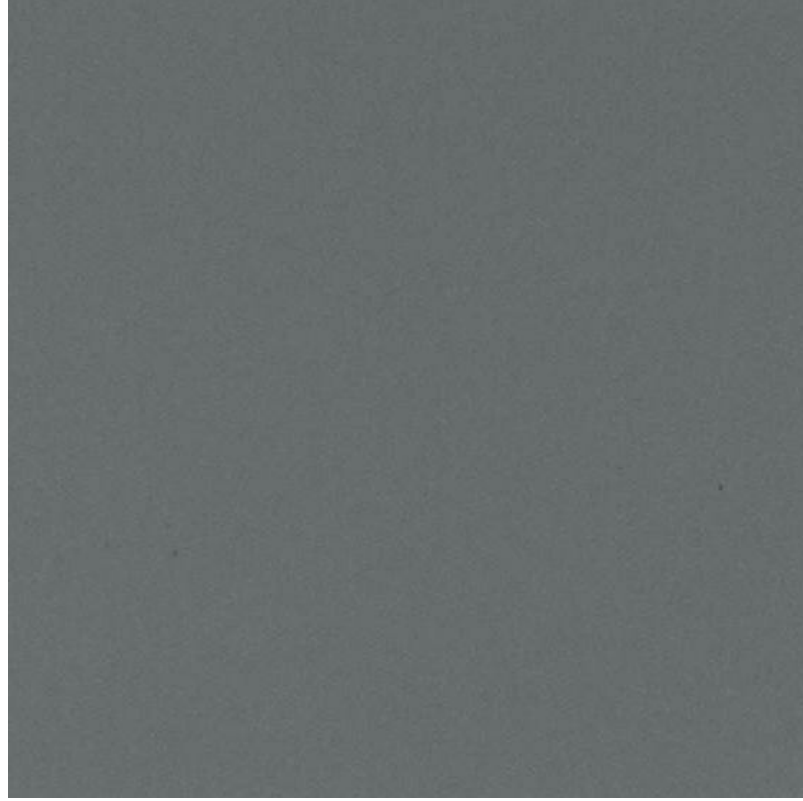
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ACM-4



ALUM-1



ALUM-2



BR-1



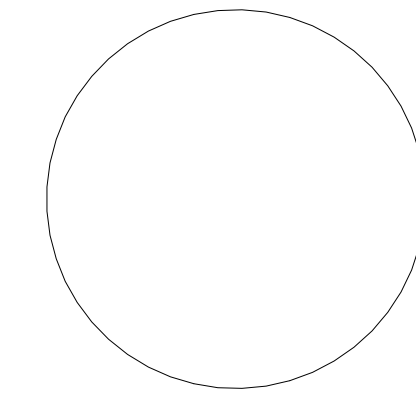
STUC-1



STUC-2



ST-2



Rev	Date	Comments
	09/04/12	

Client:
Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:
Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:
Exterior Finish Legend

Sheet Number:
A6

NOT RELEASED FOR CONSTRUCTION AND PERMIT

1776 Peachtree St, NW
Suite 400 South
Atlanta, GA 30309

404-875-4500 tel
404-876-8884 fax

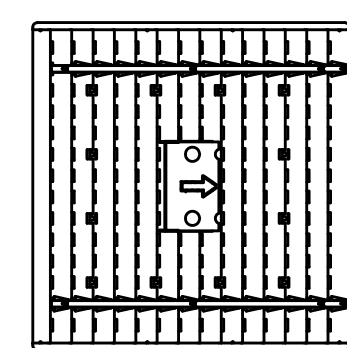
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Sealed and Signed
Aug. 22, 2012
MO E-2012007660

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Rev	Date	Comments
-	08.22.12	Submittal
-	-	-

IMPORTANT



ROTATED REFLECTOR

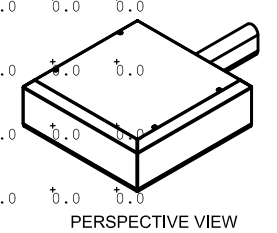
NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.



EXAMPLE OF DIRECTIONAL ARROW

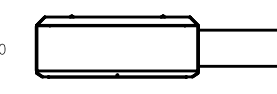
XGB3 176

LED Crossover Area Light



PERSPECTIVE VIEW

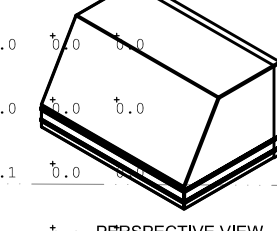
END VIEW



Crossover
SOLID-STATE LIGHTING

XGBWM3

LED Crossover Wall Mount Light



PERSPECTIVE VIEW

END VIEW



Crossover
SOLID-STATE LIGHTING

1 SITE LIGHTING PHOTOMETRIC PLAN

ES L1 SCALE: 1" = 30'-0"

DRAWING NOTES:

- REFER TO DRAWING ES-L2 FOR LIGHTING FIXTURE SCHEDULE, TYPE AND MOUNTING HEIGHT. POLE MOUNT LIGHTS TO BE ON 2'-0" CONCRETE BASE AND 20'-0" STEEL SQUARE POWDER COATED POLE. REFER TO ARCHITECTURAL ELEVATION FOR DECORATIVE POLE LINEAR LED LIGHTING FIXTURES, TYPE "N1", "N2", "N3", COLOR KINETICS eW GRAZE POWERCORE 4000K.
- SITE LIGHTING FIXTURES ARE TO BE WIRED THROUGH PROGRAMMABLE LIGHTING PANEL WITH 480V, 1 PHASE CIRCUITS. ALL LIGHTS TO HAVE PHOTO SENSOR FOR ON-OFF CONTROL WITH TIMED OVERRIDE FOR OFF ONLY. GENERAL SITE LIGHTS ARE ON AT DUSK AND OFF BY 11:30PM. SECURITY PARKING LIGHTS (1/3 BASED ON WIRING CONFIGURATION) ARE TO HAVE DUSK ON DAWN OFF CONTROL.
- SITE LIGHTING CIRCUIT AND CONTROL IS DESIGNED TO ENABLE THAT SECURITY PARKING LIGHTS TO BE ROTATED EVERY THREE WEEKS FOR EVEN LIGHTING AND LAMP BURNING LIFE MAINTENANCE CONSIDERATION.

Plot Date: 08/22/2012

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar
Land Rover

11654 Olive Blvd
Creve Coeur, MO

Date: 08/22/2012
Project No: 09268
Drawn By: dlu
Checked By:
Approved By: DLU

Sheet Title:
Site Plan - Electrical Lighting
Photometric

Sheet Number:

ES-L1

RELEASED FOR CONSTRUCTION AND PERMIT













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 #12-025 TO THE PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A JAGUAR/LAND ROVER SHOWROOM AT THE FORMER REUTHER CHRYSLER/JEEP DEALERSHIP

FOR THE MEETING OF: September 4, 2012

LOCATION: 11654 Olive Boulevard

REQUEST: Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, has submitted an application for an amendment to the conditional use permit and site development plan for a new 36,100 square foot showroom facility for Plaza Jaguar/Land Rover at 11654 Olive Boulevard in "CB" Core Business District.

ADDITIONAL INFORMATION:

The original conditional use permit (Ordinance #835) was issued in 1978 for an automobile showroom, sales and service facility for Reuther's Automotive. Automotive dealers including new and used car dealers are permitted with conditions in the "CB" District

Key Issues:

- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

- Goals and Strategies
- Central Business District
- Pedestrian Plan
- Design Guidelines

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANTS: Asbury Automotive St. Louis
L.L.C.
c/o Asbury Automotive Group
2905 Premiere Parkway, Suite 300
Duluth, GA 30097

APPLICANT'S REPRESENTATIVE: Jerry Patterson
Plaza Motor Company
11830 Olive Boulevard
Creve Coeur, MO 63141



REPORT PREPARED BY:

Paul Langdon AICP, Community Development Director

8/31/2012
Date

ATTACHMENTS: Applicant's submittal documents, received August 21 and 23, 2012
Draft ordinance

ZONING HISTORY AND APPLICATION BACKGROUND

Reuther Automotive Group has been in operation in the City of Creve Coeur for several decades and has always been located on Olive Boulevard. The first conditional use permit (CUP) issued was in 1973 as Ordinance Number 835. It was amended in 1980 by Ordinance Number 972 to allow various renovations to the site.

Over time, Reuther's sales franchise was expanded as the ownership of the Jeep brand was bought and sold, most recently expanding to the full Chrysler-Dodge-Jeep lineup. Approximately three years ago, however, Chrysler cancelled the franchise with Reuther Automotive Group and the dealership was left without a franchise for any new car line. A new franchise was not secured and the property became available.

Plaza Motors, owned by Asbury Automotive Group in Duluth, Georgia, and located west of this site on Olive Boulevard, has contracted with Reuther Automotive to purchase the property. Plaza Motors would utilize the pre-existing CUP for automotive sales as is except that they intend to clear the site and construct an entirely new facility to house the Jaguar and Land Rover product lines. This will require that the CUP be subject to a new review since Section 405.1070, Conditional Use Permits states:

F. Conditions And Restrictions. In approving a conditional use permit application, the City Council may impose conditions and restrictions as necessary to assure that the standards of Section 405.1070(E) are complied with and the general intent of this Chapter is carried out. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and restrictions imposed by the City Council. Any future enlargement or alteration in the use of the structure 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 or alteration may be issued. Failure to comply with any of these conditions or restrictions shall constitute a violation of this Chapter punishable as provided in Section 405.1150 of this Chapter. [emphasis added]

It should also be mentioned that a second use of the property, for automotive detailing, was also approved on the property by Ordinance #5189 on April 11, 2011. This proposal will cause that use to cease.

PROJECT DESCRIPTION

The project covers the entire, existing 4.62 acre Reuther dealership property which zoned "CB" Core Business. Elements of the plan include a single building housing the two showrooms for the different product lines, a pre-owned facility, service facilities and administrative offices. Outside of the building are located combined display and pedestrian plaza spaces, a small "off-road" demonstration area for the Land Rover vehicles, parking for customers and inventory, and a new stormwater treatment and detention facility (see attached plans and illustrations).

In general terms, the proposal is within the scope of the existing CUP. However, the aforementioned need for a new review brings with it all of the changes in the Comprehensive Plan, the Downtown Design Guidelines, the Pedestrian Plan and the Zoning Code that have occurred since the passage of Ordinance #972, thirty years ago.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Retail, professional offices, bank.	"CB" Core Business	Olive Boulevard
South	Professional offices	"CB" Core Business	N/A
East	Retail, professional offices, telecommunications tower.	"CB" Core Business	N/A
West	Lawn and Garden Equipment	"CB" Core Business	Ham Avenue

COMPREHENSIVE PLAN DISCUSSION

Whether one reviews the conditional use permit requirements or the site development plan requirements, agreement with the Comprehensive Plan is a key finding for approval. The Plan provides the subjective guidance and interpretation needed to properly answer the necessary findings for approval. Of course, the Comprehensive Plan has changed considerably since the development of the old dealership resulting in several very different expectations with this project. Following that review, the findings for the conditional use and the site plan will be summarized.

Overall Goals and Strategies

The primary focus of the overall goals and strategies is the desire to ensure that every project fits into the overall fabric of the city that is envisioned by the plan. The primary concerns that apply to specific site improvements are:

Community Health and Connectivity

2. Create a linear "green-line" park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)
3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

Community Image and Identity

3. Develop a system of gateway features at various locations, including entrances to the City and key locations that serve as defining points within the City. (p.23)
6. Implement streetscape improvements along major streets and gateways. (p.23)
9. Encourage public arts throughout the community. (p.23)

Transportation and Movement

16. Implement lane, signal, and other physical improvement to improve traffic flow and mitigate local congestion issues. (p.25)

The common thread to all of these goals is their application to the perimeter of the property, and are more likely resolved through two primary improvements: the provision of an elaborate and pedestrian-friendly landscape along Olive Boulevard; and, the provision of street improvements Ham Avenue where the right-of-way is currently substandard. It should be noted that this area is beyond the portion of Olive Boulevard designated for application of the "green-line park" concept, but it is critical that the pedestrian facilities readily connect the with the overall

network. Nonetheless, a full line of street trees and perimeter landscape are provided which should transition well from the more traditional downtown designs expected to the west and south to the more suburban development to the east.

Along Olive Boulevard, the applicant has sought to combine the auto-oriented nature of the site with the needs of pedestrians and the streetscape. The result is a complex plaza space that allows free pedestrian movement along with street trees and the marketing opportunity the applicant desires. It is unconventional under the current interpretations of a “downtown,” but the desired elements are there and they are functional in their layout. Used in this setting, and given the pre-existing use of the property, the proposal represents a unique design for Creve Coeur that may prove an interesting variation from the type of development more widely anticipated for the downtown area. In the end, interesting, functional and durable are major accomplishments for a site that barely qualifies for any of these characteristics today.

Central Business District

As stated in the Comprehensive Plan for this area, “...the area south of Olive Boulevard will be the primary center of the community...and will contain a mixture of public and private uses with an overall design the creates a symbolic focal point for the City of Creve Coeur.” Further to this point, the City developed the Downtown Master Plan in 2005 and the Downtown Design Guidelines in 2006. Form-based codes are now being developed for this area that build upon the bulk standards of the Core Business zoning district with more effective design requirements. Specific goals for the Central Business District include:

Residential Preservation and Economic Development

4. Connect the Central Business District to the neighborhoods and adjacent areas through a series of on-street and off-street pedestrian facilities. Consider utilizing the old railroad right-of-way (now owned primarily by AmerenUE as a linkage to the south and the proposed “green line park” to the east. (See East Olive Corridor.)(p.81)
5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings... (p.81)

Community Health and Connectivity

4. Improve the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas.(p.83)

Transportation and Movement

3. Develop a streetscape plan, which developers and the city should incorporate during redevelopment of parcels or areas.

Key Property Recommendations

Central Business District 1 –This area should be the heart of the Central Business District and redeveloped as part of a master planned effort. Zoned Core Business (CB), this area is bounded by I-270 to the west, Old Ballas Road to the east and south, and Olive Boulevard to the north. As a prominent entryway into Creve Coeur, the visual appeal of this area is a critical component of the City’s success in establishing a true “center” for the community. Use of gateway features, (as described on page 16) is recommended here. Incremental piece-meal development of individual sites absent a master plan or redevelopment plan is strongly discouraged

These goals (from 2002) set the stage for the Downtown Architectural Guidelines that were adopted in 2006. Rather than duplicating the entire 2006 document here, which should be taken in concert with the goals above, the following simplifies the goals and discusses their applicability to the project:

1. The building is close to Olive Boulevard with a pedestrian orientation and provides full sidewalks on the sidestreet while allowing enough land area to maintain the streetscape in the eventuality that Ham Avenue is reconstructed. One potential issue is if the pedestrian area becomes over-crowded with display vehicles. This would give the appearance of turning the whole sidewalk area into a parking lot. Given this, the attached draft ordinance limits the total number of vehicles displayed in the front part of the site to the number shown on the proposed site plan (18).
2. The façade of the building utilizes a colonnade along Olive Boulevard with pedestrian level lighting, seating and shade trees all of which are encouraged.
3. The building uses a variety of masonry materials without use of simulated stucco (EIFS) along with limited use of metal cladding. Where cladding is used, it is an integral part of the design rather than appearing to cover up the building.
4. The windows dominate the façade, are large and transparent and the entire storefront is well lit to create the open, attractive retail façade encouraged by the guidelines.
5. The roof is flat and largely consistent with a strong horizontal fascia, but also with areas of irregular line and height for interest; this is encouraged by the guidelines.
6. Mechanical equipment will be hidden from view.
7. The streetscape adjacent to the parking area lacks a building wall, but it does introduce a set of architectural elements in the form of the oversized light columns. These columns, that are in line with and mimic the building columns, do begin to create a visual screen and do identify the site from edge-to-edge. Given the nature of the use (which already has a CUP in place), it is difficult to accomplish more of a street wall without the construction of an actual false wall, something that has been discussed but identified as unacceptable to the applicant. One improvement would be to increase the number of columns which has been discussed with the applicant and is being investigated. Although a plan is not currently available for this report that includes more columns, a condition has been added to the draft CUP ordinance that requires the addition or the use of some similar, architectural method.
8. The building is only one floor and only covers 19.1% of the site; such a low rise, low intensity building is not encouraged by the goals and guidelines. A two-story building was suggested, but it creates significant operational problems for the car dealership use.
9. The east side and rear of the site are essentially open. It is preferable, under the guidelines, to have only small open areas that are enclosed by structure, rather than just being uncontained spaces. Short of building the use up to a point where a parking garage is feasible, it is difficult to overcome this factor under the current and proposed use.

Another aspect of the Central Business District that stems from the Comprehensive Plan is the Olive Transportation Development District (Olive TDD). Although insufficient funding exists to fully implement the approved TDD plans, the City and MoDOT are still interested accomplishing the streetscape improvements along the Olive Boulevard right-of-way, including across the front of the applicants' property. In support of these plans, the applicants are prepared

to dedicate sufficient right-of-way to not only add the third, eastbound lane on Olive Boulevard, but also to provide sufficient right-of-way along Ham Avenue to support its widening to a major collector or minor arterial standard and eventual installation of the traffic signal approved by MoDOT at the intersection with Olive Boulevard. It would normally be the policy of the city, and most cities, that a developer is responsible for developing their frontage according to the approved plans on record with the city at the time of development. However, it is uncertain when the Olive Boulevard and Ham Avenue improvements will be constructed in front of the adjacent properties and holding improvement escrows for an uncertain amount of time is not good public policy. Every effort should be made, however, to ensure that if the widenings do take place, that the City and MoDOT will not have to pay for any improvements that need to be moved beyond the common streetscape elements. The attached draft ordinance contains a condition that will obligate the dedication of the right-of-way as proposed to preclude any construction within the resulting yards aside from that proposed with this application.

Overall, it is the staff opinion that, given the nature of the applicant's business, the proposed site development succeeds in meeting the Comprehensive Plan and Downtown Architectural Guidelines to a very high degree. While this does not represent the fullest implementation of the Architectural Guidelines, in particular, it accomplishes many of them and represents a level of design development not seen on this site nor many others in the city. If built today, it would be notable on many levels and it will continue to be that way if the pace of development around it is slow. Perhaps, in time, it will seem unusually open for that area, but this proposal should be seen as a successful effort under the known conditions.

ZONING CODE DISCUSSION

Bulk Standards

The proposal appears to meet all zoning district site and building requirements, assuming the Planning Commission and City Council grant approval to following:

Site coverage: The maximum allowed site coverage in the Core Business district is 63%. However, a site coverage of up to 70% can be approved "in consideration of special or outstanding landscape and site planning features" (Section 405.370.E.3.b(2)). In this instance, the applicant is agreeing to a substantial right-of-way dedication including 12 feet along Olive Boulevard and 24 feet along Ham Avenue. These dedications are critical to completion of the approved TDD plans and consistent with the goals of the CBD (Downtown) Plan. It should also be noted that the inclusion of pedestrian scale lighting and benches along Olive Boulevard will be unique for this area, although it is consistent with the various design guidelines and goals. Staff believe the requested site coverage is appropriate given these features.

Maximum front yard: Section 405.370.E.4.a(1) requires that at least 50% of the building be no more than 15 feet from the right-of-way. While this requirement is met along Olive Boulevard, it is not along Ham Avenue, where only the northwest corner of the building is within 15 feet of the proposed right-of-way dedication; the remainder is approximately 25 feet away. Although Ham Avenue is a side-street, it still creates a front yard requirement. This seems a simple matter of non-compliance, however, the final alignment and design of Ham Avenue are not complete and the future dispositions of the properties to the south and west are unknown. As a result, the Planning Division staff are concerned that moving the building up close to Ham Avenue might limit design options later, especially if Ham Avenue is to become a primary entry point into the downtown area. What's more, the road might ultimately need to be shifted to the east to avoid rendering the property to the west too narrow to redevelop after the build-out of Ham Avenue.

Under Section 405.240, the Planning and Zoning Commission may approve greater setbacks for the major collectors, such as Decker Lane and Old Ballas Road. Currently, Ham Avenue is not a major collector, but it most certainly is expected to become one under the goals of the CBD Plan. If the purpose of Section 405.240 is to promote consistent rights-of-way in the event of a road widening, and it is uncertain where the widened road will end up, staff believe it is prudent to apply the section to this standard and modify the setback along Ham Avenue.

Conditional Use Permit Standards for Approval

As identified above, the site is located in the "CB" Core Business district where automobile dealerships are a conditional use and a CUP has been issued for the prior dealership. Since a CUP is transferable between owners, the primary use question is whether or not the criteria for approving a CUP are still met after any changes are made by the owners. The criteria are:

Section 405.1070.E. Standards

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. 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 there from.
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.

In this case, substantial changes are proposed and the findings for the CUP have changed considerably over what one would say about the existing site. The staff findings, in the order of the standards above, are:

1. As identified above, the site plan can meet the Zoning Code requirements as long as the site coverage and the Ham Avenue front setback are specifically approved by the Planning Commission and City Council.
2. The current condition of the property does not conform with Comprehensive Plan, the Architectural Guidelines nor the Zoning Code. Further, the detention basin does not meet current Metropolitan St. Louis Sewer District (MSD) standards for volume or water quality. To the extent that the proposed redevelopment succeed does meet these community standards, it is beneficial to the community welfare. Further, the provision of the additional right-of-way will aid in the future widening of two streets and the installation of a traffic signal, all of which should contribute to the community convenience at this location.
3. The proposed project can only improve adjacent property values given current conditions.
4. The proposed project does meet the goals of the Comprehensive Plan and complies with the Zoning Code Regulations, subject to the site coverage and setback approvals. Subject to the conditions in the draft ordinance, the project largely complies with the CBD Land

Use Plan, although the site intensity (height and building coverage) fall short of the plan goals.

5. Although final MSD permits have not been issued, concept approval has been given to the stormwater facilities. The site improvement permits are conditioned upon receipt of the appropriate MSD and MoDOT permits to ensure compliance with their regulations.
6. The use is well established and the site plan improvements will be more in line with the adjacent buildings, especially the Fire District building that is not likely to be redeveloped. The proposal will actually improve community facilities by providing the right-of-way needed to widen the adjacent roads.

SUMMARY AND ACTION

If the members of the Planning Commission believe the proposed site coverage and Ham Avenue setback area appropriate, then the proposal appears to satisfy the standards for approval of the amended CUP. If the Commission wishes to seek further changes to the building or site, staff request that the members provide guidance to the applicant, and then allow them the opportunity to revise their drawings appropriately or consider appropriate conditions of approval.

If the members of the Commission are satisfied that the project meets the standards of approval for a conditional use permit, then a recommendation to the City Council must be voted upon.

MOTION

If the Commission wishes to continue the application to allow the applicant time to further revise their proposal, the following would be an appropriate motion:

“I move to continue Application #12-025 to the meeting of September 17th to allow the applicant time to address the comments of the Planning Commission.”

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of a new conditional use permit for the Plaza Jaguar-Land Rover dealership as presented tonight and according to the draft ordinance attached to the staff report on application #12-025, dated September 4, 2012.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

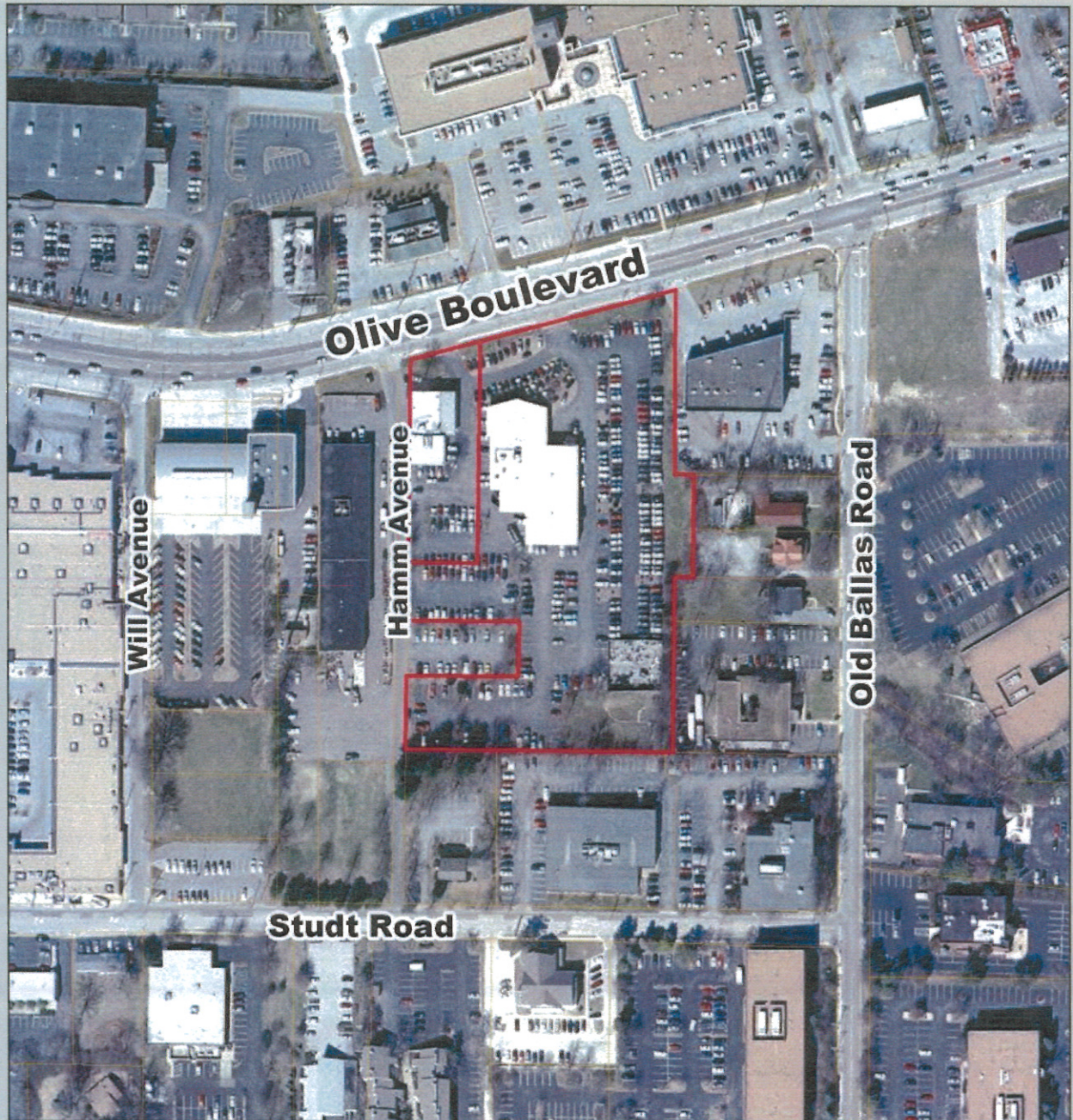
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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 PHOTOGRAPH



Legend

-  Property Lines
-  Plaza Jaguar/Land Rover



APPENDIX 4: SITE PHOTOGRAPHS
Application #11-007

Photo Date: 08/31/2012



Description: View looking southeast toward the existing main showroom.



Description: View looking southeast toward the existing secondary building.



Description: View looking north toward Olive Boulevard across east side of existing parking lot.



Description: View looking east showing existing Olive Boulevard frontage.



Description: View looking southwest into area proposed for Land Rover "test track."

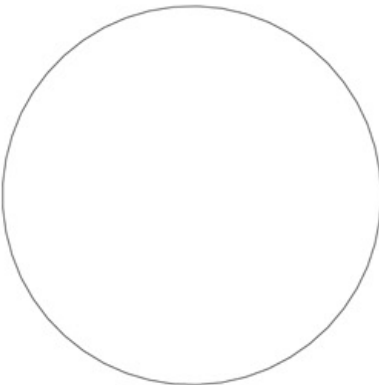


Description: View looking southeast into existing detention basin.

1776 Peachtree St, NW
Suite 400 South
Atlanta, GA 30309

404-875-4500 tel
404-876-8884 fax

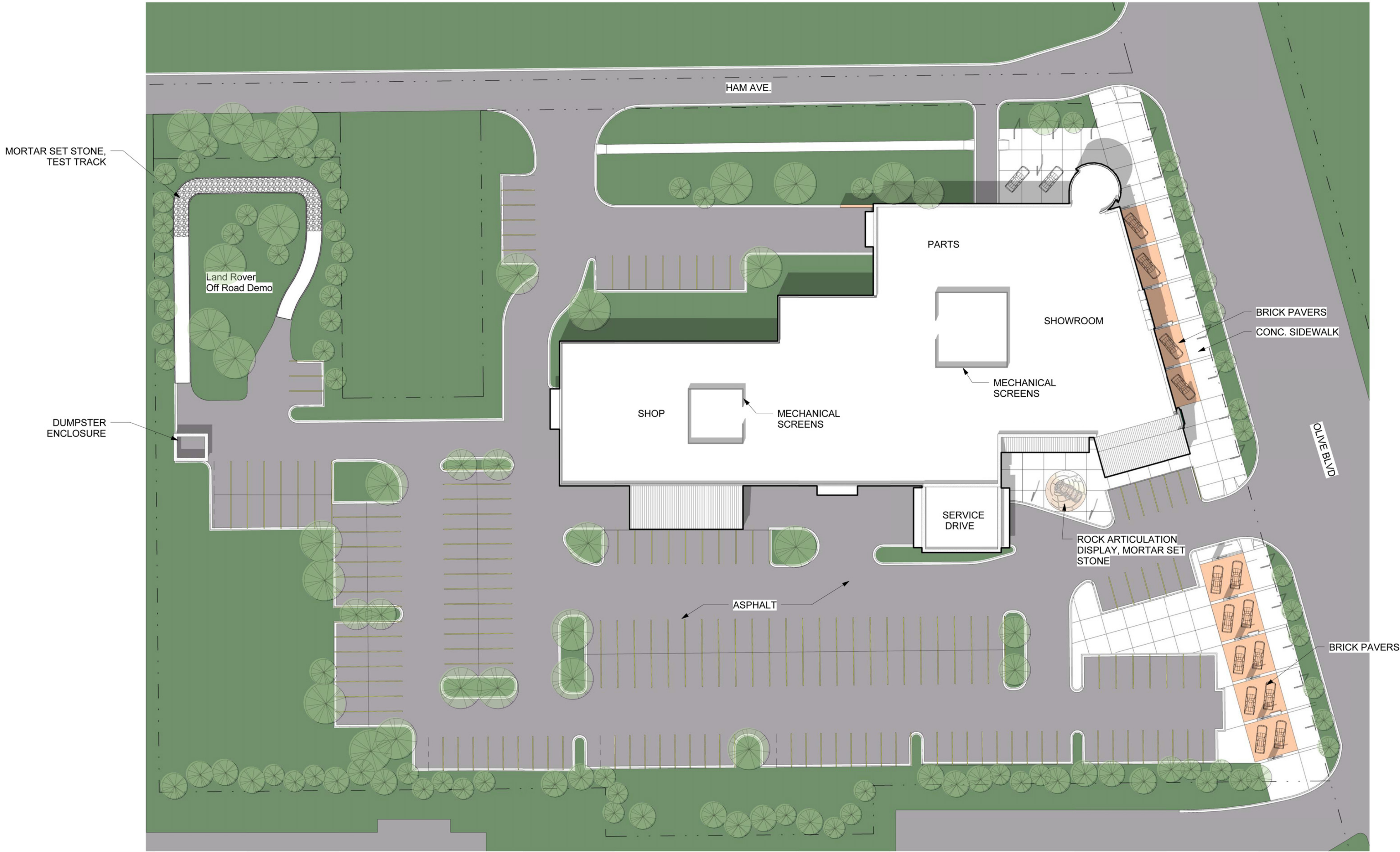
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Rev	Date	Comments
	08/23/12	



1
A1

Architectural Site Plan

1" = 30'-0"



Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

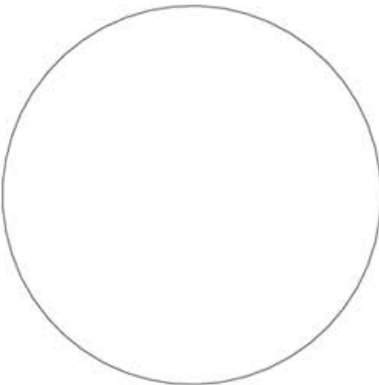
Sheet Title:

Architectural Site Plan

Sheet Number:

A1

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Rev	Date	Comments
	08/23/12	

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

3D Axonometrics

Sheet Number:

A2

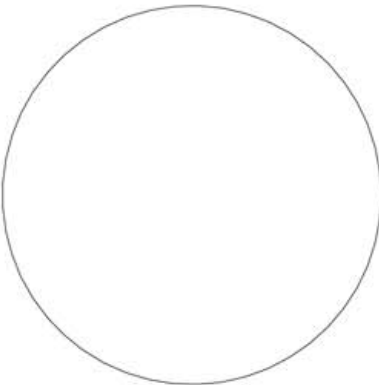
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Rev	Date	Comments
	08/23/12	



Client:
Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

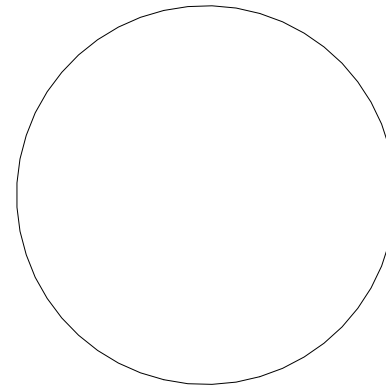
Project:
Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:
3D Axonometrics

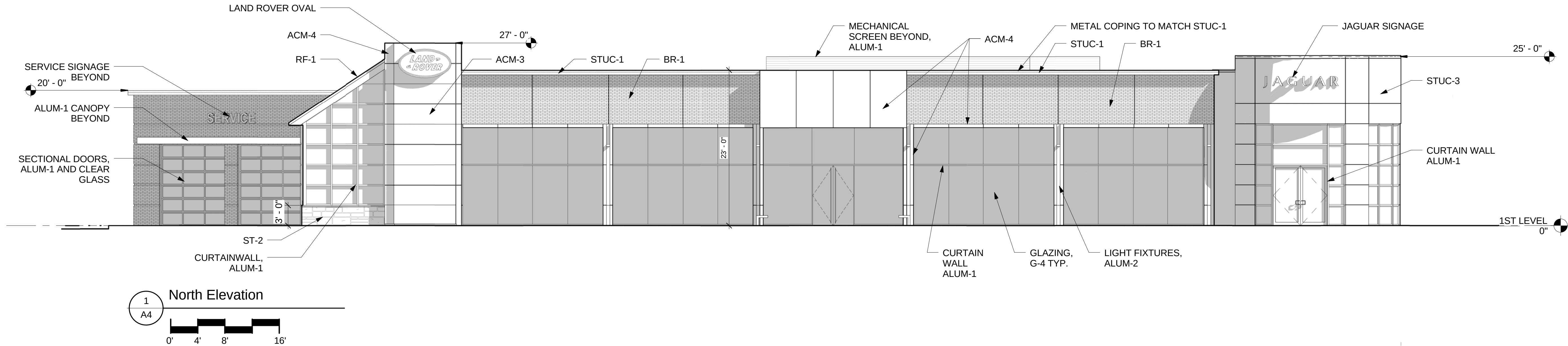
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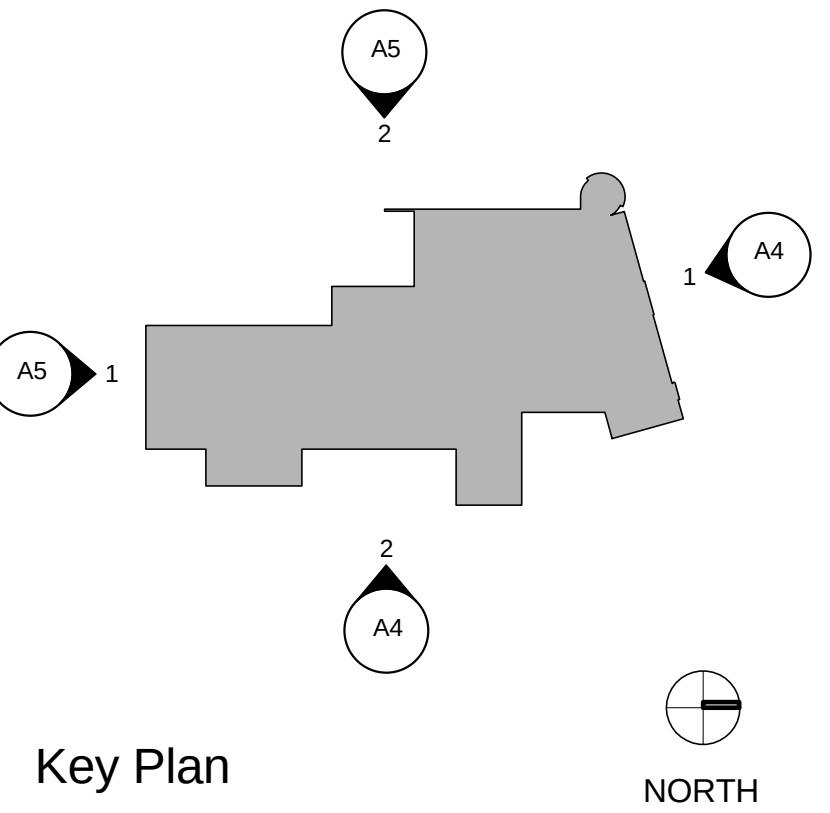
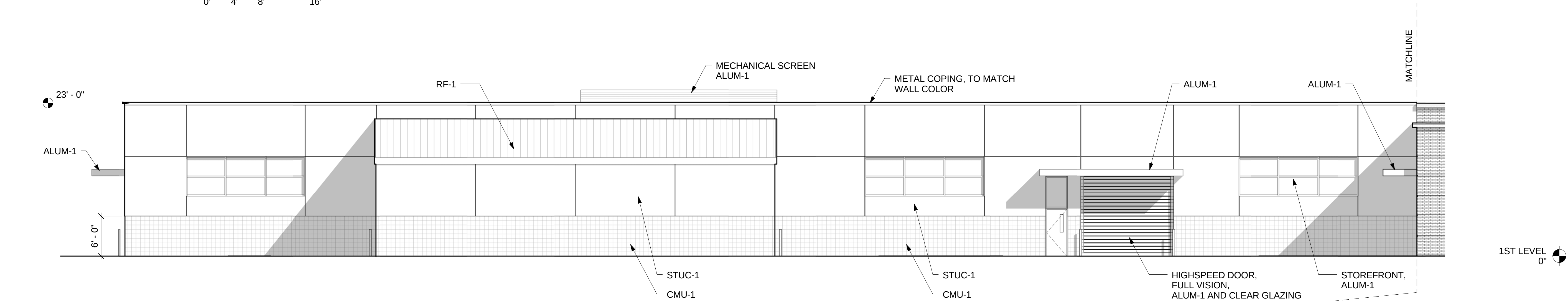
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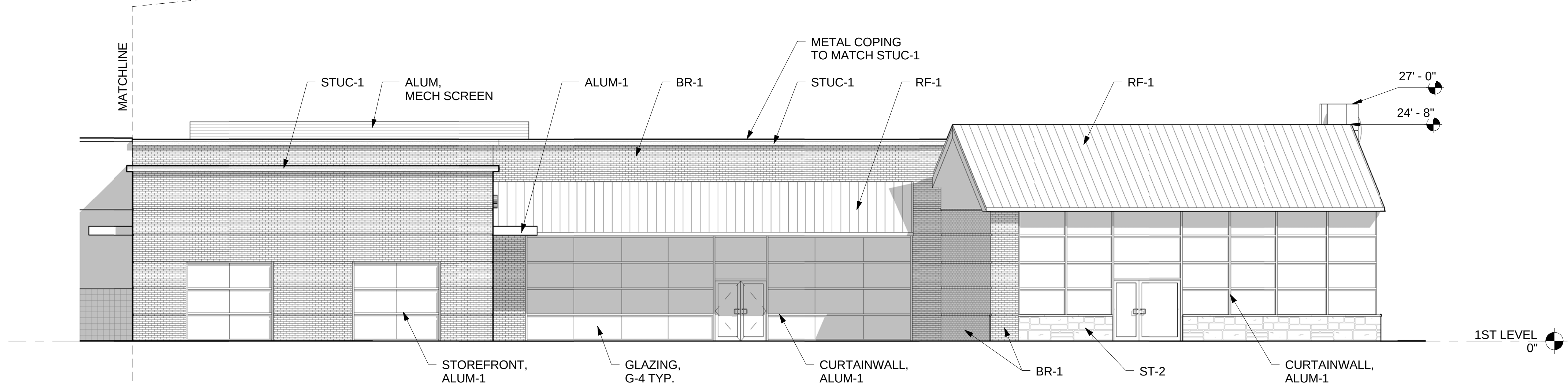
Rev	Date	Comments
	08/23/12	



1
A4
North Elevation
0' 4' 8' 16'



Key Plan



2
A4
East Elevation
0' 4' 8' 16'

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

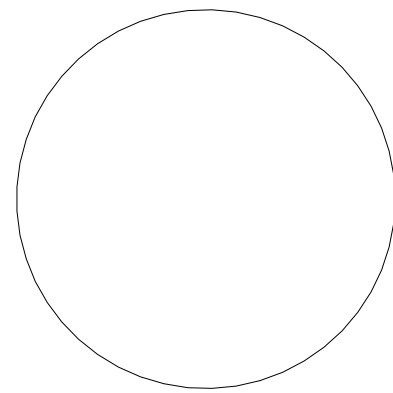
Project Number: 09268

Sheet Title:

Elevations

Sheet Number:

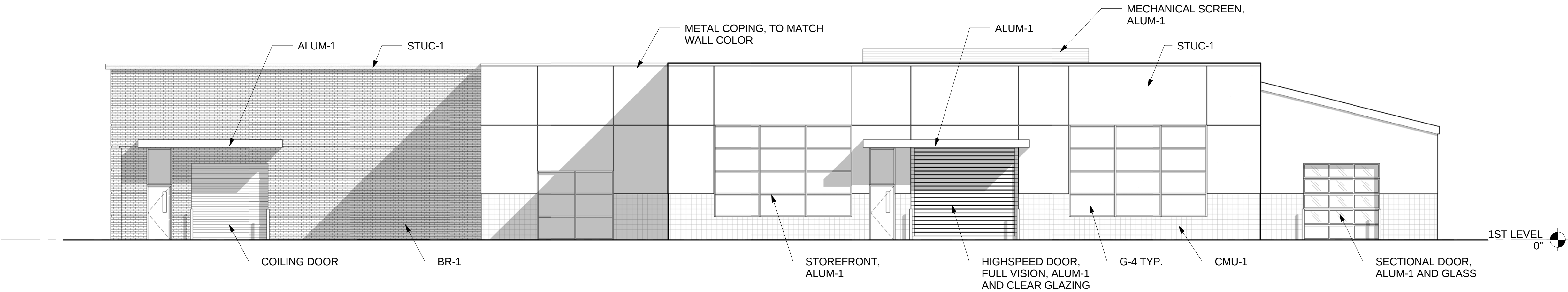
A4



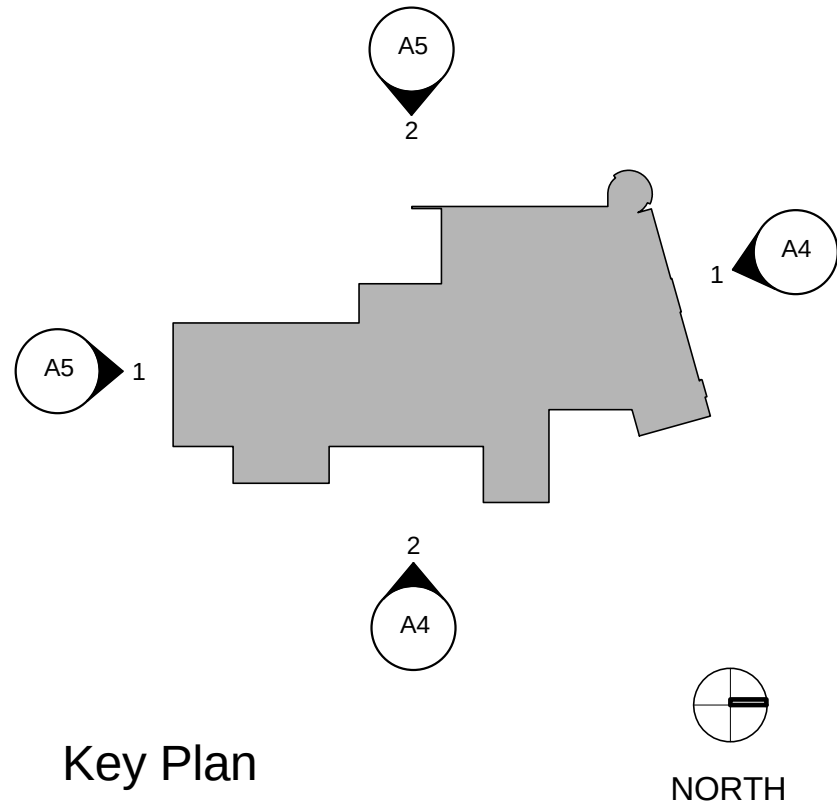
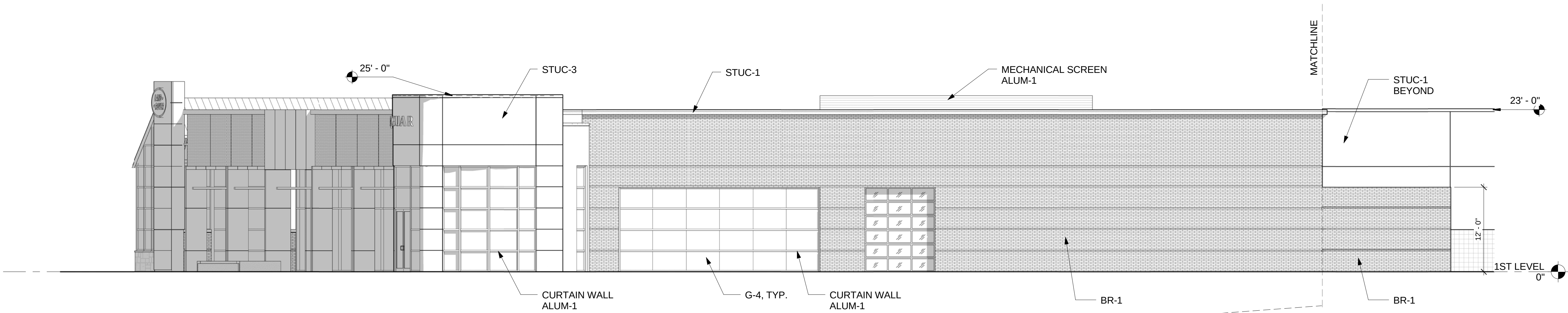
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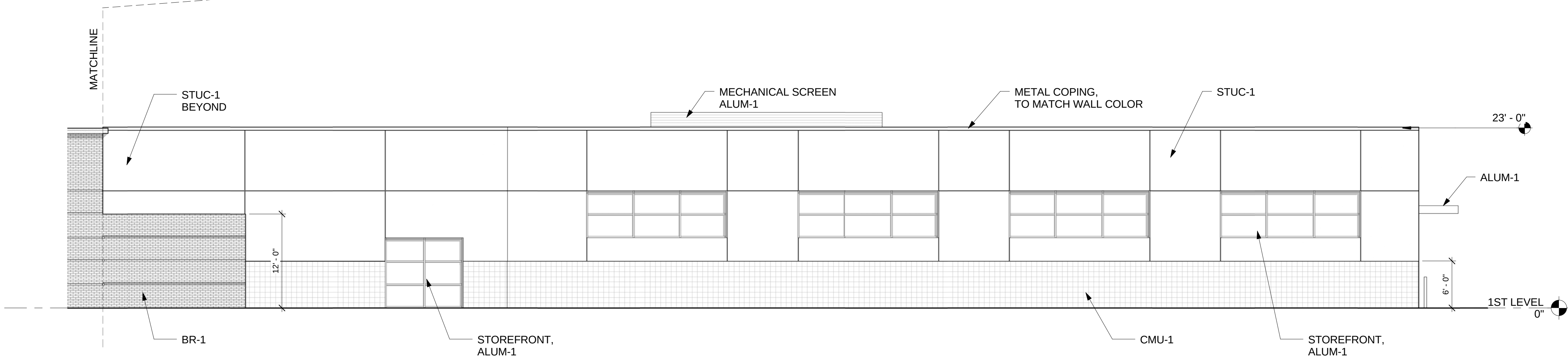
Rev	Date	Comments
	08/23/12	



1
A5
South Elevation
0' 4' 8' 16'



Key Plan



2
A5
West Elevation
0' 4' 8' 16'

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

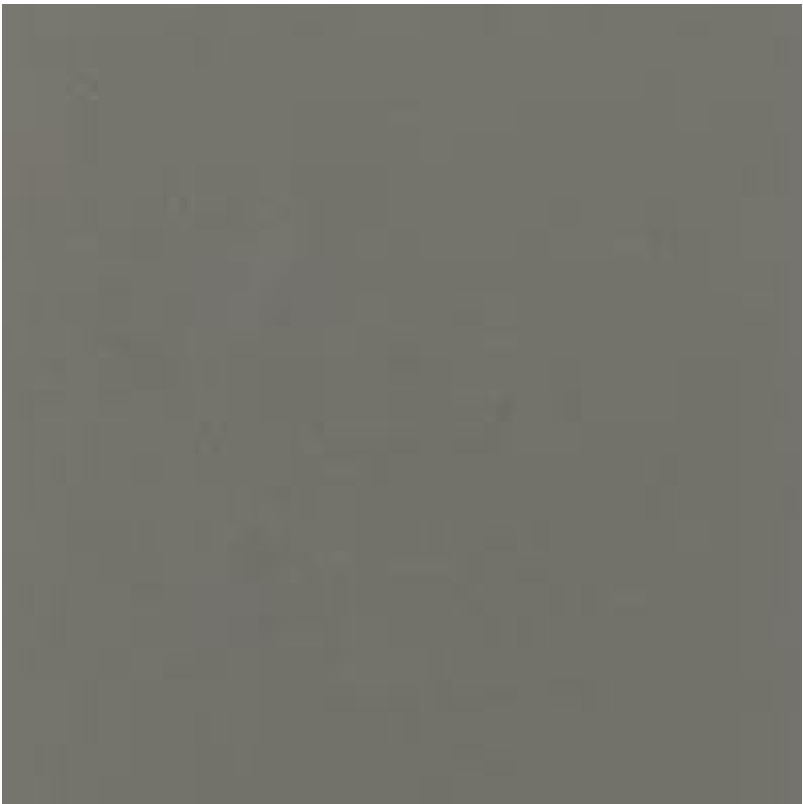
Elevations

Sheet Number:

A5

Finish Material Legend

EXTERIOR	MASONRY	CODE	MATERIAL	COLOR
		BR-1	EXTERIOR BRICK	CREVE COEUR STANDARD BRICK
		CMU-1	CONCRETE MASONRY UNIT, CENTER-SCORE	PAINT TO MATCH STO-1 COLOR
	METAL	ST-2	STONE VENEER	NATURAL BEIGE SANDSTONE
		ACM-2	METAL PANEL	OYSTER
		ACM-3	METAL PANEL	ROVER GREEN II
		ACM-4	METAL PANEL	SILVER METALLIC
		RF-1	STANDING SEAM METAL ROOFING	SLATE GREY
	ALUM	ALUM-1	ALUMINUM CURTAIN WALL/ STOREFRONT	CLEAR ANNODIZED ALUMINUM
	GLASS	G-4	GLASS	CLEAR 1" INSULATED
	STUCCO	STUC-1	STUCCO	TO MATCH ICI BASIC BEIGE
		STUC-2	STUCCO	TO MATCH ICI TRADITIONAL TAN
		STUC-3	STUCCO	LYMESTONE W/BROWN TUSCAN GLAZE



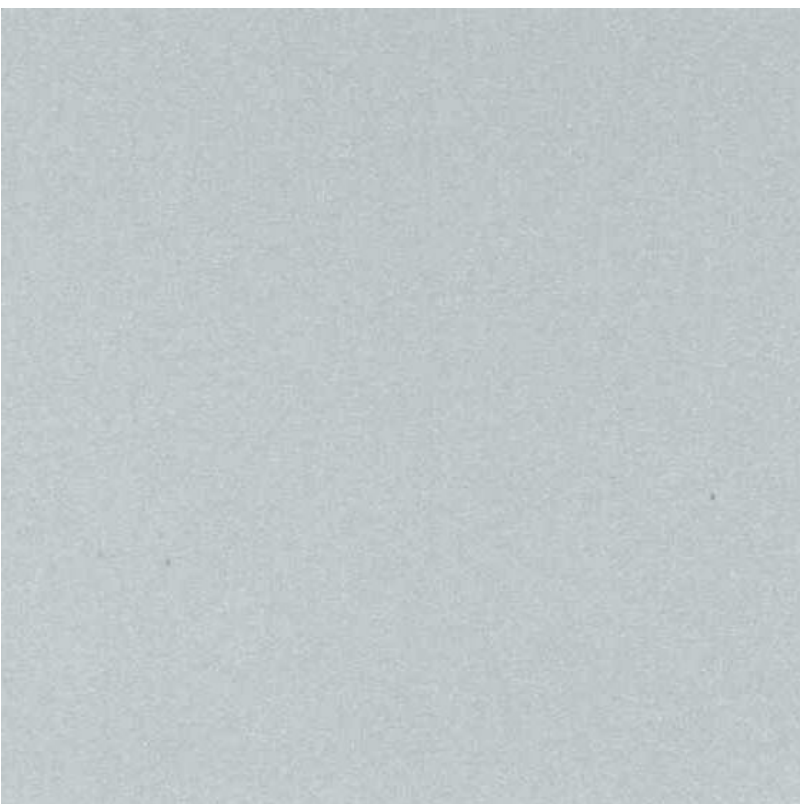
RF-1



ACM-2



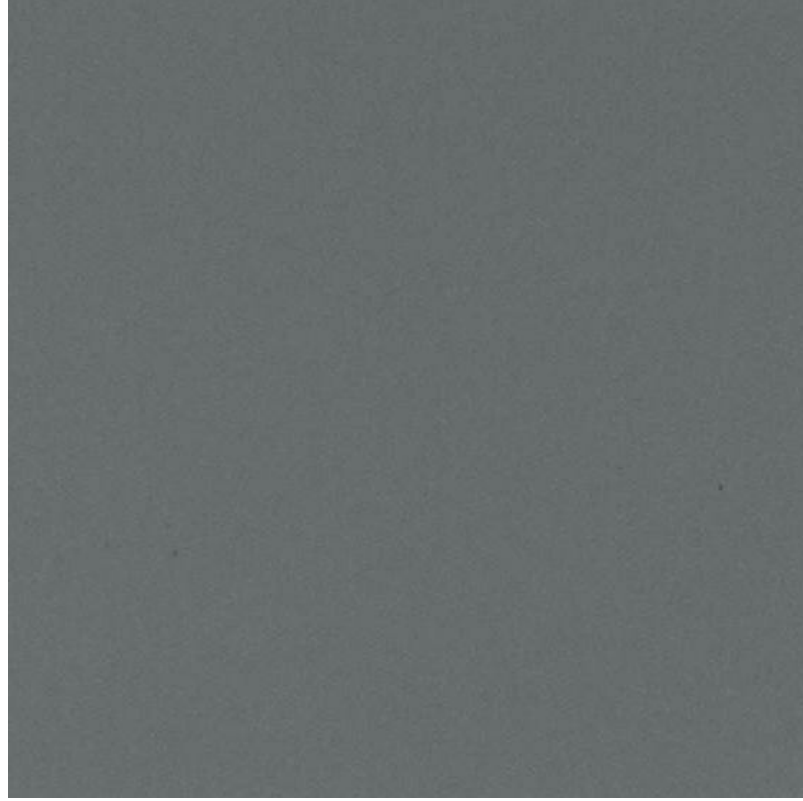
ACM-3



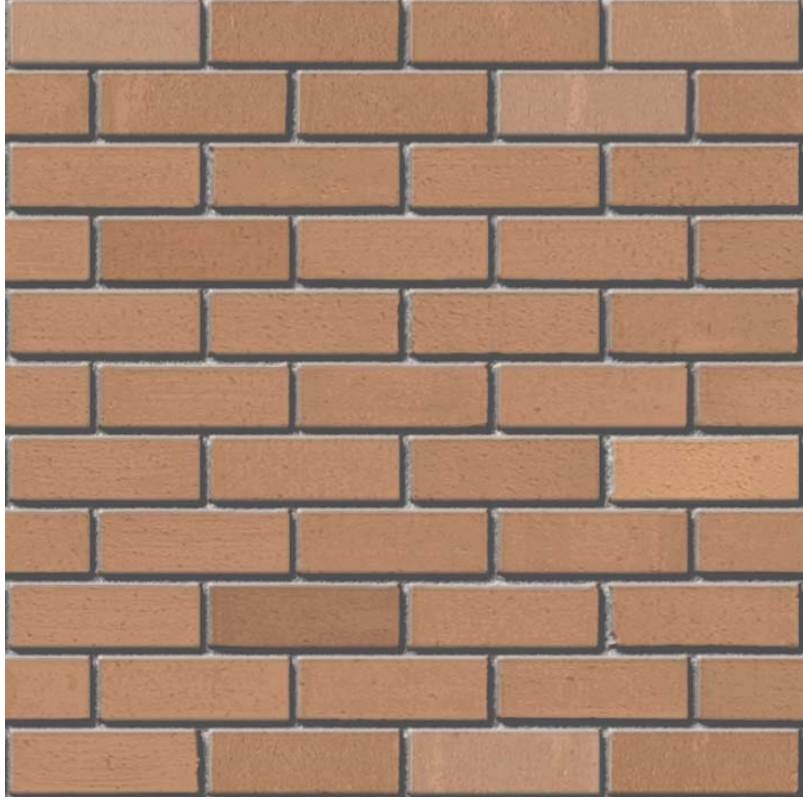
ACM-4



ALUM-1



ALUM-2



BR-1



ST-2



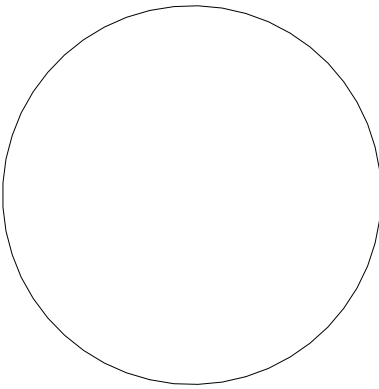
STUC-1



STUC-2



STUC-3



Rev	Date	Comments
	08/23/12	

Client:
Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:
Plaza Jaguar Land Rover

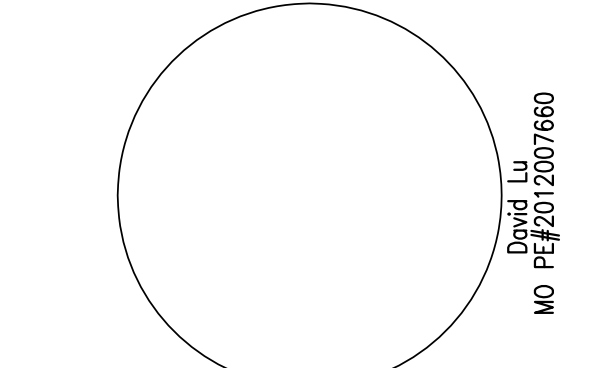
11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:
Exterior Finish Legend

Sheet Number:
A6

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Sealed and Signed
Aug. 22, 2012

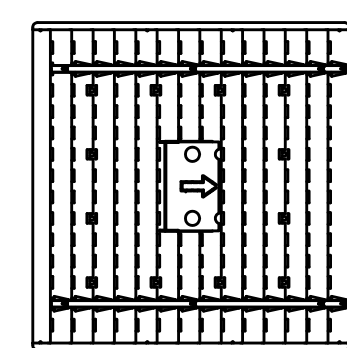
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Rev	Date	Comments
-	08.22.12	Submittal
-	-	-

IMPORTANT



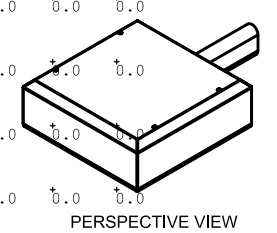
ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

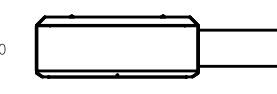
EXAMPLE OF DIRECTIONAL ARROW

XGB3 176

LED Crossover Area Light



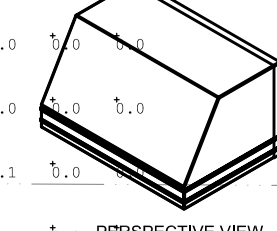
END VIEW



Crossover
SOLID-STATE LIGHTING

XGBWM3

LED Crossover Wall Mount Light



END VIEW



Crossover
SOLID-STATE LIGHTING

1 SITE LIGHTING PHOTOMETRIC PLAN

ES-L1 SCALE: 1" = 30'-0"

DRAWING NOTES:

- REFER TO DRAWING ES-L2 FOR LIGHTING FIXTURE SCHEDULE, TYPE AND MOUNTING HEIGHT. POLE MOUNT LIGHTS TO BE ON 2'-0" CONCRETE BASE AND 20'-0" STEEL SQUARE POWDER COATED POLE. REFER TO ARCHITECTURAL ELEVATION FOR DECORATIVE POLE LINEAR LED LIGHTING FIXTURES, TYPE "N1", "N2", "N3", COLOR KINETICS eW GRAZE POWERCORE 4000K.
- SITE LIGHTING FIXTURES ARE TO BE WIRED THROUGH PROGRAMMABLE LIGHTING PANEL WITH 480V, 1 PHASE CIRCUITS. ALL LIGHTS TO HAVE PHOTO SENSOR FOR ON-OFF CONTROL WITH TIMED OVERRIDE FOR OFF ONLY. GENERAL SITE LIGHTS ARE ON AT DUSK AND OFF BY 11:30PM. SECURITY PARKING LIGHTS (1/3 BASED ON WIRING CONFIGURATION) ARE TO HAVE DUSK ON DAWN OFF CONTROL.
- SITE LIGHTING CIRCUIT AND CONTROL IS DESIGNED TO ENABLE THAT SECURITY PARKING LIGHTS TO BE ROTATED EVERY THREE WEEKS FOR EVEN LIGHTING AND LAMP BURNING LIFE MAINTENANCE CONSIDERATION.

Plot Date: 08/22/2012

RELEASED FOR CONSTRUCTION AND PERMIT

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar
Land Rover

11654 Olive Blvd
Creve Coeur, MO

Date: 08/22/2012
Project No: 09268
Drawn By: dlu
Checked By:
Approved By: DLU

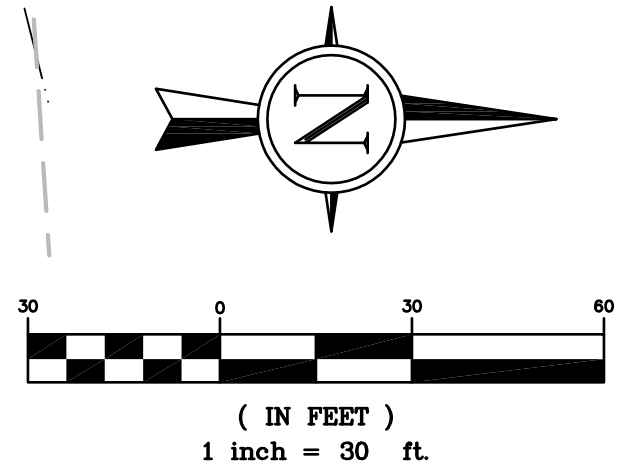
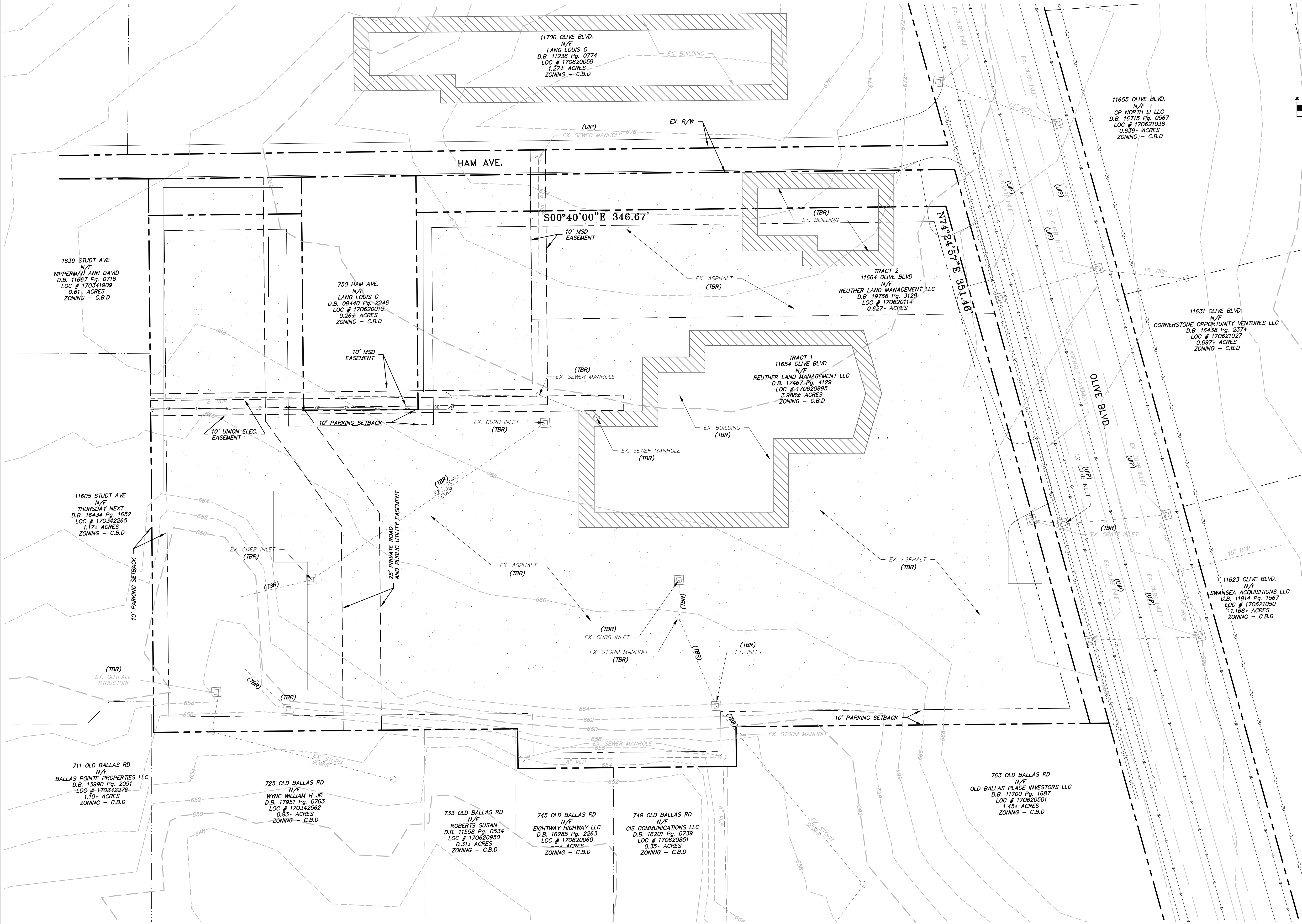
Sheet Title:
Site Plan - Electrical Lighting
Photometric

Sheet Number:

ES-L1

10/23/2012 PRELIMINARY 2537 SDP - CURRENT 8.8, 12 Aug 18/23/2012 1:30 PM Bryan M. Brouil

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343



STATE OF MISSOURI

LEONARD J. MEERS

REGISTERED PROFESSIONAL ENGINEER

E-28288

8/23/12

LEONARD J. MEERS

PROFESSIONAL ENGINEER

E-28288

GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services

12300 OLD TESSON ROAD

SUITE 3000

ST. LOUIS, MO 63128

TEL: (314) 849-6000

FAX: (314) 849-6010

www.grimesconsulting.com

REV. NO.	DATE	REMARKS
1		
2		
3		

SITE DEVELOPMENT PLAN

JAGUAR/LAND ROVER

DEALERSHIP

11654 OLIVE BLVD.

EXISTING AND

DEMOLITION PLAN

JOB NUMBER: 2537

DRAWN BY: BMB

DATE: 08/10/12

CHECKED BY: LJM

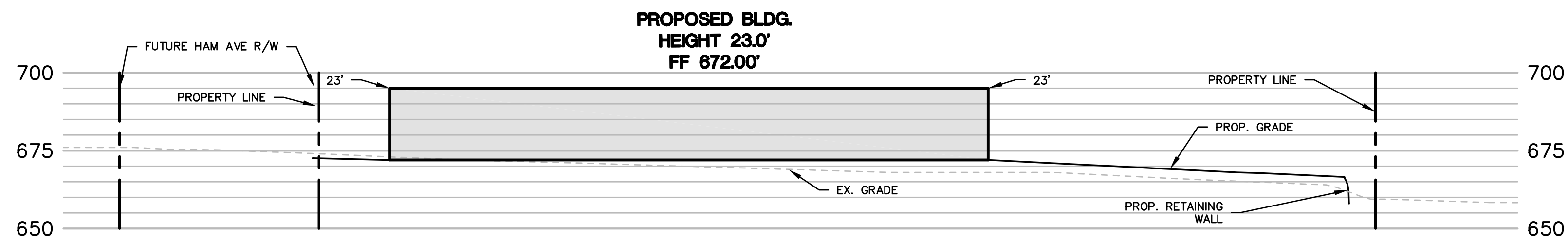
DATE: 08/10/12

SHEET:

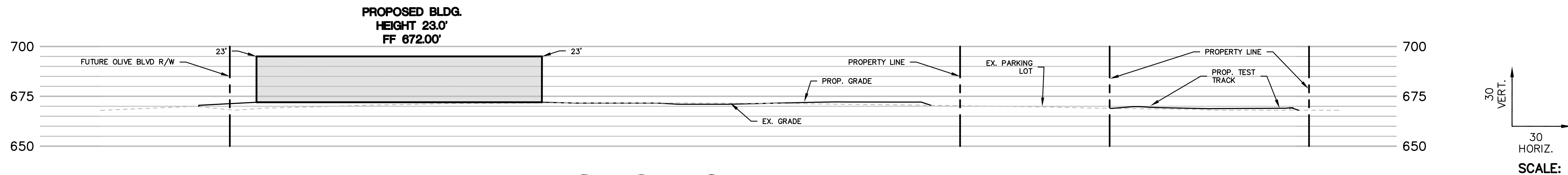
20f3

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

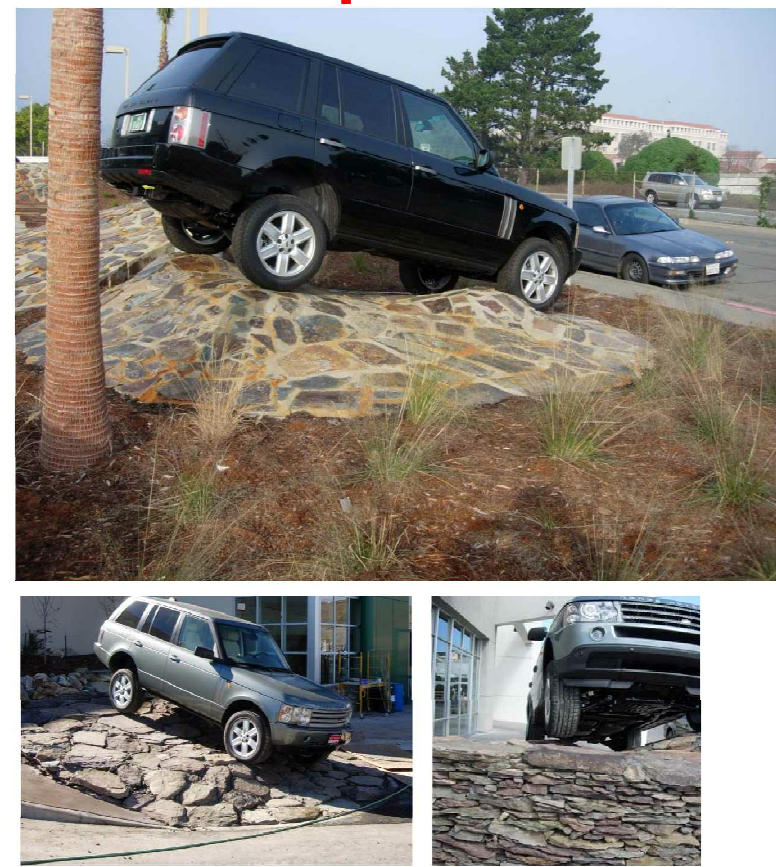
410



SECTION A-A



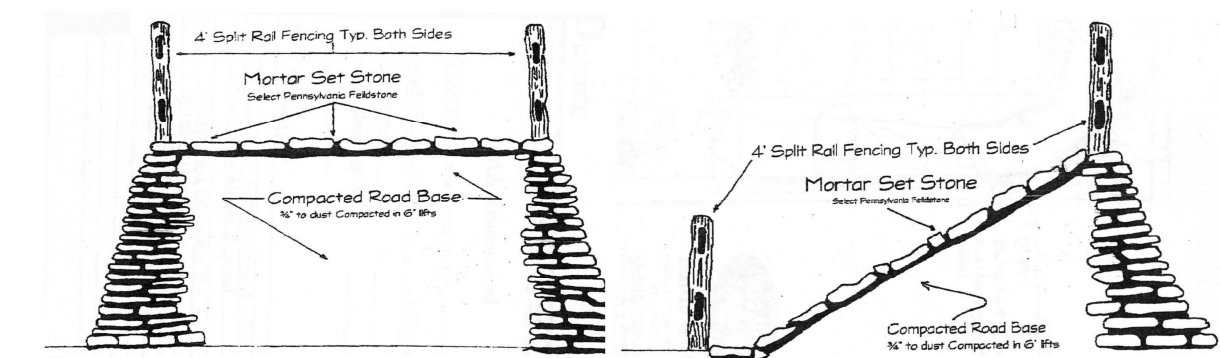
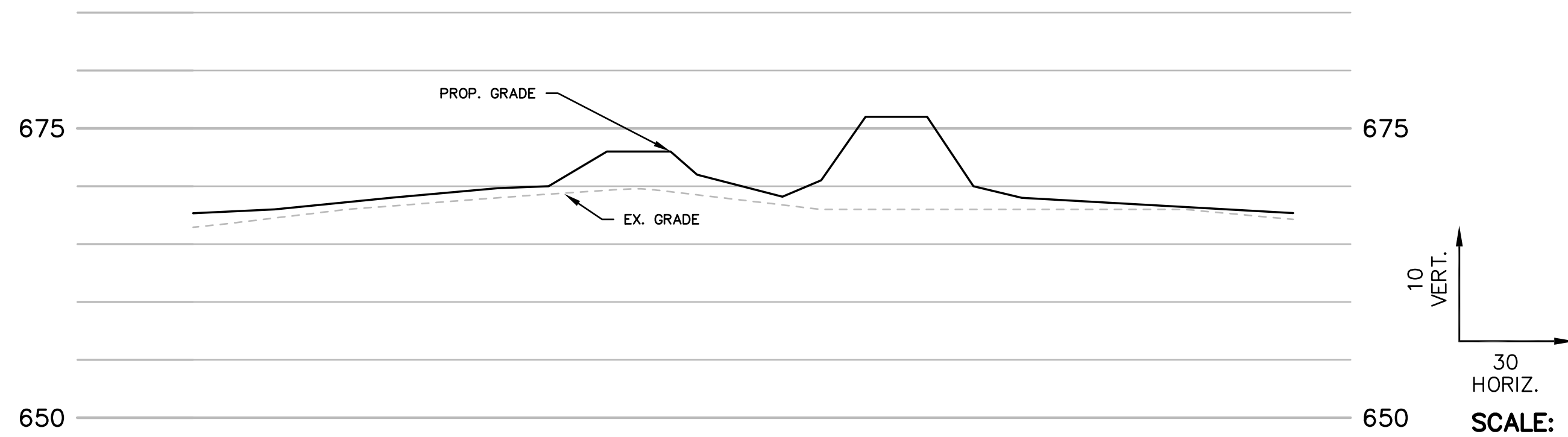
SECTION B-B



ROCK ARTICULATION DISPLAY

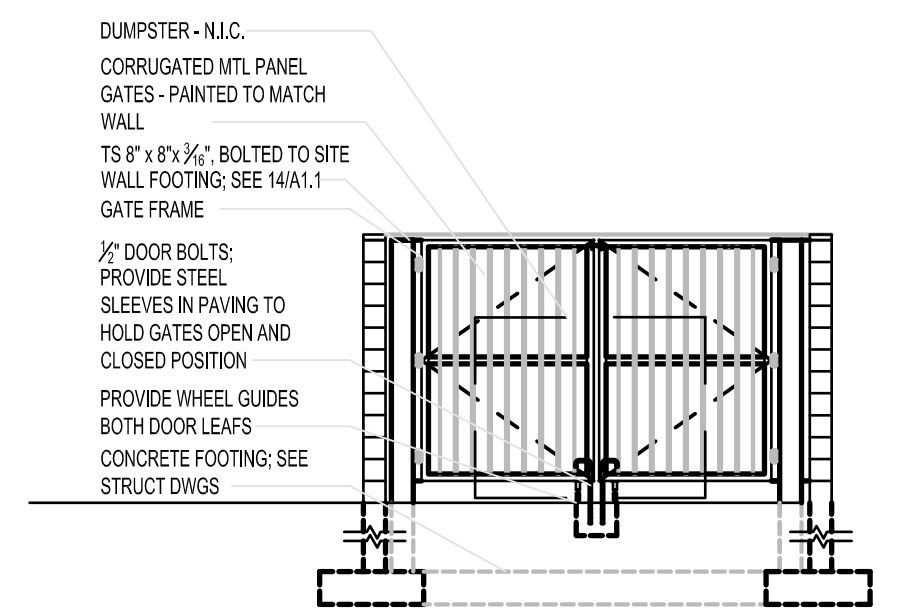


TEST TRACK

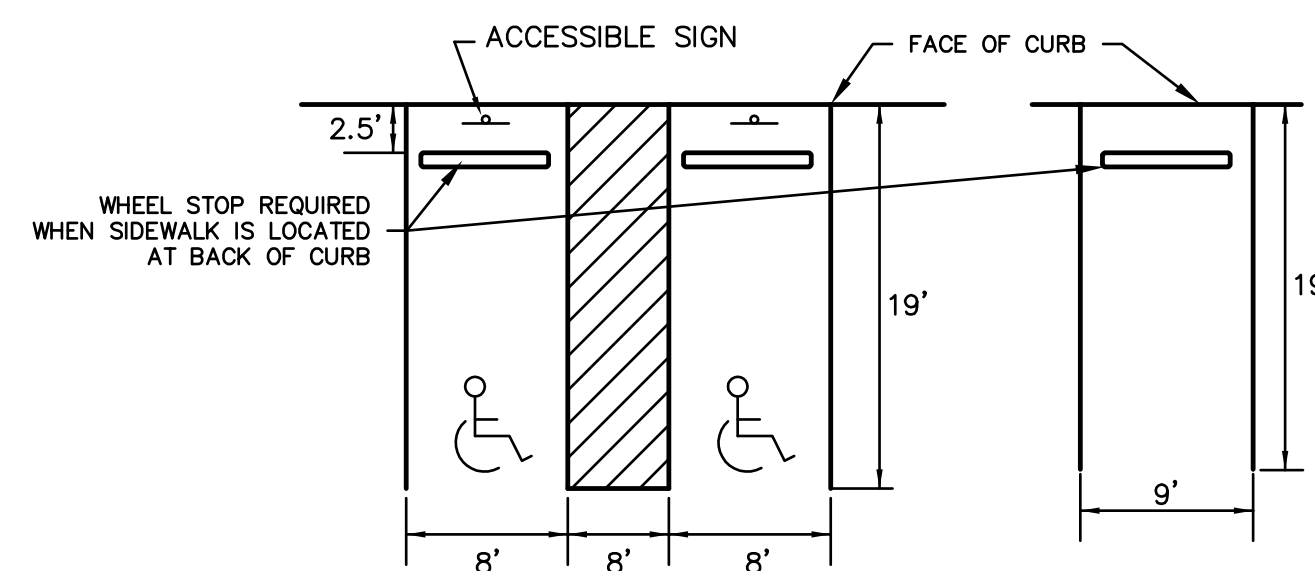


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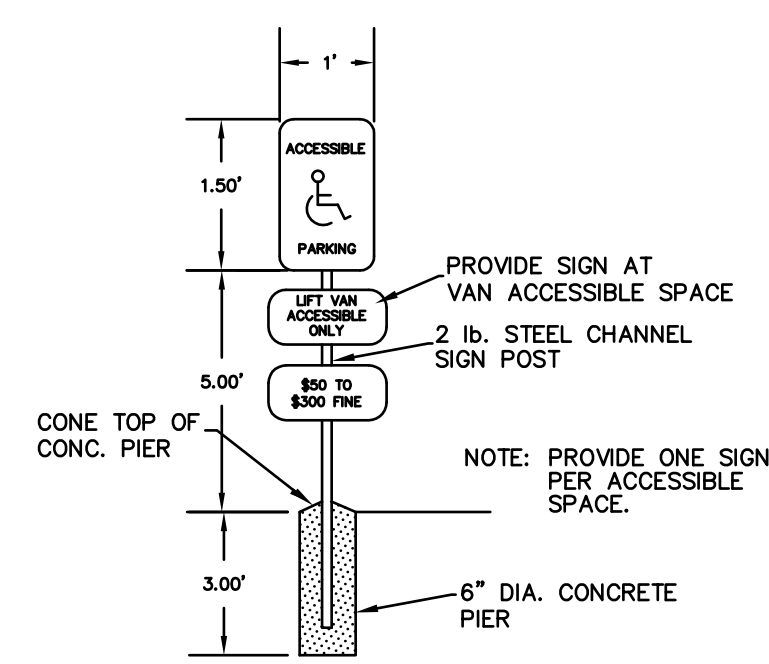
TEST TRACK PROFILE



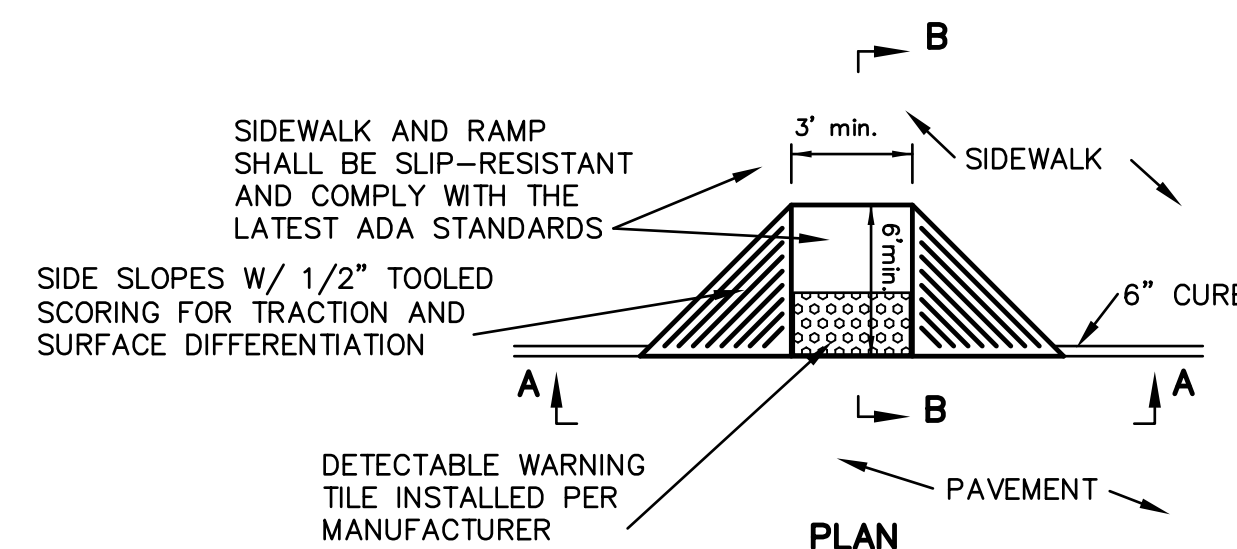
DUMPSTER ENCLOSURE



TYPICAL PARKING STALLS



ACCESSIBLE PARKING SIGN



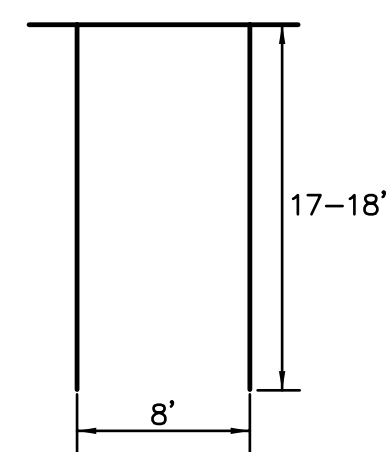
SECTION A-A

SECTION B-B

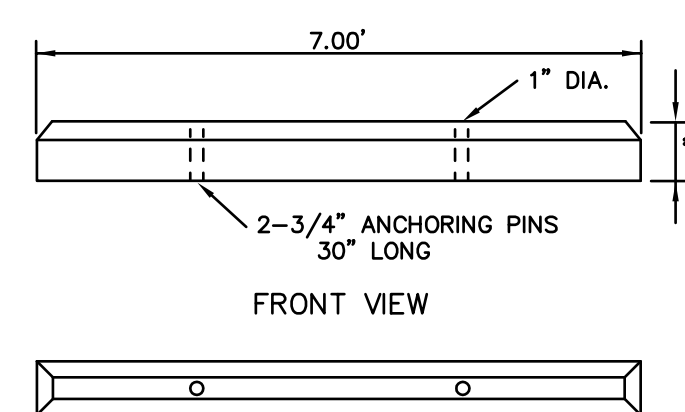
ADA CURB RAMP DETAIL

CURB RAMP NOTES

1. CURB RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES" (ADAAG)
2. A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES SHALL BE PLACED AT EACH CURB RAMP. IF CURB CUTS ARE USED TO ALLOW A CROSSWALK TO PASS THROUGH AN ISLAND THEN DETECTABLE WARNINGS SHALL BE PLACED AT EACH EXIT POINT FROM THE ISLAND.
3. THE DETECTABLE WARNING SHALL BE A PRE-MOLDED TILE CAST DIRECTLY INTO THE PLASTIC CONCRETE.
4. THE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT.
5. THE DETECTABLE WARNING SHALL BE PLACED WITHIN 6 TO 8 INCHES OF THE CURB LINE.
6. THE DETECTABLE WARNING SHALL EXTEND 24 INCHES IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION.
7. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



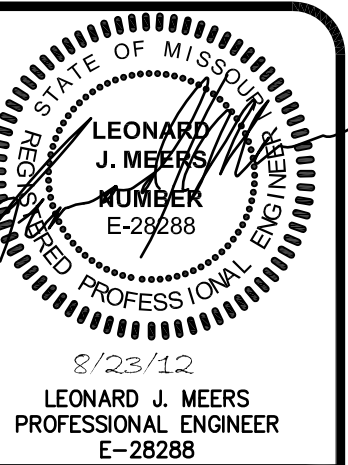
TYPICAL PARKING STALLS (SALES AREA)



PRE-CAST WHEEL STOP

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
TEL: (314) 849-6000
FAX: (314) 849-6010
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REV. NO.	REMARKS	DATE
1		
2		
3		
4		
5		

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER
DEALERSHIP
11654 OLIVE BLVD.

SECTION PLAN

JOB NUMBER: 2537

DRAWN BY: BMB

DATE: 08/10/12

CHECKED BY: LJM

DATE: 08/10/12

SHEET:

30f3

landscape
TECHNOLOGIES

67 Jacobs Creek Drive
St. Charles, MO 63304
Fax: (636) 478-1559
MO Landscape Architectural Corporation #2008026782

PLANTING PLAN FOR THE PROPOSED
Plaza Jaguar/Land Rover
11654 OLIVE BLVD. CREVE COEUR, MISSOURI

No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impeded the vision of a vehicle with a height of 18' (5.5m) and a driver's eye height of 5' (1.5m) at an adjacent street or paving surfaces.

The triangle adjacent to street intersections shall be formed by measuring the sight distance from the intersection point to the intersection point and a distance of 40' minimum along said front and side curb lines and connecting the points so established to form the sight triangle.

Sight triangles at the intersection of a public street and a private access way shall be formed by measuring from the point of intersection of the street to the access curb line a distance of 40' minimum along the curb line and connecting the points so established to form the sight triangle area.

IN-GROUND, AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AND WILL BE PROVIDED AS A CONDITION OF DEVELOPMENT (By Others)

1

2

3

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6

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9

A

B

C

D

E

F

G

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HACK	4	Common Hackberry / <i>Celtis occidentalis</i>	3"Cal.
GL	5	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	3"Cal.
HM	9	Hedge Maple / <i>Acer campestre</i>	2.5"Cal
PE	3	Pioneer Elm / <i>Ulmus</i> 'Pioneer'	3"Cal.
SAW	4	Sawtooth Oak / <i>Quercus acutissima</i>	3"Cal.
SWO	5	Swamp White Oak / <i>Quercus bicolor</i>	3"Cal.
WO	2	Willow Oak / <i>Quercus phellos</i>	3"Cal.
OGRM	7	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	3"Cal.
RSM	3	'Red Sunset' Maple / <i>Acer rubrum</i> 'Franksred'	3"Cal.
SHL	3	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	3"Cal.
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
EMARB	15	Emerald Arborvitae / <i>Thuja occidentalis</i> 'Emerald'	6'-7'
NS	14	Norway Spruce / <i>Picea abies</i>	6'-7'
REDP	21	Red Pine / <i>Pinus resinosa</i>	6'-7'
WP	33	White Pine / <i>Pinus strobus</i>	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CSP	1	Cleveland Select Pear / <i>Pyrus calleryana</i> 'Cleveland Select'	3"Cal.
JTL	2	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	3"Cal.
RB	7	Redbud / <i>Cercis canadensis</i>	3"Cal.
TCH	3	Thornless Cockspur Hawthorn / <i>Crataegus crusgalli</i> var. <i>inermis</i>	3"Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
IT	19	Little Henry Sweetspire / <i>Itea virginica</i> 'Little Henry'	5 gal
BAY	40	Northern Bayberry / <i>Myrica pensylvancia</i>	24"-30"
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HRD	18	Happy Returns Daylily / <i>Hemerocallis</i> hybrid 'Happy Returns'	1 gal
ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
KR	6	Knockout Rose / <i>Rosa</i> 'Knockout'	5 gal

REVISIONS

BY

JULY 30, 2012

RMM

AUG. 1, 2012

RMM

AUG. 10, 2012

RMM

AUG. 15, 2012

RMM

landscape

TECHNOLOGIES

67 Locust Creek Drive
St. Charles, Missouri 63304
MO Landscape Architectural Corporation #2009009192

(636) 428-1250
Fax: (636) 428-4563

MISSOURI LANDSCAPE ARCHITECT #000018

RANDALL A. WARD/IS

DATE: 08/15/12

PLANTING PLAN FOR THE PROPOSED

Plaza Jaguar/Land Rover

11654 OLIVE BLVD. CREVE COEUR, MISSOURI

DRAWN

R. MARK/D/S

CHECKED

RMM/GJB

DATE

JULY 23, 2012

SCALE

N.A.

JOB No.

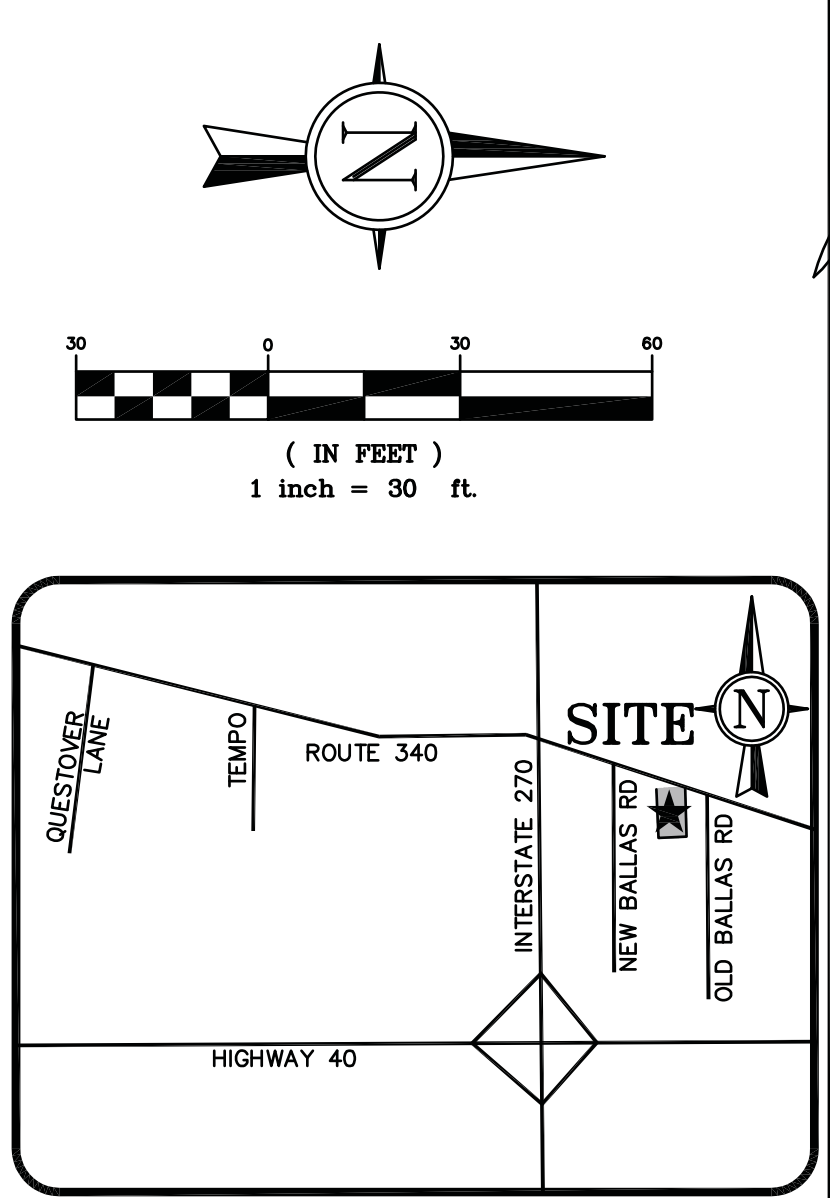
2012-147

SHEET

L-2

OF TWO SHEETS

413



OVERALL PARKING COUNT	
PROPOSED FULL SIZE PARKING	94 SPACES
PROPOSED SMALL PARKING	140 SPACES
TOTAL PROPOSED PARKING STALLS	234 SPACES
OVERALL PARKING REQUIREMENTS	
APPROXIMATELY 8,500 S.F. (SHOWROOM) x 1	
SPACE PER 250SF = 34 SPACES. PLUS 3 SPACES PER	
SERVICE BAY x 17 BAYS = 51 SPACES.	
PLUS 1 SPACE PER 1,250 SF (BUILDING) = 9 SPACES	
REQ. PARKING	94 SPACES
TOTAL PARKING	94 SPACES
HANDICAPPED PARKING	
REQ. ACCESSIBLE STALLS	4 SPACES
PROPOSED ACCESSIBLE STALLS	
TOTAL ACCESSIBLE STALLS	4 SPACES

SITE ADDRESS	11654 OLIVE BLVD. ST. LOUIS, MO 63141
LOCATOR NUMBER	170620895
EXISTING ZONING	CORC BUSINESS DISTRICT
SITE ADDRESS	4.83 ACRES
WATER SHED	DEER CREEK
WATER DISTRICT	MISSOURI-AMERICAN WATER
FIRE DISTRICT	GRESE COEUR
SCHOOL DISTRICT	POLK HWAY
SEWER DISTRICT	M.S.D.
GAS SERVICE	LACLEDE GAS
ELECTRIC SERVICE	AMEREN UE
PHONE SERVICE	A/T&T
FEMA MAP NUMBER	23189C0162H DATE: AUGUST 2, 1995

EXISTING LOT = 6.82 ACRES
PROPOSED R/W DEDICATION = 0.34 ACRES
PROPOSED LOT TOTAL = 189,350 SF (4.28 ACRES)
TOTAL BUILDING/PARKING = 130,200 SF
TOTAL GRASS/SIDEWALK = 59,150 SF
PERCENT BUILDING/PARKING = 58.7%
(PERMISSION FROM PLANNING COMMISSION REQUIRED)

PARKING LOT = 84,950 SF
INTERIOR GREEN SPACE = 24,200 SF

RATIO OF INTERIOR GREEN SPACE TO PARKING LOT = 28.5%

BUILDING AREA = 38,100 SF

RATIO OF FLOOR AREA TO SITE AREA (FAR) = 20.1%

EXISTING: (DISTURBED AREA)

ROOF:
② 4.20 cfs PER ACRE

PAVEMENT:
② 3.54 cfs PER ACRE

GRASS:
② 1.70 cfs PER ACRE

TOTAL = 15.51 cfs

WATER QUALITY		PAVEMENT:	
REQUIRED	= 12,059 CF	② 3.54 cfs PER ACRE	
PROPOSED	= 12,138 CF		2.61 Ac. = 9.24 cfs
CHANNEL PROTECTION		GRASS:	
REQUIRED	= 14,806 CF	② 1.70 cfs PER ACRE	
PROPOSED	= 14,806 CF		1.18 Ac. = 2.00 cfs
		TOTAL = 14.72 cfs	

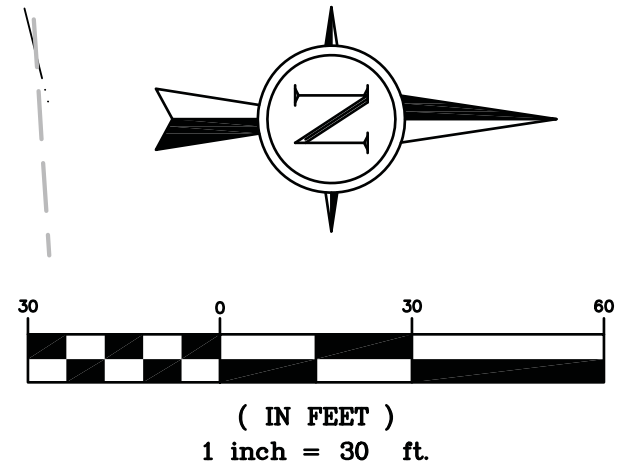
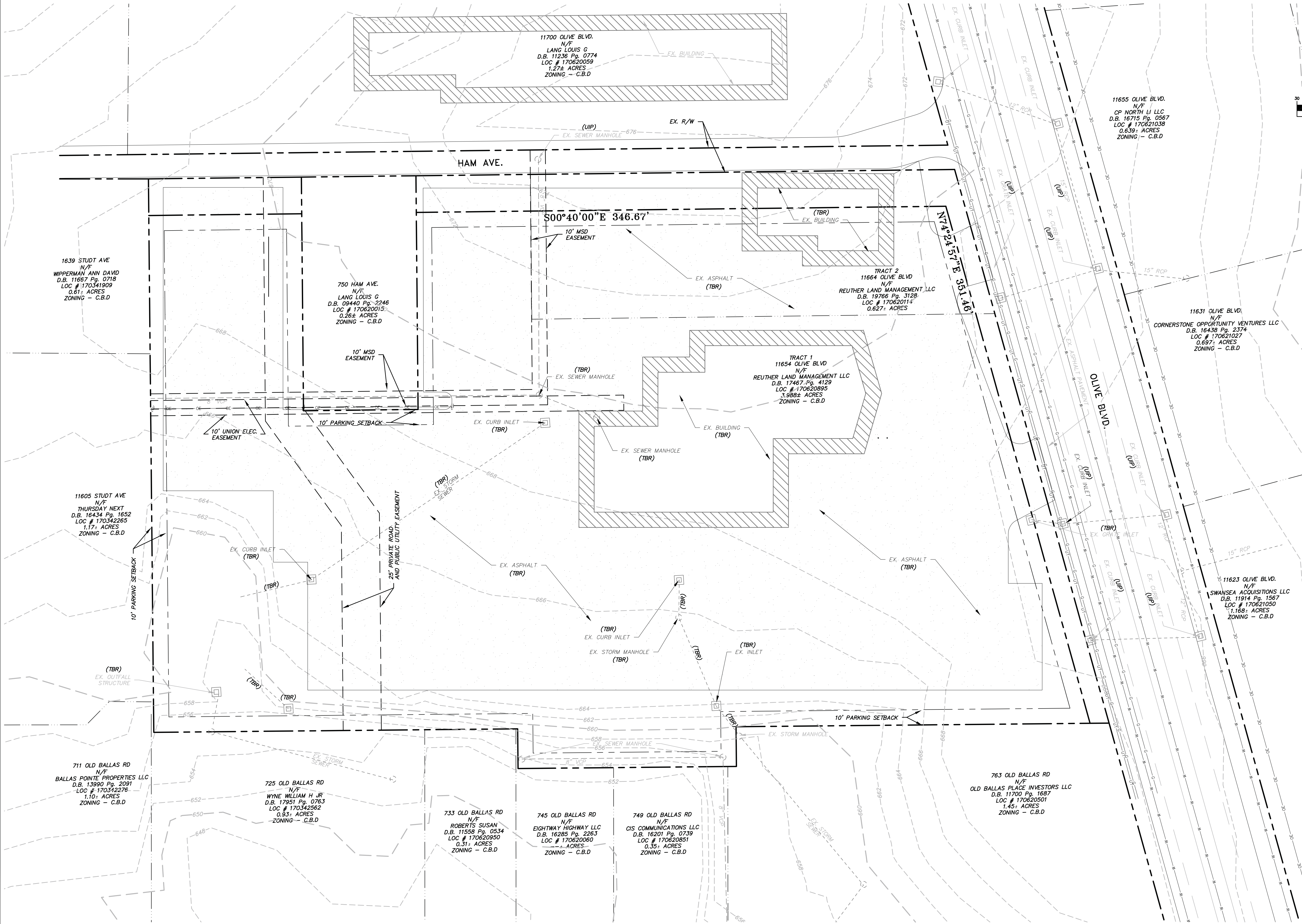
M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

GENERAL NOTES:

- 1) WATER QUALITY, AND CHANNEL PROTECTION WILL BE REQUIRED.
- 2) EXISTING PROPERTY INFORMATION SHOWN IS FROM A COMBINATION OF RECORD AND AERIAL INFORMATION. ALL AREAS SHOWN SHOULD BE CONSIDERED APPROXIMATE. A RECENT SURVEY TO VERIFY THIS INFORMATION HAS NOT BEEN COMPLETED.

10/23/2012 PRELIMINARY 2537 SDP - CURRENT 8.8, 12 Aug 8/16/2012 1:42 PM Bryan M. Brouil

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343



STATE OF MISSOURI

LEONARD J. MEERS

REGISTERED PROFESSIONAL ENGINEER

E-28288

8/16/12

LEONARD J. MEERS

PROFESSIONAL ENGINEER

E-28288

GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services

12300 OLD TESSON ROAD

SUITE 3000

ST. LOUIS, MO 63128

TEL: (314) 849-6000

FAX: (314) 849-6010

www.grimesconsulting.com

REV. NO.	DATE	REMARKS
1		
2		
3		

SITE DEVELOPMENT PLAN

JAGUAR/LAND ROVER

DEALERSHIP

11654 OLIVE BLVD.

EXISTING AND

DEMOLITION PLAN

SHEET TITLE

JOB NUMBER: 2537

DRAWN BY: BMB

DATE: 08/10/12

CHECKED BY: LJM

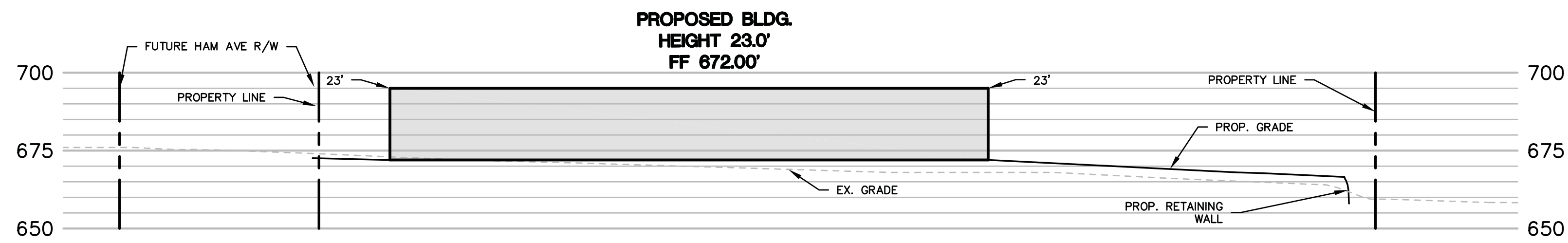
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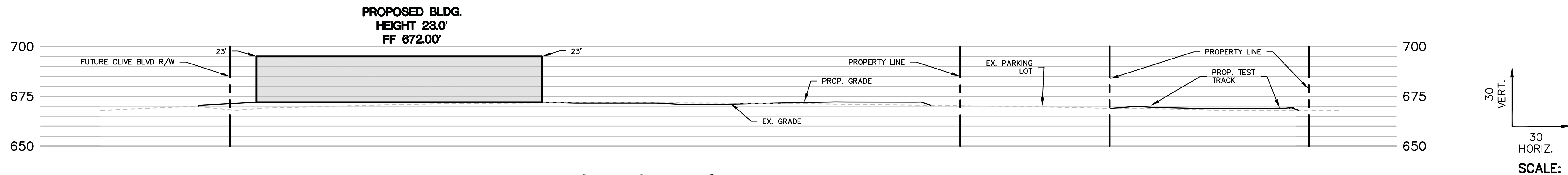
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M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

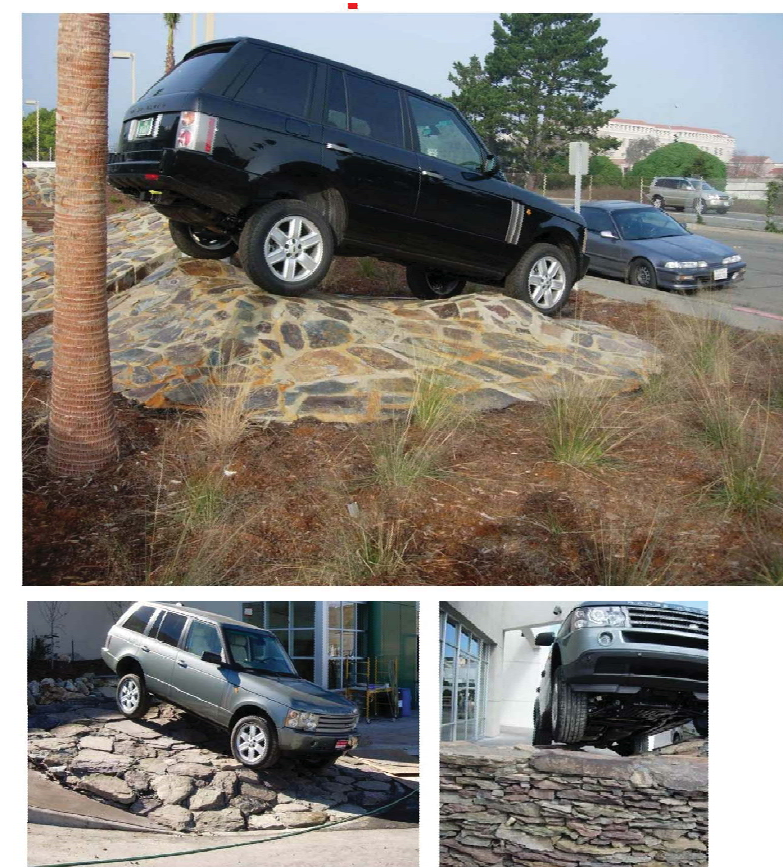
415



SECTION A-A



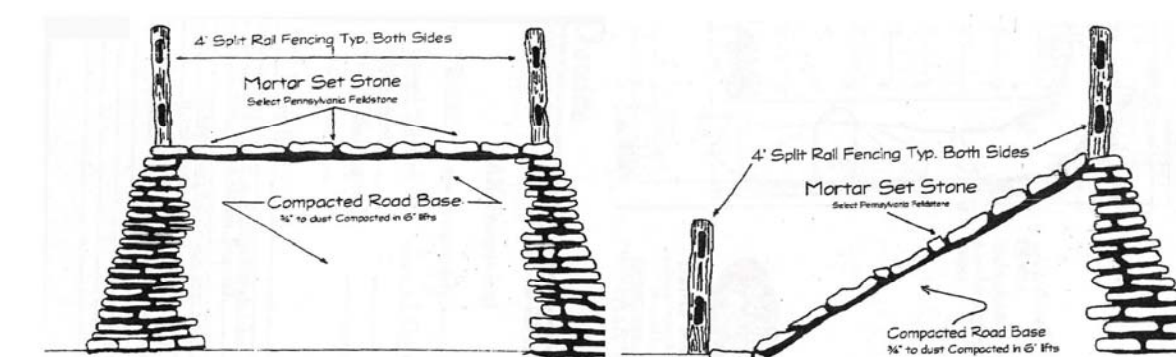
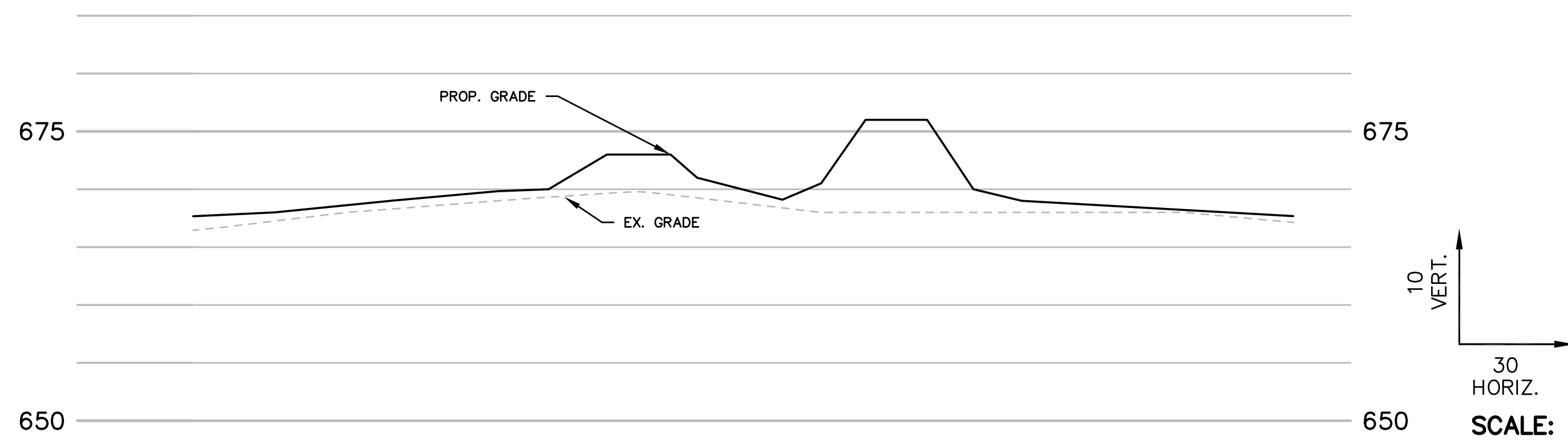
SECTION B-B



ROCK ARTICULATION DISPLAY

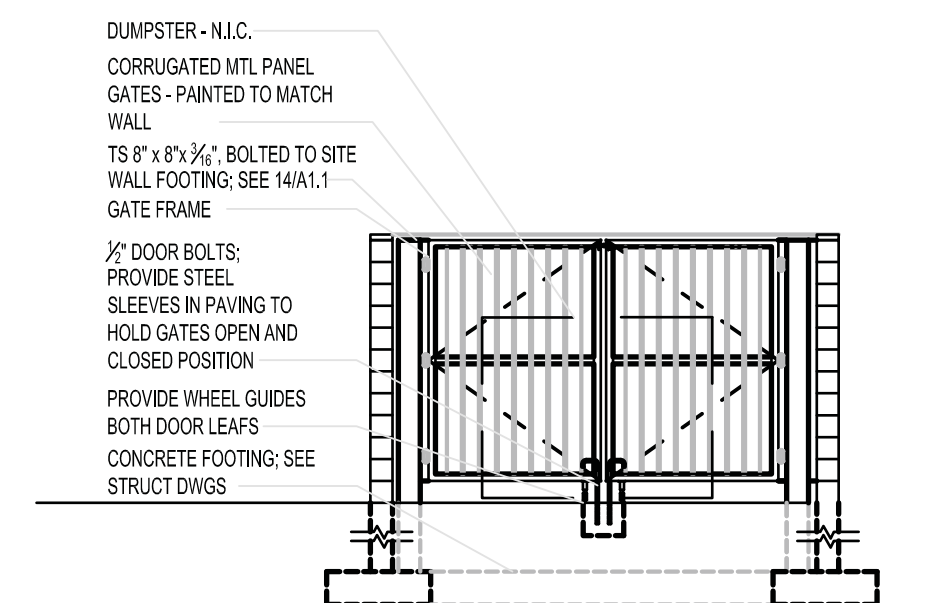


TEST TRACK

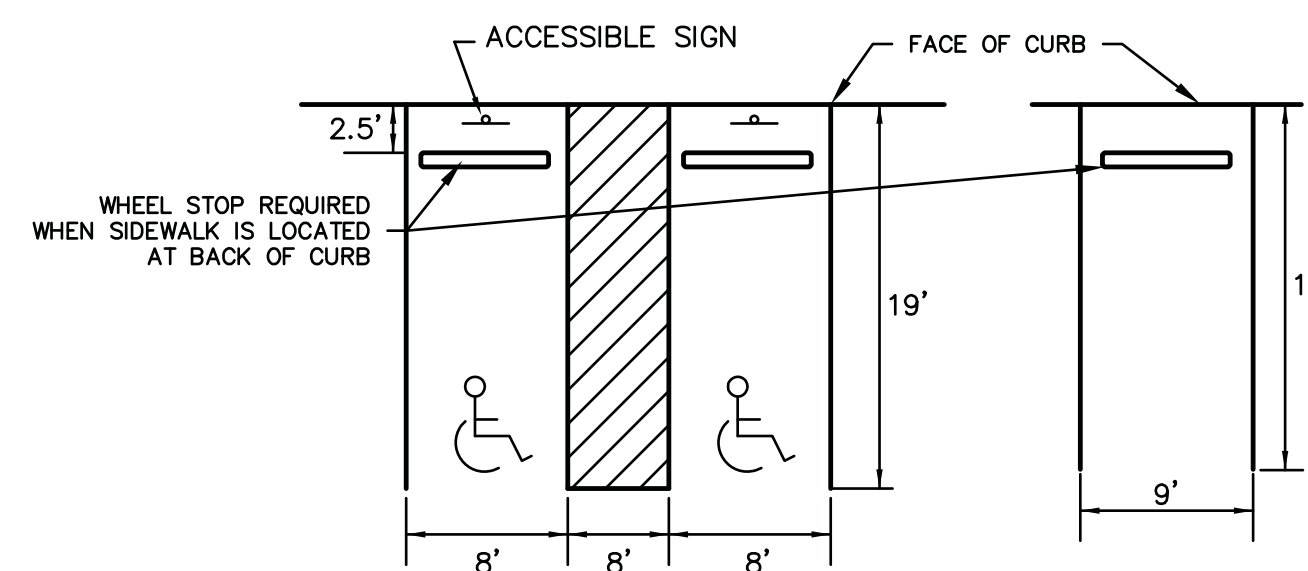


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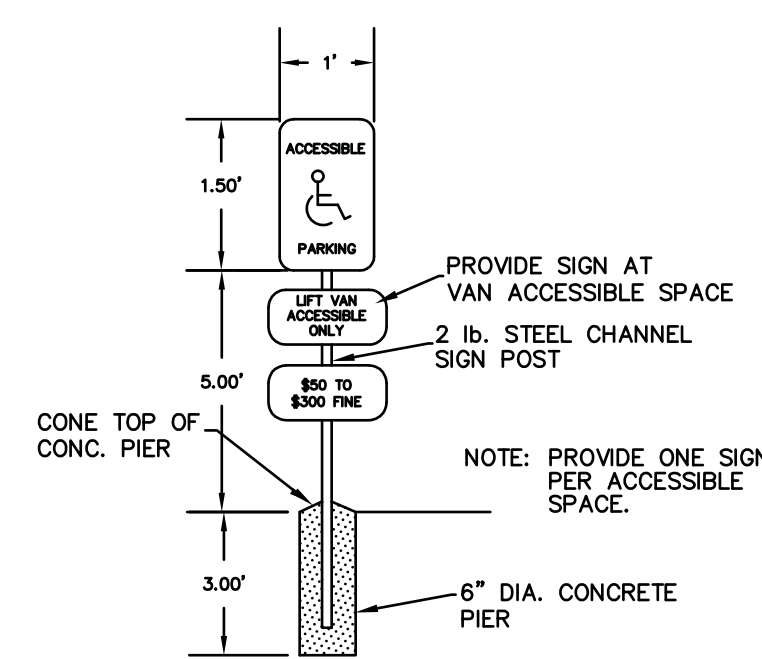
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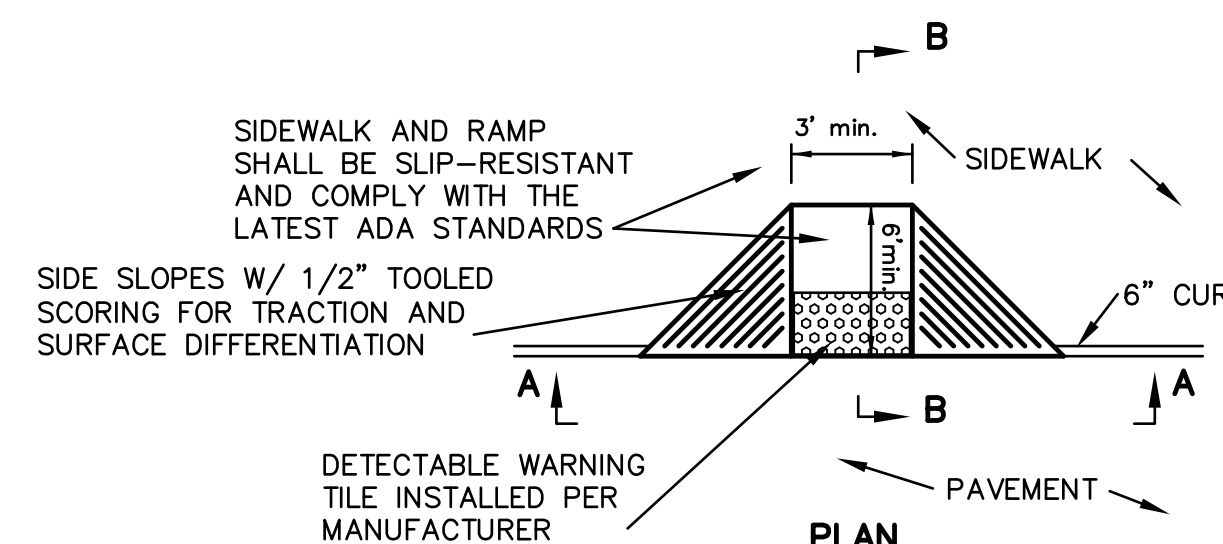
DUMPSTER ENCLOSURE



TYPICAL PARKING STALLS



ACCESSIBLE PARKING SIGN



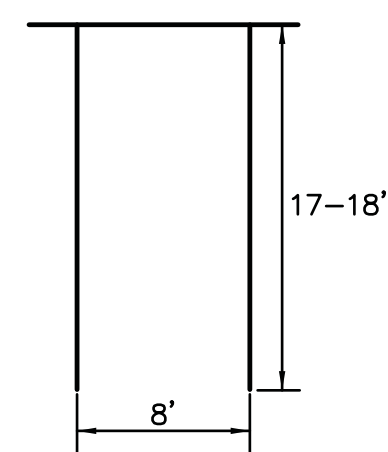
SECTION A-A

SECTION B-B

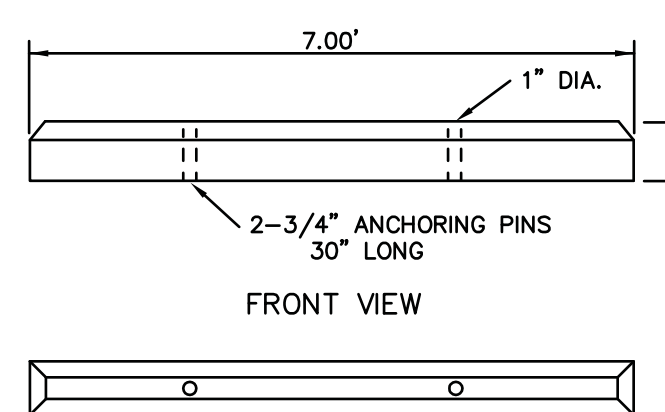
ADA CURB RAMP DETAIL

CURB RAMP NOTES

1. CURB RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES" (ADAAG)
2. A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES SHALL BE PLACED AT EACH CURB RAMP. IF CURB CUTS ARE USED TO ALLOW A CROSSWALK TO PASS THROUGH AN ISLAND THEN DETECTABLE WARNINGS SHALL BE PLACED AT EACH EXIT POINT FROM THE ISLAND.
3. THE DETECTABLE WARNING SHALL BE A PRE-MOLDED TILE CAST DIRECTLY INTO THE PLASTIC CONCRETE.
4. THE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT.
5. THE DETECTABLE WARNING SHALL BE PLACED WITHIN 6 TO 8 INCHES OF THE CURB LINE.
6. THE DETECTABLE WARNING SHALL EXTEND 24 INCHES IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION.
7. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



TYPICAL PARKING STALLS (SALES AREA)



PRE-CAST WHEEL STOP

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
PROFESSIONAL ENGINEER
8/16/12
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SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER
DEALERSHIP
11654 OLIVE BLVD.

SECTION PLAN

SHEET TITLE

JOB NUMBER: 2537

DRAWN BY: BMB

DATE: 08/10/12

CHECKED BY: LJM

DATE: 08/10/12

SHEET:

30f3

416













BILL NUMBER 856

ORDINANCE NUMBER 835

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY IN THE 11000 BLOCK OF OLIVE BOULEVARD IN THE "O" CENTRAL CORE BUSINESS DISTRICT

WHEREAS, APPLICATION WAS MADE FOR A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY IN THE 11000 BLOCK OF OLIVE BOULEVARD ON A THREE ACRE TRACT IN THE "O" CENTRAL CORE BUSINESS DISTRICT; AND

WHEREAS, A HEARING WAS HELD BY THE PLANNING AND ZONING COMMISSION ON JUNE 21, 1977, AND SUBSEQUENTLY ON NOVEMBER 22, 1977, THE PLANNING AND ZONING COMMISSION APPROVED SAID APPLICATION SUBJECT TO CERTAIN CONDITIONS, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE BOARD OF ALDERMEN ON JANUARY 9, 1978, ON THE SAID APPLICATION FOR THE SPECIAL USE PERMIT AS PROVIDED BY ARTICLE 13 OF ORDINANCE NO. 225 OF THE CITY OF CREVE COEUR; AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD PREVIOUSLY BEEN PUBLISHED IN THE ST. LOUIS COUNTIAN ON THE 22ND DAY OF DECEMBER, THE 27TH DAY OF DECEMBER AND THE 3RD DAY OF JANUARY, 1978, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD; AND

WHEREAS, THE BOARD OF ALDERMEN BEING FULLY INFORMED FINDS THAT THE GRANT OF THE APPLICATION WOULD BE IN HARMONY WITH THE PUBLIC, HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE AND WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION, INCREASE FIRE HAZARDS, ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD, ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY OR OVERTAX PUBLIC UTILITIES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR, ST LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: A SPECIAL USE PERMIT IS HEREBY GRANTED FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON A THREE ACRE TRACT IN THE 11000 BLOCK OF OLIVE BOULEVARD IN THE "O" CENTRAL CORE BUSINESS

DISTRICT; THE DESCRIPTION OF SAID TRACT IS SHOWN ON THE PLAT ATTACHED HERETO AND MARKED AS EXHIBIT "A".

SECTION 2: THE SPECIAL USE PERMIT GRANTED SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS, AND TO THE FOLLOWING CONDITIONS:

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT A SITE PLAN FOR THE PROPOSED DEVELOPMENT, SHOWING LOCATION OF ALL STRUCTURES AND FINAL GRADES AND OTHER DOCUMENTS REQUIRED BY ORDINANCE OR REGULATIONS SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.

2. THE SPECIAL USE PERMIT IS FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY.

3. THERE SHALL BE NO ADDITIONAL SIGNS, UNLESS PRESENTLY ALLOWED UNDER THE CITY'S SIGN ORDINANCES.

4. NO PENNANTS, FRINGE, LIGHTS, PIN WHEELS, OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION WITH THE OPERATION OF THE BUSINESS.

5. THE OUTSIDE DISPLAY AREA SHALL BE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE PROPOSED DISPLAY TERRACE ATTACHED HERETO, DATED FEBRUARY 6, 1978, AND MARKED EXHIBIT "B" AND SHALL BE USED FOR THE DISPLAY OF NEW VEHICLES ONLY AND SHALL NOT AT ANY TIME EXCEED TWENTY-FOUR (24) IN NUMBER.

6. THE DISPLAY TERRACE, OTHER THAN THE DRIVE AREA SHALL BE COMPOSED OF A HARD SURFACE SUBSTANCE OTHER THAN BITUMINOUS PAVING OR SIMILAR COMPOSITION; WHICH MATERIAL SHALL BE APPROVED BY THE PLANNING AND ZONING COMMISSION.

7. AN OCCUPANCY PERMIT WILL NOT BE ISSUED UNTIL THE EXTERIOR OF THE PRESENT SECONDARY STRUCTURE HAS BEEN BROUGHT INTO CONFORMANCE WITH THE EXTERIOR OF THE PROPOSED PRIMARY BUILDING. THE MODIFICATION SHALL BE APPROVED BY THE PLANNING AND ZONING COMMISSION.

8. 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 BOARD OF ALDERMEN. PROVIDED, HOWEVER, NO PERMIT SHALL BE REVOKED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE BOARD OF ALDERMEN TO REVOKE AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION.

SECTION 3: THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT
UPON THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE BOARD
OF ALDERMEN AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 27TH DAY OF FEBRUARY, 1978.


HAROLD L. DIELMANN, MAYOR

APPROVED THIS 27TH DAY OF FEBRUARY, 1978.


HAROLD L. DIELMANN, MAYOR

ATTEST:


LAVERNE COLLINS, CITY CLERK

PLOT PLAN SCALE 1"=30'-0"

१८३३

EXISTING CONTENTS
NEW CONTENTS

OLIVE STREET ROAD

DAM DRIVE - 16'-0" W.

PROPOSED 1 STORY BUILDING

[illegible]

Table

43108-

241347-73 4

1

...

100

26

1

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•

BILL NUMBER 995

ORDINANCE NUMBER 972

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF NORTH NEW BALLAS ROAD IN THE "O" CENTRAL CORE BUSINESS DISTRICT.

WHEREAS, APPLICATION WAS MADE FOR A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF NORTH NEW BALLAS ROAD ON A THREE ACRE TRACT IN THE "O" CENTRAL CORE BUSINESS DISTRICT; AND

WHEREAS, THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION; AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE BOARD OF ALDERMEN ON SEPTEMBER 22, 1980, ON SAID APPLICATION FOR THE SPECIAL USE PERMIT AS PROVIDED BY ARTICLE 13 OF ORDINANCE NO. 225 OF THE CITY OF CREVE COEUR; AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD PREVIOUSLY BEEN PUBLISHED IN THE ST. LOUIS COUNTIAN ON THE 2ND DAY OF SEPTEMBER, THE 9TH DAY OF SEPTEMBER AND THE 16TH DAY OF SEPTEMBER, 1980.

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD; AND

WHEREAS, THE BOARD OF ALDERMEN BEING FULLY INFORMED FINDS THAT THE GRANT OF THE APPLICATION WOULD BE IN HARMONY WITH THE PUBLIC HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE AND WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION, INCREASE FIRE HAZARDS, ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD, ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY OR OVERTAX PUBLIC UTILITIES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: A SPECIAL USE PERMIT IS HEREBY GRANTED FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON A THREE ACRE TRACT ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF NORTH NEW BALLAS ROAD IN THE "O" CENTRAL CORE BUSINESS DISTRICT; THE DESCRIPTION OF SAID TRACT IS SHOWN ON THE PLAT ATTACHED HERETO AND MARKED AS EXHIBIT "A".

SECTION 2: THE SPECIAL USE PERMIT GRANTED SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS, AND TO THE FOLLOWING CONDITIONS:

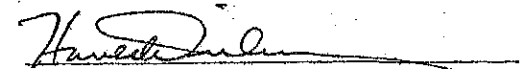
1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, A SITE PLAN FOR THE PROPOSED DEVELOPMENT, SHOWING LOCATION OF ALL STRUCTURES AND FINAL GRADES AND OTHER DOCUMENTS REQUIRED BY ORDINANCE OR REGULATIONS SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.
2. THE SPECIAL USE PERMIT IS FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY.
3. SIGNS FOR THE AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY MUST BE IN CONFORMANCE WITH THE CITY'S SIGN ORDINANCE.
4. NO PENNANTS, FRINGE, LIGHTS, PIN WHEELS, OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION WITH THE OPERATION OF THE BUSINESS.
5. THE OUTSIDE DISPLAY AREA SHALL BE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE PROPOSED REVISED SITE DEVELOPMENT PLAN AS APPROVED BY THE PLANNING AND ZONING COMMISSION DATED AUGUST 23, 1980.
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 BOARD OF ALDERMEN. PROVIDED HOWEVER, NO PERMIT SHALL BE REVOKED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE BOARD OF ALDERMEN TO REVOKE AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION.

SECTION 3: THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT UPON THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE BOARD OF ALDERMEN AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 27TH DAY OF OCTOBER 1980.


HAROLD L. DIELMANN, MAYOR

APPROVED THIS 27TH DAY OF OCTOBER 1980.


HAROLD L. DIELMANN, MAYOR

ATTEST:


LAVERNE COLLINS, CITY CLERK

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A WATERWAY AUTOMOTIVE DETAIL CENTER LOCATED AT 11664
OLIVE BOULEVARD**

WHEREAS, application was made by Michael Goldman, General Counsel for Waterway Gas & Wash, for a conditional use permit for a Waterway Automotive Detail Center, within the 2,360 square foot building at 11664 Olive Boulevard, in the "CB", Commercial zoning district; and

WHEREAS, under Section 405.370(C)(1)(i)(3), car washes (except bus washing and truck washing) in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 21, 2011, beginning at 7:00 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)(3); 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, 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 Planning and Zoning Commission reviewed and, by a unanimous vote and recommended approval of the subject amendments at its meeting on Monday, March 21, 2011; 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.

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 a car wash for an automotive detail center located at 11664 Olive

Boulevard, in the "CB" Core Business zoning district, within the Reuther's Auto Group site development whose legal description is as follows:

A tract of land in part of Lot 1 of Studt's HOME PLACE according to the plat thereof recorded in Plat Book 7, Page 38 of the St. Louis County records and described as follows: Beginning at a point being the intersection of the south line of Olive Boulevard with the east line of Ham Drive; thence along the south line of Olive Boulevard, North 74° 27' 30" East, 96.79 feet to a point; thence South 0° 40' 00" East, 301.15 feet to a point; thence South 89° 28' 45" West, 95.00 feet to a point in the east line of said Ham Drive; thence along the east line of Ham Drive, North 0° 40' 00" West, 277.18 feet to the point of beginning, containing 27,541 square feet

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

1. This Conditional Use Permit shall be for the operation of a car wash for auto detail only.
2. Said use shall be located in the 2,360 square foot leased building currently addressed as 11664 Olive Boulevard located on the Reuther's Auto Group property, having its principal office at 11654 Olive Boulevard.
3. The hours of operation shall be between 7a.m. and 7p.m., seven days a week.
4. All proposed cleaning and detailing of vehicles will be located within the building structure.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. There shall be no outdoor storage or long-term placement of any automobiles, trailers, materials or equipment on the site.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the automotive detail center permitted by this ordinance.
9. 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.
10. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
11. 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.
12. 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.

BILL NO. 5302

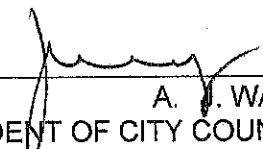
ORDINANCE NO. 5189

13. 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.

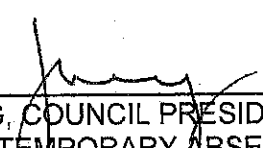
Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance.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

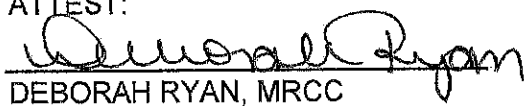
ADOPTED THIS 11 DAY OF April, 2011.


A. J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS 11 DAY OF April, 2011.


AJ WANG, COUNCIL PRESIDENT
ACTING FOR MAYOR DURING TEMPORARY ABSENCE
PURSUANT TO SECTION 3.4 OF THE CITY CHARTER

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

From: [Brick P. Storts IV](#)
To: [Kelly. Whitney](#)
Subject: Conditional Use Permit for 11654 Olive Boulevard-City of Creve Coeur
Date: Monday, August 13, 2012 11:23:10 AM

Hello Whitney:

I received the notice of public hearing for the above referenced Conditional Use Permit and site development plan for the property. Do you have a proposed site plan that can be e-mailed to me or I would be happy to have it picked up from City Hall. As owner of 749 Old Ballas Road I obviously do not have any issues with the use or proposal as I believe that is the perfect and logical use for the property, not to mention the upscale nature of such a building and the product will most certainly add to the affluence of the area. It's my understanding that a new building will be constructed and I have no doubt that given the 1st class operation of Plaza Motors that this will be a true show place for the area. Last but not least, it's refreshing to see that no TIF or public finds are being sought by the applicant.

Please let me know if I can get this information from you or I can also request it from the applicant as I do want to understand what modifications or grading is taking place next to my property.

Best regards,

Brick P. Storts IV
Managing Member
CIS Communications, LLC
749 Old Ballas Road
Saint Louis, MO 63141

314-569-2275 (office)
314-983-9681 (fax)
314-503-5555 (mobile)



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

September 5, 2012

Mr. Jerry Patterson
Plaza Motors Company
11830 Olive Boulevard
Creve Coeur, MO 63141

Re: Application #12-025: Request for conditional use permit amendment to allow showroom
Former Reuther Chrysler/Jeep dealership – 11654 Olive Boulevard

Mr. Patterson:

The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for an amendment to a conditional use permit to allow a Jaguar/Land Rover showroom at the former Reuther Chrysler/Jeep dealership.

By unanimous vote, the Planning Commission recommends approval of a new conditional use permit for the Plaza Jaguar-Land Rover dealership, subject to the conditions contained in the draft ordinance, as amended to reference the new drawings you submitted at the meeting (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

1 PLANNING AND ZONING COMMISSION PUBLIC HEARING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 TUESDAY, SEPTEMBER 4, 2012

5 7:00 P.M.

6

7 THOSE IN ATTENDANCE:

8 Mr. Tim Madden, Chair

Mr. James Faron

9 Mr. Ken Howard

Ms. Cynthia Kramer

10 Mr. Jim Schnarr

Mr. Carl Lumley, City Attorney

11 Mr. Paul Langdon, AICP, Director of Community Development

Ms. Whitney Kelly, AICP, City Planner

12 Ms. Julie Lowery, Recording Secretary

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22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

24 St. Louis, MO 63128

(314)487-2259

25

1 CHAIRMAN MADDEN: Like to call to order the

2 Planning Zoning Commission meeting for the City of Creve

3 Coeur, Missouri for Tuesday, September 4th, 2012.

4 We'll start with roll call.

5 Dr. Barton won't be here or either will

6 Mr. Eberhardt.

7 Mr. James Faron?
8 MR. FARON: Present.
9 CHAIRMAN MADDEN: Mr. Ken Howard?
10 MR. HOWARD: Present.
11 CHAIRMAN MADDEN: I don't see Ms. Kramer.
12 Mr. Jim Schnarr?
13 MR. SCHNARR: Present.
14 CHAIRMAN MADDEN: Carl Lumley, our City
15 Attorney?
16 MR. LUMLEY: Present.
17 CHAIRMAN MADDEN: Paul Langdon, our Director of
18 Community Development?
19 MR. LANGDON: Present.
20 CHAIRMAN MADDEN: Whitney Kelly, our City
21 Planner?
22 MS. KELLY: Present.
23 CHAIRMAN MADDEN: And, Julie Lowery, our
24 Recording Secretary?
25 MS. LOWERY: Present.

1 (Cynthia Kramer is now present.) 2
2 CHAIRMAN MADDEN: That'll move us to No. 6, New
3 Business.

25
1 CHAIRMAN MADDEN: That'll move us to C, a public¹⁴
2 hearing, Application No. 12-025, request for conditional
3 use permit amendment to allow a Jaguar/Land Rover showroom
4 at the former Reuther Chrysler/Jeep Dealership.

5 Anybody that's involved in this, please come
6 forward, or if anybody is going to make a comment in the
Page 2

7 audience, please come up and get sworn in.

8 (The speakers were sworn in by the court

9 reporter.)

10 CHAIRMAN MADDEN: Please state your name and

11 address, please.

12 MR. PATTERSON: Jerry Patterson, Plaza Motors,

13 11830 Olive Boulevard, Creve Coeur.

14 We're here to have a proposal to build a Rover

15 Jaguar dealership on the old Reuther property where the

16 Chrysler store was.

17 Been working with Whitney and Paul and have made

18 quite a few changes, and we've got some plans. There have

19 been some changes due to the first one that Paul and

20 Whitney asked us to make on the building.

21 Well, the plan is to move our Jaguar store

22 that's in the main complex over to where the Reuther is.

23 Build a state of the art project over there.

24 CHAIRMAN MADDEN: Do you -- do you guys have

25 this up -- up there or -- I -- do you have the other ones,

15

1 I guess, so the people can see it or not?

2 MR. PATTERSON: With us we have Craig James with

3 the architect and Lenny with the engineer, so you can

4 direct questions to them.

5 MR. JAMES: I just page through the overall site

6 plan here.

7 CHAIRMAN MADDEN: First of all, could you state

8 your name and address just for the record --

9 MR. JAMES: Yeah.

10 CHAIRMAN MADDEN: -- please.

11 MR. JAMES: My name's Craig James. I'm with

13 30309.

14 CHAIRMAN MADDEN: Okay. And you may want to
15 take that handheld microphone with you --

16 MR. JAMES: Okay.

17 CHAIRMAN MADDEN: -- cause we're recording
18 everything. It turns on on the very bottom.

19 MR. JAMES: Okay. This is the -- this is Olive
20 Boulevard here, and this is Ham, and the building,
21 basically, sits right up on the street, so it -- it's the
22 new urbanist, the overlay that you want.

23 We've got -- this is the Jaguar side and this is
24 the Land Rover side, and we've got some display areas
25 across the front, and there's decorative light fixtures

16
1 and landscaping across -- across this area.

2 In the back, this is landscaping along Ham and
3 the building sits here, and there's a test rack in the
4 back for Land Rover.

5 This is another view. Elevations. Let's go
6 back to -- so this is -- this is the view looking west on
7 Olive. The front door of the building. This is looking
8 east on Olive. And this is at the corner of Ham. And
9 that's the entrance to the customer parking lot. And this
10 is the display that's further east along Olive Boulevard.

11 The photometrics, we've done all the
12 calculations, and they're all cutoffs, they're all LED
13 fixtures, energy saving, and the poles along the front you
14 saw in the renderings, these are all custom LED light
15 fixtures we're doing to hold the scale down to pedestrian
16 scale on the street.

17 Just cut sheets on the lights.

18 CHAIRMAN MADDEN: Is there any questions?

19 Is there anybody in the audience?

20 Yes. Were you sworn in or --

21 MR. CALDWELL: No.

22 (The speaker was sworn in by the court
23 reporter.)

24 David Caldwell, 257 Brooktrail Court. It looks
25 fine, but I have a question.

1 What provisions are there for bus stops and 17
2 public transportation?

3 CHAIRMAN MADDEN: Is there -- let me ask staff
4 first. Is there an existing bus stop there right now?

5 MR. LANGDON: I'm unaware of one off the top of
6 my head, sir. There is probably not because the one
7 that's currently in front of the property to the east is a
8 temporary location until the new location is created in
9 front of the St. Luke's Urgent Care, so within such a
10 short distance, I doubt there would be one here.

11 CHAIRMAN MADDEN: Okay.

12 So that's easy walking distance, isn't it?

13 MR. LANGDON: Yes, sir.

14 CHAIRMAN MADDEN: Okay. Any other questions
15 from the audience?

16 Yes, sir.

17 MR. LANGE: Yes, I'm --

18 CHAIRMAN MADDEN: Please come forward. State
19 your name and be sworn in first.

20 MR. LANGE: I'm David Lange.

21 (The speaker was sworn in by the court
22 reporter.)

23 MR. LANGE: We own Milbradt Lawn Equipment right

24 next to the Reuther's. And Ham Avenue is really not a

25 public street. It's our driveway. So I object to it

1 being used as the main entrance. It is our driveway. It¹⁸
2 belongs to us. It's being used as the main entrance. I
3 don't think this is right.

4 With all the frontage they have, I don't
5 understand why they didn't come in, you know, somewhere in
6 the front where -- where they've got the entrances now,
7 basically.

8 CHAIRMAN MADDEN: So you -- you say you own
9 that?

10 MR. LANGE: We own Ham Avenue.

11 CHAIRMAN MADDEN: Okay.

12 MR. LANGE: It's our driveway.

13 CHAIRMAN MADDEN: Okay.

14 MR. LANGE: So it's going to be really full of
15 all their customers, and it's not right. It should be our
16 customers. Our customers have to get through there; our
17 trucks that deliver to us; our landscapers that do
18 business with us; our -- our homeowners that come into
19 there.

20 I mean it's -- it's our property, so I don't
21 think it should be used for, you know, this entrance.
22 It's not right.

23 CHAIRMAN MADDEN: Okay. Let -- let them
24 respond.

25 MR. LANGE: Yes.

1 MR. JAMES: Well, the main customer entrance is¹⁹
2 off of Olive Boulevard right here. All the service and

3 all the customers come in this entrance right over here.

4 This is Ham over there.

5 MR. LANGE: What's -- what's that entrance for
6 then back there?

7 MR. JAMES: That's for circulation of trucks to
8 the site; for deliveries; for receiving, which is back
9 here by this part.

10 MR. LANGE: Can it be done without entering Ham
11 at all, because it's our property? I go back to that.

12 And -- and -- well, let me ask you another
13 question. Where are they going to unload the cars?

14 MR. PATTERSON: Back here.

15 MR. LANGE: And how will they get to it?

16 MR. PATTERSON: Well, there's a flow that
17 goes -- go back through here and back around, cause you
18 got to get back out on to Olive.

19 MR. LANGE: Again, it's coming through Ham.

20 MR. PATTERSON: Or go through here and come back
21 out on the street here.

22 Now we were under the understanding Ham, when we
23 started doing the planning with Paul and Whitney, that's
24 what --

25 MR. LANGE: Ham is not a public street, it's

20

1 our --

2 MR. LANGDON: Mr. Chair, I can speak to this.

3 CHAIRMAN MADDEN: Just a second.

4 Go ahead, Paul.

5 MR. LANGDON: The aerial view. Information from
6 St. Louis County, St. Louis County Recorder's Office,
7 shows that Ham Avenue is a public right-of-way, but the

12-025.Plaza Jaguar-LandRoverSDP.Hearing Transcript.09-04-2012.txt
8 pavement goes on and off of that right-of-way.

9 It is substandard, which is part of the request
10 tonight is to dedicate ground for additional right-of-way,
11 but there is a property line that runs down both the east
12 and west side of Ham Avenue.

13 I'm not sure if -- if Mr. Lange has information
14 that we're not aware of, but based on what we're provided
15 by St. Louis County, as far as property information, there
16 is a public right-of-way there. I can display it on the
17 screen, if you like.

18 CHAIRMAN MADDEN: Do you mind doing that just so
19 we can see, please.

20 MR. LANGDON: Sure. Uh-huh. It's too tiny to
21 read.

22 MR. LANGE: If I may say something else?

23 See, there was -- years ago, there was a Dr. Ham
24 that lived there. That was his driveway. It became known
25 as, you know, Ham Avenue.

21
1 And then there was a Tieman's (phonetic)
2 Junkyard there, then -- then us.

3 These things become known as streets, but
4 they're not streets. That was his driveway to his house
5 that was there.

6 CHAIRMAN MADDEN: Okay.

7 MR. LANGE: So I say it's part of that land
8 which we bought and --

9 CHAIRMAN MADDEN: Well, let's see what
10 Mr. Langdon has here.

11 MR. LANGDON: Mr. Chairman, the -- the property
12 in question is right here.

13 There is the property line enclosing the Reuther
Page 8

14 piece. There is the property enclosing Mr. Lange's piece.

15 This connects directly to the Olive Boulevard
16 right-of-way. There is no ownership shown. You know,
17 if -- if there are documents that would suggest otherwise,
18 then I'd be happy to see them, but right now St. Louis
19 County Department of Revenue says that that's -- that is
20 publically owned land.

21 I'm not sure of the history of how it may have
22 transferred from one person's driveway to public property,
23 but we're relying on St. Louis County here and they show
24 it as public property.

25 MR. LANGE: Creve Coeur doesn't maintain it as a

22
1 street. It isn't a street.

2 MR. LUMLEY: Well, let me just offer that, you
3 know, testimony from anybody about title to land is not
4 adequate.

5 I'm not taking sides about anybody. We're not
6 going to get anywhere tonight just talking back and forth.

7 You know, if we can have the documentation that
8 you have submitted that the City can evaluate, you know,
9 but land title is resolved by recorded documents, but, you
10 know, you've raised the issue, it, obviously, needs to be
11 resolved.

12 MR. FARON: Further question.

13 CHAIRMAN MADDEN: Sure, Mr. Faron.

14 MR. FARON: In our documents here, my first
15 question would be the six points here that are brought up
16 as substantial changes, has the client addressed those
17 six, I'd like to hear if each point has been addressed or
18 somewhat of an answer for those from staff.

19 I would think No. 2 relates to this gentleman's

20 question, am I right, Paul, in terms of Ham Avenue
21 relating to the right-of-way proposal and our
22 Comprehensive Plan and the CBD and all of that. It was
23 Point 2 on the substantial changes that the staff had
24 mentioned. Do those -- does that point relate to this
25 gentleman's question about who -- or what needs to be done

23

1 on Ham Avenue?

2 MR. LANGDON: It may. I need to have it in
3 front of me to know for sure.

4 MR. FARON: Yeah. I don't know if Whitney --
5 she's looking. Sorry. I just throw that out at the
6 moment to -- and if the applicant has looked at those six
7 issues to substantial changes that are being requested
8 from staff. I don't know if you seen that -- those
9 documents and those points.

10 CHAIRMAN MADDEN: Mr. Lange --

11 MR. PATTERSON: Yes, those are the second
12 proposal that were brought to you were after those were
13 brought up.

14 MR. FARON: Okay.

15 MR. LANGDON: Which items are you referring to,
16 sir, page 8 of the staff report?

17 MR. FARON: Page 101 of my document. Before the
18 motion. The six points there.

19 MR. LANGDON: Oh.

20 MR. FARON: Item 2. Widening of two streets.

21 MR. LANGDON: Yes, sir. And your question is?

22 MR. FARON: Would that relate to this
23 gentleman's question about Ham Avenue and our plans for
24 the Central Business District and eventual adjustment of

25 that road?

1 MR. LANGDON: Well, to the extent that the ²⁴
2 Comprehensive Plan has always indicated this is an area
3 for more urban development pattern, and Ham and Will and
4 Studt all become more important as part of the network,
5 yes, we would be looking to expand Ham Avenue and Will
6 Avenue to the west of this.

7 And at this stage our understanding is that both
8 those streets are on public property.

9 So they, in this case, they being Plaza Motors,
10 is offering to add right-of-way to that in order to make
11 it a proper street, cause right now it's little more than
12 a paved alley or a driveway, as Mr. Lange has stated, but,
13 yes, we would be looking to turn that into a real street.

14 CHAIRMAN MADDEN: I got a question for you,
15 Carl.

16 Should we continue on as if it's a public
17 street, and then do whatever we're going to do tonight,
18 and then if Mr. Lange has documentation, he can bring that
19 later, and then --

20 MR. LUMLEY: I mean the matter still has to go
21 to City Council to be finally approved.

22 It's up to the Commission whether you're --
23 you're satisfied with Mr. Lange's information for purposes
24 of making your recommendation.

25 I mean, certainly if it turns out that it's not,

1 you know, available for their use, then I would presume ²⁵
2 the Council would send it back cause there'd have to be
3 substantially revised site plan.

4 CHAIRMAN MADDEN: So we'll continue on as if --

5 MR. LANGDON: One of the things I would add is
6 that the additional right-of-way that is in the site plan
7 to be dedicated is sufficiently wide to provide a driveway
8 for this proposal tonight. So even if the dispute
9 continues over the existing laneway, there is enough
10 right-of-way proposed there to accommodate another
11 driveway within the site plan as it's drawn.

12 So I think that, while the question may remain
13 about Ham Avenue today, we should move forward with
14 looking at the rest of the site cause I think it can be
15 resolved one way or the other.

16 CHAIRMAN MADDEN: Okay. And then getting back
17 to Mr. Faron's question, I know you talked about No. 2,
18 but he wanted to know if the applicant agreed to all six
19 of your requirements, staff's requirements.

20 MR. LANGDON: My understanding is they have, but
21 I'll leave that to the applicant.

22 MR. PATTERSON: Yes. Yes, we have.

23 CHAIRMAN MADDEN: Okay.

24 MR. FARON: Thank you.

25 CHAIRMAN MADDEN: I mean the two --

1 MR. PATTERSON: Yes, we have. Okay.

2 MS. KRAMER: Mr. Lange, thank you so much for
3 everything.

4 I just wanted to ask you, cause I don't recall
5 it being clarified, do you actually have documentation? I
6 mean I understand that -- how it goes when you have land,
7 and so I was just wanting to see --

8 MR. LANGE: I think I do.

9 MS. KRAMER: You think you do. Okay. Great.

10 Thank you.

11 MR. LANGE: Thanks.

12 MR. FARON: I had one other question for
13 Mr. Lange.

14 If that documentation, if that is not correct,
15 are you -- do you accept the proposals that the client --
16 or the applicant has proposed for widening that road and
17 allowing access to both properties and businesses?

18 MR. LANGE: I didn't know about any of this
19 until tonight, you know, I haven't seen the site plan
20 or -- I don't know if it's going to create a lot of
21 traffic going down that road, which, to me, is dangerous,
22 you know. It's --

23 I don't know if the mechanics are going to be
24 testing the cars by going out of there or -- or whatever,
25 but, you know, when our customers are trying to leave from

27
1 our -- from the rear or the front and get on that
2 driveway, you know, and people are shooting by. It's been
3 many a time that it's a near accident.

4 And these guys will bring more -- more volume
5 cause they're, you know -- I guess I got another question
6 for you all.

7 You say the main entrance is out there in the
8 front. Like when people bring their cars in for service,
9 where's that going to go? Can you pop that picture back
10 up there. And then how will they leave or where will
11 that -- I guess they're going to drive into a building,
12 get it checked and then where will it go? Is that going
13 to go out on Ham again?

14 MR. PATTERSON: No.

15 MR. LANGE: No? Okay. That's just what I

16 wanted to ask.

17 MR. PATTERSON: If I was looking at it, I would
18 have to say that 90 percent of your traffic is going to go
19 off of Olive. Very -- very -- a customer's not going to
20 go in on Ham to get into the dealership. They're going to
21 come off Olive.

22 MR. LANGE: Where they do come --

23 MR. PATTERSON: This entrance right here.

24 MR. LANGE: And then where are they going to
25 pull to? Where's -- where's that --

28

1 MR. PATTERSON: Right here.

2 MR. LANGE: Oh, right here. Okay. And that
3 doesn't --

4 MR. PATTERSON: Customer parking is right here.

5 MR. LANGE: Then that don't bother me.

6 MR. SCHNARR: Or is that a service --

7 MR. PATTERSON: We can control.

8 MR. LANGE: Well, what is going in -- is
9 something going in the building right there that first --

10 MR. PATTERSON: Right here?

11 MR. LANGE: Yeah.

12 MR. PATTERSON: They're just little parking
13 spots.

14 MR. JAMES: That's new vehicle delivery, so if
15 somebody buys a car, that's where they exit the dealership
16 to get back out on Olive.

17 MR. LANGE: I'm not following that.

18 MR. PATTERSON: Okay. You have a new delivery
19 setup right over here in this building right here.

20 MR. LANGE: Oh, when they buy a car.

21 MR. PATTERSON: And volume on those two
22 franchises is less than 60 cars on new car volume that
23 would go out of there a month.

24 MR. LANGE: From my standpoint, you know my
25 standpoint, with all that frontage -- how much frontage

1 you got, 400 feet? What you got? Could it be done 29
2 without involving Ham?

3 MR. PATTERSON: I would -- I would have a
4 problem doing it without Ham. It could happen.

5 MR. LANGE: I've got 100 feet. You all got 400
6 feet.

7 MR. PATTERSON: The only problem that --

8 MR. LANGE: I'm just saying.

9 MR. PATTERSON: -- I see is -- is on the
10 delivery of vehicles is getting a truck in there and
11 turning it around. You're going to have to have a
12 flow-through and having -- having a semi back out on to
13 Olive's not going to happen.

14 CHAIRMAN MADDEN: Well, I think, Mr. Lange,
15 until we get the documentation, I thank you.

16 MR. LANGE: All right.

17 CHAIRMAN MADDEN: And I'm sure you'll be getting
18 it.

19 MR. FARON: Thank you for your time.

20 CHAIRMAN MADDEN: Thank you very much. Okay.

21 Carl, you got some -- you got another --

22 Would you please be sworn in.

23 (A speaker was sworn in by the court reporter.)

24 MR. MERRITT: My name is Mike Merritt. I'm an
25 attorney. I represented Reuther in the past. About

30

1 twenty years when Milbradt moved in, they tried to
2 prohibit Reuther from using Ham Avenue.

3 I handled a lawsuit on behalf of Reuther.
4 Milbradt was represented by Howard Whitner (phonetic) who
5 may be known to you all. That lawsuit resulted in a
6 judgment in favor of Reuther allowing them full commercial
7 access to Ham Road.

8 So to the extent that Lange is hoping to
9 prohibit commercial traffic on -- on Ham Road, I think
10 Reuther's has full right, and that right will run with the
11 land to whomever.

12 And I have -- I can provide the City with a copy
13 of the judgment.

14 CHAIRMAN MADDEN: Okay. I hope you do.

15 Thank you.

16 Paul.

17 MR. LANGDON: Good evening, Mr. Chair and
18 Members of the Planning Commission. Paul Langdon,
19 Director of Community Development for the City.

20 Obviously, we'll -- we'll work diligently to
21 resolve this access question, but let me just say again,
22 based on everything that we have, including maps as old as
23 that one that date back to 2002, Ham Avenue is shown as a
24 public right-of-way. We assume that it's a public
25 right-of-way and we're going to proceed that way.

31

1 If it turns out that it is not, then we will
2 work with the applicant on an alternate layout. Their
3 site plan doesn't include enough space on that space to
4 provide a private driveway if need be.

5 So I think we can move forward, at least from

6 that point.

7 I think one of the other issues that I want to
8 address before we go any further is this question of
9 notice. This seems to come up regularly.

10 Notice was provided in the form of a sign on the
11 property, which is in easy view of the Milbradt site, as
12 well as all the other adjacent properties.

13 Notice provided to property owners within
14 300 feet. In fact, you have a copy of the letter from one
15 of the property owners who received that notice and
16 responded in favor of this application.

17 That notice was provided in the St. Louis
18 Countian in the form of legal notice, and it also appeared
19 on the City's website, in the City's newsletter.

20 I believe those requirements have been met. Any
21 questions about notice?

22 As far as the project goes, it's in an area of
23 the City that has been the subject of review for literally
24 decades. 1969 Comprehensive Plan identified this area as
25 being the number one priority for the City for

1 redevelopment into some form of town center. No joke, ³²
2 1969.

3 Little has changed since 1969, other than minor
4 changes to the various properties, but the overall layout
5 has stayed roughly the same.

6 This is the first major redevelopment in that
7 area. As such, we have, I think, an obligation and an
8 interest in reviewing it, not only from a site function
9 perspective, sort of the usual conditional use
10 requirements, but also in terms of the Comprehensive Plan

12-025.Plaza Jaguar-LandRoverSDP.Hearing Transcript.09-04-2012.txt
11 and the adopted Downtown Plan for that area.

12 And as identified in the staff report, the --
13 the area has certainly been well studied.

14 The -- the intended outcome for that area is
15 something of a -- of a new urban development, if you will,
16 that should include a variety of building types and a
17 higher density than has been there previously.

18 A couple of examples from the adopted plan, that
19 I think are worth taking a look at for a variety of
20 reasons.

21 This recommendation specifically speaks to the
22 buildings. You can see that a much larger building type
23 was envisioned, very dense, right to the edge of the
24 property along the street. I would say in that case
25 the -- the zoning currently, the Core Business Zoning

1 actually speaks to the short setbacks in the front and ³³
2 would allow very high buildings, as you know, tall
3 buildings have always been a matter of controversy in the
4 City. Some have been approved and others have not.

5 Another example of the streetscape, the lighting
6 doesn't really work for us there, but you can see it's
7 more of the traditional downtown type of development.
8 Very intense, very little in the way of landscape along
9 the street, but a heavy emphasis on this pedestrian
10 corridor.

11 And let me show you another image from that
12 plan. Active sidewalk. It -- the plan speaks to an
13 incorporation or a mixing of the use on the property, as
14 well as the sidewalk, sort of a -- a narrowing in in some
15 ways of the right-of-way, but in other ways it actually
16 widens the right-of-way because you end up with a lot

17 of -- of street furniture, of pedestrian walkways, of
18 landscape that are within the right-of-way that actually
19 pull that right-of-way out.

20 And as you know, that's the type of thing we've
21 been looking at in terms of a form base code for this area
22 that extends within the boundaries of the L-shape of Old
23 Ballas, North New Ballas and Olive Boulevard.

24 So with all that said, where does that leave us
25 with this project?

1 It is not that style of building. It is not ³⁴
2 that level of intensity. So from the outset we had those
3 concerns when we began to discuss it with the applicants.

4 On the other hand, they have worked very
5 diligently with us on a variety of other issues, which I
6 think are worth mentioning.

7 Before I go into that, I want to cover just a
8 couple other things.

9 Where we are today with this property. It has
10 been a car dealership for a number of years. It still is
11 a car dealership. It is also a detail center for
12 Waterway, which was approved by conditional use permit
13 short time ago.

14 It has quite a bit of asphalt around the site,
15 in the, I would say the form of development seen over the
16 last fifty years. Not unusual.

17 That is the current detention basin. It's just
18 a grass-lined basin, obviously not MSD standard today.

19 And this is a parking lot at the very southwest
20 of the existing site that is the location for the proposed
21 test drive.

22 I'm pointing these -- these pictures out to you

23 just so you have an idea where we're starting today. And

24 I think that is important.

25 It is a car dealership today. There is a

1 conditional use permit today. The City acted a couple ³⁵
2 years ago to amend the definition of the use so that the
3 current operation could continue even though they didn't
4 sell new cars anymore.

5 Recall that the City's standard for this use or
6 that it be new only or new and used in this area, meaning
7 you can't do just used cars under the current Zoning Code.

8 When Reuther lost the Chrysler franchise and
9 faced having to shut down, the City amended the Zoning
10 Code to say that they had -- an extend dealership would
11 have an extended period of time to either locate a new
12 franchise or move on.

13 So what we're looking at is that transition to a
14 new franchise. The use continues. The CUP technically
15 continues.

16 What we do have though is a major redevelopment,
17 and where we've done that in the past, where we've seen a
18 wholesale change, it is sufficient that we think it's
19 important to go back through this process and take a look
20 at how it still fits or does not fit with the, not only
21 the Comprehensive Plan, but the conditional use permit
22 findings.

23 And I want to make sure we do that tonight
24 because I don't want there to be a sense that this is a
25 simple transition from one to the other. It has been a

1 fairly exhaustive review. ³⁶

2 There's the aerial photograph of the site.

3 Streets labeled. This property is not part of this site.

4 It's, in fact, one of the Lange properties.

5 There are two lots that comprise the existing
6 Reuther dealership, and both of those are part of the
7 application tonight.

8 The existing building and the parking lot are
9 nonconforming with respect to setback and with respect to
10 site coverage. And the small building has almost no
11 setback, so in the opposite way it is also nonconforming.

12 And then we have existing access off of Ham
13 Avenue, which we've heard testimony to tonight, and then
14 the main access off of Olive Boulevard.

15 Note the regular property line on the east side.
16 These property owners are not involved. The letter that
17 you have from CS Communications, CS owns the cell tower
18 located here. You can see the shadow right there for that
19 tower, so they are an adjacent property. We have not
20 heard from the other property owners around it.

21 We'll switch pictures. Borrow the applicant's
22 images here tonight, cause they are a little different
23 than the ones submitted with the staff report.

24 One of the things that we talked to them about
25 initially was what to do with the building relative to the

1 street. 37

2 As you know, and by looking at the existing
3 dealership, it's not normal for most -- for most car
4 dealers to agree to be that close to the street because
5 they want to have display space.

6 Well, the -- the solution that they've proposed,

7 which I believe is -- is a good one, is to mix their use
8 with the space. It really is what we're talking about
9 when we looked at the drawings and the HOK plan, that one
10 I showed you of the sidewalk where the seating comes out,
11 the plaza space, small plaza space comes out to the
12 sidewalk and pedestrians are walking and mingle between.
13 That's really what we're talking about here as well and
14 down the street.

15 Part of the objective is to create this street
16 wall, if you will, that's that enclosure. It's the thing
17 that is lacking when you have a lot of asphalt, a lot of
18 parking adjacent to the right-of-way.

19 Bringing the building up is the first step in
20 that process, but what you do over here where you have a
21 large inventory area and a lot of asphalt. In working
22 with the applicant, the proposal that -- that we have come
23 to tonight is these columns. I believe -- bring that
24 image up. The objective there, again, is to -- to give
25 pedestrians the sense that -- that there is a -- a

38
1 legitimate mixing of the private use in the public space,
2 but at the same time create visual element that starts to
3 screen off the view, at least provide a place for your eye
4 to stop going. It is a veil. It's not a wall. But it
5 was our impression at the staff level that short of a
6 street wall or a building, this was a step in the right
7 direction.

8 Things that I think that are successful about it
9 are the use of the lighting, the repetition of the
10 columns, which is a mimic of the columns in the building,
11 and by creating the second row, when you look at these
12 things in perspective, which is the way you usually look

13 at things, as you approach them, rather than straight on,
14 you actually get that -- that multiplying effect of -- of
15 these -- these elements, which makes it more effective.

16 Again, it's not a wall, but it's a step in the
17 right direction, and we feel like for a car dealership it
18 is a step beyond the normal, and we find that to be very
19 satisfactory.

20 The other issue is the building height. As I
21 showed you, normally you would like to see two or three
22 stories at a minimum. In our form base code that we're
23 working on, that's what we've always said, it should be at
24 least two stories, preferably three or more.

25 In a car dealership it's tough to do that. You

1 need to have either elevators capable of moving cars up ³⁹
2 and down if you're going to use that as display area or
3 inventory area, which do exist in locations, or ramps that
4 will allow cars to be driven up that high, or office
5 arrangements, which then leads to ADA issues, and it all
6 becomes very complicated, and outside the normal for car
7 dealerships.

8 Would we like see more stories, absolutely. Is
9 it likely to occur either with the Reuther operation or
10 the one proposed tonight, not likely.

11 What they have done in response is to raise
12 the -- the height of the building. We talked with them
13 about how high could you go and still make it look right,
14 and what they did was two things. This space increased
15 and this space increased. This one's important just from
16 raising the height of the building and giving it more
17 substance, so it doesn't look flat on the land.

18 This one's important because of an issue that
19 we've discussed, you, the Planning Commission and staff,
20 as far as the colonnade. If colonnades are too low and
21 too dark, especially on the north side of the building
22 like this one, they're also very cold. They're not a
23 pleasant place to be. They're not effective street space.

24 The approach here, and what we've been talking
25 about with the Commission, is to raise this up, so you

40
1 have more light, more openness, more air movement, and in
2 the case of the car dealership, more glazing, more window
3 that allows more interior light to spill out onto that
4 space and to give it a little more life than if it were
5 just half height windows or more of a conventional office
6 layout.

7 So, again, we think the combination of elements
8 starts to do the things that the Downtown Plan asks for,
9 even though it's an unconventional approach to doing it.

10 I think as far as the -- the Ham Avenue
11 right-of-way, we have a big question there because we
12 don't know what's going to happen with, back to the
13 plan -- I'll let you do it -- we don't know what's going
14 to happen with that right-of-way. As it turns out it may
15 ultimately be a driveway.

16 If it is a public street to be expanded, recall
17 that MoDOT has already approved a light at this location,
18 if this street ends up matching in level of service to the
19 street to the north, which is CityPlace Drive, which is
20 also not built out to its fullest extent yet.

21 If that happens, we then have a significant
22 widening and enthrone to the street, and then there is
23 uncertain future in terms of where that street goes and

24 how it connects into the rest.

25 Normally we would be expecting a setback along

1 here as short as this one. Olive Boulevard has a lot of⁴¹
2 certainty. MoDOT has made it clear that they would like a
3 third lane eastbound on this side. Right-of-way's being
4 dedicated in this project for that purpose, subject to the
5 adjacent properties doing the same. But Ham Avenue we
6 don't know as much.

7 What I don't want to end up in is a situation
8 where we can't build a street because we've -- we've
9 crammed it in so tight with the new buildings.

10 Let's say, for example, whatever the future
11 holds for the property to the west does not include a
12 street, but we would still like to get Ham Avenue through
13 because it's an important connection to the south. Well,
14 setting this building back a little further than -- than
15 the normal will, in fact, give us the room to do that
16 ultimately if that's what it comes to.

17 But would it require some reconstruction,
18 perhaps, along this frontage, yes. But it's simply going
19 too far into the future for me to really say one way or
20 the other.

21 But if we put the building there -- excuse me --
22 it makes it almost impossible to fit the street in, unless
23 both properties are cooperative in the widening of Ham
24 Avenue. Right now we only have one property. They're
25 willing to adjust to -- to create that space, and it's my

1 opinion that -- that that would be the prudent action at⁴²
2 this time, for P&Z to allow the deeper setback along Ham,

4 Under a larger scenario, you know, we may be
5 looking at some other use of this space that's agreeable
6 to both the dealership and the City, so that it's not
7 completely open; so that we're not losing that streetscape
8 that we're looking for, but at least for now we have the
9 space, we have the sidewalk and we have options available
10 to us down the road.

11 That does require specific approval of P&Z. The
12 Zoning Code allows that in order to accommodate potential
13 widening of the streets and in order to maintain some sort
14 of consistent frontage, so we would be looking for you to
15 comment on that specifically.

16 The test drive to the rear, this one here,
17 interesting question as far as we were concerned, what
18 means test drive. You know, are we talking about cars or
19 Land Rovers going around this a lot and going around it
20 rapidly or making a lot of noise or a lot of dust. The
21 answer is no to -- to all of those in terms of the
22 applicant's response to us.

23 Given the size of it and design of it, they've
24 submitted photographs that show other examples around the
25 country, I would say that's -- that's an honest answer.

43
1 It is a place for cars to go. It's not a place
2 where the cars ought to go. And so as a leftover piece,
3 remember this one here is not part of the project, and
4 this one is the detention basin, it's really a reasonable
5 use of ground that otherwise becomes completely left over.

6 Perhaps in time, again, looking way down the
7 road, if the dealership no longer needs this, perhaps it
8 becomes part of the public space, perhaps it becomes part

9 of something that happens to the south.

10 Studt is not here. Studt is one property
11 further south. Just to -- it's on the other -- other
12 projector, but there's quite a bit of space between here
13 and Studt. So there is potential there down the road,
14 which is all speculation at this point. We don't want to
15 preclude any options.

16 The other thing which has already been referred
17 to tonight that I want to go over very quickly are the
18 conditional use permit criteria.

19 The Zoning Code requires that these all be
20 reviewed in any conditional use permit.

21 Since the site has been this use already, it's
22 pretty easy to answer most of them as they relate to the
23 use.

24 There is no -- no issue as far as the welfare to
25 the community and convenience. The use is established.

1 We're not aware of any welfare issues or problems with 44
2 convenience.

3 The applicant will have to do whatever
4 environmental cleanup is necessary in order to move
5 forward with the redevelopment. Beyond that, the site is
6 conventional and meet all of MSD requirements and MoDOT
7 requirements relating to storm water and access.

8 The buffering is not necessary since it's not
9 adjacent -- adjacent to any single-family residential.

10 And the trash will all be managed in an
11 enclosure at the rear of the property.

12 Again, the rear of the property is not Studt
13 Avenue. It's -- it's one row of blocks in from that, so

14 it is interior to the block and generally not visible to
15 the public.

16 In terms of the Comprehensive Plan, I've
17 identified the -- the issues that we have as far as the
18 intensity of the use, but it also meets the -- the goals
19 of the Comp Plan in lot of other ways as far as the
20 pedestrian environment along the street and providing for
21 future rights-of-way that we would anticipate taking place
22 or widenings taking place in this area.

23 Finally, the compatibility with other uses, as
24 well as with City services, we don't see any issues with
25 compatibility, save perhaps for whatever might arise from

1 this question of Ham Avenue, and we would have to address⁴⁵
2 that moving forward.

3 In sum then I think that there is a lot of
4 successes here. It is a -- a well-funded project. It is
5 one that I think advances this property considerably from
6 where it is today. It doesn't necessarily get us as far
7 as we want it to go in the Comprehensive Plan, but very
8 few projects are 100 percent.

9 And I think there's a -- a lot of reasons to
10 support the project, and the staff would suggest that the
11 conditional use permit requirements have been met based on
12 the proposal in front of you.

13 If you have any other questions for me, I would
14 be happy to answer them.

15 MR. SCHNARR: What is the setback from the curb
16 of Olive to the face of the building? How many feet is
17 that?

18 MR. LANGDON: The curb today?

19 MR. SCHNARR: As it exists, as it's shown.
Page 28

20 MR. LANGDON: I believe it's -- it ends up being
21 about 18 feet altogether.

22 MR. SCHNARR: Okay.

23 MR. LANGDON: Varies slightly.

24 The objective is that if the lane is added that
25 there'll still be the -- the landscape, sidewalk and plaza

46
1 space necessary to maintain that pedestrian environment.

2 Now, I would say in reading the submitted site
3 plan, there's a lot of lines there, and I'm not
4 100 percent sure that we are dead on. We may need another
5 foot or two to make that possible, but that's something
6 that -- that would definitely be able to adjust the plan
7 for.

8 As long -- recall that in any approval, when it
9 comes time to construct it, minor changes are fine. It
10 doesn't have to come back to the Planning Commission or
11 City Council unless there are, and this is a quote from
12 the Code, substantive changes. Moving the whole project
13 back 2 or 3 feet in order to ensure that long-term
14 pedestrian corridor is not a substantive change, but one
15 that we would want to make.

16 MR. SCHNARR: I don't know if you can answer
17 this, but you said the area to the north of the test track
18 was to be the retention basin or detention basin.

19 MR. LANGDON: To -- to the east.

20 CHAIRMAN MADDEN: East.

21 MR. SCHNARR: How big is that then?

22 MR. LANGDON: The actual land area? I'm not
23 sure off the top --

24 MR. SCHNARR: Well, are we talking about --

47

1 MR. SCHNARR: -- a swimming pool or --

2 MR. LANGDON: Oh, no, it's a substantial basin.

3 The planning engineer is here and probably answer that
4 better than I can.

5 MR. SCHNARR: Because in the notes it said, at
6 least in these notes, that it did not comply with MSD
7 runoff detention at that time.

8 MR. LANGDON: The -- the current basin doesn't.

9 CHAIRMAN MADDEN: The current.

10 MR. LANGDON: Yeah, the -- their proposal would
11 require complete rebuilt, which they have --

12 MR. SCHNARR: As you said, you got a lot of
13 blacktop.

14 MR. LANGDON: Right, and I believe it's already
15 been submitted to MSD. There is a project number noted on
16 the plan, so that is part of their review.

17 And, again, I would let the site engineer speak
18 to the specifics.

19 CHAIRMAN MADDEN: You want to come forward,
20 state your name and address, please.

21 I guess -- were you sworn in before?

22 MR. MEARS: Yes, I was.

23 CHAIRMAN MADDEN: Okay.

24 MR. MEARS: My name is Lenny Mears, Grimes
25 Consulting Engineers, 12300 Old Tesson, St. Louis,

48

1 Missouri.

2 Yeah, currently, and actually if we could
3 probably open up mine or -- yeah, that's good.

4 MR. SCHNARR: Turn that thing on for him, Paul.
Page 30

5 MR. MEARS: There you go.

6 Now, what we're proposing right here --

7 MR. SCHNARR: Uh-huh.

8 MR. MEARS: -- is we're turning this basin into
9 what's -- what now MSD requires is water quality, which
10 would be the water quality filtering system, and the water
11 in this area will get no more than 3 foot deep.

12 MR. SCHNARR: Okay.

13 MR. MEARS: Now, the basin, this is made up of
14 about 6 foot of soil sand mix, which the water will then
15 filter down through. This darker area here is pretreated,
16 that's where all the surface drainage goes in. It dumps
17 into here first, overflows into this, where it can drain
18 through and then back into an underground vault that is
19 actually the detention basin.

20 So currently this is just the old MSD type
21 detention only. Doesn't have any filtering properties to
22 it. And our site, as we're developing it today, actually
23 has more green space on it than what's there right now.

24 MR. SCHNARR: And then your underground
25 detention, does that discharge into the --

1 MR. MEARS: It discharges directly where that⁴⁹
2 detention basin goes today. There's an existing storm
3 system that ties in below grade.

4 CHAIRMAN MADDEN: Thank you.

5 Paul, I have a question for you.

6 Back to those pillars. Those things hanging off
7 of them, are those lights or --

8 MR. LANGDON: Lights.

9 CHAIRMAN MADDEN: Okay. They're not going to be

11 MR. LANGDON: No, sir.

12 CHAIRMAN MADDEN: Okay. That's what it looked
13 like.

14 MR. LANGDON: That was a point of discussion
15 with the applicant was whether those pillars were
16 available for signs, and they are not.

17 MR. LUMLEY: Mr. Chair --

18 MR. FARON: Carl --

19 CHAIRMAN MADDEN: Oh, okay.

20 MR. LUMLEY: -- just to clarify, the draft
21 ordinance referred to different dates on the plans, and
22 appears the Praxis plans are outdated, September 4, and it
23 looks like the landscaping has changed. Are the Grimes
24 plans been revised or are those the same, so we get the
25 right date. That is the revised date on them.

1 MR. MEARS: Yeah, the Grimes plans are still ⁵⁰
2 dated 8/10/12.

3 MR. LUMLEY: Okay.

4 CHAIRMAN MADDEN: Any other questions or
5 comments?

6 Mr. Faron.

7 MR. FARON: Question for Paul.

8 On the Olive Street frontage there, if we need
9 to go back, the pedestrian situation will stay the same,
10 maybe the pads where the cars are, that's what will be
11 eliminated there will be a continual 3-foot --

12 MR. LANGDON: The projection is not to eliminate
13 anything because we do not --

14 MR. FARON: Okay.

15 MR. LANGDON: -- want to have one thing going
Page 32

16 today, and it not be that in three years or ten years,
17 whenever that widening takes place.

18 MR. FARON: And that's it, that third lane MoDOT
19 was going to run with that going east.

20 On Ham Avenue, I see that the project is built
21 to accommodate a widening of Ham. Is that -- is that
22 doable just with this applicant, or is there, as you said,
23 I just want to be clear, that the -- the -- the owner to
24 the west has to come to an agreement with the new
25 applicant about widening that street entirely to work to

1 our Downtown Plan or the proposal with MoDOT with that ⁵¹
2 light at that intersection?

3 MR. LANGDON: To reach the full roughly 60 foot
4 right-of-way would require the property to the west at
5 Olive, as you go back where the building drops back --

6 MR. FARON: Uh-huh.

7 MR. LANGDON: -- that's not as necessary, but I
8 think ultimately it would require that.

9 We're not, at this stage, dependent on it, and I
10 want to be clear, we're not suggesting that you approve a
11 project here that requires somebody else to dedicate
12 right-of-way to function.

13 They are dedicating the right-of-way they need
14 to function for now, and if we are able to then widen Ham
15 for other purposes down the road, then the opportunity is
16 preserved.

17 MR. FARON: And that's why there was such
18 enormous green space there between the proposed
19 sidewalk --

20 MR. LANGDON: That's correct.

21 MR. FARON: -- and allotted hard surface there

22 up around the --

23 MR. LANGDON: That's correct.

24 MR. FARON: -- circular corner entrance there?

25 MR. LANGDON: Yes, sir.

1 MR. FARON: Okay. And my last point is does the ⁵²
2 staff need a continuance to resolve the Ham Avenue issue
3 ownership one way or the other to proceed? Do we need a
4 continuance on that, or are we acceptable staff wise to --
5 to grant an approval tonight?

6 MR. LANGDON: I mean I'm comfortable with the
7 evidence we have in front us. You know, we've heard
8 unexpected testimony from a couple parties tonight that --
9 that raise the question and appear to answer the question.

10 So I'm not 100 percent sure where to go with it.

11 MR. FARON: I think -- I think Carl addressed
12 it, yeah.

13 CHAIRMAN MADDEN: I think Carl said if something
14 happens City Council will send it back to us, right?

15 MR. LANGDON: We do have time to deal with this
16 as we go.

17 I do want to mention another thing. A question
18 was asked to me -- of me a couple minutes ago, I think
19 it's worth opening up here a little bit.

20 There's a question of pedestrian use of Olive
21 Boulevard as potential bicycle use. As you know, the City
22 encourages people to -- to get out of their cars as much
23 as possible, and we have been engaged with those preparing
24 the Regional Bicycle Plan.

25 Olive Boulevard, through this area, was only

1 shown as an optional route. Ladue Road is really the
2 preferred route because the amount of traffic on -- on
3 Olive Boulevard. That's the Regional Bike Plan that the
4 Great Rivers Greenways Organization has -- has put
5 together.

6 Also we did talk to MoDOT, not simply in the
7 context of this project, but the whole Downtown Plan about
8 would they want to see us try to get bike lanes along
9 Olive Boulevard. And their sense of it was, well, if they
10 were fully detached and protected, then, sure, but that's
11 another minimum 12 to 15 feet of right-of-way just for a
12 bike lane. That's not likely. It's extraordinarily
13 expensive, and they would not maintain it, so I don't see
14 that as -- as a viable option.

15 Doesn't mean people aren't welcomed to ride
16 along the street here? We all have an obligation to share
17 the road, but bike lanes are not something that either the
18 Great Rivers Greenway Plan or MoDOT encourages us to
19 pursue here.

20 CHAIRMAN MADDEN: Okay. Any other questions?

21 Is there anybody in the audience has questions?

22 MR. LUMLEY: Offer the following exhibits into
23 the record of this public hearing: Documentation in
24 possession of the City Clerk reflecting the notice
25 provided to the public regarding hearing; staff report

1 regarding the application; materials presented this
2 evening by the presenters; the City Code of Ordinances and
3 Charter; the City's Comprehensive Plan; public file
4 regarding the application.

5 CHAIRMAN MADDEN: Thank you.

6 That'll close the public hearing.

7 (The public hearing was closed.)

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1 STATE OF MISSOURI)

2) SS

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional

6 Reporter, Missouri Certified Court Reporter, Illinois

7 Certified Shorthand Reporter and Kansas Certified Court

8 Reporter, do hereby certify that I reported the Planning

9 and Zoning Public Hearings stenographically and later

10 reduced to typewriting; and that this is a true and

11 accurate transcript of the public hearings.

12

13

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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12-025.Plaza Jaguar-LandRoverSDP.Hearing Transcript.09-04-2012.txt

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67



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MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: September 24, 2012

Subject: CONDITIONAL USE PERMIT FOR PLAZA JAGUAR/LAND ROVER

Memo Prepared by: Paul Langdon, AICP, Community Development Director

During the meeting of September 10, 2012, the City Council reviewed the Plaza Jaguar/Land Rover dealership conditional use permit (CUP) proposal for 11654 Olive Boulevard. In the course of discussions, several concerns were raised regarding the hours of operation, the applicant's ability to use Ham Avenue for access and whether or not the applicant should at least escrow funds for street improvements within the right-of-way dedication areas. These issues were discussed with the applicant's project engineer, Mr. Lenny Meers, and it was his comments that the applicant is comfortable with the hours of operation and that they hope to be able to secure the necessary use of Ham Avenue through an agreement with the adjacent property owner to the west. No specific opinion was provided regarding the funding of streets improvements.

If the City Council believes that any or all of these matters should be addressed through the CUP ordinance conditions of approval, staff recommend the following changes:

- Regarding the funding of street improvements, condition number 3 should be revised to read:
All right-of-way dedications depicted on the Site Development Plans shall be on a "Map of Dedication" approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds prior to the issuance of any Occupancy Permits. Such dedications shall include an agreement to relinquish easements rights to Ham Avenue related to the property described in Section 2 above in connection with the confirmation or conversion of the status of Ham Avenue to be a public street and waiver of any claims to compensation for any such termination of easement rights. In connection with such dedications, and in order to pay a portion of the future costs of anticipated Olive Boulevard and Ham Avenue improvements adjacent to the property, the nonrefundable sum of \$_____ shall be paid to the City prior to the issuance of any Occupancy Permits.

Note that staff are unable to provide an estimated cost of construction until the general engineering requirements of the streets have been determined. This will require the discussion to be continued for at least one more meeting (to October 8, 2012).

- Regarding the hours of operation, condition number 11 should be revised to read as follows:
The hours of operation shall not exceed 7:00 A.M. to 7:00 P.M. Monday through Saturday. Additional hours may be approved by the Zoning Administrator.
- Regarding the use of Ham Avenue, a new condition number 19 should be added, reading:
Prior to issuance of building permits, applicant shall demonstrate to the satisfaction of the Zoning Administrator that any restrictions on the use of Ham Avenue for truck traffic have been eliminated or that all types of trucks expected to serve the property will be able to enter and exit the property without making use of Ham Avenue.

The following is an example motion for inclusion of these changes to the draft CUP ordinance:

"I move to include the changes to condition(s) (3, 11 and/or 19) as stated in the staff memorandum to the City Council on this matter, dated September 24, 2012."

Staff members will be available to answer any questions regarding these changes during the meeting.

BILL NO. 5390

ORDINANCE NO. _____

**AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF
THE RATES OF ANNUAL TAXES FOR MUNICIPAL PURPOSES IN
THE CITY OF CREVE COEUR FOR THE YEAR 2012**

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2012 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 10, 2012 AT 7:00 P.M. OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING; AND,

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2012 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 15 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

WHEREAS, 2012 TAX RATES OF \$.084 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, \$.079 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, AND \$.088 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, A TAX FOR MUNICIPAL PURPOSES FOR THE YEAR 2012 AS FOLLOWS:

RESIDENTIAL PROPERTY	\$.084 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	\$.079 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION

BILL NO. 5390

ORDINANCE NO. _____

AGRICULTURAL PROPERTY

\$.088 ON EACH ONE HUNDRED DOLLARS
(\$100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF
3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS _____ DAY OF SEPTEMBER 2012.

ROBERT HOFFMAN
PRESIDENT, CITY COUNCIL

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: 2012 Property Tax Rate

Attached is legislation setting the 2012 property tax rates for the City of Creve Coeur. The proposed property tax rates for 2012 as compared to the current rates are as follows:

	Base Tax Rate 2011	Voluntary Reduction	2011 Tax Rates	Proposed 2012 Tax Rates
Residential	.087	.003	\$0.084	\$0.084
Commercial	.080	.001	\$0.079	\$0.079
Agricultural	.100	.009	\$0.091	\$0.088

Based upon the State Auditors calculation worksheet the city is entitled to a tax rate of \$0.088 for residential, \$0.082 for commercial and \$0.088 for agricultural. Given the projected surpluses for 2012 and the future, staff is proposing a voluntary reduction to 2011 tax levels for both residential and commercial property. In addition, staff is recommending the city not seek the recoupment it is entitled to from 2011. This recoupment resulted from assessed valuation changes due to Board of Equalization adjustments in 2011.

It is estimated that this voluntary reduction will cost the city around \$28,500 in property tax revenues. It should also be noted that this reduction in revenue will carry over in 2013. In 2008 legislation was approved to make the starting point for property tax cap calculations the rate including the voluntary reduction in reassessment years. The proposed tax rates for 2012 are based upon figures prior to the Board of Equalization. The 2013 figures will need to be adjusted based on the post-BOE numbers

Staff recommends approval of the proposed legislation stating the 2012 tax rate for the City of Creve Coeur. I would be happy to respond to any questions.



MEMORANDUM

DATE: September 20, 2012

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Property Tax Revenues

Attached is a spreadsheet projecting property tax revenues for FY 2013 based on a number of tax rate reductions. City Council has requested this information to assist them in their deliberations.

The projection for tax rate reductions to the proposed levy range from \$.075 to \$0.60. For this tax rate analysis the loss in tax revenues as compared to staff's current recommendation range from \$54,000 to \$173,000. In addition, if the tax rate proposed by staff was reduced by 50% the annual estimated cost to the City is \$324,799. Two other factors should be kept in mind when considering these alternatives:

1. It is estimated the City could lose as much as \$178,500 annually in sales tax as a result in the change in the law concerning sales tax on autos.
2. Based on the current legislation any tax rate change voluntarily reducing the levy this year will lock the rate in for FY 2013 also. Therefore any revenue loss will carry forward into next year.

Staff will be revising the 5-year General Fund revenue projections contained in the FY 2013 budget to include reductions in property tax revenue based on a rate reduction of one-half of staff's current recommendation and the estimated loss of revenue from the auto sales tax. This information will be forwarded to City Council on Friday.

I would be pleased to respond to any questions.

RATE PER \$100 ASSESSED VALUATION	REVENUE ESTIMATES 2012 PROPERTY TAX CREVE COEUR						ASSESSED VALUATION POST BOE	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	TOTAL TAX REVENUES	REVENUE DIFFERENCE FROM CAP	REVENUE DIFFERENCE FROM RECOMMENDATION	RES	443,965,500.00
0.075	332,974.13	262657.3	1.7025	595,633.09	82,230.49	53,965.58	COMM	350,209,685.00
	0.00	0	0	0.00			AG	2270
0.07	310,775.85	245146.8	1.589	555,924.22	121,939.36	93,674.45		
	0.00	0	0	0.00				
0.065	288,577.58	227636.3	1.4755	516,215.35	161,648.23	133,383.32		
	0.00	0	0	0.00				
0.06	266,379.30	210125.8	1.362	476,506.47	201,357.11	173,092.20	TOTAL	794,177,455.00

		TAX REVENUE AT CAP			TAX REVENUE FROM RECOMMENDATION			1/2 TAX REVENUE FROM RECOMMENDATION
RESIDENTIAL	0.088	390,689.64		0.084	372931.02			186465.51
COMMERCIAL	0.082	287171.94		0.079	276665.65			138332.8256
AGRICULTURAL	0.088	1.9976		0,088	1.9976			0.9988
TOTAL REVENUES		677,863.58			649598.67			324799.3344

AN ORDINANCE AMENDING CHAPTER 405, ARTICLE VIII SIGN REGULATIONS OF THE ZONING ORDINANCE AND THE DEFINITION OF TERMS, OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Article VIII, Sign Regulations, intended to simplify several regulations and definitions, eliminate certain provisions that appear to be inconsistent with the purposes of the Sign Code and address content-related issues; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the definitions and sign provisions of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; 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 Monday, July 16, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning Division Staff has discussed the proposed changes with members of the Creve Coeur/Olivette Chamber of Commerce, and members of the business and real estate community; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 4-0 recommended approval of the subject amendments at its meeting on Monday, September 17, 2012; 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.

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

SECTION 1: The following definitions in Section 405.120, Definition of Terms of Chapter 405, The Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.120 DEFINITION OF TERMS

FLAG: Any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government; or institution ~~or business~~.

SIGN: Any device, material, fixture, placard or structure, or part thereof, composed of lettered, numbered, symbolic and/or pictorial matter that is placed or located when in use outside of or on the exterior of or in the windows or other transparent surfaces of any building for display of a message, announcement, notice, direction, information or name that uses any color, form, graphic illumination, symbol or writing to advertise, announce the purpose of or identify the purpose of a person or entity or to communicate information of any kind to the public but not including a church steeple or other religious symbol affixed to a church structure.

SIGN, ALTER (AS APPLIED TO A SIGN): A physical change in a sign or sign supports or an addition to a sign or sign supports. The term "alter" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a ~~bulletin board sign, marquee sign or other~~ legal changeable-copy sign.

SIGN, BANNER: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building by a frame at one (1) or more edges. ~~National flags, State or municipal flags or the official flag of any institution or business shall~~ Flags are not ~~be~~ considered banners.

~~SIGN, BILLBOARD OR OUTDOOR ADVERTISING: An off-premises outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing designed, intended or used to advertise or inform, any part of the advertising or information contents of which is visible from any point of the traveled ways of the interstate or primary systems.~~

SIGN, BULLETIN BOARD SIGN, ~~INSTITUTIONAL~~: A sign attached to a building or freestanding which ~~identifies a place of worship or school and which contains the name of the institution and~~ contains changeable copy information such as ~~the names of individuals connected with the institution, general announcements of events or activities occurring at the institution or similar messages.~~

SIGN, CHANGEABLE COPY SIGN: A sign on which message copy is changed manually or automatically through the utilization of attachable or integrally automated letters, numbers, symbols and other similar characters of changeable pictorial panels,; ~~but not including an institutional bulletin board sign, gasoline station price sign or marquee sign.~~

~~SIGN, COMMERCIAL MESSAGE: Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity, but not including a sign offering a residential dwelling for sale, lease or rent.~~

~~SIGN, CONSTRUCTION SIGN: A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans and the~~

~~owners, financial supporters, sponsors and similar individuals or firms having a role or interest with respect to the structure or project.~~

SIGN, DIRECTIONAL SIGN: A sign which is designed and erected ~~solely~~ for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed including entrance and exit signs.

~~SIGN, DIRECTORY SIGN: A sign listing the name and/or use and/or location of the various businesses or activities conducted within a building or group of buildings.~~

SIGN, FACE: The area or display surface used for the message of a sign.

~~SIGN, FRONTAGE: The length along the front of the ground floor of a building occupied by a separate and distinct use and the length along the side of the ground floor of a building occupied by a separate and distinct use when the side of such building faces a street; or the width of a tenant space measured along the ground floor of a building occupied by a separate and distinct use which does not face a street but faces a parking lot.~~

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; ~~except that in the case of an individual letter sign, only two-thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign.~~ Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

SIGN, HEIGHT: The vertical distance measured from the elevation of the ~~centerline of the adjacent right-of-way~~ grade at the point closest to the sign to the highest point of the sign.

SIGN, INCIDENTAL SIGN: A sign which is too small to be ~~generally informational and has a purpose secondary to the use of the premises on which it is located, such as "credit cards accepted here", "loading only", "telephone" or similar information. No sign with a commercial message legible from a position off the premises shall be considered incidental.~~

~~SIGN, LIGHT POLE ARTWORK SIGN: A sign consisting of a banner fabricated from a durable fabric with a design applied through silkscreening or similar application method affixed to a light pole.; the content of such signs shall be civic or seasonal in nature. Such signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.~~

SIGN, MOVING SIGN: Any sign or part of a sign which changes physical position by any movement or rotation, ~~but not including rotating panels which are integrated within an outdoor general advertising device.~~

~~SIGN, NAME PLATE: A non-illuminated sign identifying only the name and occupation or profession of the occupant of the premises on which the sign is located.~~

~~SIGN, OFF-PREMISES SIGN: Any sign containing content as directed at least in part by someone other than the owner of the property or occupant of a building on, except a billboard as defined herein, which advertises or identifies a property, business or address, other than the property, business or address where the sign is displayed.~~

~~SIGN, ON-PREMISES PERMANENT SIGN: A sign containing content as directed solely by the owner of the property or occupant of a building on the property where the sign is displayed, pertaining only to the premises on which the sign is located, and containing any of the following information:~~

- ~~— 1. The name of the owner, occupant, management, business or building;~~
- ~~— 2. The address;~~
- ~~— 3. The type of business, profession, service or activity;~~
- ~~— 4. The type or types of products offered; and~~
- ~~— 5. Other similar information.~~

~~SIGN, PAPER SIGN: A sign normally for temporary use made of paper, cardboard or similar material.~~

~~SIGN, PARKING DIRECTION SIGN: A sign indicating the entrance or exit to a parking lot.~~

~~SIGN, PARKING REGULATION SIGN: A sign stating the regulations for use of a parking lot.~~

~~SIGN, PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and hot air balloons used as signs.~~

~~SIGN, REAL ESTATE SIGN: Any sign pertaining to the sale, lease or rental of real estate.~~

~~SIGN, RESIDENTIAL SIGN: A sign not exceeding six (6) square feet per sign face and not having more than two (2) sign faces, which is located in a residential zoning district and that contains no commercial message other than advertising the premises for sale, lease or rent.~~

~~SIGN, ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and/or extending wholly or partially vertically above the highest portion of the roof.~~

~~SIGN, SNIPE SIGN: A temporary sign or poster affixed to a utility pole, tree, fence, or similar structure and any temporary freestanding sign illegally placed or installed on public or private property etc.~~

~~SIGN, TEMPORARY PROMOTIONAL DISPLAY: A temporary sign or signs displayed so as to attract attention to the sale of merchandise or services or a change in policy or in the status of a business.~~

SIGN, UNSIGHTLY OR UNKEMPT SIGN: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, ~~contains an illegible message~~, contains rust or peeling or flaking paint or has damage to its face which is clearly visible from the street.

SIGN, WINDOW SIGN: A sign ~~made of die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal neon depicting the tenant's identity or product graphics placed on the surface or~~ within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

SECTION 2: Article VIII, Sign Regulations is hereby deleted and replaced in its entirety with a new Article VIII, Sign Regulation, attached as Exhibit A hereto.

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

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

ARTICLE VIII. SIGN REGULATIONS

SECTION 405.910: PURPOSE AND INTENT

These regulations 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. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur.

SECTION 405.920: SIGN PERMITS

A. It shall be unlawful for any person to erect, perform major repair, alter, move, replace or otherwise change a sign requiring a sign permit in the City of Creve Coeur without first obtaining a sign permit from the Zoning Administrator or Planning and Zoning Commission as provided by this Article. An application for a sign permit shall be submitted to the Zoning Administrator and shall include and be accompanied by plans that show the size and shape of the sign, the location of the proposed sign, the setbacks from surrounding properties, the type of illumination and proposed lighting, the materials used to construct and the method used to support the sign or attach it to a building. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, the application shall comply with and be in accordance with the format and procedures adopted by the Planning and Zoning Commission and shall be filed with the Zoning Administrator in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free.

B. If the proposed sign is one that may be approved by the Zoning Administrator, then, within twenty-one (21) days after the application for a sign permit has been received by the Zoning Administrator, he/she shall respond to the applicant advising said applicant whether or not the sign requested conforms with this Article. If no response is received within twenty-one (21) days, the application shall be deemed to have been approved. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, then the Planning and Zoning Commission shall respond to the applicant within sixty (60) days after receipt of the application by the Zoning Administrator advising said applicant whether the sign requested has or has not been approved. If no response is received within sixty (60) days, the application shall be deemed to have been approved. Upon denial, the applicant may appeal to the Board of Adjustment pursuant to Sections [405.1040](#) and [405.1110](#) of the zoning ordinance. The Zoning Administrator shall maintain a record of all sign permits issued, which records shall show date of application and date of issuance of permits.

SECTION 405.930: GENERAL PROVISIONS

A. *Scope.* The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by [Section 405.930\(E\)](#) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with [Section 405.910](#), Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.

B. *Maintenance And Safety.*

1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.

2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.

C. *Non-Conforming Signs.*

1. No new or existing sign may be constructed, altered in structure, relocated or replaced after the effective date of this Article, 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 is specifically exempted from the provisions of this Article. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in [Section 405.930\(B\)](#) Maintenance and Safety.

2. Any existing sign that is destroyed, deteriorated or damaged to the extent of fifty percent (50%) or more of its replacement cost, exclusive of the foundation, after the effective date of this Article, shall not be rebuilt, repaired or replaced except in conformity with the provisions of this Chapter.

D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:

1. *Affixing of advertisements to public places.* No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer, of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.
2. Signs legible from a public right-of-way that imitate, blend or conflict with or that otherwise may be confused with traffic signals and signs, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety. Such signs shall include, but not be limited to, signs that are imitations of "stop", "go", "caution", "danger" or "warning".
3. Signs that are of a size, location, movement and/or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety.
4. Signs that falsely advertise that an activity, business, product or service is sold or conducted on the premises upon which the sign is located and thereby misdirect traffic. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.
5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.
6. Vehicular signs which are not painted directly on or affixed flat against the factory surface of a vehicle. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles when said vehicles park temporarily and only to make immediate deliveries or pickups.
 - a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall park said vehicle at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible.
 - b. Any vehicle which displays a permitted vehicle sign shall not park between 2:00 A.M. and 5:00 A.M. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in any zoning district within the corporate limits of Creve Coeur, unless such vehicle is parked within an enclosed

garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

7. Strips or strings of lights used to call attention to a use or occupancy by outlining property lines, sales area, roof lines, doors, windows, wall edges or other architectural features of a building site. Exempted from this provision are holiday-style lighting displayed from November first (1st) through January fifteenth (15th) and lights which are an integral architectural feature of the original design of a structure as approved by the Planning and Zoning Commission. (The use of exposed neon is governed by [Section 405.930\(F\)\(6\)](#) and [\(7\)](#).)

8. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply exempted governmental and official signs.

9. Snipe signs.

10. Unsightly or unkempt or damaged signs.

11. Roof signs.

12. Projecting signs, except those otherwise permitted by [Section 405.950\(H\)\(4\)](#) or other Sections of this Article.

13. *Any sign structure which no longer supports a sign.* Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.

14. *Changeable copy signs (manual or automated).* Exempted from this provision are: manually-changeable bulletin board signs as allowed by Section 405.940(E); marquee signs, if approved pursuant to Section 405.950(H)(2); signs defined in [Section 405.930\(E\)\(1\)](#) (governmental and official signs); illuminated devices as allowed by [Section 405.930\(F\)\(2\)](#); and signs in [Section 405.950\(I\)\(6\)](#) (gasoline price signs).

15. Permanent or temporary window signs above the finished floor level of the second (2nd) story including lettering painted or applied to glass and temporary displays as defined in [Section 405.950\(G\)\(1\)](#) located above the ground floor.

16. Back-lit awnings and lighted canopies.

17. Portable signs except as allowed by Section 405.950(G)(5).
18. Inflatable signs, tethered balloons, banners, pennants, flags, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950(G)(2) *Temporary displays and signs*.
19. Individuals dressed in costume intended to attract attention as human signs to a business for advertising purposes in violation of Chapter 610.
20. Signs extending over a roadway.
21. Except as may otherwise be expressly authorized by this Article VIII, signs exceeding fifty (50) square feet in gross sign area.

E. *Exempted Signs*. With the exception of [Sections 405.930\(B\)](#) (Maintenance and Safety), [405.930\(D\)](#) (Prohibited Signs) and [405.930\(G\)](#) (Miscellaneous Requirements), the provisions and regulations of this Article shall not apply to the following signs:

1. Governmental and official signs including, but not limited to, the following:
 - a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.
 - b. Signs for the control or direction of traffic and other authorized public purposes, including on private property as required by the City or other traffic authority.
2. No parking and no trespassing signs that are no larger than one (1) square foot in gross sign area.
3. Signs not exceeding two (2) square feet in sign area individually and not exceeding six (6) square feet in the aggregate, including, but not limited to, the following:
 - a. Name plates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.
 - b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.
 - c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.
4. Incidental signs.

F. *Illuminated Signs.* The following requirements shall apply to illuminated signs:

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.
2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted.
3. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.
5. No exposed reflective-type bulb or incandescent lamp which exceeds forty (40) watts shall be used on the exterior surface of any sign in such manner as to expose the face of the bulb, light or lamp to any public street or adjacent property.
6. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).
7. The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.

G. *Miscellaneous Requirements.* All signs shall comply with the following general requirements:

1. *Sign faces.* When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article.
2. *Projections.* No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.
3. *Life safety code compliance.* All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.

4. *Obstruction to exit ways.* No sign shall be erected, displayed or maintained so as to obstruct any fire escape, any required exit way, window or door opening used as a means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.

5. *Obstruction of ventilation.* No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.

6. *Architectural Consistency.* Sign installations shall be consistent with, and not conceal, the architectural detail of a building.

H. *Flags.* Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two (2) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. Within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of flags displayed on any parcel of land within the City. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.

I. *Sign Setbacks.* All permanent signs shall be set back from property lines according to the regulations specified in this Article or as otherwise required by any other applicable City ordinance. Temporary signs shall be set back at least five (5) feet from the edge of pavement of any road and shall be located outside of the right-of-way of any State, County, or City road.

J. *Substitutability.* Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with a residential use or in a residential zoning district, unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs require a permit except as otherwise provided herein.

B. *Residential Development Signs.* Permanent signs designating a subdivision,

neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in [Section 405.1080](#). Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

C. *Exempt Signs In All Residential Districts.* No permit shall be required for the following signs provided that the signs are erected by the owner or with the owner's permission.

1. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. [Zoning administrators note: (*Temporary open house signs.*) Because the foregoing section allows a residentially zoned lot to have two signs if it is on the market for sale or lease, that allows for a residential sign containing information advertising a premises for sale, lease or rent, and an open house sign. Because other residentially zoned properties are always allowed at least one sign, that allows for an additional open house sign off site on private property with the other owner's permission.]

2. *Temporary Signs during an Election.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on an residentially - zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed six (6) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

D. *Single-Family Lots Fronting On A Numerically Designated State Highway.* Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by [Section 405.450\(E\)](#), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

E. *Institutional Uses In Residential Districts.*

1. *Permanent attached signs.* Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. One permanent sign may be a bulletin board sign with manually-changeable copy.

2. *Low monument signs.* An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign, which can include a manually-changeable bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in [Section 405.670](#) of this Chapter and the site meets one (1) of the following criteria:

- a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or
- b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard.

3. *Campus low monument sign.* An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, permanent sign in accordance with the following standards:

- a. *Maximum sign area.* Sixty (60) square feet.
- b. *Maximum area per sign face.* Twenty-four (24) square feet.
- c. *Maximum height.* Six (6) feet above prevailing base grade.
- d. *Setback from right-of-way.* Fifteen (15) feet.

4. *Parking direction signs.* One (1) freestanding parking direction sign, which may be internally illuminated subject to [Section 405.930\(F\)](#) shall be required for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and for enhanced traffic directional purposes may contain the name and/or logo of the institution in addition to messages providing directional information. The Zoning Director may allow fewer signs for good cause.

5. *Temporary signs.* Institutional uses in residential district may be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

F. *On-Site Construction Signs.* When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (24) square feet in gross sign area and not to exceed six (6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.

SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with any non-residential use or in a non-residential zoning district unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.

B. *Permanent attached signs.*

1. *In-line or mid-block uses.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

2. *Corner units, single uses on corner lots, or out-lot buildings within a shopping center.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

3. *Rear entrances.* A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the permanent signs should maintain uniformity in location, height and general design.

C. *Low monument signs.*

1. A project or development with a site area of at least 30,000 sq. ft. and with at least two hundred (200) feet of lot frontage along Lindbergh Boulevard, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.

2. A project or development with a site area of at least 30,000 sq. ft. but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot

frontage on a street or non-interstate highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.

3. A project or development with a site area of at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.
4. A project or development with a site area of more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.
5. A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.
6. In instances where the required 150-foot separation from a pre-existing sign on one property would exclude an adjacent property from being permitted a low monument for which it is otherwise eligible, such exclusion shall be allowed as a factor in determining practical difficulties or unnecessary hardship within the provisions of Section 405.970, Variances, of this Chapter.

D. *Attached signs for multi-floor office buildings.* Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

E. *Address Signs.* For fire protection and traffic safety and efficiency, each freestanding single

or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0--100	2
1	101--250	3
1	over 250	4
2	0--100	3
2	101--250	4
2	over 250	5
3	0--100	4
3	101--250	5
3	over 250	6
4	0--100	5
4	101--250	6
4	over 250	7
5	0--100	6
5	101--250	7
5	over 250	8
6	0--100	7
6	101--250	8
6	over 250	9
over 6	0--100	8
over 6	101--250	9
over 6	over 250	10

F. *Multi-tenant real estate information signs.* Pursuant to RSMo Section 67.317, each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:

1. The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.
2. The sign shall not be more than six (6) feet in total height above the elevation of the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway, located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street and shall not be located within the site distance triangle as defined in [Section 405.120](#), Definitions, of this Chapter. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.

3. The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.
4. The aggregate visible width of the supporting legs or monument shall be at least one-quarter ($\frac{1}{4}$) of the width of the sign.
5. The edges of the sign shall be boxed-in, framed or otherwise enclosed to eliminate visible gaps or spaces between the sign panels.
6. The sign copy shall be applied and protected with weather- resistant materials and finishes.
7. Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.
8. These provisions shall not be applicable to single-tenant or owner- occupied properties which are subject to [Section 405.950\(G\)\(4\)](#) Temporary or incidental signs for single-tenant properties.
9. Nothing in these provisions shall be deemed to limit or alter in any way the provisions of Section 405.930.J, Substitutability, of this Chapter.

G. Temporary or incidental signs. The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for permanent signs:

1. *Window signs.* The total gross sign area of all window signs as defined in [Section 405.120](#), Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.
2. *Temporary displays and signs.* Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a

manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than 18 feet above the ground elevation.

3. *Temporary Signs during an Election.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.
4. *Temporary real estate signs on single-tenant/occupant properties.* Pursuant to RSMo Section 67.317, in addition to the permitted signage on any single-tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of [Section 405.950\(F\)](#), Multi-tenant real estate information signs, shall be enforced on the property.
5. *Portable signs.* In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided that such sign is no more than four (4) feet from the front door entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn.
6. *Signs on converted residential structures in commercial zoning districts.* Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

H. *Special purpose signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for permanent signs.

1. *Parking and other direction signs.* One (1) freestanding parking direction sign per direction, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may contain the name, address and/or logo of the

business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City.

2. *Marquee signs.* Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of [Section 405.1080](#).
3. *On-site construction signs.* When the property is under construction pursuant to an issued building permit, an additional sign, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after completion of a project and not later than 10 days after issuance of occupancy permit.
4. *Covered walkway signs.* A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.

I. *Automobile service stations.*

1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section. Additional retail signs, unless specifically provided for herein, advertising the sale of specific products shall be prohibited.
2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in [Section 405.950\(I\)\(5\)](#).
3. *Wall signs.*
 - a. Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area.
 - b. In instances where the washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. Further, one (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit for traffic safety and efficiency. The gross

sign area of such signs shall not exceed twelve (12) square feet. One additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

4. *Service station canopy signs.* An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. Any business logo, inclusive of striping or other symbols, appearing on this canopy sign shall count as part of the gross sign area allowable for said sign.
5. *Pump signs.* Signs shall be posted on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump. "Self-service" or "full-service" signs shall identify each pump island on the service station property. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.
6. *Gasoline price signs.* For purposes of traffic efficiency and safety, one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed sixteen (16) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold.

J. *Master signage plans*— The provisions set forth in the preceding [Sections 405.910, et seq.](#), shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially- zoned institutions (schools and places of worship). However, in keeping 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 right-of-ways (i.e. Olive Boulevard), the following options may be available for signs accessory to uses in non-residential properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially-zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to:

1. As an alternative to what would otherwise be allowed, signs may be permitted in

accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of [Sections 405.1060\(D\)\(3\)](#) and [405.1120](#) of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.

2. Any application submitted pursuant to Subsection (6)(a) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.
3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in [Section 405.1080](#). All proposed signs shall be reviewed based on the following criteria
 - a. Proposed signs are consistent with the purpose of this ordinance;
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized 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 unit nature of the development and the purposes of architectural and urban design elements.

K. *Existing signs not conforming to common signage plan.* If any common signage plan has been approved under previously effective ordinances for a property on which existing signs were located, with a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.

L. *Billboards.*

1. *Not permitted.* Billboards, and except as otherwise expressly authorized by this Article VIII, other signs exceeding fifty (50) square feet in gross sign area shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541 RSMo. Existing tri-vision billboards are likewise deemed to be non-conforming signs. "Tri-vision billboard" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

2. *Lighting and landscaping of billboards.* All lighting and landscaping of grandfathered billboards shall comply with the following:
 - a. Previously approved and required landscaping shall be maintained;
 - b. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;
 - c. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;
 - d. No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;
 - e. The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.
3. *Obstruction of official highway signs.* No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.
4. *Annual inspection and certification.* Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July first (1st) of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.
5. *Nuisances.* Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner all other nuisances on private property.

SECTION 405.960: ENFORCEMENT AND SIGN REMOVAL

A. *Sign Code Violations And Enforcement.* Any sign which is not in compliance with all the provisions of this Article is declared to be unlawful. The City, through the Zoning

Administrator, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who violates or fails to comply with any provisions of this Article or against the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located to prevent, enjoin, abate or terminate the erection, use of display of an unlawful sign. Any person who violates or fails to comply with any of the provisions of this Article or the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located shall be subject to the penalties set forth in [Section 405.1150\(D\)](#) of this Chapter.

B. *Removal Of Unlawful Sign.* Any unlawful sign which has not been removed within thirty (30) days after conviction of violation or imposition of civil penalty may be removed by the City and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty (30) days of its removal by the City, the City may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs shall be paid to the owner of the sign.

C. *Immediate Removal Of Unlawful Or Unsafe Signs.* Signs which the Zoning Administrator finds upon public streets, sidewalks, rights-of-way or other public property or which wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed by the Zoning Administrator without prior notice. (R.O. 2008 §26-105; Ord. No. 1903 §1, 11-24-97)

SECTION 405.970: VARIANCES

A. *Practical Difficulties Or Unnecessary Hardship.*

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.
2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

B. *Procedures And Criteria.* The procedures and criteria for granting a variance from the regulations in this Article shall be as set out in [Section 405.1040](#) of this Chapter.

SECTIONS 405.980--405.990: RESERVED



city of CREVE COEUR

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MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: September 24, 2012

Subject: TEXT AMENDMENT FOR COMPREHENSIVE REVISIONS TO ARTICLE VIII SIGN REGULATIONS OF THE ZONING ORDINANCES

Memo Prepared by: Whitney Kelly, AICP, City Planner

Attached: Revised Draft Ordinance for Comprehensive Changes to Article VIII Sign Regulations with attached Exhibit A

During the meeting of September 17, 2012, the Planning and Zoning Commission reviewed a draft ordinance for comprehensive changes to Article VIII Sign Regulations, and revisions to the Definition of Terms related to signs. During the meeting, the Planning and Zoning Commission amended the draft ordinance to include revisions discussed with members from the audience, including the Creve Coeur-Olivette Chamber of Commerce. These included:

- Revising the 150 foot spacing requirements with a 25 foot variance allowed per the Zoning Administrator's approval to read "...located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet." This would allow for consideration of placement of a sign based on site or other related constraints.
- For attached signs on multi-floor office buildings (Section 405.950.D), the draft ordinance allows for only one sign. The Commission members recommended allowing for one additional sign for those properties where the building has two or more frontages. Therefore the ordinances would read as follows: *Attached signs for multi-floor office buildings.* Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto.
- And, various edits regarding billboard signs and off-premises and on-premises signs as suggested by the City Attorney in the memo dated September 17, 2012 to address the notion of on-premises and off-premises advertising in relation to billboards, and also to create a general limit on the square footage of signage of 50 sq. ft. The latter will preclude any unforeseen interpretations of the new cod resulting in the undesirably large signs.

The draft ordinance with the revised Exhibit A before the City Council incorporates all of these changes. Staff will be available during the Council meeting to answer any questions.



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION

#12-001 TEXT AMENDMENT FOR COMPREHENSIVE REVISIONS TO ARTICLE VIII SIGN REGULATIONS OF THE ZONING ORDINANCES

FOR THE MEETING OF: September 17, 2012

LOCATION: City-wide

REQUEST:

An application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Article VIII, Sign Regulations, intended to simplify several regulations and definitions, eliminate certain provisions that appear to be inconsistent with the purposes of the Sign Code and address content-related issues highlighted by a recent Circuit Court decision.

ADDITIONAL INFORMATION:

Local governments can make restrictions on speech based on its time, place, and manner, so long as the restrictions do not relate to the content of the speech. Many of Creve Coeur's definitions for various signs, and in several cases, the type of sign permitted, are based on content.

Key Issues:

- Does this request further the goals and/or implement the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?
- Any neighborhood impacts?

Comp. Plan References

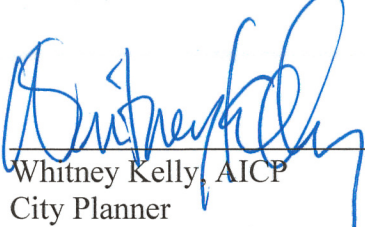
- Design Guidelines

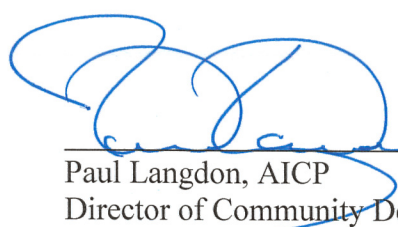
Zoning Code References

- Article VIII Sign Regulations

APPLICANT: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

REPORT PREPARED BY:

 9/14/2012
Whitney Kelly, AICP
City Planner Date

 9/14/2012
Paul Langdon, AICP
Director of Community Development Date

ATTACHMENTS: Table of Changes with Current Language and Proposed Language
Draft Ordinance, including Exhibit A: Revised Article VIII Sign Regulations
Creve Coeur-Olivette Chamber of Commerce letter dated August 30, 2012

SUMMARY

Staff reviewed Article VIII, Sign Regulations, with the Planning and Zoning Commission during several work sessions to develop a comprehensive revision that will facilitate the permitting process, reduce or eliminate points of confusion, and comply with a recent court ruling regarding the content neutrality of the sign regulations. A public hearing of the resulting draft was held on July 16th to consider comments and recommendations from the public, most of which related to the proposed changes regarding real estate signs.

As we have been discussing with the Commission members, a recent 8th Circuit Court of Appeals confirmed that the regulation of the content of signs is a violation of the constitutional right to free speech. As a result, the comprehensive re-write of the code has included the elimination of content regulation wherever possible; this included the proposed elimination of “real estate signs” as a specific type, in favor of increasing the generic signs to accommodate any real estate information. In response to this proposal, the St. Louis Association of Realtors submitted a letter indicating that the State statutes (RSMo. 317) prohibit cities from placing excessive limitations on real estate signage. While Staff continue to believe that content regulation should be stopped, it is recognized that the name of the sign does not necessitate content regulation but may provide a considerable degree of certainty for the public. To this end, the attached draft ordinance maintains the existing regulations for real estate signs, but with clear statements that the signs are identified as “real estate signs” in furtherance of the Missouri Revised Statutes but that the “Substitutability” clause under the General Provisions allows the sign to be used for other purposes. It was during the August 20th meeting, that the Commission directed Staff to draft an ordinance for the changes to the Sign Regulations that were in substantially as discussed during the meeting.

Another change that should be noted was for temporary sign during an election. The current regulation allows for 12 sq. ft. per sign face, for each measure on the ballot. Given the residential setting, Staff lowered the size to coincide with the allowable size for a sign on residential lots of 6 sq. ft., as follows:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

- C. Exempt Signs In All Residential Districts. No permit shall be required for the following signs provided that the signs are erected by the owner or with the owner's permission
 - 2. *Temporary Signs during an Election.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on an residentially-zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed six (6) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

Also during the August 20th meeting, the Commission also asked that Staff review the ground signs in the Light Industrial District. In a visual survey, Staff found that those properties that do have a ground sign would appear to be large enough and/or have sufficient frontage to allow for a sign under the current regulations or under the proposed language. However, a review of the Zoning Code, in general, found that several land use regulations have thresholds for change at a

site size of three acres. Since no discernable reason for distinguishing three acres from three and one-half acres, and because consistency of approach makes the entire code more understandable, staff have amended the entire section for ground signs to allow a ground sign on properties of three acres or larger, regardless of frontage.

Lastly, following the August 20th meeting, the Chamber of Commerce submitted the attached letter, dated August 30th, requesting additional consideration for the following:

- 150 foot space requirement, when a prior location of a sign on an adjoining lot might prohibit a sign for another property.
 - Giving that properties must have a minimum of 200 feet of frontage on Lindbergh Blvd, and 300 feet of frontage elsewhere, or are large properties of 3.5 acres (now three acres per the discussion above) or less, the potential that the placement of one sign would prohibit the adjoining property of a ground sign is minimal. In addition, the provisions under Section 405.970.A *Practical Difficulties or Unnecessary Hardship* for sign variances allow for the mechanism of review for such instances. Nonetheless, Staff have added a specific clarification to the regulation indicating that any occurrence of one site's sign blocking out the adjacent property, even though the second one meets the minimum size requirements, should be considered when assessing undue hardship under Section 405.970, Variances.
- Relocation and reconfiguration of signage for staff approval.
 - All signs that require permits are completed through an administrative process. The only further review of signs by the Planning and Zoning Commission and City Council is under the Master Sign Plan process, and the signs are no longer substantially similar to that which was previously approved.
- Maximum sign size greater than 150 sq. ft. for office buildings.
 - The maximum sign for office buildings is based on the number of floors, rather than the distance from the curb so as not to overwhelm a low rise building. This will likely benefit more properties as redevelopment and the downtown development occurs because the majority of commercial property in the city is too shallow to allow for low-rise offices that are far from the right-of-way. Indeed, buildings in the downtown area would actually benefit greatly by the amendment since they would have virtually no setback but could be up to five stories. Therefore no changes are proposed.
- Prohibition on two wall signs for multi-floor office buildings.
 - Due to prior discussions regarding content, Staff has not included changes to the draft ordinance. If the Commission feels comfortable with allowing for a second wall sign for a multi-floor office building, a separate motion will need to be made. Such a motion could be: "I recommend amending the draft ordinance to include language for allowing a second wall sign if a building has two or more frontages, provided that both signs are for the benefit of the same entity."

ACTION AND MOTION

If the Planning and Zoning Commission is satisfied that the amendments accomplish the original purposes for starting this process, and that subsequent concerns have been heard and addressed, then Staff request that they provide a recommendation to the City Council on the text amendments. Action on the text amendments will be in the form of approval, approval as modified, or denial. The following would be an example motion for this application:

“I move to recommend approval of the draft text amendment ordinance attached to the September 17, 2012, staff report on Application #12-001 for comprehensive changes to the Article VIII, Sign Regulations, and Chapter 405.120, Definition of Terms, as discussed by the Planning Commission this day.” (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 and attached by reference. See body of report for specific excerpts.

The following table only includes the current language compared with the proposed changes. It does not include any of the language that is not changing. For the entire Sign Regulations, please refer to Exhibit A attached to the draft Ordinance.

Current Code Language	New Code Language
SECTION 405.120: DEFINITION OF TERMS FLAG: Any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government, institution or business. SIGN: Any device, fixture, placard or structure that uses any color, form, graphic illumination, symbol or writing to advertise, announce the purpose of or identify the purpose of a person or entity or to communicate information of any kind to the public but not including a church steeple or other religious symbol affixed to a church structure. SIGN, ALTER (AS APPLIED TO A SIGN): A physical change in a sign or sign supports or an addition to a sign or sign supports. The term "alter" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a bulletin board sign, marquee sign or other legal changeable copy sign. SIGN, BANNER: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building by a frame at one (1) or more edges. National flags, State or municipal flags or the official flag of any institution or business shall not be considered banners. SIGN, BILLBOARD OR OUTDOOR ADVERTISING: An outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing designed, intended or used to advertise or inform, any part of the advertising or information contents of which is visible from any point of the traveled ways of the interstate or primary systems. SIGN, BULLETIN BOARD SIGN, INSTITUTIONAL: A sign attached to a	FLAG: Any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government or institution. SIGN: Any device, material, fixture, placard or structure, or part thereof, composed of lettered, numbered, symbolic and/or pictorial matter that is placed or located outside of, or on the exterior of, or in the windows or other transparent surfaces of, any building for display of a message, announcement, notice, direction, information or name. SIGN, ALTER (AS APPLIED TO A SIGN): A physical change in a sign or sign supports or an addition to a sign or sign supports. The term "alter" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a legal changeable-copy sign. SIGN, BANNER: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building by any means at one (1) or more edges. Flags are not banners. SIGN, BILLBOARD: An off-premises sign, any part of the contents of which is visible from any point of the traveled ways of the interstate or primary systems. SIGN, BULLETIN BOARD SIGN: A sign, attached to a building or freestanding, which

Current Code Language	New Code Language
building or freestanding which identifies a place of worship or school and which contains the name of the institution and changeable copy information such as the names of individuals connected with the institution, general announcements of events or activities occurring at the institution or similar messages. SIGN, CHANGEABLE COPY SIGN: A sign on which message copy is changed manually or automatically through the utilization of attachable or integrally automated letters, numbers, symbols and other similar characters of changeable pictorial panels, but not including an institutional bulletin board sign, gasoline station price sign or marquee sign. SIGN, COMMERCIAL MESSAGE: Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity, but not including a sign offering a residential dwelling for sale, lease or rent. SIGN, CONSTRUCTION SIGN: A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans and the owners, financial supporters, sponsors and similar individuals or firms having a role or interest with respect to the structure or project. SIGN, DIRECTORY SIGN: A sign listing the name and/or use and/or location of the various businesses or activities conducted within a building or group of buildings. SIGN, FACE: The area or display surface used for the message. SIGN, FRONTAGE: The length along the front of the ground floor of a building occupied by a separate and distinct use and	contains changeable-copy information such as announcements of events or activities. SIGN, CHANGEABLE COPY SIGN: A sign on which message copy is changed manually or automatically through the utilization of attachable or integrally automated letters, numbers, symbols and other similar characters of changeable pictorial panels. Deleted SIGN, CONSTRUCTION SIGN: A temporary sign erected on the premises on which construction is taking place, during the period of such construction. Deleted SIGN, FACE: The area or display surface used for the message of a sign. Deleted

Current Code Language	New Code Language
the length along the side of the ground floor of a building occupied by a separate and distinct use when the side of such building faces a street; or the width of a tenant space measured along the ground floor of a building occupied by a separate and distinct use which does not face a street but faces a parking lot. SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; except that in the case of an individual letter sign, only two-thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign. SIGN, HEIGHT: The vertical distance measured from the elevation of the centerline of the adjacent right-of-way at the point closest to the sign to the highest point of the sign. SIGN, INCIDENTAL SIGN: A sign which is generally informational and has a purpose secondary to the use of the premises on which it is located, such as "credit cards accepted here", "loading only", "telephone" or similar information. No sign with a commercial message legible from a position off the premises shall be considered incidental. SIGN, LIGHT POLE ARTWORK SIGN: A sign fabricated from a durable fabric with a design applied through silkscreening or similar application method, the content of such signs shall be civic or seasonal in nature. Such signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.	SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign. SIGN, HEIGHT: The vertical distance measured from the elevation of the adjacent grade at the point closest to the sign to the highest point of the sign. SIGN, INCIDENTAL SIGN: A sign which is too small to be legible from a position off the premises. Deleted

Current Code Language	New Code Language
SIGN, NAME PLATE: A non-illuminated sign identifying only the name and occupation or profession of the occupant of the premises on which the sign is located. SIGN, OFF-PREMISES SIGN: Any sign, except a billboard as defined herein, which advertises or identifies a property, business or address, other than the property, business or address where the sign is displayed. SIGN, ON-PREMISES PERMANENT SIGN: A sign pertaining only to the premises on which the sign is located and containing any of the following information: 1. The name of the owner, occupant, management, business or building; 2. The address; 3. The type of business, profession, service or activity; 4. The type or types of products offered; and 5. Other similar information. SIGN, PAPER SIGN: A sign normally for temporary use made of paper, cardboard or similar material. SIGN, PARKING DIRECTION SIGN: A sign indicating the entrance or exit to a parking lot. SIGN, PARKING REGULATION SIGN: A sign stating the regulations for use of a parking lot. SIGN, PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and hot air balloons used as signs. SIGN, REAL ESTATE SIGN: Any sign pertaining to the sale, lease or rental of real estate.	Deleted SIGN, OFF-PREMISES SIGN: Any sign containing content as directed at least in part by someone other than the owner of the property or occupant of a building on the property where the sign is displayed. SIGN, ON-PREMISES SIGN: A sign containing content as directed solely by the owner of the property or occupant of a building on the property where the sign is displayed. Deleted Deleted Deleted SIGN, PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and balloons used as signs. Deleted

Current Code Language	New Code Language
SIGN, RESIDENTIAL SIGN: A sign not exceeding six (6) square feet per sign face and not having more than two (2) sign faces, which is located in a residential zoning district and that contains no commercial message other than advertising the premises for sale, lease or rent. SIGN, ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and extending vertically above the highest portion of the roof. SIGN, SNIPE SIGN: A temporary sign or poster affixed to a utility pole, tree, fence, etc. SIGN, TEMPORARY PROMOTIONAL DISPLAY: A temporary sign or signs displayed so as to attract attention to the sale of merchandise or services or a change in policy or in the status of a business. SIGN, UNSIGHTLY OR UNKEMPT SIGN: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, contains an illegible message, contains rust or peeling or flaking paint or has damage to its face which is clearly visible from the street. SIGN, WINDOW SIGN: A sign made of die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal neon depicting the tenant's identity or product graphics placed within three (3) feet of the inside of a window and is visible from the exterior of the window.	Deleted SIGN, ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and/or extending wholly or partially above the highest portion of the roof. SIGN, SNIPE SIGN: A sign of any type affixed to a utility pole, tree, fence, or similar structure and any temporary freestanding sign illegally placed or installed on public or private property. Deleted SIGN, UNSIGHTLY OR UNKEMPT SIGN: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, contains rust or peeling or flaking paint or has damage to its face which is clearly visible from the street. SIGN, WINDOW SIGN: A sign placed on the surface or within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

Current Code Language	New Code Language
SECTION 405.930: GENERAL PROVISIONS <i>D. Prohibited Signs.</i> 12. Projecting signs, except those permitted by Section 405.950(4)(g) of this Article. 17. Portable signs. 18. Inflatable signs and tethered balloons.	<i>D. Prohibited Signs.</i> 12. Projecting signs, except those otherwise permitted by Section 405.950(H)(4) or other Sections of this Article. 17. Portable signs that are not hand carried or free-standing. 18. Inflatable signs, tethered balloons, banners, pennants, flags, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950(G)(2) Temporary displays and signs. 19. Individuals dressed in costume intended to attract attention as human signs to a business for advertising purposes in violation of Chapter 610. <i>E. Exempted Signs.</i> 4. Incidental signs. <i>G. Miscellaneous Requirements.</i> 6. Architectural Consistency. Sign installations shall be consistent with, and not conceal, the architectural detail of a building.
SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS <i>C. Exempt Signs In All Residential Districts.</i> 1. Residential signs. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces. Such sign may contain any non-commercial message or advertise the premises for sale, lease or rent. No permit shall be required for such a sign provided that the sign is erected by the	<i>C. Exempt Signs In All Residential Districts.</i> No permit shall be required for the following signs provided that the signs are erected by the owner or with the owner's permission. 1. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. [Zoning administrators note:

Current Code Language	New Code Language
owner or with the owner's permission. 2. Temporary open house signs. In addition to a residential sign containing information advertising a premises for sale, lease or rent, each such lot or parcel shall be allowed two (2) temporary open house signs with one (1) such sign on site and the other allowed off site on private property with owner permission. Open house signs shall be limited to a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces and shall be permitted for up to three (3) consecutive days. A minimum of four (4) days shall transpire prior to posting any open house sign on the same lot or parcel for a second (2nd) or subsequent time. No permit shall be required for such a sign. <i>F. Temporary Signs In Residential Districts.</i> Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary non-commercial signs may be allowed with the owner's permission in addition to the permitted signage allowed on any residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed twelve (12) square feet. Not more than one (1) temporary sign per individual candidate and/or proposition on the election ballot shall be permitted per lot. <i>E. Institutional Uses In Residential Districts.</i> 1. Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with changeable copy or may be an on-premises permanent sign. In	Temporary open house signs. Because the foregoing section allows a residentially zoned lot to have two signs if it is on the market for sale or lease, that allows for a residential sign containing information advertising a premises for sale, lease or rent, and an open house sign. Because other residentially zoned properties are always allowed at least one sign, that allows for an additional open house sign off site on private property with the other owner's permission.] 2. <i>Temporary Signs during an Election.</i> Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on an residentially -zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed six (6) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot. <i>E. Institutional Uses In Residential Districts.</i> 1. <i>On-premises permanent attached signs.</i> Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with manually-changeable copy

Current Code Language	New Code Language
addition, such uses shall be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to a period of ninety (90) days and a minimum of ninety (90) days shall elapse prior to posting another temporary sign on the premises. 2. <i>Low monument signs.</i> An institutional use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign used primarily for identification or as a bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria: a. The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard; or b. The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard. 3. <i>Campus monument sign.</i> An institutional use occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, on-premises permanent sign identifying the institutional campus or complex in accordance with the following standards: a. Maximum sign area. Sixty (60) square feet. b. Maximum area per sign face. Twenty-four (24) square feet. c. Maximum height. Six (6) feet above prevailing base grade. d. Setback from right-of-way. Fifteen (15) feet.	or may be an on-premises permanent sign. 2. <i>Low monument signs.</i> An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign, which can include a manually-changeable bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria: a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard. 3. <i>Campus low monument sign.</i> An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, on-premises permanent sign in accordance with the following standards: a. Maximum sign area. Sixty (60) square feet. b. Maximum area per sign face. Twenty-four (24) square feet. c. Maximum height. Six (6) feet above prevailing base grade. d. Setback from right-of-way. Fifteen (15) feet.

Current Code Language	New Code Language
4. <i>Parking direction signs.</i> One (1) freestanding parking direction sign, which may be internally illuminated subject to Section 405.930(F) shall be permitted for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign does not exceed fifteen (15) square feet in gross sign area per face, the sign height does not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and may contain the name and logo of the institution in addition to messages providing directional information. G. <i>On-Site Construction Signs.</i> Only one (1) such sign per entire development denoting the owner, architect, engineer, consultant, developer, lender and/or contractor, not to exceed twelve (12) square feet in gross sign area and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.	4. <i>Parking direction signs.</i> One (1) freestanding parking direction sign, which may be internally illuminated subject to Section 405.930(F) shall be required for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and for enhanced traffic directional purposes may contain the name and/or logo of the institution in addition to messages providing directional information. The Zoning Director may allow fewer signs for good cause. 5. <i>Temporary signs.</i> Institutional uses in residential district may be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event. F. <i>On-Site Construction Signs.</i> When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (24) square feet in gross sign area and not to exceed six (6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.
SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS 2. <i>On-premises permanent signs.</i> a. <i>Individual or freestanding business or use.</i> Each individual business or use located at ground floor level with its own	SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS B. <i>On-premises permanent attached signs.</i> 1. <i>In-line or mid-block uses.</i> Each individual use located at ground floor level with its own

Current Code Language	New Code Language
entrance at street level or a second (2nd) story retail business, either of which has sign frontage as defined in Section 405.120, may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area per sign frontage not to exceed one (1) square foot per linear foot of sign frontage upon which the sign is to be located, up to a maximum of twenty-five (25) square feet in area; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for each fifty (50) feet an individual business or use sets back from the edge of street pavement up to a maximum of one hundred twenty-five (125) square feet in area, provided said individual business or use has the required sign frontage to allow such an increase. A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs shall maintain uniformity in location, height and general design and shall be compatible in color. <i>b. Low monument signs.</i> An individual building or use occupying a site of at least	entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade. <i>2. Corner units, single uses on corner lots, or out-lot buildings within a shopping center.</i> Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade. <i>3. Rear entrances.</i> A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs should maintain uniformity in location, height and general design. <i>C. Low monument signs.</i> <i>1. A project or development with a site</i>

Current Code Language	New Code Language
thirty thousand (30,000) square feet may also be permitted a single, low monument sign provided such sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria: (1) The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard; (2) The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard; or (3) The site has at least two hundred (200) feet of frontage on a street or highway other than Lindbergh Boulevard and the sum of the total gross sign area of the site's wall signs, window signs and signs affixed and/or painted on canopies or awnings is at least twenty (20) square feet less than the maximum allowed in Subsection (2)(a) above or in Subsection (2)(d) Office Building Signs. <i>c. Shopping center or office park sign.</i> A shopping center, office park or institutional complex occupying a site in excess of five (5) acres in size may, by site development plan approval in accordance with Section 405.1080, have a single, freestanding, on-premises permanent sign identifying the center, park or complex (individual tenants shall not be identified on this sign unless the development has received approval of a common signage plan) in accordance with the following standards: (1) Maximum sign area. One hundred (100) square feet. (2) Maximum area per sign face. Forty (40) square feet. (3) Maximum height. Sixteen (16) feet above prevailing base grade.	area of at least 30,000 sq. ft. and with at least two hundred (200) feet of lot frontage along Lindbergh Boulevard, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet. 2. A project or development with a site area of at least 30,000 sq. ft. but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot frontage on a street or non-interstate highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet. 3. A project or development with a site area of at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation

Current Code Language	New Code Language
twelve and one-half (12.5) square feet for every fifty (50) feet an office building sets back from the edge of street pavement, up to a maximum of one hundred twenty-five (125) square feet in area, provided said office building has the required sign frontage (one (1) square foot of gross sign area per lineal foot of sign frontage) to allow such an increase. (2) Each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:... <i>e. Multi-tenant real estate information signs.</i> Each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following: (1) The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area. (2) The sign shall not be more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway and shall not be located within the site distance triangle as defined in Section 405.120, Definitions, of this Chapter. (3) The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions. (4) The aggregate visible width of the	surface of the building façade. <i>E. Address Signs.</i> For fire protection and traffic safety and efficiency, each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:... <i>F. Multi-tenant real estate information signs.</i> Pursuant to RsMO Section 67.317, each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following: 1. The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area. 2. The sign shall not be more than six (6) feet in total height above the elevation of the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway, located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street (The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet), and shall not be located within the site distance triangle as defined in Section 405.120, Definitions, of this Chapter.

Current Code Language	New Code Language
above the adjacent grade. <i>b. Temporary promotional displays and signs.</i> Temporary promotional displays such as banners, posters, pennants, ribbons, streamers and balloons shall be permitted for ground floor retail sales and service uses to announce grand openings, special sales or events. These special promotions shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary promotional displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs. <i>c. Temporary signs.</i> Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary non-commercial signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twenty-four (24) square feet. Not more than one (1) temporary sign per individual candidate and/or proposition on the election ballot shall be permitted per lot.	above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited. <i>2. Temporary displays and signs.</i> Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than 18 feet above the ground elevation. <i>3. Temporary Signs during an Election.</i> Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot. <i>5. Portable signs.</i> In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no

Current Code Language	New Code Language
4. <i>Special purpose signs.</i> Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for on-premises permanent signs. a. <i>Parking direction signs.</i> One (1) freestanding parking direction sign per direction, which may be internally illuminated, shall be permitted for each driveway, provided the sign does not exceed three (3) square feet in gross sign area per face, the sign height does not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, the sign may contain the address of the business or institution on the premises. b. <i>Directional signs.</i> Directional signs, other than parking direction signs, may be located on a project, site or development exceeding twenty (20) acres in size, provided that the total area of such signs located on any site shall not exceed twelve (12) square feet in gross sign area and no sign should be more than ten (10) feet in height or located closer than fifty (50) feet to a public or private right-of-way. c. <i>Parking regulation signs.</i> One (1) non-illuminated parking regulation sign, not exceeding five (5) square feet in gross sign area and not exceeding ten (10) feet in sign height, shall be permitted for each commercial or public parking lot. Parking lots with more than twenty (20) parking spaces shall be permitted one (1) such sign for each twenty (20) parking spaces or fraction thereof. f. <i>Light pole artwork signs.</i> Light pole artwork signs shall be permitted on light	more than four (4) feet in height shall be allowed per business address, without a permit, provided that such sign is no more than four (4) feet from the front door entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn. <i>H. Special purpose signs.</i> Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for on-premises permanent signs. 1. <i>Parking and other direction signs.</i> One (1) freestanding parking direction sign per direction, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may contain the name, address and/or logo of the business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City. Parking regulations signs to be deleted Light pole artwork signs to be deleted

Current Code Language	New Code Language
poles in public surface parking lots accommodating a minimum of two hundred (200) vehicles. All light poles supporting these signs must be located a minimum of fifteen (15) feet from the front curb line of the parking lot. The bottom of such sign shall not be lower than twelve (12) feet from the base of the light pole. In addition, temporary light pole artwork signs may be permitted on light poles or similar utility poles adjacent to a public street to announce special events. The gross sign area of each light pole artwork sign shall not exceed eighteen (18) square feet with a maximum of two (2) signs per light pole. No part of this sign shall project more than three (3) feet beyond the vertical centerline of the light pole. These signs shall be attached to the light pole in such a manner so as to minimize any sign movement. Any torn, frayed or faded light pole artwork sign must be repaired, replaced, removed entirely within ten (10) days of written notification. 6. Master signage plans--"CB" Core Business District, "PH" Planned Hospital District, "HE" Higher Education District and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). The provisions set forth in the preceding Sections 405.910, et seq., shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping with the intent to allow flexibility in the design of planned developments and campuses, the following options may be applicable to signs accessory to uses in the "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres): a. As an alternative, signs may be	J. Master signage plans— The provisions set forth in the preceding Sections 405.910, et seq., shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially- zoned institutions (schools and places of worship). However, in keeping 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 right-of-ways (i.e. Olive Boulevard), the following options may be available for signs accessory to uses in non-residential properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially-zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to: 1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a

Current Code Language	New Code Language
permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs, as well as the nature of the information to be displayed on the signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown. b. In addition, a plan for off-site directional signs in commercial districts which identify commercial centers and institutional campuses may be recommended by the Planning and Zoning Commission and approved by the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the signage plan, as well as the nature of the information to be displayed on each sign. All such signs shall be located within the "CB" Core Business District, "PH" Planned Hospital District or "HE" Higher Education District. Off-site signage is not permitted in residential districts. c. Any application submitted pursuant to Subsection (6)(a) or (b) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a	Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown. 2. Any application submitted pursuant to Subsection (6)(a) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application. 3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria a. Proposed signs are consistent with the purpose of this ordinance; b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area. c. Proposed signs are in scale and harmonious with the development and shall be so located and sized 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 unit nature of the development and the purposes of architectural and urban

Current Code Language	New Code Language
plan of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental signs need not be shown. (2) The common signage plan shall specify standards for consistency among all signs on the lots affected by the plan with regard to: (a) Lettering or graphic style; (b) Lighting; (c) Location of each sign on the buildings; (d) Material; and (e) Sign proportions. b. Window signs on common signage plan. A common signage plan or master signage plan including window signs may simply indicate the areas of the windows to be covered by window signs and the general type of the window signs (e.g., paper affixed to window, painted, etched on glass or some other material hung inside window) and need not specify the exact dimension or nature of every window sign. c. Limit on number of freestanding signs under common signage plan. The common signage plan, for all lots with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one (1) for each street on which the lots included in the plan have frontage and shall provide for shared or common usage of such signs. Individual tenants may be identified on freestanding signs. d. Other provisions of common signage plans. The common signage plan may contain such other restrictions as the owners of the lots may reasonably determine. e. Consent. The common signage plan shall be signed by all owners or their authorized agents in such form as the Zoning Administrator shall require. f. Procedures. A common signage plan shall be included in any site development plan or other plan required by the City for the proposed development and shall be processed simultaneously with such other plan. g. Amendment. A common signage	

Current Code Language	New Code Language
plan may be amended by filing a new common signage plan that conforms with all requirements of the ordinance then in effect. h. Existing signs not conforming to common signage plan. If any new or amended common signage plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed amended plan or to the requirements of this Chapter in effect on the date of submission. i. Binding effect. After approval of a common signage plan, no sign shall be erected, placed, painted or maintained, except in conformance with such plan and such plan may be enforced in the same way as any provision of this Chapter. In case of any conflict between the provisions of such a plan and any other provision of this Chapter, the ordinance shall control.	K. Existing signs not conforming to common signage plan. If any common signage plan has been approved under previously effective ordinances for a property on which existing signs were located, with a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.

AN ORDINANCE AMENDING CHAPTER 405, ARTICLE VIII SIGN REGULATIONS OF THE ZONING ORDINANCE AND THE DEFINITION OF TERMS, OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Article VIII, Sign Regulations, intended to simplify several regulations and definitions, eliminate certain provisions that appear to be inconsistent with the purposes of the Sign Code and address content-related issues; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the definitions and sign provisions of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; 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 Monday, July 16, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning Division Staff has discussed the proposed changes with members of the Creve Coeur/Olivette Chamber of Commerce, and members of the business and real estate community; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of the subject amendments at its meeting on Monday, September 17, 2012; 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.

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

SECTION 1: The following definitions in Section 405.120, Definition of Terms of Chapter 405, The Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.120 DEFINITION OF TERMS

FLAG: Any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government; or institution ~~or business~~.

SIGN: Any device, material, fixture, placard or structure, or part thereof, composed of lettered, numbered, symbolic and/or pictorial matter that is placed or located when in use outside of or on the exterior of or in the windows or other transparent surfaces of any building for display of a message, announcement, notice, direction, information or name that uses any color, form, graphic illumination, symbol or writing to advertise, announce the purpose of or identify the purpose of a person or entity or to communicate information of any kind to the public but not including a church steeple or other religious symbol affixed to a church structure.

SIGN, ALTER (AS APPLIED TO A SIGN): A physical change in a sign or sign supports or an addition to a sign or sign supports. The term "alter" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a ~~bulletin board sign, marquee sign or other~~ legal changeable-copy sign.

SIGN, BANNER: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building by a frame at one (1) or more edges. ~~National flags, State or municipal flags or the official flag of any institution or business shall~~ Flags are not be considered banners.

SIGN, BILLBOARD ~~OR OUTDOOR ADVERTISING~~: An off-premises outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing designed, intended or used to advertise or inform, any part of the advertising or information contents of which is visible from any point of the traveled ways of the interstate or primary systems.

SIGN, BULLETIN BOARD SIGN, ~~INSTITUTIONAL~~: A sign attached to a building or freestanding which ~~identifies a place of worship or school and which contains the name of the institution and~~ changeable copy information such as the names of individuals connected with the institution, general announcements of events or activities occurring at the institution or similar messages.

SIGN, CHANGEABLE COPY SIGN: A sign on which message copy is changed manually or automatically through the utilization of attachable or integrally automated letters, numbers, symbols and other similar characters of changeable pictorial panels, ~~but not including an institutional bulletin board sign, gasoline station price sign or marquee sign.~~

SIGN, COMMERCIAL MESSAGE: Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity, but not including a sign offering a residential dwelling for sale, lease or rent.

SIGN, CONSTRUCTION SIGN: A temporary sign erected on the premises on which construction is taking place, during the period of such construction, ~~indicating the names of the architects, engineers, landscape architects, contractors or similar artisans and the owners, financial supporters, sponsors and similar individuals or firms having a role or interest with respect to the structure or project.~~

~~SIGN, DIRECTIONAL SIGN: A sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed including entrance and exit signs.~~

~~SIGN, DIRECTORY SIGN: A sign listing the name and/or use and/or location of the various businesses or activities conducted within a building or group of buildings.~~

SIGN, FACE: The area or display surface used for the message of a sign.

~~SIGN, FRONTAGE: The length along the front of the ground floor of a building occupied by a separate and distinct use and the length along the side of the ground floor of a building occupied by a separate and distinct use when the side of such building faces a street; or the width of a tenant space measured along the ground floor of a building occupied by a separate and distinct use which does not face a street but faces a parking lot.~~

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; ~~except that in the case of an individual letter sign, only two thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign.~~ Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

SIGN, HEIGHT: The vertical distance measured from the elevation of the ~~centerline of the adjacent right-of-way~~ grade at the point closest to the sign to the highest point of the sign.

SIGN, INCIDENTAL SIGN: A sign which is too small to be ~~generally informational and has a purpose secondary to the use of the premises on which it is located, such as "credit cards accepted here", "loading only", "telephone" or similar information. No sign with a commercial message legible from a position off the premises shall be considered incidental.~~

~~SIGN, LIGHT POLE ARTWORK SIGN: A sign consisting of a banner fabricated from a durable fabric with a design applied through silkscreening or similar application method affixed to a light pole., the content of such signs shall be civic or seasonal in nature. Such signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.~~

SIGN, MOVING SIGN: Any sign or part of a sign which changes physical position by any movement or rotation, ~~but not including rotating panels which are integrated within an outdoor general advertising device.~~

~~SIGN, NAME PLATE: A non-illuminated sign identifying only the name and occupation or profession of the occupant of the premises on which the sign is located.~~

SIGN, OFF-PREMISES SIGN: Any sign containing content as directed at least in part by someone other than the owner of the property or occupant of a building on, ~~except a~~

~~billboard as defined herein, which advertises or identifies a property, business or address, other than the property, business or address where the sign is displayed.~~

~~SIGN, ON-PREMISES PERMANENT SIGN: A sign containing content as directed solely by the owner of the property or occupant of a building on the property where the sign is displayed. pertaining only to the premises on which the sign is located. and containing any of the following information:~~

- ~~— 1. The name of the owner, occupant, management, business or building;~~
- ~~— 2. The address;~~
- ~~— 3. The type of business, profession, service or activity;~~
- ~~— 4. The type or types of products offered; and~~
- ~~— 5. Other similar information.~~

~~SIGN, PAPER SIGN: A sign normally for temporary use made of paper, cardboard or similar material.~~

~~SIGN, PARKING DIRECTION SIGN: A sign indicating the entrance or exit to a parking lot.~~

~~SIGN, PARKING REGULATION SIGN: A sign stating the regulations for use of a parking lot.~~

~~SIGN, PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and hot air balloons used as signs.~~

~~SIGN, REAL ESTATE SIGN: Any sign pertaining to the sale, lease or rental of real estate.~~

~~SIGN, RESIDENTIAL SIGN: A sign not exceeding six (6) square feet per sign face and not having more than two (2) sign faces, which is located in a residential zoning district and that contains no commercial message other than advertising the premises for sale, lease or rent.~~

~~SIGN, ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and/or extending wholly or partially vertically above the highest portion of the roof.~~

~~SIGN, SNIPE SIGN: A temporary sign or poster affixed to a utility pole, tree, fence, or similar structure and any temporary freestanding sign illegally placed or installed on public or private property etc.~~

~~SIGN, TEMPORARY PROMOTIONAL DISPLAY: A temporary sign or signs displayed so as to attract attention to the sale of merchandise or services or a change in policy or in the status of a business.~~

~~SIGN, UNSIGHTLY OR UNKEMPT SIGN: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some~~

BILL NO. _____

ORDINANCE NO. _____

other supporting structure, ~~contains an illegible message~~, contains rust or peeling or flaking paint or has damage to its face which is clearly visible from the street.

SIGN, WINDOW SIGN: A sign ~~made of die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal neon depicting the tenant's identity or product graphics placed on the surface or~~ within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

SECTION 2: Article VIII, Sign Regulations is hereby deleted and replaced in its entirety with a new Article VIII, Sign Regulation, attached as Exhibit A hereto.

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

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

ARTICLE VIII. SIGN REGULATIONS

SECTION 405.910: PURPOSE AND INTENT

These regulations 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. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur.

SECTION 405.920: SIGN PERMITS

A. It shall be unlawful for any person to erect, perform major repair, alter, move, replace or otherwise change a sign requiring a sign permit in the City of Creve Coeur without first obtaining a sign permit from the Zoning Administrator or Planning and Zoning Commission as provided by this Article. An application for a sign permit shall be submitted to the Zoning Administrator and shall include and be accompanied by plans that show the size and shape of the sign, the location of the proposed sign, the setbacks from surrounding properties, the type of illumination and proposed lighting, the materials used to construct and the method used to support the sign or attach it to a building. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, the application shall comply with and be in accordance with the format and procedures adopted by the Planning and Zoning Commission and shall be filed with the Zoning Administrator in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free.

B. If the proposed sign is one that may be approved by the Zoning Administrator, then, within twenty-one (21) days after the application for a sign permit has been received by the Zoning Administrator, he/she shall respond to the applicant advising said applicant whether or not the sign requested conforms with this Article. If no response is received within twenty-one (21) days, the application shall be deemed to have been approved. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, then the Planning and Zoning Commission shall respond to the applicant within sixty (60) days after receipt of the application by the Zoning Administrator advising said applicant whether the sign requested has or has not been approved. If no response is received within sixty (60) days, the application shall be deemed to have been approved. Upon denial, the applicant may appeal to the Board of Adjustment pursuant to Sections [405.1040](#) and [405.1110](#) of the zoning ordinance. The Zoning Administrator shall maintain a record of all sign permits issued, which records shall show date of application and date of issuance of permits.

SECTION 405.930: GENERAL PROVISIONS

A. *Scope.* The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by [Section 405.930\(E\)](#) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with [Section 405.910](#), Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.

B. *Maintenance And Safety.*

1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.

2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.

C. *Non-Conforming Signs.*

1. No new or existing sign may be constructed, altered in structure, relocated or replaced after the effective date of this Article, 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 is specifically exempted from the provisions of this Article. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in [Section 405.930\(B\)](#) Maintenance and Safety.

2. Any existing sign that is destroyed, deteriorated or damaged to the extent of fifty percent (50%) or more of its replacement cost, exclusive of the foundation, after the effective date of this Article, shall not be rebuilt, repaired or replaced except in conformity with the provisions of this Chapter.

D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:

1. *Affixing of advertisements to public places.* No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer, of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.

2. Signs legible from a public right-of-way that imitate, blend or conflict with or that otherwise may be confused with traffic signals and signs, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety. Such signs shall include, but not be limited to, signs that are imitations of "stop", "go", "caution", "danger" or "warning".

3. Signs that are of a size, location, movement and/or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety.

4. Signs that falsely advertise that an activity, business, product or service is sold or conducted on the premises upon which the sign is located and thereby misdirect traffic. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.

5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.

6. Vehicular signs which are not painted directly on or affixed flat against the factory surface of a vehicle. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles when said vehicles park temporarily and only to make immediate deliveries or pickups.

a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall park said vehicle at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible.

b. Any vehicle which displays a permitted vehicle sign shall not park between 2:00 A.M. and 5:00 A.M. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in any zoning district within the corporate limits of Creve Coeur, unless such vehicle is parked within an enclosed

garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

7. Strips or strings of lights used to call attention to a use or occupancy by outlining property lines, sales area, roof lines, doors, windows, wall edges or other architectural features of a building site. Exempted from this provision are holiday-style lighting displayed from November first (1st) through January fifteenth (15th) and lights which are an integral architectural feature of the original design of a structure as approved by the Planning and Zoning Commission. (The use of exposed neon is governed by [Section 405.930\(F\)\(6\)](#) and [\(7\)](#).)

8. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to tri-vision billboards or exempted governmental and official signs. "*Tri-vision billboard*" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

9. Snipe signs.

10. Unsightly or unkempt or damaged signs.

11. Roof signs.

12. Projecting signs, except those otherwise permitted by [Section 405.950\(H\)\(4\)](#) or other Sections of this Article.

13. *Any sign structure which no longer supports a sign.* Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.

14. *Changeable copy signs (manual or automated).* Exempted from this provision are: tri-vision billboards as defined in Section 405.930(D)(8) above; manually-changeable bulletin board signs as allowed by Section 405.940(E); marquee signs; signs defined in [Section 405.930\(E\)\(1\)](#) (governmental and official signs); illuminated devices as allowed by [Section 405.930\(F\)\(2\)](#); and signs in [Section 405.950\(I\)\(6\)](#) (gasoline price signs).

15. Permanent or temporary window signs above the finished floor level of the second (2nd) story including lettering painted or applied to glass and temporary displays as defined in [Section 405.950\(G\)\(1\)](#) located above the ground floor.

16. Back-lit awnings and lighted canopies.

17. Portable signs except as allowed by Section 405.950(G)(5).
18. Inflatable signs, tethered balloons, banners, pennants, flags, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950(G)(2) *Temporary displays and signs*.
19. Individuals dressed in costume intended to attract attention as human signs to a business for advertising purposes in violation of Chapter 610.
20. Signs extending over a roadway.
21. Off-premises signs except for billboards installed before July 1, 2009.

E. *Exempted Signs*. With the exception of [Sections 405.930\(B\)](#) (Maintenance and Safety), [405.930\(D\)](#) (Prohibited Signs) and [405.930\(G\)](#) (Miscellaneous Requirements), the provisions and regulations of this Article shall not apply to the following signs:

1. Governmental and official signs including, but not limited to, the following:
 - a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.
 - b. Signs for the control or direction of traffic and other authorized public purposes, including on private property as required by the City or other traffic authority.
2. No parking and no trespassing signs that are no larger than one (1) square foot in gross sign area.
3. Signs not exceeding two (2) square feet in sign area individually and not exceeding 6 square feet in the aggregate, including, but not limited to, the following:
 - a. Name plates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.
 - b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.
 - c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.
4. Incidental signs.

F. *Illuminated Signs.* The following requirements shall apply to illuminated signs:

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.
2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted.
3. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.
5. No exposed reflective-type bulb or incandescent lamp which exceeds forty (40) watts shall be used on the exterior surface of any sign in such manner as to expose the face of the bulb, light or lamp to any public street or adjacent property.
6. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).
7. The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.

G. *Miscellaneous Requirements.* All signs shall comply with the following general requirements:

1. *Sign faces.* When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article.
2. *Projections.* No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.
3. *Life safety code compliance.* All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.
4. *Obstruction to exit ways.* No sign shall be erected, displayed or maintained so as to

obstruct any fire escape, any required exit way, window or door opening used as a means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.

5. *Obstruction of ventilation.* No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.

6. *Architectural Consistency.* Sign installations shall be consistent with, and not conceal, the architectural detail of a building.

H. *Flags.* Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two (2) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. Within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of flags displayed on any parcel of land within the City. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.

I. *Sign Setbacks.* All permanent signs shall be set back from property lines according to the regulations specified in this Article or as otherwise required by any other applicable City ordinance. Temporary signs shall be set back at least five (5) feet from the edge of pavement of any road and shall be located outside of the right-of-way of any State, County, or City road.

J. *Substitutability.* Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with a residential use or in a residential zoning district, unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs require a permit except as otherwise provided herein.

B. *Residential Development Signs.* Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved

by the Planning and Zoning Commission through the site development plan approval process as defined in [Section 405.1080](#). Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

C. *Exempt Signs In All Residential Districts.* No permit shall be required for the following signs signs provided that the signs are erected by the owner or with the owner's permission.

1. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. [Zoning administrators note: (*Temporary open house signs.*) Because the foregoing section allows a residentially zoned lot to have two signs if it is on the market for sale or lease, that allows for a residential sign containing information advertising a premises for sale, lease or rent, and an open house sign. Because other residentially zoned properties are always allowed at least one sign, that allows for an additional open house sign off site on private property with the other owner's permission.]

2. *Temporary Signs during an Election.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on an residentially - zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed six (6) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

D. *Single-Family Lots Fronting On A Numerically Designated State Highway.* Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by [Section 405.450\(E\)](#), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

E. *Institutional Uses In Residential Districts.*

1. *On-premises permanent attached signs.* Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with manually-changeable copy or may be an on-premises permanent sign.

2. *Low monument signs.* An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign, which can include a manually-changeable bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in [Section 405.670](#) of this Chapter and the site meets one (1) of the following criteria:

- a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or
- b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard.

3. *Campus low monument sign.* An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, on-premises permanent sign in accordance with the following standards:

- a. *Maximum sign area.* Sixty (60) square feet.
- b. *Maximum area per sign face.* Twenty-four (24) square feet.
- c. *Maximum height.* Six (6) feet above prevailing base grade.
- d. *Setback from right-of-way.* Fifteen (15) feet.

4. *Parking direction signs.* One (1) freestanding parking direction sign, which may be internally illuminated subject to [Section 405.930\(F\)](#) shall be required for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and for enhanced traffic directional purposes may contain the name and/or logo of the institution in addition to messages providing directional information. The Zoning Director may allow fewer signs for good cause.

5. *Temporary signs.* Institutional uses in residential district may be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

F. *On-Site Construction Signs.* When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (24) square feet in gross sign area and not to exceed six (6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.

SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with any non-residential use or in a non-residential zoning district unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.

B. *On-premises permanent attached signs.*

1. *In-line or mid-block uses.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

2. *Corner units, single uses on corner lots, or out-lot buildings within a shopping center.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

3. *Rear entrances.* A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs should maintain uniformity in location, height and general design.

C. *Low monument signs.*

1. A project or development with a site area of at least 30,000 sq. ft. and with at least two hundred (200) feet of lot frontage along Lindbergh Boulevard, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
2. A project or development with a site area of at least 30,000 sq. ft. but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot

frontage on a street or non-interstate highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.

3. A project or development with a site area of at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
4. A project or development with a site area of more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
5. A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.
6. In instances where the required 150-foot separation from a pre-existing sign on one property would exclude an adjacent property from being permitted a low monument for which it is otherwise eligible, such exclusion shall be allowed as a factor in determining practical difficulties or unnecessary hardship within the provisions of Section 405.970, Variances, of this Chapter.

D. *Attached signs for multi-floor office buildings.* Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

E. *Address Signs.* For fire protection and traffic safety and efficiency, each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be

determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0--100	2
1	101--250	3
1	over 250	4
2	0--100	3
2	101--250	4
2	over 250	5
3	0--100	4
3	101--250	5
3	over 250	6
4	0--100	5
4	101--250	6
4	over 250	7
5	0--100	6
5	101--250	7
5	over 250	8
6	0--100	7
6	101--250	8
6	over 250	9
over 6	0--100	8
over 6	101--250	9
over 6	over 250	10

F. *Multi-tenant real estate information signs.* Pursuant to RsMO Section 67.317, each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:

1. The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.
2. The sign shall not be more than six (6) feet in total height above the elevation of the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway, located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street (The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet), and shall not be located within the site distance triangle as defined in [Section 405.120](#), Definitions, of this Chapter.
3. The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.

4. The aggregate visible width of the supporting legs or monument shall be at least one-quarter ($\frac{1}{4}$) of the width of the sign.
5. The edges of the sign shall be boxed-in, framed or otherwise enclosed to eliminate visible gaps or spaces between the sign panels.
6. The sign copy shall be applied and protected with weather- resistant materials and finishes.
7. Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.
8. These provisions shall not be applicable to single-tenant or owner- occupied properties which are subject to [Section 405.950\(G\)\(4\)](#) Temporary or incidental signs for single-tenant properties.
9. Nothing in these provisions shall be deemed to limit or alter in any way the provisions of Section 405.930.J, Substitutability, of this Chapter.

G. *Temporary or incidental signs.* The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for on-premises permanent signs:

1. *Window signs.* The total gross sign area of all window signs as defined in [Section 405.120](#), Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.
2. *Temporary displays and signs.* Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than 18 feet above the ground elevation.

3. *Temporary Signs during an Election.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.
4. *Temporary real estate signs on single-tenant/occupant properties.* Pursuant to RsMO Section 67.317, in addition to the permitted signage on any single-tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of [Section 405.950\(F\)](#), Multi-tenant real estate information signs, shall be enforced on the property.
5. *Portable signs.* In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided that such sign is no more than four (4) feet from the front door entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn.
6. *Signs on converted residential structures in commercial zoning districts.* Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

H. *Special purpose signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for on-premises permanent signs.

1. *Parking and other direction signs.* One (1) freestanding parking direction sign per direction, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may contain the name, address and/or logo of the business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City.

2. *Marquee signs.* Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of [Section 405.1080](#).
3. *On-site construction signs.* When the property is under construction pursuant to an issued building permit, an additional sign, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after completion of a project and not later than 10 days after issuance of occupancy permit.
4. *Covered walkway signs.* A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.

I. *Automobile service stations.*

1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section. Additional retail signs, unless specifically provided for herein, advertising the sale of specific products shall be prohibited.
2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in [Section 405.950\(I\)\(5\)](#).
3. *Wall signs.*
 - a. Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area.
 - b. In instances where the washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. Further, one (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit for traffic safety and efficiency. The gross sign area of such signs shall not exceed twelve (12) square feet. One additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross sign area or

eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

4. *Service station canopy signs.* An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. Any business logo, inclusive of striping or other symbols, appearing on this canopy sign shall count as part of the gross sign area allowable for said sign.
5. *Pump signs.* Signs shall be posted on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump. "Self-service" or "full-service" signs shall identify each pump island on the service station property. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.
6. *Gasoline price signs.* For purposes of traffic efficiency and safety, one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed sixteen (16) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold.

J. *Master signage plans*— The provisions set forth in the preceding [Sections 405.910, et seq.](#), shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially- zoned institutions (schools and places of worship). However, in keeping 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 right-of-ways (i.e. Olive Boulevard), the following options may be available for signs accessory to uses in non-residential properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially-zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to:

1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of [Sections](#)

[405.1060\(D\)\(3\)](#) and [405.1120](#) of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.

2. Any application submitted pursuant to Subsection (6)(a) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.
3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in [Section 405.1080](#). All proposed signs shall be reviewed based on the following criteria
 - a. Proposed signs are consistent with the purpose of this ordinance;
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized 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 unit nature of the development and the purposes of architectural and urban design elements.

K. *Existing signs not conforming to common signage plan.* If any common signage plan has been approved under previously effective ordinances for a property on which existing signs were located, with a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.

L. *Billboards.*

1. *Not permitted.* Billboards shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541 RSMo.
2. *Lighting and landscaping of billboards.* All lighting and landscaping of billboards shall comply with the following:
 - a. Prior to issuance of a City permit for erection of a billboard, the applicant shall submit and receive approval of a landscape plan depicting the landscaping, billboard lighting and fencing around the proposed billboard to ensure that the structure will be aesthetically compatible with its surroundings and the aesthetic

standards of the community and neighboring property. Said landscaping shall consist of a circular base with a minimum radius measured from the center of the sign base. Said radius shall be no less than the total height of the sign, measured from ground grade at the sign structure base to the highest point of the total sign and structure. Such plans shall comply with the provisions of [Section 405.540](#), shall be reviewed and approved by the Planning and Zoning Commission and shall comply with all standards in this Section;

- b. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;
 - c. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;
 - d. No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;
 - e. The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.
3. *Obstruction of official highway signs.* No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.
4. *Annual inspection and certification.* Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July first (1st) of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.
5. *Nuisances.* Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner all other nuisances on private property.

SECTION 405.960: ENFORCEMENT AND SIGN REMOVAL

A. *Sign Code Violations And Enforcement.* Any sign which is not in compliance with all the provisions of this Article is declared to be unlawful. The City, through the Zoning Administrator, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who violates or fails to comply with any provisions of this Article or against the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located to prevent, enjoin, abate or terminate the erection, use of display of an unlawful sign. Any person who violates or fails to comply with any of the provisions of this Article or the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located shall be subject to the penalties set forth in [Section 405.1150\(D\)](#) of this Chapter.

B. *Removal Of Unlawful Sign.* Any unlawful sign which has not been removed within thirty (30) days after conviction of violation or imposition of civil penalty may be removed by the City and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty (30) days of its removal by the City, the City may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs shall be paid to the owner of the sign.

C. *Immediate Removal Of Unlawful Or Unsafe Signs.* Signs which the Zoning Administrator finds upon public streets, sidewalks, rights-of-way or other public property or which wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed by the Zoning Administrator without prior notice. (R.O. 2008 §26-105; Ord. No. 1903 §1, 11-24-97)

SECTION 405.970: VARIANCES

A. *Practical Difficulties Or Unnecessary Hardship.*

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.
2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

B. *Procedures And Criteria.* The procedures and criteria for granting a variance from the regulations in this Article shall be as set out in [Section 405.1040](#) of this Chapter.

SECTIONS 405.980--405.990: RESERVED

Memorandum

From: Carl Lumley

To: The Planning and Zoning Commission

Re: Additional edits to the Sign Code

Date: September 17, 2012

The following is a list of additional edits to the proposed revised sign code:

Changes to Section 1 of the Proposed Ordinance – Definitions, Section 405.150

1. Delete the definitions of “Sign, Billboard,” “Sign, Construction Sign,” “Sign, Off-Premises Sign,” and “Sign, On-Premises Sign.”
2. Change the definition of “Sign, Bulletin Board Sign” so it reads: “A sign attached to a building or freestanding which **contains** changeable copy information such **as** announcements of events or activities.”¹

Changes to Section 2 (Exhibit A) of the Proposed Ordinance

1. 405.930(D)(8) – Revise language to read: “Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to ~~tri-vision billboards or~~ exempted governmental and official signs. ~~“Tri-vision billboard” means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.”~~
2. 405.930(D)(14) – Revise language to read: “*Changeable copy signs (manual or automated).* Exempted from this provision are: ~~tri-vision billboards as defined in Section 405.930(D)(8) above;~~ manually-changeable bulletin board signs as allowed by Section 405.940(E); marquee signs, **if approved pursuant to Section 405.950(H)(2)**; signs defined in [Section 405.930\(E\)\(1\)](#) (governmental and official signs); illuminated devices as allowed by [Section 405.930\(F\)\(2\)](#); and signs in [Section 405.950\(I\)\(6\)](#) (gasoline price signs).”
3. 405.930(D)(21) – Delete subsection in its entirety and replace with a new subsection 21, which will read: “Except as may otherwise be expressly authorized by this Article VIII, signs exceeding fifty (50) square feet in gross sign area.”

¹ Throughout, revised language is shown as **bold and underline** for additions, and ~~striketrough~~ for deletions.

4. 405.940(E)(1) – Change to read “~~On-premises permanent attached signs.~~ Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. One ~~The~~ permanent sign may be a bulletin board sign with manually-changeable copy ~~or may be an on-premises permanent sign.~~”
5. 405.940(E)(3) – Change to read: “*Campus low monument sign.* An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, ~~on-premises~~ permanent sign in accordance with the following standards.”
6. 405.950(B) – Change title to read: “~~On-premises permanent attached signs.~~”
7. 405.950(B)(3) – Change to read: “*Rear entrances.* A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the ~~on-premises~~ permanent signs should maintain uniformity in location, height and general design”
8. 405.950(G) – Change to read: “*Temporary or incidental signs.* The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for ~~on-premises~~ permanent signs.”
9. 405.950(G)(2) – Change to read: “*Temporary displays and signs.* Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for ~~on-premises~~ permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than 18 feet above the ground elevation.”
10. 405.950(H) – Change to read: “*Special purpose signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for ~~on-premises~~ permanent signs.”
11. 405.950(L)(1) – Change to read: “Billboards, and except as otherwise expressly authorized by this Article VIII, other signs exceeding fifty (50) square feet in gross sign area shall not be

permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541 RSMo. **Existing tri-vision billboards are likewise deemed to be non-conforming signs. Tri-vision billboard" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.**

12. 405.950(L)(2) – Change to read: *"Lighting and landscaping of billboards.* All lighting and landscaping of **grandfathered** billboards shall comply with the following."
13. 405.950(L)(2)(A) – This subsection is to be deleted and replaced with: "Previously approved and required landscaping shall be maintained."

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Chamber Of Commerce

August 30, 2012

Planning and Zoning Commission
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

Re: Proposed Modifications to the City of Creve Coeur Sign Ordinances

Dear Members of the Planning and Zoning Commission:

We are writing this letter in response to follow up discussions by the planning and zoning commission of the City of Creve Coeur (the "**City**") with respect to proposed changes to the City's sign ordinances.

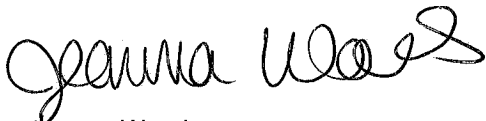
The Creve Coeur-Olivette Chamber of Commerce (the "**Chamber**") appreciates that the City has requested input on these follow up discussions. The Chamber's committee on this issue has reviewed the matters discussed at the August 20, 2012 planning and zoning commission meeting. While several important issues appear to be satisfactorily resolved, we believe a few items of concern remain:

1. 150' Spacing. The one hundred fifty (150) foot spacing requirements still appear to be potentially problematic for certain property owners. While the Chamber recognizes a twenty five (25) foot adjustment was added, additional exceptions are needed with respect to right of way requirements.
2. Relocation and Reconfiguration of Signage. Relocation and reconfiguration of signage without additional regulatory approval appears not to have been addressed. The Chamber would hope a provision could be adopted allowing such changes without excessive review or lengthy procedures if within certain guidelines. Perhaps an administrative approval by the planning staff in certain instances could be considered.
3. Maximum Signage Size. The maximum signage size of one hundred fifty (150) square feet is still felt to be problematic for large buildings that do not border directly on a roadway and may in some cases be one hundred (100) feet or more from a roadway.
4. Prohibition on Two (2) Wall Signs. The prohibition of two (2) wall signs for multi-story buildings that front multiple roadways is also felt by the Chamber to be too limiting. The size of signage has already been limited and the Chamber feels that the ability to have two (2) signs for such unique building situations is important.

Overall, in regard to minimizing "visual clutter," we believe that the City's controls on color and lighting have accomplished that goal.

It is the Chamber's sincere hope that the City will continue to work with us and address the remaining concerns in a way not to penalize business growth and development which is so important to the City in these difficult economic times.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanna Woods", with a stylized flourish at the end.

Jeanna Woods
President

This letter is submitted in connection with the public hearing scheduled for September 4, 2012 on the proposed changes to the City of Creve Coeur sign ordinances. We request that it will be made a part of the official record.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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APPLICATION TO PLANNING AND ZONING COMMISSION

#12-001 TEXT AMENDMENT FOR COMPREHENSIVE REVISIONS TO ARTICLE VIII SIGN REGULATIONS OF THE ZONING ORDINANCES

FOR THE MEETING OF: August 20, 2012

LOCATION: City-wide

REQUEST:

An application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Article VIII, Sign Regulations, intended to simplify several regulations and definitions, eliminate certain provisions that appear to be inconsistent with the purposes of the Sign Code and address content-related issues highlighted by a recent Circuit Court decision.

ADDITIONAL INFORMATION:

Local governments can make restrictions on speech based on its time, place, and manner, so long as the restrictions do not relate to the content of the speech. Many of Creve Coeur's definitions for various signs, and in several cases, the type of sign permitted, are based on content.

Key Issues:

- Does this request further the goals and/or implement the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?
- Any neighborhood impacts?

Comp. Plan References

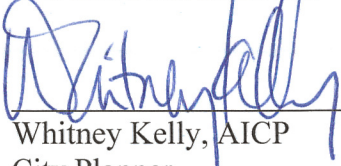
- Design Guidelines

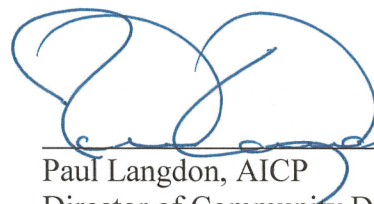
Zoning Code References

- Article VIII Sign Regulations

APPLICANT: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

REPORT PREPARED BY:


Whitney Kelly, AICP
City Planner
8/17/2012
Date


Paul Langdon, AICP
Director of Community Development
8/17/12
Date

ATTACHMENTS: Revised draft Definition of Terms and Sign Regulations

SUMMARY

Staff reviewed the sign regulations with the Planning and Zoning Commission during several work sessions to develop a comprehensive revision to Article VIII Sign Regulations, of the City's Code of Ordinances, to facilitate the permitting process, and reduce or eliminate points of confusion, as well as comply with recent court ruling regarding the content neutrality of the sign regulations based on those discussions. A public hearing of the resulting draft was held on July 16th to consider comments and recommendations from the public, most of which related to the proposed changes regarding real estate signs.

As we have been discussing with the Commission members, a recent 8th Circuit Court of Appeals confirmed that the regulation of content of signs is a violation of the constitutional right to free speech. The St. Louis Association of Realtors also submitted a letter indicating that State legislation that requires cities to allow for real estate signage. Therefore, in order to proceed with simplifying the sign regulations, Staff has revised the draft ordinance to maintain the existing regulations for real estate signs, with the understanding that the "Substitutability" clause under the General Provisions allows the sign to be used for other purposes. Below is the relevant section:

SECTION 405.930: GENERAL PROVISIONS

J. Substitutability. Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

The questions before the Commission is: are you comfortable with allowing separate signs for real estate purposes, or does this allow too much signage and, therefore, wish to have all tenant and property information incorporated under one sign as originally proposed?

If the real estate sign provision remains, one of the other proposed changes is unnecessary. Specifically, the proposed allowance for smaller properties with 150 lineal feet of frontage to receive a ground sign can be removed, and thus only properties of 300 lineal feet or more would qualify for a low monument. All other proposed changes remain as the prior draft, including the graduated sign size with site area and the separation requirement of a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street signs, to prevent signs from competing with or conflicting with each other and potentially creating a hazardous traffic situation. Included is a provision that the Zoning Administrator may authorize a reduction of this separation requirement by up to 25 lineal feet to allow for site related conditions (such as driveways, etc.) that may hinder the placement of such a sign at the required distance. Legally pre-existing signs would not be subject to this requirement.

The existing regulations also allow a ground sign on Lindbergh Boulevard properties with a minimum of 200 feet of frontage. Therefore, this provision has been added back into the draft changes. Therefore, the proposed changes for low monument signs, reads as follows:

Signs in Non-Residential Districts

Low Monument Signs

- (1) A project or development with a site area of at least 30,000 sq. ft. and with at least two hundred (200) feet of lot frontage along Lindbergh Boulevard, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
- (2) A project or development with a site area of at least 30,000 sq. ft. but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot frontage on a street or non-interstate highway other than Lindbergh Boulevard, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
- (3) A project or development with a site area of at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
- (4) A project or development with a site area of more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
- (5) A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.

Other changes

An additional change to the allowable window signs includes the type of sign graphics allowed. The prior definition limited window signs to die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal neon. The revised definition of window signs simplifies the term for all window graphic to the following to reduce the number of performance standards within the definition:

SIGN, WINDOW SIGN: A sign placed on the surface or within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

As a result of the simplified definition, Staff have included language under Section 405.950 for window signage for the type of signage allowed as die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal neon, and clarify that writing or painting directly onto the surface of the glass is prohibited, as follows:

2. Temporary or incidental signs
 - a. Window signs. The total gross sign area of all window signs as defined in Section 405.120, Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.

Signs in Residential Districts

Most of the discussion has focused on signs in the commercial areas. However, there are a couple of changes regarding signs in residential districts that should be noted.

Residentially-zoned properties that have direct access on a numerically designated state highway and have been approved for commercial uses are currently allowed signage of at least 12 sq. ft. and up to 16 sq. ft. depending on how far back the building sits from the road. To be consistent with the non-residential properties, however, the increase in the sign area with larger setbacks has also been eliminated under this provision, as follows:

- D. Single-Family Lots Fronting On A Numerically Designated State Highway.* Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by Section 405.450(E), may have a combination of one (1) ~~low monument sign~~, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be

consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet, ~~except, however, that the allowable square footage of signs may be increased by two (2) square feet for each fifty (50) feet the building is setback from the roadway pavement of the numerically designated State highway to a maximum of sixteen (16) square feet to enhance the ability of motorists to see the signs for traffic efficiency and safety.~~ An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

Further, institutions in residential district can currently have a temporary sign for up to 6 months of the year but, due to the length of time and that these institutions are in residential districts, residents have complained that they are up too long. Therefore, Staff is again proposing a standard similar to the non-residential standards in that banners would be allowed for 30 days per permit and 3 permits per year. This allows for the spring and fall enrollment periods, plus one special event. The wording would change as follows:

E. Institutional Uses In Residential Districts.

1. Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with manually-changeable copy or may be an on-premises permanent sign. ~~In addition, such uses shall be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to a period of ninety (90) days and a minimum of ninety (90) days shall elapse prior to posting another temporary sign on the premises. Temporary signs.~~
2. Institutional uses in residential district may be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to two (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

CONCLUSION

Attached is a clean version of the draft regulations with all of the proposed changes incorporated for ease of reading. If the Commission Members are comfortable with all of the changes as proposed, Staff will prepare a draft ordinance for the meeting of September 4, 2012 for recommendation to City Council. If the Commission Members would like Staff to consider additional specific changes to the regulations, please provide direction for those changes. Staff has provided a copy of the draft regulations to the Creve Coeur/Olivette Chamber of Commerce for review.

ACTION AND MOTION

Since no recommendation is sought at this time, Staff requests that the Commission continue the discussion to the September 4th meeting. The following is an example motion:

“I move to continue Application #12-001 to the meeting of September 4, 2012, for staff to prepare a draft ordinance that include the changes to the Article VIII Sign Regulations as proposed.”

APPENDIX 1: COMPREHENSIVE PLAN

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.

SECTION 405.120: DEFINITION OF TERMS

SIGN: Any device, material, fixture, placard or structure, or part thereof, composed of lettered, numbered, symbolic and/or pictorial matter that is placed or located outside of, or on the exterior of, or in the windows or other transparent surfaces of, any building for display of a message, announcement, notice, direction, information or name.

SIGN, ALTER (AS APPLIED TO A SIGN): A physical change in a sign or sign supports or an addition to a sign or sign supports. The term "*alter*" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a legal changeable-copy sign.

SIGN, BANNER: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building by any means at one (1) or more edges. Flags are not banners.

SIGN, BILLBOARD: An off-premises sign, any part of the contents of which is visible from any point of the traveled ways of the interstate or primary systems.

SIGN, BULLETIN BOARD SIGN: A sign, attached to a building or freestanding, which contains changeable-copy information such as announcements of events or activities.

SIGN, CANOPY SIGN: Any sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.

SIGN, CHANGEABLE COPY SIGN: A sign on which message copy is changed manually or automatically through the utilization of attachable or integrally automated letters, numbers, symbols and other similar characters of changeable pictorial panels.

SIGN, CONSTRUCTION SIGN: A temporary sign erected on the premises on which construction is taking place, during the period of such construction.

SIGN, DIRECTIONAL SIGN: A sign which is designed and erected for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed including entrance and exit signs.

SIGN, FACE: The area or display surface used for the message of a sign.

SIGN, FLASHING SIGN: A sign which contains an intermittent flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Also, any sign in which any part of the light source varies in intensity and/or hue and flashes or appears to flash or turn on and off; or a sign in which a message constantly flashes or turns on and off or alternates with other copy by means of rotating or otherwise moving portions of the sign.

SIGN, FREESTANDING SIGN: Any sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure including, without limitation, a low monument sign.

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

SIGN, HEIGHT: The vertical distance measured from the elevation of the adjacent grade at the point closest to the sign to the highest point of the sign.

SIGN, INCIDENTAL SIGN: A sign which is too small to be legible from a position off the premises.

SIGN, LOW MONUMENT SIGN: A freestanding sign not more than six (6) feet high which is located adjacent to a road right-of-way.

SIGN, MARQUEE SIGN: Any sign attached to in any manner, or made a part of, a marquee and which may include changeable copy.

SIGN, MOVING SIGN: Any sign or part of a sign which changes physical position by any movement or rotation.

SIGN, NON-CONFORMING SIGN: Any sign that was lawfully erected but no longer conforms to the requirements of this Chapter.

SIGN, OFF-PREMISES SIGN: Any sign containing content as directed at least in part by someone other than the owner of the property or occupant of a building on the property where the sign is displayed.

SIGN, ON-PREMISES SIGN: A sign containing content as directed solely by the owner of the property or occupant of a building on the property where the sign is displayed.

SIGN, PERMANENT SIGNS: All signs which are not temporary signs.

SIGN, PERMIT: A document certifying that the plans for the proposed sign comply with all applicable City ordinances and requirements.

SIGN, PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and balloons used as signs.

SIGN, PROJECTING SIGN: Any sign affixed to a building or wall in such a manner that its leading edge extends more than fourteen (14) inches beyond the surface of such building or wall but not including a sign suspended from a canopy and mounted perpendicular to a wall.

SIGN, ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and/or extending wholly or partially above the highest portion of the roof.

SIGN, SNIPE SIGN: A sign of any type affixed to a utility pole, tree, fence, or similar structure and any temporary freestanding sign illegally placed or installed on public or private property.

SIGN, TEMPORARY SIGN: A sign which is not illuminated and is not permanently installed or affixed to any sign, structure or building.

SIGN, UNSIGHTLY OR UNKEMPT SIGN: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, contains rust or peeling or flaking paint or has damage to its face which is clearly visible from the street.

SIGN, WALL SIGN: Any sign attached parallel to, but within fourteen (14) inches of, a wall, painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and which displays only one (1) sign face.

SIGN, WINDOW SIGN: A sign placed on the surface or within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

ARTICLE VIII. SIGN REGULATIONS

SECTION 405.910: PURPOSE AND INTENT

These regulations 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. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur.

SECTION 405.920: SIGN PERMITS

A. It shall be unlawful for any person to erect, perform major repair, alter, move, replace or otherwise change a sign requiring a sign permit in the City of Creve Coeur without first obtaining a sign permit from the Zoning Administrator or Planning and Zoning Commission as provided by this Article. An application for a sign permit shall be submitted to the Zoning Administrator and shall include and be accompanied by plans that show the size and shape of the sign, the location of the proposed sign, the setbacks from surrounding properties, the type of illumination and proposed lighting, the materials used to construct and the method used to support the sign or attach it to a building. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, the application shall comply with and be in accordance with the format and procedures adopted by the Planning and Zoning Commission and shall be filed with the Zoning Administrator in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free.

B. If the proposed sign is one that may be approved by the Zoning Administrator, then, within twenty-one (21) days after the application for a sign permit has been received by the Zoning Administrator, he/she shall respond to the applicant advising said applicant whether or not the sign requested conforms with this Article. If no response is received within twenty-one (21) days, the application shall be deemed to have been approved. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, then the Planning and Zoning Commission shall respond to the applicant within sixty (60) days after receipt of the application by the Zoning Administrator advising said applicant whether the sign requested has or has not been approved. If no response is received within sixty (60) days, the application shall be deemed to have been approved. Upon denial, the applicant may appeal to the Board of Adjustment pursuant to Sections [405.1040](#) and [405.1110](#) of the zoning ordinance. The Zoning Administrator shall maintain a record of all sign permits issued, which records shall show date of application and date of issuance of permits.

SECTION 405.930: GENERAL PROVISIONS

A. *Scope.* The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by [Section 405.930\(E\)](#) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with [Section 405.910](#), Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.

B. *Maintenance And Safety.*

1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.

2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.

C. *Non-Conforming Signs.*

1. No new or existing sign may be constructed, altered in structure, relocated or replaced after the effective date of this Article, 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 is specifically exempted from the provisions of this Article. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in [Section 405.930\(B\)](#) Maintenance and Safety.

2. Any existing sign that is destroyed, deteriorated or damaged to the extent of fifty percent (50%) or more of its replacement cost, exclusive of the foundation, after the effective date of this Article, shall not be rebuilt, repaired or replaced except in conformity with the provisions of this Chapter.

D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:

1. *Affixing of advertisements to public places.* No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer, of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.

2. Signs legible from a public right-of-way that imitate, blend or conflict with or that otherwise may be confused with traffic signals and signs, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety. Such signs shall include, but not be limited to, signs that are imitations of "stop", "go", "caution", "danger" or "warning".

3. Signs that are of a size, location, movement and/or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety.

4. Signs that falsely advertise that an activity, business, product or service is sold or conducted on the premises upon which the sign is located and thereby misdirect traffic. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.

5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.

6. Vehicular signs which are not painted directly on or affixed flat against the factory surface of a vehicle. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles when said vehicles park temporarily and only to make immediate deliveries or pickups.

a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall park said vehicle at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible.

b. Any vehicle which displays a permitted vehicle sign shall not park between 2:00 A.M. and 5:00 A.M. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in any zoning district within the corporate limits of Creve Coeur, unless such vehicle is parked within an enclosed

garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

7. Strips or strings of lights used to call attention to a use or occupancy by outlining property lines, sales area, roof lines, doors, windows, wall edges or other architectural features of a building site. Exempted from this provision are holiday-style lighting displayed from November first (1st) through January fifteenth (15th) and lights which are an integral architectural feature of the original design of a structure as approved by the Planning and Zoning Commission. (The use of exposed neon is governed by [Section 405.930\(F\)\(6\)](#) and [\(7\)](#).)

8. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to tri-vision billboards or exempted governmental and official signs. "*Tri-vision billboard*" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

9. Snipe signs.

10. Unsightly or unkempt or damaged signs.

11. Roof signs.

12. Projecting signs, except those otherwise permitted by [Section 405.950\(H\)\(4\)](#) or other Sections of this Article.

13. *Any sign structure which no longer supports a sign.* Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.

14. *Changeable copy signs (manual or automated).* Exempted from this provision are: tri-vision billboards as defined in Section 405.930(D)(8) above; manually-changeable bulletin board signs as allowed by Section 405.940(E); marquee signs; signs defined in [Section 405.930\(E\)\(1\)](#) (governmental and official signs); illuminated devices as allowed by [Section 405.930\(F\)\(2\)](#); and signs in [Section 405.950\(I\)\(6\)](#) (gasoline price signs).

15. Permanent or temporary window signs above the finished floor level of the second (2nd) story including lettering painted or applied to glass and temporary displays as defined in [Section 405.950\(G\)\(1\)](#) located above the ground floor.

16. Back-lit awnings and lighted canopies.

17. Portable signs except as allowed by Section 405.950(G)(5).
18. Inflatable signs, tethered balloons, banners, pennants, flags, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950(G)(2) *Temporary displays and signs*.
19. Individuals dressed in costume intended to attract attention as human signs to a business for advertising purposes in violation of Chapter 610.
20. Signs extending over a roadway.
21. Off-premises signs except for billboards installed before July 1, 2009.

E. *Exempted Signs*. With the exception of [Sections 405.930\(B\)](#) (Maintenance and Safety), [405.930\(D\)](#) (Prohibited Signs) and [405.930\(G\)](#) (Miscellaneous Requirements), the provisions and regulations of this Article shall not apply to the following signs:

1. Governmental and official signs including, but not limited to, the following:
 - a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.
 - b. Signs for the control or direction of traffic and other authorized public purposes, including on private property as required by the City or other traffic authority.
2. No parking and no trespassing signs that are no larger than one (1) square foot in gross sign area.
3. Signs not exceeding two (2) square feet in sign area individually and not exceeding 6 square feet in the aggregate, including, but not limited to, the following:
 - a. Name plates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.
 - b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.
 - c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.
4. Incidental signs.

F. *Illuminated Signs.* The following requirements shall apply to illuminated signs:

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.
2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted.
3. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.
5. No exposed reflective-type bulb or incandescent lamp which exceeds forty (40) watts shall be used on the exterior surface of any sign in such manner as to expose the face of the bulb, light or lamp to any public street or adjacent property.
6. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).
7. The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.

G. *Miscellaneous Requirements.* All signs shall comply with the following general requirements:

1. *Sign faces.* When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article.
2. *Projections.* No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.
3. *Life safety code compliance.* All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.
4. *Obstruction to exit ways.* No sign shall be erected, displayed or maintained so as to

obstruct any fire escape, any required exit way, window or door opening used as a means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.

5. *Obstruction of ventilation.* No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.

6. *Architectural Consistency.* Sign installations shall be consistent with, and not conceal, the architectural detail of a building.

H. *Flags.* Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two (2) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. Within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of flags displayed on any parcel of land within the City. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.

I. *Sign Setbacks.* All permanent signs shall be set back from property lines according to the regulations specified in this Article or as otherwise required by any other applicable City ordinance. Temporary signs shall be set back at least five (5) feet from the edge of pavement of any road and shall be located outside of the right-of-way of any State, County, or City road.

J. *Substitutability.* Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with a residential use or in a residential zoning district, unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs require a permit except as otherwise provided herein.

B. *Residential Development Signs.* Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved

by the Planning and Zoning Commission through the site development plan approval process as defined in [Section 405.1080](#). Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

C. Exempt Signs In All Residential Districts.

1. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. No permit shall be required for such signs provided that the signs are erected by the owner or with the owner's permission.

2. *Temporary open house signs.* Because the foregoing section allows a residentially zoned lot to have two signs if it is on the market for sale or lease, that allows for a residential sign containing information advertising a premises for sale, lease or rent, and an open house sign. Because other residentially zoned properties are always allowed at least one sign, that allows for an additional open house sign off site on private property with the other owner's permission.

D. Single-Family Lots Fronting On A Numerically Designated State Highway. Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by [Section 405.450\(E\)](#), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

E. Institutional Uses In Residential Districts.

1. *On-premises permanent attached signs.* Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with manually-changeable copy or may be an on-premises permanent sign.

2. *Temporary signs.* Institutional uses in residential district may be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

3. *Low monument signs.* An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low

monument sign, which can include a manually-changeable bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in [Section 405.670](#) of this Chapter and the site meets one (1) of the following criteria:

- a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or
- b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard.

4. *Campus low monument sign.* An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, on-premises permanent sign in accordance with the following standards:

- a. *Maximum sign area.* Sixty (60) square feet.
- b. *Maximum area per sign face.* Twenty-four (24) square feet. c.

Maximum height. Six (6) feet above prevailing base grade. d.

Setback from right-of-way. Fifteen (15) feet.

5. *Parking direction signs.* One (1) freestanding parking direction sign, which may be internally illuminated subject to [Section 405.930\(F\)](#) shall be required for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and for enhanced traffic directional purposes may contain the name and/or logo of the institution in addition to messages providing directional information. The Zoning Director may allow fewer signs for good cause.

F. *Temporary Signs In Residential Districts.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on an residentially -zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot. Permits are not required for these signs.

G. *On-Site Construction Signs.* When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (24) square feet in gross sign area and not to exceed six (6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy

permit is required.

SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with any non-residential use or in a non-residential zoning district unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.

B. *On-premises permanent attached signs.*

1. *In-line or mid-block uses.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

2. *Corner units, single uses on corner lots, or out-lot buildings within a shopping center.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

3. *Rear entrances.* A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs should maintain uniformity in location, height and general design.

C. *Low monument signs.*

1. A project or development with a site area of at least 30,000 sq. ft. and with at least two hundred (200) feet of lot frontage along Lindbergh Boulevard, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.

2. A project or development with a site area of at least 30,000 sq. ft. but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot frontage on a street or non-interstate highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
3. A project or development with a site area of at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
4. A project or development with a site area of more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet.
5. A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.

D. Attached signs for multi-floor office buildings. Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

E. Address Signs. For fire protection and traffic safety and efficiency, each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0--100	2
1	101--250	3
1	over 250	4
2	0--100	3
2	101--250	4
2	over 250	5
3	0--100	4
3	101--250	5
3	over 250	6
4	0--100	5
4	101--250	6
4	over 250	7
5	0--100	6
5	101--250	7
5	over 250	8
6	0--100	7
6	101--250	8
6	over 250	9
over 6	0--100	8
over 6	101--250	9
over 6	over 250	10

F. *Multi-tenant real estate information signs.* Pursuant to RsMO Section 67.317, each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:

1. The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.
2. The sign shall not be more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway, located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street (The Zoning Administrator may authorize a variance from the separation requirement of up to 25 lineal feet), and shall not be located within the site distance triangle as defined in [Section 405.120](#), Definitions, of this Chapter.
3. The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.

4. The aggregate visible width of the supporting legs or monument shall be at least one-quarter ($\frac{1}{4}$) of the width of the sign.
5. The edges of the sign shall be boxed-in, framed or otherwise enclosed to eliminate visible gaps or spaces between the sign panels.
6. The sign copy shall be applied and protected with weather- resistant materials and finishes.
7. Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.
8. These provisions shall not be applicable to single-tenant or owner- occupied properties which are subject to [Section 405.950\(G\)\(4\)](#) Temporary or incidental signs for single-tenant properties.

G. Temporary or incidental signs. The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for on-premises permanent signs:

1. *Window signs.* The total gross sign area of all window signs as defined in [Section 405.120](#), Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.
2. *Temporary displays and signs.* Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than 18 feet above the ground elevation.
3. *Other Temporary signs.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-

residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

4. *Temporary real estate signs on single-tenant/occupant properties.* Pursuant to RsMO Section 67.317, in addition to the permitted signage on any single-tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of [Section 405.950\(F\)](#), Multi-tenant real estate information signs, shall be enforced on the property.
5. *Portable signs.* In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided that such sign is no more than four (4) feet from the front door entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn.
6. *Signs on converted residential structures in commercial zoning districts.* Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

H. *Special purpose signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for on-premises permanent signs.

1. *Parking and other direction signs.* One (1) freestanding parking direction sign per direction, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may contain the name, address and/or logo of the business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City.
2. *Marquee signs.* Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the

provisions of [Section 405.1080](#).

3. *On-site construction signs.* When the property is under construction pursuant to an issued building permit, an additional sign, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after completion of a project and not later than 10 days after issuance of occupancy permit.
4. *Covered walkway signs.* A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.

I. *Automobile service stations.*

1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section. Additional retail signs, unless specifically provided for herein, advertising the sale of specific products shall be prohibited.
2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in [Section 405.950\(I\)\(5\)](#).
3. *Wall signs.*
 - a. Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area.
 - b. In instances where the washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. Further, one (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit for traffic safety and efficiency. The gross sign area of such signs shall not exceed twelve (12) square feet. One additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

4. *Service station canopy signs.* An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. Any business logo, inclusive of striping or other symbols, appearing on this canopy sign shall count as part of the gross sign area allowable for said sign.
5. *Pump signs.* Signs shall be posted on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump. "Self-service" or "full-service" signs shall identify each pump island on the service station property. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.
6. *Gasoline price signs.* For purposes of traffic efficiency and safety, one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed sixteen (16) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold.

J. *Master signage plans*— The provisions set forth in the preceding [Sections 405.910, et seq.](#), shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially- zoned institutions (schools and places of worship). However, in keeping 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 right-of-ways (i.e. Olive Boulevard), the following options may be available for signs accessory to uses in non-residential properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially-zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to:

1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of [Sections 405.1060\(D\)\(3\)](#) and [405.1120](#) of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.

2. Any application submitted pursuant to Subsection (6)(a) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.
3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in [Section 405.1080](#). All proposed signs shall be reviewed based on the following criteria
 - a. Proposed signs are consistent with the purpose of this ordinance;
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized 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 unit nature of the development and the purposes of architectural and urban design elements.

K. *Existing signs not conforming to common signage plan.* If any common signage plan has been approved under previously effective ordinances for a property on which existing signs were located, with a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.

L. *Billboards.*

1. *Not permitted.* Billboards shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541 RSMo.
2. *Lighting and landscaping of billboards.* All lighting and landscaping of billboards shall comply with the following:
 - a. Prior to issuance of a City permit for erection of a billboard, the applicant shall submit and receive approval of a landscape plan depicting the landscaping, billboard lighting and fencing around the proposed billboard to ensure that the structure will be aesthetically compatible with its surroundings and the aesthetic standards of the community and neighboring property. Said landscaping shall consist of a circular base with a minimum radius measured from the center of the sign base. Said radius shall be no less than the total height of the sign, measured from ground grade at the sign structure base to the highest point of the total sign

and structure. Such plans shall comply with the provisions of [Section 405.540](#), shall be reviewed and approved by the Planning and Zoning Commission and shall comply with all standards in this Section;

- b. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;
 - c. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;
 - d. No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;
 - e. The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.
3. *Obstruction of official highway signs.* No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.
4. *Annual inspection and certification.* Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July first (1st) of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.
5. *Nuisances.* Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner all other nuisances on private property.

SECTION 405.960: ENFORCEMENT AND SIGN REMOVAL

A. *Sign Code Violations And Enforcement.* Any sign which is not in compliance with all the provisions of this Article is declared to be unlawful. The City, through the Zoning Administrator, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who violates or fails to comply with any provisions of this

Article or against the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located to prevent, enjoin, abate or terminate the erection, use of display of an unlawful sign. Any person who violates or fails to comply with any of the provisions of this Article or the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located shall be subject to the penalties set forth in [Section 405.1150\(D\)](#) of this Chapter.

B. *Removal Of Unlawful Sign.* Any unlawful sign which has not been removed within thirty (30) days after conviction of violation or imposition of civil penalty may be removed by the City and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty (30) days of its removal by the City, the City may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs shall be paid to the owner of the sign.

C. *Immediate Removal Of Unlawful Or Unsafe Signs.* Signs which the Zoning Administrator finds upon public streets, sidewalks, rights-of-way or other public property or which wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed by the Zoning Administrator without prior notice. (R.O. 2008 §26-105; Ord. No. 1903 §1, 11-24-97)

SECTION 405.970: VARIANCES

A. *Practical Difficulties Or Unnecessary Hardship.*

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.
2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

B. *Procedures And Criteria.* The procedures and criteria for granting a variance from the regulations in this Article shall be as set out in [Section 405.1040](#) of this Chapter.

SECTIONS 405.980--405.990: RESERVED



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 20, 2012
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, August 20, 2012, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Mr. Gary Eberhardt
 Mr. James Faron
 Mr. Ken Howard
 Ms. Cynthia Kramer

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of August 6, 2012

Mr. Eberhardt moved approval of the draft minutes as written. The motion carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. #12-001: An application to consider a text amendment for comprehensive revisions to Article VIII Sign Regulations of the Zoning Ordinances.

Applicant/Agent: Paul Langdon
Director of Community Development
City of Creve Coeur
300 N. New Ballas
Creve Coeur, MO 63141

Mr. Langdon spoke to the Commission about the changes Staff has made. Mr. Langdon also spoke to the issues the changes to the code bring up and identified corrections as well.

Mr. Langdon pointed out the key changes were made to low monument signs, wall signs, address signs (numerical), and portable signs (sandwich boards). Mr. Langdon indicated there were many other small changes made. Mr. Langdon also discussed real estate signs and explained why the regulations were largely reverted to their prior verbiage although the substitution clause would still allow the signs to be used for any purpose. Lastly, Mr. Langdon discussed residential signs and construction sign changes in residential subdivisions.

Mr. Lumley asked Staff if a section on single family lots on numerically designated highways it shows low monument signs deleted and was it supposed to be. Ms. Kelly replied it was not supposed to be deleted.

Commission members asked some questions in regards to residential settings and signs.

Mr. David Caldwell, 257 Brooktrail Court, asked the Commission and Staff to look at the sign requirements in the Light Industrial District. Mr. Caldwell also stated he believes the Light Industrial District is unique and all properties in the “LI” district should be able to have a monument sign. Mr. Caldwell also asked, if low monument signs are not granted, that the Commission consider changing the guidelines on frontages. Mr. Langdon addressed Mr. Caldwell and stated he agreed ground signs are not an issue. Mr. Langdon did state the standard for distance was across the board and it makes for less visual clutter. However, Mr. Langdon did say the “LI” district is different, in terms of traffic, and Commission and Staff would have to create separate requirements that are tied to that area that talks about frontages. Mr. Langdon also said a unique standard can be created for the “LI” district. Commission members discussed and agreed it would be easier to separate the “LI” district.

Ms. Celeste Raeder, Governmental Affairs Director, St. Louis Association of REALTORS, 12777 Olive Boulevard, spoke to a couple of issues she has. First, they do not support the 150 feet required between signs and questioned if a 25 foot variance would work or be enough. Second, two attached signs should be allowed on multi-floor office buildings and there will only be one attached sign allowed. Mr. Langdon responded to the office building changes stating it is because the city can no longer regulate the content and there are not that many multi-story towers so it seems the impact is minimal.

Ms. Kramer motioned to continue Application #12-001 to the meeting of September 4, 2012, for staff to prepare a draft ordinance that includes the changes to the Article VIII Sign Regulations as proposed. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Howard – aye
Ms. Kramer – aye

Mr. Eberhardt – aye
Chair – aye

Mr. Faron – aye

6. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:10 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION

#12-001 TEXT AMENDMENT FOR COMPREHENSIVE REVISIONS TO ARTICLE VIII SIGN REGULATIONS OF THE ZONING ORDINANCES

FOR THE MEETING OF: July 16, 2012

LOCATION: City-wide

REQUEST:

An application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Article VIII, Sign Regulations, intended to simplify several regulations and definitions, eliminate certain provisions that appear to be inconsistent with the purposes of the Sign Code and address content-related issues highlighted by a recent Circuit Court decision.

ADDITIONAL INFORMATION:

Local governments can make restrictions on speech based on its time, place, and manner, so long as the restrictions do not relate to the content of the speech. Many of Creve Coeur's definitions for various signs, and in several cases, the type of sign permitted, are based on content.

Key Issues:

- Does this request further the goals and/or implement the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?
- Any neighborhood impacts?

Comp. Plan References

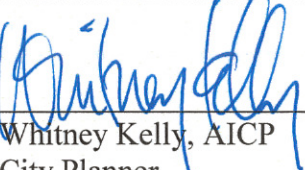
- Design Guidelines

Zoning Code References

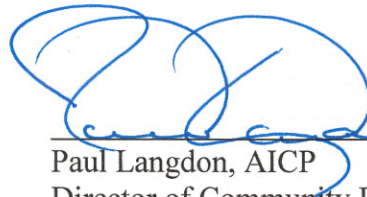
- Article VIII, Sign Regulations

APPLICANT: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

REPORT PREPARED BY:


Whitney Kelly, AICP
City Planner


Date


Paul Langdon, AICP
Director of Community Development


Date

ATTACHMENTS: Draft redlined changes to the Zoning Code Definition and Article VIII of the Sign Regulations
Letter from Hutkin Development Company, dated July 12, 2012.
Letter from Creve Coeur/Olivette Chamber of Commerce, dated July 13, 2012.

INTRODUCTION

Staff has been reviewing the sign regulations with the Planning and Zoning Commission during several work sessions, and have developed a comprehensive revision to Article VIII Sign Regulations, of the City's Code of Ordinances, to facilitate the permitting process, and reduce or eliminate points of confusion, as well as comply with recent court ruling regarding the content neutrality of the sign regulations based on those discussions. The public hearing scheduled for Monday, July 16th, is to allow for public comment on the proposed changes and obtain suggested recommendations for revisions to the draft. Staff has presented the proposed changes to members of the Creve Coeur/Olivette Chamber of Commerce, and have individual conversations with members of the business community (see attached letters).

DISCUSSION

Definitions

As previously discussed, many of the current definitions for signs within the City's Code relate to content. The attached redlined draft shows changes to these definitions to render them content neutral. The most substantive definitional change that was discussed during the prior work sessions was the change to Gross Sign Area. Currently, the City's definition of gross sign area allows for increased square footage in the case of individual letter signs. Due to revisions for content neutrality, the "individual letter" would be changed to "individual symbol". The Commission members agreed with Staff that this created too much confusion about what could be constructed as an individual "symbol" and that it leads to more signage than was intended. Thus the proposed revisions under consideration will eliminate this provision as follows:

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; ~~except that in the case of an individual letter symbol sign, only two-thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign.~~ Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

In order to promote the individual "letter" concept, and to limit the very bright white background of boxed signs, a design requirement has been added to each sign type within the appropriate section of the code (see below) such that the background or "negative space" must be opaque or simply the building façade (in the case of channel letters), in order to reduce the amount of glare emanating from the sign and increase readability.

General Provisions

Proposed changes within Section 405.930, General Provisions, are again largely due to the content and to streamline the wording. A new provision added is under *G. Miscellaneous Requirements*:

6. Architectural Consistency. Sign installations shall be consistent with, and not conceal, the architectural detail of a building.

This was added to ensure that the architectural detail of buildings was not hidden behind a sign. For example, one of the options for the AMC Theater signage for the new in-theater dining included covering a large portion of the façade with a hanging sign (see picture below):



Since projects are reviewed against the City's Comprehensive Plan and Design Guidelines that both favor quality architectural detail, the placement of the signs over these details would be contrary to those goals.

Signs in Residential Districts

Most of the changes in this section are, again, streamlining the wording and removing content-based standards. The only substantive change would be for the On-site Construction Signs. Currently, the Code allows for 12 square feet of sign area. Since these signs are used for whole subdivision projects, as well as individual houses, and they typically must contain a lot of information, Staff is proposing to increase this to 24 square feet, not to exceed 6 feet in height, similar to other real estate advertising for large sites. To wit:

Section 405.940: SIGNS IN RESIDENTIAL DISTRICTS

- G. *On-Site Construction Signs.* When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (~~12~~ 24) square feet in gross sign area and not to exceed six (~~4~~ 6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.

Signs in Non-Residential Districts

Wall signs

As discussed in the prior work sessions, the proposed changes for wall signs include eliminating the allowance based on the distance from the road to simply a one to one ratio based on the lineal foot of the tenant space with a minimum of 20 square feet and a maximum of 50 square feet.

Each use is allowed one wall sign, while end uses or buildings that directly abut two or more public streets may apply for a second wall sign:

Ground floor wall signs:

1. *In-line or mid-block uses.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and colorless and show the surface of the building façade behind it.
2. *Corner units, single uses on corner lots, or out-lot buildings within a shopping center.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and it is the closest building thereto. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and colorless and show the surface of the building façade behind it.
3. *Rear entrances.* A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

Office building signs,

In addition to ground floor tenant signs, office building signs will be limited to buildings with three or more floors, as not to overwhelm the façade of the building with signage:

Attached signs for multi-floor office buildings.

- (1) Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet.

Low Monument Signs

Due to a recent Missouri 8th Circuit Court decision on the City of St. Louis Sign Code, differentiating sign regulations based on content, including real estate signs, is unconstitutional. Local governments can make restrictions on speech based on its time, place and manner, so long as the restrictions do not relate to the content of the speech. Thus, the multi-tenant real estate signs that are permitted as a ground sign could be used for any message, including commercial

advertising. Those properties that have a low monument sign identifying tenants, and one for leasing information, now have two ground signs that could contain any message.

In prior discussions with the Planning and Zoning Commission, the members expressed interest in allowing for more properties to have a ground sign, but to limit them to only one sign. All real estate information would have to be contained within the allowable square footage of the ground sign, within the 20% allowed for window signs, and/or permitted as a permanent wall sign for the available tenant space (limited to ground floor tenants only). Therefore, the proposed changes include allowing for more properties to receive a ground sign, provided that there is a minimum of 150 lineal feet of frontage, and that any ground sign is a minimum of 150 feet from any other signs on the same side of the street. This represents a decrease from the minimum of 300 lineal feet on a street or highway other than Lindbergh Boulevard, and 200 lineal feet of frontage along Lindbergh Boulevard, currently allowed. The currently permitted multi-tenant real estate signs would therefore become legally pre-existing, non-conforming signs.

The requirement that all signs should have a minimum of 150 feet between signs is to allow for at least three to four seconds of detection time between signs, without the signs competing with or conflicting with each other and potentially creating a hazardous traffic situation. At average vehicle speeds of less than 40 miles per hour, a distance between signs of approximately 150 feet is recommended by the American Planning Association. If the Commission members wish to allow for some deviation to account for site conditions (such as entry drives and landscaping requirements, and proximity of neighboring property signs), Staff could include a flexible buffer of approximately 15-25 feet may be granted at staff's discretion. Those properties that do not have the minimum of 150 lineal feet of frontage will have to incorporate the real estate information into the allowable wall signs or window signage.



Image showing how legally permitted signs can begin to create visual clutter when separated by distances less than 150 feet.

Due to the increase in the number of properties that would thus qualify for a ground sign, the allowable square footage of the low monument sign face has been scaled for varying sizes of property, as follows:

Low monument signs.

- (1) A project or development with at least one hundred and fifty (150) linear feet of lot frontage on a street or highway may be permitted a single low monument sign

that contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, that is not more than four (4) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any ground sign on other property on the same side of the street.

- (2) A project or development with a site area of at least 30,000 sq. ft. but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot frontage on a street or highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
- (3) A project or development with a site area of at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
- (4) A project or development with a site area of more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
- (5) A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.

The last provision was included to require a minimum amount of landscaping, so that the sign is appropriately designed within the entire site, and not as a separate element, as well as to soften the amount of hard surface on the site.

Street Address Numbers

Staff research into efficient sign design for user comfort and emergency services, revealed that new mapping via the internet and mobile devices allowed more people to look for the street addresses first, and then once located, look to the building for the specific tenant identification. Therefore, Staff has indicated that each building shall have address numerals that are not included as tenant signage.

Temporary Signs for Elections

The allowable signage during the election period was decreased from 24 square feet to 12 square feet, per individual candidate or proposition, so as not to overwhelm a site with too much signage when multiple propositions are on a ballot (see below). For example, should an election ballot have 8 propositions, a site would be entitled to 8 12-square foot signs.

Section 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

2. Temporary or incidental signs

c. *Other Temporary signs.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary non-commercial signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot. Not more than one (1) temporary sign per individual candidate and/or proposition on the election ballot shall be permitted per lot.

Portable signs

Currently portable "sandwich board" signs are prohibited. However, Staff are proposing that this be an allowed sign in commercial districts, as follows:

d. *Portable signs.* In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided no part of such sign is more than four (4) feet from the building front near the main entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside when not open for business.

Common Signage Plans and Master Signage Plans

Staff and Members of the Planning and Zoning Commission were in agreement that the common signage plan provision provided too much discretion in the program to allow for a 20% bonus. Further, as the signs are protected by registered trademarks and free speech, the provisions of creating a fixed design program for the tenants has become unenforceable. Therefore, Staff has deleted this provision of the Code. Instead, all large scale projects and campuses should seek approval for a sign package that is unique to the project and site development plan, through the ground monument sign revisions proposed above, or through the Master Sign Plan process.

Note that the Master Sign Plan regulations were also modified to establish a minimum 10 acre site area and minimum building count (three) more befitting planned development and "campus" settings. This prevents over-use of the program which would, in turn, be contrary to the purposes of the sign code. Earlier discussions with the Commission contemplated a 15 acre site but staff research found that this would not address the larger commercial sites that are currently struggling with sign issues or who might be looking to replace an existing Common Sign Plan because those signs that were approved under the Common Sign Plan are proposed to become non-conforming. Any physical changes to a non-conforming sign would then require compliance with the new regulations.

Light Pole Banners

Again, due to the changes in the regulations regarding content, light pole artwork could contain any commercial message, and not limited to only seasonal decoration. The definition of Light Pole Signs would change as follows:

SIGN, LIGHT POLE ARTWORK-SIGN: A sign consisting of a banner fabricated from a durable fabric with a design applied through silkscreening or similar application method affixed to a light pole; the content of such signs shall be civic or seasonal in nature. Such

~~signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.~~

The Planning Commission members and Staff believed that this would lead to an explosion in the number of commercial signs while the use of such non-commercial seasonal decorations is best handled in the public right-of-way by the City only, or as regulated through a Master Sign Plan. Thus this provision of signage in the non-residential districts has been deleted.

Billboards

The City's ability to regulate billboards is highly influenced by State regulations and the Code has been modified to reflect the most recent actions by the State Legislature that have been signed into law by the Governor.

CONCLUSION

The majority of the proposed changes are discrete and, to date, have not created many concerns. Indeed, many properties will actually be entitled to more signs under these amendments than are currently allowed. Larger properties might see a decrease, but the primary effect of the changes is to simplify regulations where possible and scale the sign area allowances to the circumstances.

Nonetheless, it is clear from the comments received from the business community, and from the prior discussions with the Planning Commission, there are still some significant questions to be answered before the staff are prepared to request a recommendation from the Planning Commission. Specifically:

- Does the Commission wish to separate the question of real estate signs (all low monument signs, in effect) from the other modifications? This will allow the majority of the content-based regulations to be corrected, while providing time to resolve the most difficult issue. However, it also will require a new process to make whatever future amendments are decided on, and that portion of the Sign Regulations will be knowingly out of agreement with the current legal opinion.
- Subject to the prior question, does the Commission prefer the current proposal for low monument signs or do they prefer reducing the size and/or quantity of low monument signs in favor of re-introducing some form of temporary commercial sign that could be used for real estate information? Temporary signs allow more flexibility, but the difficulty with enforcement led to their deletion just a few years ago.
- Does the Commission wish to include the administrative discretion in the separation of low monument signs? If so, is 25 feet a reasonable adjustment before the value of the separation is obviated? Is 25 feet too little? Should the underlying requirement be changed or deleted?
- Does the Commission believe the revised standards for the Master Sign Plan appropriately limit its use while still providing an opportunity to the right developments? In other words, should it be revised back to a larger site area, thus confining it to only the largest campuses (CityPlace, the hospitals, Monsanto), or should it be flexible enough to work for the largest retail centers too (Bellerive Center, Pavilion, Westgate, West Oak)?

ACTION AND MOTION

Staff request that the Planning Commission vote to continue this item to the next Planning Commission meeting to allow for modifications to the draft ordinance as indicated by the current discussions and responses to the preceding questions. The following is an example motion:

- “I move to continue Application #12-001 to the meeting of August 6th, 2012, to allow the staff to incorporate the comments of the Planning Commission and the public as appropriate.”

APPENDIX 1: COMPREHENSIVE PLAN

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.

SIGN: Any device, ~~material, fixture, placard or structure, or part thereof, composed of lettered, numbered, symbolic and/or pictorial matter that is placed or located when in use outside of or on the exterior of or in the windows or other transparent surfaces of any building for display of a message, announcement, notice, direction, information or name that uses any color, form, graphic illumination, symbol or writing to advertise, announce the purpose of or identify the purpose of a person or entity or to communicate information of any kind to the public, but not including a church steeple or other religious symbol affixed to a church structure.~~

SIGN, ALTER (AS APPLIED TO A SIGN): A physical change in a sign or sign supports or an addition to a sign or sign supports. The term "alter" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a ~~bulletin board sign, marquee sign or other~~ legal changeable ~~copy sign.~~

SIGN, BANNER: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building by a frame at one (1) or more edges. ~~National flags, State or municipal flags or the official flag of any institution or business shall~~ Flags are ~~not be considered~~ banners.

SIGN, BILLBOARD ~~OR OUTDOOR ADVERTISING:~~ ~~An off-premises outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing designed, intended or used to advertise or inform, any part of the advertising or information contents of which is visible from any point of the traveled ways of the interstate or primary systems.~~

SIGN, BULLETIN BOARD SIGN, ~~INSTITUTIONAL:~~ A sign attached to a building or freestanding which ~~identifies a place of worship or school and which contains the name of the institution and~~ changeable ~~copy information such as the names of individuals connected with the institution, general~~ announcements of events or activities ~~occurring at the institution or similar messages.~~

SIGN, CANOPY SIGN: Any sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.

SIGN, CHANGEABLE COPY SIGN: A sign on which message copy is changed manually or automatically through the utilization of attachable or integrally automated letters, numbers, symbols and other similar characters of changeable pictorial panels, ~~but not including an institutional bulletin board sign, gasoline station price sign or marquee sign.~~

SIGN, COMMERCIAL MESSAGE: ~~Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity, but not including a sign offering a residential dwelling for sale, lease or rent.~~

SIGN, CONSTRUCTION SIGN: A temporary sign erected on the premises on which construction is taking place, during the period of such construction, ~~indicating the names of the architects, engineers, landscape architects, contractors or similar artisans and the owners,~~

~~financial supporters, sponsors and similar individuals or firms having a role or interest with respect to the structure or project.~~

SIGN, DIRECTIONAL SIGN: A sign which is designed and erected ~~solely~~ for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed including entrance and exit signs.

~~*SIGN, DIRECTORY SIGN:* A sign listing the name and/or use and/or location of the various businesses or activities conducted within a building or group of buildings.~~

SIGN, FACE: The area or display surface used for the message of a sign.

SIGN, FLASHING SIGN: A sign which contains an intermittent flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Also, any sign in which any part of the light source varies in intensity and/or hue and flashes or appears to flash or turn on and off; or a sign in which a message constantly flashes or turns on and off or alternates with other copy by means of rotating or otherwise moving portions of the sign.

SIGN, FREESTANDING SIGN: Any sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure including, without limitation, a low monument sign.

~~*SIGN, FRONTAGE:* The length along the front of the ground floor of a building occupied by a separate and distinct use and the length along the side of the ground floor of a building occupied by a separate and distinct use when the side of such building faces a street; or the width of a tenant space measured along the ground floor of a building occupied by a separate and distinct use which does not face a street but faces a parking lot.~~

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; ~~except that in the case of an individual symbol letter sign, only two thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign.~~ Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

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SIGN, HEIGHT: The vertical distance measured from the elevation of the centerline of the adjacent right-of-way at the point closest to the sign to the highest point of the sign.

SIGN, INCIDENTAL SIGN: A sign which is too small to be ~~generally informational and has a purpose secondary to the use of the premises on which it is located, such as "credit cards accepted here", "loading only", "telephone" or similar information. No sign with a commercial message legible from a position off the premises shall be considered incidental.~~

~~*SIGN, LIGHT POLE ARTWORK SIGN:* A sign consisting of a banner fabricated from a durable fabric with a design applied through silkscreening or similar application method affixed to a light~~

~~pole, the content of such signs shall be civic or seasonal in nature. Such signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.~~

SIGN, LOW MONUMENT SIGN: A freestanding sign not more than six (6) feet high which is located adjacent to a road right-of-way.

SIGN, MARQUEE SIGN: Any sign attached to in any manner or made a part of a marquee and which may include changeable copy.

SIGN, MOVING SIGN: Any sign or part of a sign which changes physical position by any movement or rotation, ~~but not including rotating panels which are integrated within an outdoor general advertising device.~~

~~*SIGN, NAME PLATE:* A non illuminated sign identifying only the name and occupation or profession of the occupant of the premises on which the sign is located.~~

SIGN, NON-CONFORMING SIGN: Any sign that was lawfully erected but no longer conforms to the requirements of this Chapter.

SIGN, OFF-PREMISES SIGN: Any sign containing content as directed at least in part by someone other than the owner of the property or occupant of a building on, ~~except a billboard as defined herein, which advertises or identifies a property, business or address, other than the~~ property, ~~business or address~~ where the sign is displayed.

SIGN, ON-PREMISES PERMANENT SIGN: A sign containing content as directed solely by the owner of the property or occupant of a building on the property where the sign is displayed. pertaining only to the premises on which the sign is located, and containing any of the following information:

- ~~1. The name of the owner, occupant, management, business or building;~~
- ~~2. The address;~~
- ~~3. The type of business, profession, service or activity;~~
- ~~4. The type or types of products offered; and~~
- ~~5. Other similar information.~~

~~*SIGN, PAPER SIGN:* A sign normally for temporary use made of paper, cardboard or similar material.~~

~~*SIGN, PARKING DIRECTION SIGN:* A sign indicating the entrance or exit to a parking lot.~~

~~*SIGN, PARKING REGULATION SIGN:* A sign stating the regulations for use of a parking lot.~~

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SIGN, PERMANENT SIGNS: All signs which are not temporary signs.

SIGN, PERMIT: A document certifying that the plans for the proposed sign comply with all applicable City ordinances and requirements.

SIGN, PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and ~~hot air~~ balloons used as signs.

SIGN, PROJECTING SIGN: Any sign affixed to a building or wall in such a manner that its leading edge extends more than fourteen (14) inches beyond the surface of such building or wall but not including a sign suspended from a canopy and mounted perpendicular to a wall.

~~*SIGN, REAL ESTATE SIGN:* Any sign pertaining to the sale, lease or rental of real estate.~~

~~*SIGN, RESIDENTIAL SIGN:* A sign not exceeding six (6) square feet per sign face and not having more than two (2) sign faces, which is located in a residential zoning district and that contains no commercial message other than advertising the premises for sale, lease or rent.~~

SIGN, ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and or extending wholly or partially vertically above the highest portion of the roof.

SIGN, SNIPE SIGN: A ~~temporary~~ sign ~~or poster~~ affixed to a utility pole, tree, fence, or similar structure~~ete.~~

~~*SIGN, TEMPORARY PROMOTIONAL DISPLAY:* A temporary sign or signs displayed so as to attract attention to the sale of merchandise or services or a change in policy or in the status of a business.~~

SIGN, TEMPORARY SIGN: A sign which is not illuminated and is not permanently installed or affixed to any sign, structure or building.

SIGN, UNSIGHTLY OR UNKEMPT SIGN: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, ~~contains an illegible message~~, contains rust or peeling or flaking paint or has damage to its face which is clearly visible from the street.

SIGN, WALL SIGN: Any sign attached parallel to, but within fourteen (14) inches of, a wall, painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and which displays only one (1) sign face.

SIGN, WINDOW SIGN: A sign ~~made of die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal neon depicting the tenant's identity or product graphics~~ placed on the surface or within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

ARTICLE VIII. SIGN REGULATIONS

SECTION 405.910: PURPOSE AND INTENT

These regulations 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. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur. (R.O. 2008 §26-100; Ord. No. 1903 §1, 11-24-97)

SECTION 405.920: SIGN PERMITS

A. It shall be unlawful for any person to erect, perform major repair, alter, move, replace or otherwise change a sign requiring a sign permit in the City of Creve Coeur without first obtaining a sign permit from the Zoning Administrator or Planning and Zoning Commission as provided by this Article. An application for a sign permit shall be submitted to the Zoning Administrator and shall include and be accompanied by plans that show the size and shape of the sign, the location of the proposed sign, the setbacks from surrounding properties, the type of illumination and proposed lighting, ~~the colors to be used in the sign,~~ the materials used to construct and the method used to support the sign or attach it to a building. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, the application shall comply with and be in accordance with the format and procedures adopted by the Planning and Zoning Commission and shall be filed with the Zoning Administrator in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free.

B. If the proposed sign is one that may be approved by the Zoning Administrator, then, within twenty-one (21) days after the application for a sign permit has been received by the Zoning Administrator, he/she shall respond to the applicant advising said applicant whether or not the sign requested conforms with this Article. If no response is received within twenty-one (21) days, the application shall be deemed to have been approved. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, then the Planning and Zoning Commission shall respond to the applicant within sixty (60) days after receipt of the application by the Zoning Administrator advising said applicant whether the sign requested has or has not been approved. If no response is received

within sixty (60) days, the application shall be deemed to have been approved. Upon denial, the applicant may appeal to the Board of Adjustment pursuant to Sections [405.1040](#) and [405.1110](#) of the zoning ordinance. The Zoning Administrator shall maintain a record of all sign permits issued, which records shall show date of application and date of issuance of permits. (R.O. 2008 §26-101; Ord. No. 1903 §1, 11-24-97; Ord. No. 5165 §7, 12-13-10)

SECTION 405.930: GENERAL PROVISIONS

A. *Scope.* The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by [Section 405.930\(E\)](#) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with [Section 405.910](#), Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.

B. *Maintenance And Safety.*

1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.

2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.

C. *Non-Conforming Signs.*

1. No new or existing sign may be constructed, altered in structure, relocated or replaced after the effective date of this Article, 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 is specifically exempted from the provisions of this Article. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in [Section 405.930\(B\)](#) Maintenance and Safety.

2. Any existing sign that is destroyed, deteriorated or damaged to the extent of fifty percent (50%) or more of its replacement cost, exclusive of the foundation, after the effective date of this Article, shall not be rebuilt, repaired or replaced ~~except unless~~ in conformity with the provisions of this Chapter.

D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:

1. *Affixing of advertisements to public places.* No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer, of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.

2. Signs ~~legible~~visible from a public right-of-way that imitate, blend or conflict with or that otherwise may be confused with traffic signals and signs, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety. Such signs shall include, but not be limited to, signs that are imitations of "stop", "go", "caution", "danger" or "warning".

3. Signs that are of a size, location, movement and/or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety.-

4. Signs that falsely advertise that an activity, business, product or service ~~is no longer~~ sold or conducted on the premises upon which the sign is located and thereby misdirect traffic. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.

5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.

6. Vehicular signs which are not painted directly on or affixed flat against the factory surface of a vehicle ~~or which convey information other than the corporate logo, identity, address and phone number of a business operating within the City limits~~. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles ~~that identify or advertise businesses not operating within the City limits~~ when said vehicles park temporarily and only ~~to~~ make immediate deliveries or pickups.

a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a and representing a business operating within the City limits shall park said vehicle at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible.

b. Any vehicle which displays a permitted ~~commercial~~ vehicle sign shall not park between 2:00 A.M. and 5:00 A.M. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in any zoning district within the corporate limits of Creve Coeur, ~~604s~~ such vehicle is parked within an enclosed

garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

7. Strips or strings of lights used to call attention to a use or occupancy by outlining property lines, sales area, roof lines, doors, windows, wall edges or other architectural features of a building site. Exempted from this provision are holiday-style lighting displayed from November first (1st) through January fifteenth (15th) and lights which are an integral architectural feature of the original design of a structure as approved by the Planning and Zoning Commission. (The use of exposed neon is governed by [Section 405.930\(F\)\(6\)](#) and [\(7\)](#).)

8. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to tri-vision billboards or exempted governmental and official signs. "Tri-vision billboard" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

9. Snipe signs.

10. ~~Unightly or unkempt~~ or damaged signs.

11. Roof signs.

12. Projecting signs, except those permitted by [Section 405.950\(4\)\(g\)](#) or [Section \(Downtown Area\)](#) of this Article.

13. *Any sign structure which no longer supports a sign.* Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.

14. *Changeable copy signs (manual or automated).* Exempted from this provision are: tri-vision billboards as defined in Subsection (D)(7) above; ~~manually-changeable~~ bulletin board signs ~~as allowed by Section XXXXX~~ [Section 405.940\(E\)](#); marquee signs; signs defined in [Section 405.930\(E\)\(1\)\(a\)](#) (governmental and official signs); [Section 405.930\(F\)\(2\)](#) (illuminated signs); and signs in [Section 405.950\(5\)](#) (gasoline price signs).

15. Permanent or temporary window signs above the second (2nd) floor including lettering painted or applied to glass and temporary ~~promotional~~ displays as defined in [Section 405.950\(3\)\(b\)](#) located above the ground floor.

16. Back-lit awnings and lighted canopies.

17. Portable signs except as allowed by Section XXXX405.950(F)(4) that are not hand-carried or free-standing.

18. Inflatable signs ~~and~~, tethered balloons, banners, pennants, flags, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950 (3)(b) Temporary promotional displays and signs.

19. Individuals dressed in costume intended to attract attention as human signs to a business for advertising purposes in violation of Chapter 610.

19. Signs extending over a roadway.

20. Off-premises signs, ~~except for permitted temporary open house signs and~~ except for billboards installed before July 1, 2009.

E. *Exempted Signs.* With the exception of Sections 405.930(B) (Maintenance and Safety), 405.930(D) (Prohibited Signs) and 405.930(G) (Miscellaneous Requirements), the provisions and regulations of this Article shall not apply to the following signs:

1. Governmental and official signs including, but not limited to, the following:

a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.

b. Signs for the control or direction of traffic and other authorized public purposes, including on private property as required by the City or other traffic authority.

2. No parking and no trespassing signs that are no larger than one (1) square foot in gross sign area.

3. Signs not exceeding two (2) square feet in sign area individually and not exceeding square feet in the aggregate, including, but not limited to, the following:

a. Name plates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.

b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.

c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.

4. Incidental signs.

F. *Illuminated Signs.* The following requirements shall apply to illuminated signs:

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.

2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted, ~~except by approval of a temporary permit, not to exceed five (5) days for a building opening or special event.~~

3. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.

5. No exposed reflective-type bulb~~bs~~ or incandescent lamp which exceeds forty (40) watts shall be used on the exterior surface of any sign in such manner as to expose the face of the bulb, light or lamp to any public street or adjacent property.

6. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).

7. The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.

G. *Miscellaneous Requirements.* All signs shall comply with the following general requirements:

1. *Sign faces.* When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article.

2. *Projections.* No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.

3. *Life safety code compliance.* All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.

4. *Obstruction to exit ways.* No sign shall be erected, displayed or maintained so as to obstruct any fire escape, any required exit way, window or door opening used as a

means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.

5. *Obstruction of ventilation.* No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.

6. Architectural Consistency. Sign installations shall be consistent with, and not conceal, the architectural detail of a building.

H. *Flags.* Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two ~~four~~ (42) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. Within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of ~~U.S.~~ flags displayed on any parcel of land within the City. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.

I. *Sign Setbacks.* All permanent signs shall be set back from property lines according to the regulations specified in this Article or as otherwise required by any other applicable City ordinance. Temporary signs shall be set back at least five (5) feet from the edge of pavement of any road and shall be located outside of the right-of-way of any State, ~~or~~ County, or City road.

J. *Substitutability.* Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted. (R.O. 2008 §§3-1; 26-102; Ord. No. 513 §49, 12-23-68; Ord. No. 1903 §1, 11-24-97; Ord. No. 5001 §1, 9-6-07; Ord. No. 5021 §1, 1-28-08)

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with a residential use or in a residential zoning district, unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein.

B. *Residential Development Signs.* Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in [Section 405.1080](#). Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

C. *Exempt Signs In All Residential Districts.*

~~1.—Residential signs.—Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. Such sign may contain any non-commercial message or advertise the premises for sale, lease or rent.~~ No permit shall be required for such a sign provided that the sign is erected by the owner or with the owner's permission.

~~2.—Temporary open house signs.—In addition to a residential sign containing information advertising a premises for sale, lease or rent, each such lot or parcel shall be allowed two (2) temporary open house signs with one (1) such sign on site and the other allowed off-site on private property with owner permission. Open house signs shall be limited to a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces and shall be permitted for up to three (3) consecutive days. A minimum of four (4) days shall transpire prior to posting any open house sign on the same lot or parcel for a second (2nd) or subsequent time. No permit shall be required for such a sign.~~

D. *Single-Family Lots Fronting On A Numerically Designated State Highway.* Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by [Section 405.450\(E\)](#), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet, except, however, that the allowable square footage of signs may be increased by two (2) square feet for each fifty (50) feet the building is setback from the roadway pavement of the numerically designated State highway to a maximum of sixteen (16) square feet to enhance the ability of motorists to see the signs for traffic efficiency and safety. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

E. *Institutional Uses In Residential Districts^[CL1].*

1. Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with manually-changeable copy or may be an on-

premises permanent sign. In addition, such uses shall be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to a period of ninety (90) days and a minimum of ninety (90) days shall elapse prior to posting another temporary sign on the premises.

2. *Low monument signs.* An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign, which can include a manually-changeable-used primarily for identification or as a bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria:

- a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or
- b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard.

3. *Campus low monument sign.* An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, on-premises permanent sign ~~identifying the institutional campus or complex~~ in accordance with the following standards:

- a. *Maximum sign area.* Sixty (60) square feet.
- b. *Maximum area per sign face.* Twenty-four (24) square feet.
- c. *Maximum height.* Six (6) feet above prevailing base grade.
- d. *Setback from right-of-way.* Fifteen (15) feet.

4. *Parking direction signs.* One (1) freestanding parking direction sign, which may be internally illuminated subject to Section 405.930(F) shall be ~~required~~permitted for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign ~~shall~~does not exceed fifteen (15) square feet in gross sign area per face, the sign height ~~shall~~does not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and for enhanced traffic directional purposes may contain the name and/or logo of the institution in addition to messages providing directional information. The Zoning Director may allow fewer signs for good cause.

F. *Temporary Signs In Residential Districts.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary ~~non-commercial~~ signs may be allowed with the owner's permission in addition to the permitted signage allowed on any

residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed twelve (12) square feet. ~~The number of such~~ Not more than one (1) temporary signs ~~on a lot shall not exceed the total number of per individual~~ candidates and/or propositions ~~on the election ballot shall be permitted per lot~~ [CL2].

G. *On-Site Construction Signs.* When property is under construction, pursuant to an issued building permit, an additional sign ~~Only one (1) such sign per entire development denoting the owner, architect, engineer, consultant, developer, lender and/or contractor,~~ not to exceed ~~twelve~~ twenty-four (24) square feet in gross sign area and not to exceed ~~ten-six (106)~~ feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required. (R.O. 2008 §26-103; Ord. No. 1903 §1, 11-24-97; Ord. No. 1966 §1, 11-23-98; Ord. No. 2287 §1, 6-28-04; Ord. No. 5033 §3, 3-24-08)

SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

A. General Limitations It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with any non-residential use or in a non-residential zoning district unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.

1. ~~Classification of signs. Signs shall be classified as on-premises permanent signs, temporary or incidental signs and special purpose signs.~~

~~a. On-premises permanent signs as defined in Section 405.120. b. Temporary or incidental signs as provided in this Section.~~

~~c. Special purpose signs are limited to directory signs, parking direction signs, parking regulation signs, directional signs, marquee signs, on-site construction signs and light pole artwork signs.~~

B.2. On-premises permanent signs Ground Floor Wall Signs.

~~a. Individual or freestanding business or use. Each individual business or use located at ground floor level with its own entrance at street level or a second (2nd) story retail business, either of which has sign frontage as defined in Section 405.120, may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area per sign frontage not to exceed one (1) square foot per linear foot of sign frontage upon which the sign is to be located, up to a maximum of twenty five (25) square feet in area; except that the total gross sign area per sign frontage may increase by twelve and one half (12.5) square feet for each fifty (50) feet an individual business or use sets back from the edge of street pavement up to a maximum of one hundred twenty five (125) square feet in area, provided said individual business or use has the required sign frontage to~~

allow such an increase.

1. In-line or mid-block uses. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. ~~– If the sign consists of a boxed display, the~~ that negative space must be dark and opaque, or clear and colorless and show have the visible surface of the building façade behind it shown. ~~No sign may violate the architecture of the building to which it is attached.~~
2. Corner units, single uses on corner lots, or out-lot buildings within a shopping center. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's building frontage façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be to be placed on the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations regulations above, where the building faces abuts two or more public streets and it is the closest building thereto. If the sign consists of a boxed display, the at negative space must be dark and opaque, or clear and colorless and show have the visible surface of the building façade behind it shown. ~~No sign may violate the architecture of the building to which it is attached.~~
3. Rear entrances. A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs should shall maintain uniformity in location, height and general design and shall be compatible in color.

C. Low monument signs. ~~A landscaped area located around the base of the ground graphic equal to two and one half (2.5) square feet for each square foot of ground graphic are allowed is requires for all low monument signs.~~

1. A project or development with at least one hundred and fifty (150) linear feet of lot frontage on a street or highway may be permitted a single low monument sign that contains not more than of twelve (12) square feet square feet of sign area per face with not more than two (2) faces, that is not more than four (4) feet in total height, and that is set back at least ten (10) feet from the right-of-way, and that is located. ~~Location of the ground sign must be a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.~~
2. A project or development with of at least 30,000 sq. ft. of site area but less than to three and one-half (3.5) acres, and with where the site has at least three hundred (300) feet of lot frontage on a street or highway, shall may be permitted a single low monument sign that provided such

sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, and that is set back at least ten (10) feet from the right-of-way, and that is located. Location of the ground sign must be a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.

3. A project or development with at least of three and one half (3.5) acres but less than five (5) acres shall may be permitted a single low monument sign that provided such sign contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is and set back at least ten (10) feet from the right-of-way, and that is located. Location of the ground sign must be a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
4. A project or development with more than of over five (5) acres shall may, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that provided such sign contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that and is setback at least fifteen (15) feet from the right-of-way, and that is located. Location of the ground sign must be a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
- (5.) A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is requireds for all low monument signs.

D. Wall signs for multi-floor office buildings. Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet. If the sign consists of a boxed display, the that negative space must be dark and opaque, or clear and show the have the visible surface of the building façade shown.

b.—Low monument signs. An individual building or use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low-monument sign provided such sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria:

(1)—The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard;

(2)—The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard; or

~~(3) — The site has at least two hundred (200) feet of frontage on a street or highway other than Lindbergh Boulevard and the sum of the total gross sign area of the site's wall signs, window signs and signs affixed and/or painted on canopies or awnings is at least twenty (20) square feet less than the maximum allowed in Subsection (2)(a) above or in Subsection (2)(d) Office Building Signs.~~

~~c. — *Shopping center or office park sign.* A shopping center, office park or institutional complex occupying a site in excess of five (5) acres in size may, by site development plan approval in accordance with Section 405.1080, have a single, freestanding, on-premises permanent sign identifying the center, park or complex (individual tenants shall not be identified on this sign unless the development has received approval of a common signage plan) in accordance with the following standards:~~

~~(1) — *Maximum sign area.* One hundred (100) square feet.~~

~~(2) — *Maximum area per sign face.* Forty (40) square feet.~~

~~(3) — *Maximum height.* Sixteen (16) feet above prevailing base grade.~~

~~(4) — *Setback from right-of way.* Fifteen (15) feet.~~

~~d. — *Office building signs.*~~

~~(1) Each freestanding, single or multi-tenant office building may have one (1) wall sign per sign frontage. This sign shall be affixed parallel to the facade of the building with no part of this sign projecting more than fourteen (14) inches from the building surface it is attached to. No part of this sign shall extend above the roof line or parapet of a building. The gross sign area of said sign shall not exceed thirty five (35) square feet per sign frontage; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for every fifty (50) feet an office building sets back from the edge of street pavement, up to a maximum of one hundred twenty five (125) square feet in area, provided said office building has the required sign frontage (one (1) square foot of gross sign area per lineal foot of sign frontage) to allow such an increase.~~

~~E.~~(2) Address Signs

~~For fire protection and traffic safety and efficiency, E~~each freestanding single or multi-tenant ~~office~~ building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0--100	2
1	101--250	3
1	over 250	4
2	0--100	3
2	101--250	4
2	over 250	5
3	0--100	4
3	101--250	5
3	over 250	6
4	0--100	5
4	101--250	6
4	over 250	7
5	0--100	6
5	101--250	7
5	over 250	8
6	0--100	7
6	101--250	8
6	over 250	9
over 6	0--100	8
over 6	101--250	9

over 6	<u>over-250</u>	<u>10</u>
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~~e. Multi-tenant real estate information signs. Each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:~~

~~(1) The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.~~

~~(2) The sign shall not be more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway and shall not be located within the site distance triangle as defined in Section 405.120, Definitions, of this Chapter.~~

~~(3) The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.~~

~~(4) The aggregate visible width of the supporting legs or monument shall be at least one-quarter (1/4) of the width of the sign.~~

~~(5) The edges of the sign shall be boxed in, framed or otherwise enclosed to eliminate visible gaps or spaces between the sign panels.~~

~~(6) The sign copy shall be applied and protected with weather-resistant materials and finishes.~~

~~(7) Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.~~

~~(8) These provisions shall not be applicable to single-tenant or owner-occupied properties which are subject to Section 405.950(3) Temporary or incidental signs for single-tenant properties.~~

F.23. *Temporary or incidental signs.* The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for on-premises permanent signs:

a1. *Window signs.* The total gross sign area of all window signs as defined in Section 405.120, Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not

it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade.

2b. Temporary ~~promotional~~ displays and signs. Temporary ~~promotional~~ displays ~~such as including only~~ banners ~~or~~, posters, ~~pennants, ribbons, streamers and balloons~~ shall be permitted for ground floor retail sales and service uses ~~to announce grand openings, special sales or events~~. These special promotions shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary ~~promotional~~ displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be limited to the first floor elevation of a building, with no more than 18 feet above the ground elevation.

e3. Other Temporary signs. Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary ~~non-commercial~~ signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. ~~Each~~ lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve ~~twenty-four~~ (24) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot. ~~Not more than one (1) temporary sign per individual candidate and/or proposition on the election ballot shall be permitted per lot.~~

d.—Temporary real estate signs on single tenant/occupant properties.—In addition to the permitted signage on any single tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. ~~Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of Section 405.950(2)(e), Multi-tenant real estate information signs, shall be enforced on the property.~~

4. Portable signs. In all commercial districts, one (1) portable sandwich board signs limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided no part of such signs is more than four (4) feet from the building front near the main entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn when not open for business, and are brought each night.

e5. Signs on converted residential structures in commercial zoning districts. Each residential structure which has ~~been~~ converted to a commercial use by approval

of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

~~All signs permitted by this Section shall require the issuance of a sign permit.~~

G4. *Special purpose signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for on-premises permanent signs.

a1. *Parking ~~and other~~ direction signs.* One (1) freestanding parking direction sign per direction, which may be internally illuminated, ~~shall~~ may be ~~required~~ permitted for each driveway, provided the sign ~~shall~~ does not exceed three (3) square feet in gross sign area per face, the sign height ~~shall~~ does not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may contain the name, address and/or logo of the business in addition to messages providing directional information. the sign may ~~shall only~~ contain the address of the business or institution on the premises. Other directional signs shall be installed as may be required by the City.

~~b. — Directional signs. Directional signs, other than parking direction signs, may be located on a project, site or development exceeding twenty (20) acres in size, provided that the total area of such signs located on any site shall not exceed twelve (12) square feet in gross sign area and no sign should be more than ten (10) feet in height or located closer than fifty (50) feet to a public or private right-of-way.~~

~~c. — Parking regulation signs. One (1) non-illuminated parking regulation sign, not exceeding five (5) square feet in gross sign area and not exceeding ten (10) feet in sign height, shall be permitted for each commercial or public parking lot. Parking lots with more than twenty (20) parking spaces shall be permitted one (1) such sign for each twenty (20) parking spaces or fraction thereof.~~

b2d. *Marquee signs.* Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of [Section 405.1080](#).

e3e. *On-site construction signs.* Only When the property is under construction pursuant to an issued building permit, an additional one (1) such sign per entire development denoting the owner, architect, engineer, consultant, developer, lender and/or contractor, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way, upon receipt of a building permit and shall be removed ten (10) days after completion after completion of a project and not later than 10 days after issuance of occupancy permit. the receipt of an occupancy permit for a building or development. The sign may indicate the owner, architect, engineer, consultant, developer, lender and/or contractor and other such information.

~~f. — Light pole artwork signs. Light pole artwork signs shall be permitted on light poles in public surface parking lots accommodating a minimum of two hundred (200) vehicles. All light poles supporting these signs must be located a minimum of fifteen (15) feet from the front curb line of the parking lot. The bottom of such sign shall not be lower than twelve (12) feet from the base of the light pole. In addition, temporary light pole artwork signs may be permitted on light poles or similar utility~~

~~poles adjacent to a public street to announce special events. The gross sign area of each light pole artwork sign shall not exceed eighteen (18) square feet with a maximum of two (2) signs per light pole. No part of this sign shall project more than~~

~~three (3) feet beyond the vertical centerline of the light pole. These signs shall be attached to the light pole in such a manner so as to minimize any sign movement. Any torn, frayed or faded light pole artwork sign must be repaired, replaced, removed entirely within ten (10) days of written notification.~~

d4g. *Covered walkway signs.* A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.

5H. *Automobile service stations.*

a1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section. Additional retail signs, unless specifically provided for herein, advertising the sale of specific products shall be prohibited.

b2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in Section 405.950(5)(e).

e3. *Wall signs.*

(1a) Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area. ~~This sign may include the name of the firm, the business being conducted on the premises or the principal product being offered for sale on the premises or a combination of same. A business logo may appear as a part of this wall sign.~~

(2b) In instances where the ~~incidental~~ washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. ~~This sign may include the product being offered for sale on the premises. Further, One (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit~~ for traffic safety and efficiency. The gross sign area of such signs shall not exceed twelve (12) square feet.

~~Instances where a full-service car wash is part of a property used for an automobile service station, a sign advertising the variety of car wash services being offered, along with their respective costs, may be displayed. Such a One additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross~~

sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

~~d~~4. *Service station canopy signs.* An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. ~~Any~~ business logo, inclusive of striping or other symbols, ~~may appearing~~ on this canopy sign shall count as part of the gross sign area allowable for said sign.

~~e~~5. *Pump signs.* Signs shall be ~~posted~~allowed on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump. "Self-service" or "full-service" signs shall identify each pump island on the service station property. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.

~~f~~6. *Gasoline price signs.* For purposes of traffic efficiency and safety, No more than one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed sixteen (16) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold. ~~The business's name and/or logo may be displayed on this sign, provided it does not occupy more than four (4) square feet of the total sign area per face.~~

I6. *Master signage plans--"CB" Core Business District, "GC" General Commercial, "PH" Planned Hospital District, "HE" Higher Education District* properties of campus style developments of multiple buildings with a minimum of ten (10) acres and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). The provisions set forth in the preceding Sections 405.910, et seq., shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "GC" General Commercial, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping with the intent to allow flexibility in the design of planned developments and large campuses developments of multi-acre areas, not separated by designated arterial or numerical highway (e.g. Olive Boulevard), the following options may be available for ~~applicable to~~ signs accessory to uses in the "CB" Core Business

| District, ["GC" General Commercial](#), "PH" Planned Hospital District and "HE"

Higher Education District and signs accessory to residentially- zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres):

a1. As an alternative ~~to what would otherwise be allowed~~, signs may be permitted in accordance with a Comprehensive Master Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Master Plan of signage shall show the location, size, height and extent of all proposed signs, ~~as well as the nature of the information to be displayed on the signs~~. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.

~~b. In addition, a plan for off-site directional signs in commercial districts which identify commercial centers and institutional campuses may be recommended by the Planning and Zoning Commission and approved by the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the signage plan, as well as the nature of the information to be displayed on each sign. All such signs shall be located within the "CB" Core Business District, "PH" Planned Hospital District or "HE" Higher Education District. Off-site signage is not permitted in residential districts.~~

b2e. Any application submitted pursuant to Subsection (6)(a) ~~or (b)~~ above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.

e3d. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria

- a. Proposed signs are consistent with the purpose of this ordinance;
- b. Proposed signs ~~are compatible~~are compatible with the theme, visual quality, and overall character of the surrounding area.
- c. Proposed signs are in scale and harmonious with the development and shall be so located and sized 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 unit nature of the development and the purposes of architectural and urban design elements.

~~7. Common signage plan all non-residential districts. If the owners of two (2) or more contiguous (disregarding intervening streets and alleys) lots or the owner of a single lot with more than one (1) building (not including any accessory building) file with the~~

~~Zoning Administrator for such lots a common signage plan conforming with the provisions of this Section, a twenty percent (20%) increase in the maximum total sign~~

~~area shall be allowed for each included lot. This bonus shall be allocated within each lot as the owner(s) elects.~~

~~a.—*Provisions of common signage plan.* The common signage plan shall contain the information in paragraph (1) below and shall also specify standards for consistency as required by paragraph (2) below.~~

~~(1)—The common signage plan shall contain the following:~~

~~(a)—An accurate plot plan of the lot, at such scale as the Zoning Administrator may reasonably require;~~

~~(b)—The location of buildings, parking lots, driveways and landscaped areas on such lot;~~

~~(c)—Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lot(s) included in the plan under this Chapter; and~~

~~(d)—An accurate indication on the plot plan of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental signs need not be shown.~~

~~(2)—The common signage plan shall specify standards for consistency among all signs on the lots affected by the plan with regard to:~~

~~(a)—Lettering or graphic style;~~

~~(b)—Lighting;~~

~~(c)—Location of each sign on the buildings;~~

~~(d)—Material; and~~

~~(e)—Sign proportions.~~

~~b.—*Window signs on common signage plan.* A common signage plan or master signage plan including window signs may simply indicate the areas of the windows to be covered by window signs and the general type of the window signs (e.g., paper affixed to window, painted, etched on glass or some other material hung inside window) and need not specify the exact dimension or nature of every window sign.~~

~~c.—*Limit on number of freestanding signs under common signage plan.* The common signage plan, for all lots with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one (1) for each street on which the lots~~

included in the plan have frontage and shall provide for shared or common usage of such signs. Individual tenants may be identified on freestanding signs.

~~d.—Other provisions of common signage plans. The common signage plan may contain such other restrictions as the owners of the lots may reasonably determine.~~

~~e.—Consent. The common signage plan shall be signed by all owners or their authorized agents in such form as the Zoning Administrator shall require.~~

~~f.—Procedures. A common signage plan shall be included in any site-development plan or other plan required by the City for the proposed development and shall be processed simultaneously with such other plan.~~

~~g.—Amendment. A common signage plan may be amended by filing a new common signage plan that conforms with all requirements of the ordinance then in effect.~~

J7h. Existing signs not conforming to common signage plan. If any ~~new or amended~~ common signage plan has been approved under previously effective ordinances is filed for a property on which existing signs ~~were~~are located, ~~withit shall include~~ a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed ~~amended~~ plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.

~~i.—Binding effect. After approval of a common signage plan, no sign shall be erected, placed, painted or maintained, except in conformance with such plan and such plan may be enforced in the same way as any provision of this Chapter. In case of any conflict between the provisions of such a plan and any other provision of this Chapter, the ordinance shall control.~~

8K. Billboards.

a1. Not permitted. Billboards shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541 RSMo.

b2. Lighting and landscaping of billboards. All lighting and landscaping of billboards shall comply with the following:

(1a) Prior to issuance of a City permit for erection of a billboard, the applicant shall submit and receive approval of a landscape plan depicting the landscaping, billboard lighting and fencing around the proposed billboard to ensure that the structure will be aesthetically compatible with its surroundings and the aesthetic standards of the community and neighboring property. Said landscaping shall consist of a circular base with a minimum radius measured from the center of the sign base. Said radius shall be no less than the total height of the

sign, measured from ground grade at the sign structure base to the highest point of the total sign and structure. Such plans shall comply with the provisions of [Section 405.540](#), shall be reviewed and approved by the Planning and Zoning Commission and shall comply with all standards in this Section;

([2b](#)) No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;

([3c](#)) External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;

([4d](#)) No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;

([5e](#)) The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.

[3e](#). *Obstruction of official highway signs.* No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.

[d4](#). *Annual inspection and certification.* Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July first (1st) of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.

[5e](#). *Nuisances.* Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner all other nuisances on private property. (R.O. 2008 §26-104; Ord. No. 1903 §1, 11-24-97; Ord. No. 1919 §1, 1-26-98; Ord. No. 1977 §§1--5, 1-11-99; Ord. No. 2236 §1, 10-27-03; Ord. No. 2287 §1, 6-28-04; Ord. No. 5073 §§3--4, 1-8-09)

SECTION 405.960: ENFORCEMENT AND SIGN REMOVAL

A. *Sign Code Violations And Enforcement.* Any sign which is not in compliance with all the provisions of this Article is declared to be unlawful. The City, through the Zoning Administrator, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who violates or fails to comply with any provisions of this Article or against the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located to prevent, enjoin, abate or terminate the erection, use of display of an unlawful sign. Any person who violates or fails to comply with any of the provisions of this Article or the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located shall be subject to the penalties set forth in [Section 405.1150\(D\)](#) of this Chapter.

B. *Removal Of Unlawful Sign.* Any unlawful sign which has not been removed within thirty (30) days after conviction of violation or imposition of civil penalty may be removed by the City and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty (30) days of its removal by the City, the City may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs shall be paid to the owner of the sign.

C. *Immediate Removal Of Unlawful Or Unsafe Signs.* Signs which the Zoning Administrator finds upon public streets, sidewalks, rights-of-way or other public property or which ~~wheresoever~~wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed by the Zoning Administrator without prior notice. (R.O. 2008 §26-105; Ord. No. 1903 §1, 11-24-97)

SECTION 405.970: VARIANCES

A. *Practical Difficulties Or Unnecessary Hardship.*

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.

2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

B. *Procedures And Criteria.* The procedures and criteria for granting a variance from the regulations in this Article shall be as set out in [Section 405.1040](#) of this Chapter. (R.O. 2008 §26-106; Ord. No. 1903 ~~§1~~, 11-24-97)

SECTIONS 405.980--405.990: RESERVED

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Delmar Gardens of Creve Coeur
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Dave Book
Murphy Company
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Pulaski Bank

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Tessler Promotions

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Wyne & Merritt PC



Chamber Of Commerce

July 13, 2012

Planning and Zoning Commission
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

Re: Proposed Modifications to the City of Creve Coeur Sign Ordinances

Dear Members of the Planning and Zoning Commission:

We are writing this letter in response to proposed changes by the City of Creve Coeur (the "City") to its sign ordinances (the "Proposed Changes"), which we understand in part are due to the recent 8th Circuit court case *Neighborhood Enterprises, Inc. v. City of St. Louis*.

The Creve Coeur-Olivette Chamber of Commerce (the "Chamber") appreciates that the City informed us of the Proposed Changes and asked for the Chamber's input. We have formed a committee and gathered input from our members, which include several prominent commercial and retail property owners throughout the City. Many of our members have concerns with the Proposed Changes and we value the opportunity to be able to bring them to your attention.

The major areas of concern are permitting or allowing the following which would be eliminated or severely curtailed under the Proposed Changes:

1. A second short-term sign for leasing and sale purposes for commercial/retail properties with a monument sign;
2. Short-term leasing and sale signs for property owners who do not have monument signage;
3. Self-executing exceptions to the One Hundred Fifty (150) foot spacing requirements and the Ten (10) foot distance from right of way requirements, for hardships;
4. Reasonable relocation and reconfiguration of signage without additional regulatory approval;
5. Temporary open house signs for residential properties;
6. Larger sign size for multi-story buildings, which sit back a considerable distance from the public road;
7. Two wall signs for multi-story buildings which front more than one road.

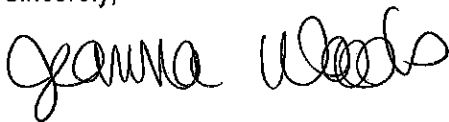
While this is not an exclusive list, it identifies the considerable scope and extent of the changes which appear to be somewhat extreme measures to control "content".

We also note that the changes may inadvertently restrict a property owner's statutory rights to advertise their property for sale or for lease. Section 67.317 of the Revised Statutes of Missouri prohibits a political subdivision from enacting or enforcing an ordinance which "forbids or restricts" the right of a property owner to display a sign on their property advertising the property for sale or for lease.

As business professionals and entrepreneurs, the Chamber's members are all acutely aware of the economic decline suffered across the country and this decline has undeniably influenced our City. Without the ability to properly or effectively advertise or market vacant properties, Chamber members and property managers will be unable to attract new tenants. These Proposed Changes will unquestionably cause the local business economy, which is so important to the City's growth and development, to suffer. The Proposed Changes will also put the City's local businesses at a competitive disadvantage to adjoining St. Louis County areas which will not be subject to such restrictions.

The Chamber recognizes and sympathizes with the City's concerns about preventing inappropriate, obscene, or offensive images or language on signage. The Chamber would appreciate the opportunity to explore alternatives to address the above concerns so as to protect the City while not hampering the legitimate business needs of the City's retail and commercial property owners.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanna Woods". The signature is fluid and cursive, with the first name "Jeanna" written in a larger, more prominent script than the last name "Woods".

Jeanna Woods, President
Creve Coeur-Olivette Chamber of Commerce

This letter is submitted in connection with the public hearing scheduled for July 16, 2012 on the proposed changes to the City of Creve Coeur sign ordinances. We request that it will be made a part of the official record.

HUTKIN DEVELOPMENT COMPANY

July 12, 2012

Planning and Zoning Commission
City of Creve Coeur
Re: Proposed Changes to City Sign Ordinances

RECEIVED

JUL 12 2012

PLANNING DEPT.

Dear Members of the Planning and Zoning Commission:

We are writing this letter in response to changes proposed by the City of Creve Coeur (the "City") to its sign ordinances (the "**Proposed Changes**"), which we understand in part are due to the recent court case of *Neighborhood Enterprises, Inc. v. City of St. Louis*.

As you know, Hutkin Development Company and its affiliates ("**Hutkin**") are long-time, conscientious owners of multiple commercial and retail properties in the City, including the Plaza Shops, Balmoral Plaza, Shops at Westchase, our offices at 10829 Olive Boulevard, as well as others. Hutkin has owned most of these properties for many years (Balmoral Plaza since the 1970's) and they have been highly sought after locations for many businesses that serve the residents and bring regional customers to Creve Coeur. We hope the City will agree that it is in both parties' interest to work together to ensure the success and prosperity of these properties, and all commercial property in Creve Coeur.

Of particular concern to us, is the proposed complete elimination of a second sign for commercial and retail properties. Currently, such properties are allowed to have two (2) signs: (1) a monument sign which provides a partial or complete listing of the tenants doing business at the property; and (2) a leasing sign notifying potential tenants that there is space either coming available or is currently available at the location. Both signs are extremely important to the existing and future viability of commercial and retail properties in the City, from both a practical and competitive perspective. Forcing a property owner to use a portion of the monument signage to advertise space "for lease" will in almost every case provide unintended consequences for the property owners and the City:

- Merging the "for lease" information with the tenant information on a monument sign is confusing, cluttered and diminishes the effectiveness of both.
- Not all monument signs provide a good or reasonable place to put "for lease" information (i.e the Balmoral Plaza monument is a beautiful brick sign; cluttering it or adhering "for lease" information is not desirable by us, our tenants, or the City).
- Tenant monument signs are not where our customers/prospective tenants look for "for lease" information.
- Permanent "for lease" signs (in lieu of a monument sign) are directly counter to the image of Creve Coeur and the quality of commercial property in the City, and especially on the Olive Street corridor and along Ballas Road.
- The proposed changes are going to have a negative effect on our marketing efforts, which in turn will reduce occupancy levels and make lease-up times longer, which in turn will negatively impact sales tax revenues.

10829 Olive Boulevard, Suite 200, St. Louis, Missouri 63141, (314) 872-9140
Facsimile (314) 872-9001 <http://www.hutkin.com> e-mail: info@hutkin.com

We are also concerned about the One Hundred Fifty (150) foot spacing requirement for signs. While we recognize and approve of the City's desire to allow drivers to clearly see each individual sign, we fear that there could be unfair application of the spacing requirements. If one owner placed a sign on the corner of their property, it could force the neighboring property owner to place a sign at the far end of their property, which may not be practical, contextual, or even be possible.

The economic downturn continues to impact quality commercial property, even in a top-tier municipality like Creve Coeur. Without the ability to adequately advertise available space, by way of well designed, strategically placed and appropriate "for lease" signage, property owners will struggle further. We are confident the City does not want to unduly hinder the use of reasonable and essential marketing tools that help fill vacant spaces and bring businesses to the City.

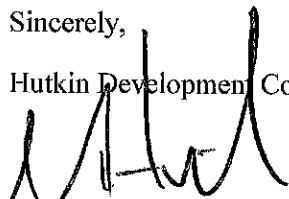
We recognize the City has concerns about the recent court case ruling. However, we believe there is a better approach that would not be as detrimental to the City, or to the retail and commercial property owners in the City.

It is our understanding that the City is able to regulate "place", "manner" and "time" as it pertains to signs. In order to reduce the likelihood of a property owner utilizing a "for lease" sign as a permanent sign for some other purpose, the City could incorporate into the ordinance a procedure that once a property owner becomes aware that a space will be coming available, the property owner will be required to provide a reasonable measure of proof of such availability, submitted during the sign permit process. Once the vacancy or available space has been leased, then the sign must be removed by the property owner within ten (10) business days of the new tenant receiving its occupancy permit from the City. We believe this concept could also assist the City in reaching its goal of reducing sign clutter. Significant fines could be levied against property owners who leave signs up without legitimate vacancy or space available.

We would hope that the City will work with us on this very important issue - one that we know is as important to the City as it is to us. We respectfully request the opportunity to work directly with the City and explore this and other alternatives to protect the City while not hindering the legitimate business needs of the City's retail and commercial property owners. We are confident that a mutually acceptable solution can be found through our joint efforts.

Sincerely,

Hutkin Development Company



Steven F. Hutkin, President

Cc: Mr. Paul Langdon

Ms. Whitney Kelly

This letter is submitted in connection with the public hearing on the proposed changes to the City sign ordinances scheduled for July 16, 2012 and we request that it will be made a part of the official record.



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, JULY 16, 2012
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, July 16, 2012, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. James Faron
 Ms. Cynthia Kramer
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of July 2, 2012

Mr. Faron moved approval of the draft minutes as written. Mr. Eberhardt seconded the motion which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. PUBLIC HEARING

Application #12-001: Comprehensive Sign Code Revisions.

Applicant/Agent: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

Mr. Langdon, Director of Community Development, on behalf of the City of Creve Coeur, addressed the Commission about what staff tried to accomplish with the changes they are proposing. Mr. Langdon explained to the Commission the purpose was to simplify how standards are applied not an effort to affect the amount of signage or content. Mr. Langdon also let the Commission know the code revisions are not done and all input can affect the outcome.

Mr. Langdon presented a PowerPoint presentation to the Commission. The presentation highlighted specific examples of signs in the City and how the current code is written to make these signs compliant with current standards. Mr. Langdon also went over the history of Creve Coeur's Sign Plan and Master Sign Plan. Mr. Langdon continued to speak to the Commission about the conflicts that occur while trying to revise the sign code and what is allowable.

There was also discussion around buildings only being identified by their numerical address on the physical building, and ground floor tenants in multi-story buildings will still get a wall sign. Mr. Langdon also stated the common sign plan has been eliminated, but old ones continue as pre-existing signs.

In conclusion, Mr. Langdon would like to move forward by further refining the code as needed and return to the Planning Commission for more review and a vote, which would result in the code being moved to City Council.

Mr. Schnarr asked if the fire protection district has sign regulations for addresses and Mr. Langdon replied yes, they do.

There was also discussion around real estate signs and if they have a monument sign will property owners be able to post a separate "For Lease" sign. Mr. Eberhardt wondered why we could not treat commercial property signs like election signs. Mr. Langdon replied it is an option, but the question lies in why the City redrafted the multi-tenant real estate signs a few years ago. Specifically, so-called temporary signs end up being permanent signs, in effect, and then visual clutter issues arise.

Mr. Gene Rovak, 766 Gascogne Drive, representing the Creve Coeur – Olivette Chamber of Commerce, stated it is appreciated that the City is trying to simplify the code is trying to balance the constraints. The Chamber believes the City is correct in distancing itself from governing content. Mr. Rovak then read a letter from the Chamber and submitted it for the record and supplied it to the Commission. It indicated things that are important to the Chamber. Mr. Rovak pointed out the list of concerns in the letter is not all-inclusive but it does identify the scope and extent of the changes which appear to be somewhat extreme. In

addition to the letter, Mr. Rovak stated with or without the ability to properly or effectively advertise or market vacant properties, Chamber members and property managers will be unable to attract new tenants.

Ms. Celeste Rueter, Director, St. Louis Association of Realtors, 12777 Olive Boulevard, on behalf of their 7,000 members, support the views expressed in the letter read by Mr. Rovak. Ms. Rueter did want to expand on a few points, stating their members, both commercial and residential, believe the proposed changes would inhibit them from doing their jobs. Secondly, the association's attorney is of the opinion that the changes regarding real estate signage are unnecessary. Lastly, Ms. Rueter pointed out the Commission had letters directly from realtor members, and submitted them for the record.

Dr. Michael Barton excused himself from the meeting at 7:55pm.

Mr. Tom Stern, 233 Brooktrail Court, resident of Creve Coeur for 28 years, and President of Solon Gershman Commercial Real Estate, Inc., explained his company leases and provides maintenance for more than a dozen properties in Creve Coeur. Mr. Stern stated the majority of new tenants are brought to them because of signage and to limit them would adversely affect both the real estate companies and the property owners. Mr. Stern also said he thought to revise the code was fine, but to eliminate real estate signs and "for lease" signs would negatively affect property values in the City of Creve Coeur.

Mr. David Caldwell, 257 Brooktrail Court, responded in opposition of the Chamber's sentiments. Mr. Caldwell also shared an anecdotal story about Santa Barbara, California and their lack of signs.

Mr. Stephen Kling, attorney with Jenkins & Kling, P.C., 150 North Meramec Avenue, Clayton, MO 63105, made procedural comments, stating he is the attorney for the Chamber of Commerce as well as the Hutkin Development Company and just wanted to confirm their letters were to be made part of the public record. Secondly, Mr. Kling wanted to make sure that if anyone had any questions in regards to the Hutkin Development letter, he would be happy to answer.

Mr. Tom Ray, office leasing agent for CBRE, Inc., stated Creve Coeur is the core of his office leasing practice. Mr. Ray addressed concerns with removing the two signs for corner lot buildings, stating removing this amenity is depriving the purchaser of something they paid for and believes it should be grandfathered in as part of the code revisions. Mr. Ray also spoke in favor of leasing signs and complimented the enhancements made to monument signs and recommends little change in that area.

(This ends the Public Hearing; see verbatim transcript for further information)

Chairman Madden said the Commission will take all response and comments in consideration and have some responses by the next Planning and Zoning meeting.

Mr. Faron motioned to continue Application #12-001 to the meeting of August 20, 2012 to allow staff to incorporate the comments of the Planning Commission and public as appropriate. Ms. Kramer seconded the motion with resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Ms. Kramer – aye

7. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:10 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, JULY 16, 2012

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chair

Dr. Michael Barton

Mr. Gary Eberhardt, Vice Chair

Mr. James Faron

Ms. Cynthia Kramer

Mr. Jim Schnarr

Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, AICP, Director of Community Development

Ms. Whitney Kelly, AICP, City Planner

Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

St. Louis, MO 63128

(314)487-2259

CHAIRMAN MADDEN: Like to call to order the

2 Planning Zoning Commission Meeting for the City of Creve
3 Coeur, Missouri for Monday July 16th, 2012.

4 We'll start with roll call.

5 Dr. Michael Barton?

6 MR. BARTON: Present.

7 CHAIRMAN MADDEN: Mr. Gary Eberhardt?

8 MR. EBERHARDT: Present.

9 CHAIRMAN MADDEN: Mr. James Faron?

10 MR. FARON: Present.

11 CHAIRMAN MADDEN: I don't see Mr. Howard or
12 Ms. Kramer.

13 Mr. Jim Schnarr?

14 MR. SCHNARR: Present.

15 CHAIRMAN MADDEN: Carl Lumley, our City
16 Attorney?

17 MR. LUMLEY: Present.

18 CHAIRMAN MADDEN: Paul Langdon, our Director of
19 Community Development?

20 MR. LANGDON: Present.

21 CHAIRMAN MADDEN: Whitney Kelly, our City
22 Planner?

23 MS. KELLY: Present.

24 CHAIRMAN MADDEN: And Julie Lowery, our
25 Recording Secretary?

2

1 MS. LOWERY: Present.

2 CHAIRMAN MADDEN: Public Hearing Application

3 No. 12-001: Comprehensive Sign Code Revisions.

4 Anybody that's going to be involved in this
5 tonight, if they could come up here at this end and get
6 sworn in, save us some time instead of doing it
7 individually, so if you're going to come up and talk.

8 (Speakers were sworn in by the court reporter.)

9 CHAIRMAN MADDEN: Paul, are you going to handle
10 this?

11 MR. LANGDON: Yeah.

12 CHAIRMAN MADDEN: Okay.

13 MR. LANGDON: Good evening, Mr. Chairman,
14 Members of the Commission.

15 My name is Paul Langdon, Director of Community
16 Development for the City, and in that role acting as
17 Planning Director as well.

18 As you know, we've been working on amendment to
19 the sign regulations for some time now, witness the case
20 number is the first one listed for 2012.

21 The effort so far has involved a lot of
22 discussion. We've met with you on more than one occasion,
23 and we've met with Economic Development Commission; we've
24 met with the Chamber of Commerce; we've talked with
25 several property owners and property managers along the

3

1 way.

2 And tonight is really the next in a series of
3 meetings, but the first one under the guise of a public

4 hearing. And, obviously, all the comments we receive
5 tonight are part of the record, and we certainly welcome
6 any input that can be offered to us tonight.

7 I want to make clear for everybody's benefit,
8 we're not looking for a recommendation from P&Z tonight.
9 In fact, I strongly discourage that you move in that
10 direction. I think we'll hear testimony from a variety of
11 perspectives and it might very well change the direction
12 that we have.

13 (Ms. Kramer is now present.)

14 So tonight is about listening mostly, and then
15 from here we'll move forward with the lessons that we
16 learn.

17 Going to switch to the hand-held microphone here
18 just because I'll be moving back and forth.

19 Want to make clear that -- that tonight we're
20 beginning an effort to -- to formally simplify the
21 ordinance; to make it a little more readable; to take out
22 some of the areas that were never very clear.

23 My predecessors expressed the same concerns. I
24 quickly had the same concerns when I took the job in 2006,
25 and it's just time to -- to make it right, so that we're

4

1 not interpreting the Code almost every time we try to
2 advise somebody on what signs are allowed and what are
3 not.

4 Also, and this was the latest issue and maybe

5 the most problematic is the notice of content neutral.
6 Not because our Code is so rife with it and unworkable
7 because of it, but because it goes to the very core of
8 some of the signs that we're talking about, and I'm quite
9 certain will be the main subject of discussion tonight.

10 It is not an effort to dramatically affect what
11 is allowed or not allowed in terms of sign area. I
12 realize that where some of these things come together, we
13 have created that effect. That's not where we started
14 out.

15 In fact, some signs are new that were not
16 allowed before. Other signs actually get bigger than they
17 were allowed to be before. So there is sort of the
18 balance of terms of how much is allowed and where it's
19 allowed.

20 Also, this is not an effort to curtail any form
21 of expression. This is just the opposite. This is about
22 saying we no longer regulate expression at all unless it
23 crosses the line into obscenity or otherwise offensive
24 material. But aside from that, it doesn't matter if it's
25 advertising, if it's a political speech, if it's a

5
1 personal view or if it's real estate information. It's
2 all the same now. That's -- that's the objective.

3 Whether or not we can get there 100 percent is
4 yet to be seen, but that's certainly what we're trying to
5 achieve.

6 And last, as I said, we're not done. We're
7 going to have to -- to look at this some more. The
8 numbers are all beginning points of discussion; how big
9 the sign is; how small the sign is; how high a sign is;
10 how many signs there are, they're all numbers and they can
11 be adjusted up or down as we move forward.

12 The real issues are the velocity in terms of
13 where a sign is going to be; when we allow certain signs
14 and don't allow certain signs, and getting in tune with
15 what the marketplace needs or expects in terms of signage.

16 So I want to -- to avoid, if at all possible,
17 too much discussion on specific numbers because the
18 numbers don't mean anything if we haven't already agreed
19 that the sign is in the right place for the right reasons.

20 Some of the cases around town that I want to
21 just sort of point out here that led to some of this, and
22 I should not go any further without saying, while we're
23 using certain properties as examples in this discussion,
24 all of these signs, at least to the best of my knowledge,
25 are legal. These property owners and business owners have

6

1 done what they need to do in order to survive in the
2 marketplace, and this is not intended to be a vilification
3 of any one business or any one property. They're simply
4 examples, and they're a place that we start the
5 discussion.

6 The City is not trying to make any enemies here.

7 We're trying to work cooperatively, and I hope everyone
8 understands if they see their sign on the screen, it's not
9 singling them out, it's just an example of what is in
10 existence.

11 First example in the top left, GC's, very
12 popular restaurant. Took advantage of the sign code in
13 terms of a number of opportunities. And what they ended
14 up with is a fairly large amount of sign area on the
15 building. It's on two sides, and one of the interesting
16 things about our sign code, if you read it a certain way,
17 get into one of those interpretations, they could have
18 even put signs on the back side of the building that face
19 the houses. But, obviously, that wasn't in their
20 interests and they didn't pursue it.

21 Where this really gets interesting is the other
22 end of the same center, and some of these signs are so
23 small that they have no value, even though they're
24 actually much further away from the street than this
25 business, and that was an equity issue that some of those

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1 tenants had expressed to us, and we were not oblivious to
2 when we saw the end result.

3 Other issues, buildings like this one, large
4 building, lots of presence physically, no presence in
5 terms of a sign or communication of any kind.

6 In the grand scheme of urban design and
7 identification, the sign can be a big part of what a

8 building is. It becomes what a building is known for.

9 But because of the way the Common Sign Plan,
10 we'll come back to this later, is written and because of
11 some short-sightedness at the time, the only identifier
12 for this building ended up being its address, which isn't
13 so bad except that the addresses are so small and in a
14 location as to be almost unusable as an identification.

15 This sign on this building; it's on the end
16 wall; it's visible from the street, and because it was
17 visible from the street became justification for another
18 sign.

19 We have these in several places around town.
20 They don't actually face the street, they're just visible
21 from the street.

22 Well, that's where you can get into some really
23 hyperbolic examples of where signs can go. Just because
24 it's visible, doesn't make it the right place, not only
25 for the usefulness of the public, and, therefore, the

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1 usefulness of the business that needs the sign, but also
2 from a traffic management and from an urban design
3 consideration.

4 The last picture down here, you know, this is
5 the beginning of a collection of signs that is the kind of
6 thing that sign ordinances were created to follow.

7 The notion of visual clutter, and this isn't the
8 only example, but here we have, there's a sign here,

9 there's a sign here and there's a sign here. Throw into
10 it the other items in the landscape, the utility poles and
11 the traffic signs and the traffic signals, it starts to
12 become a pretty complicated place.

13 What you can't see, it's cut off out of the
14 picture, is even a van with essentially a sign on the side
15 of it, you know, and it is a view that is blanketed by
16 signs.

17 In places this is okay, and in places this is
18 just what we have to live with in a more urban setting.

19 But maybe it isn't always the right thing.
20 Maybe it isn't appropriate in every setting. And so we
21 wanted to -- to start looking at ways to manage that and
22 not just say, well, that's the way it is.

23 The other issue, which isn't really visible from
24 the ground level, but as the Zoning Administrator, you
25 become acutely aware of, and as the managers of these

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1 properties are acutely aware of, the City attempted, many
2 years ago, to bring in a way for large properties to
3 manage their signs. To do it in a way so that it's
4 coordinated and it presented a -- an esthetic appearance
5 that was attractive and effective as a commercial message.

6 But in doing that, the City also said for that
7 -- in exchange for that obligation, we will allow more
8 sign; we'll allow you to increase that, and that was the
9 Common Sign Plan.

10 And in recognition of the fact that it was
11 fairly flexible, that it was perhaps a little more
12 difficult to manage, it was only allowed on certain
13 properties.

14 Well, then another system was brought in called
15 the Master Sign Plan. Very similar in that allowed custom
16 signs, subject to esthetic obligations or commitments on
17 the part of the property owner and size commitments, but
18 now, instead of being a staff approval, it was required to
19 go through Planning Commission and City Council, so much
20 higher level of oversight, and -- and the end result was
21 actually something that was an ordinance rather than just
22 a letter of approval from staff.

23 Again, limited in terms of certain properties
24 within the City. But what you end up having is a property
25 that's zoned Core Business, Core Business, this is Planned

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1 Community and this is General Commercial.

2 Well, you can get a Master Sign Plan for a
3 couple of these; you can get a Common Sign Plan for a
4 couple of these. We can't do anything for this one. Even
5 though they're all ostensibly the same kind of
6 development.

7 And if you go out into the site today or these
8 sites today, you'll see the net result where some of these
9 properties have new signs that are, you know,
10 communicating a bold message and others have virtually

11 nothing.

12 And it's a frustration, not only for the
13 property owner or manager, but also for us in trying to be
14 evenhanded about who gets what. While we're not trying to
15 pick favorites, but the Zoning Code has put us in the spot
16 where we don't have a choice, and we're trying to fix
17 that.

18 So want to point out one other thing, which is
19 second floor signs. Interesting problem in that the
20 Zoning Code isn't very clear about where we can do second
21 floor signs and what it means to be a second floor sign.

22 Because this building, if you go around the
23 other side, is actually becomes a first floor. We have
24 this all over Creve Coeur, as you know, Olive Road is a
25 ridge, and so the properties generally drop down away and

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1 very often properties transition from single to
2 multistory, depending on where you are.

3 This is a close-up of those properties that I
4 showed before.

5 So one of the things we tried to look at was
6 revising the -- I'm not going to read through every word
7 of it -- but before we used to have this -- this allowance
8 for increasing the size of signs as you move away from the
9 street, but then hitting a certain maximum.

10 It occurred to us that for some of those smaller
11 tenants the real issue is that they are very narrow, and

12 the size that they're allowed at the minimum end is really
13 very small.

14 From a reaching the public right-of-way
15 perspective, we thought it was important that there be a
16 minimum, a reasonable size minimum. And that's the -- the
17 20 square feet that you start at. This was a number that
18 we reached out in conversation with you all, and then it
19 increases.

20 Well, the increase is also the issue where we
21 have that -- the one business in our examples that has the
22 maximum 125 square feet, subject to some other provisions,
23 and then you'd have some that are down here at 12 square
24 feet.

25 Now that under this proposal the maximum becomes

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1 50. So that there becomes a point of where it simply not
2 necessary -- necessary to go any larger.

3 Now, I mentioned that -- that one business has
4 125 square feet due to some other provisions, and that is
5 the -- the two-thirds rule.

6 The City, and we're not unique in this,
7 encourages artful sign design; encourages the use of
8 channel letters where possible; discourages the older
9 style, the box, if you will, where you have a single panel
10 of plexiglass, and then lettering on top of that.

11 In order to encourage that change, you could
12 reduce your calculated area by a third if you use channel

13 letters, so the 125 square feet actually goes up by a
14 third, when you just take the other one.

15 What that does is it allows much larger signage,
16 again, go back to these examples. You know, these big Cs
17 end up being only two-thirds as far as regulated area
18 compared to if they were a solid box.

19 The problem is that in order to do that, we have
20 to start identifying well, what is eligible for that.

21 Under the old code we could say it was letters, if it's an
22 individual letter then you can take the two-thirds rule.

23 If we're going with a content neutral approach,
24 we can't really differentiate what the thing is; letters,
25 symbols, logos. It's all the same. So look at -- at

13

1 these, and we all know that that trademark look, well,
2 what in that is channel letters or what is subject to the
3 same opportunity.

4 You can build that symbol the same as these.
5 It's just a different shape.

6 Essentially, it becomes impossible to
7 differentiate who gets two-thirds and who doesn't. So the
8 approach was to simply eliminate it because we can't parse
9 it out any other way.

10 Now if you want to change the amount of sign
11 that's allowed as a result, we can certainly do that, but
12 I think what we're looking at is an obligation to -- to
13 allow any type of sign subject to the very same

14 requirements.

15 Now that does raise a question of urban design;
16 does raise a question of visibility at night and
17 readability at night, and there's a long-term maintenance
18 issue.

19 I'm sure we've all seen the white face signs
20 been up a long time, they're starting to get dirty behind;
21 they're starting to yellow and the sign is unattractive.

22 Now, we'd all like it if every business was
23 successful enough to replace their sign on a regular
24 basis, but they aren't. Sometimes the signs are up there
25 a long time, and sometimes there's nothing you can do

14

1 about it except let the sign get dirty. That's why
2 channel letters are so attractive. They tend not to have
3 that problem. They're more expensive.

4 That's where this last statement comes in in
5 saying if you are going to do the can sign or box sign or
6 whatever you want to call it, then the illuminated part of
7 the sign is still the letters; the background with the
8 negative space, if you will, is still dark and opaque. So
9 that we still have the type of build that is less
10 expensive, but simply from a design perspective, the
11 negative space is going to not light up, and that's the
12 space that would normally have a maintenance concern with.

13 It's just a matter of how it's painted. I know
14 it adds costs, but in the end, I think that it's -- it's

15 a -- a reasonable middle ground between requiring a
16 certain style of manufacturer and then trying to parse out
17 what qualifies and what doesn't.

18 Sign code currently speaks to businesses having
19 more than one frontage. We didn't want to take that away,
20 and so for corner properties or corner units, we've
21 allowed, again, the opportunity to provide another sign,
22 install another sign on that -- that second frontage,
23 subject to the same requirements as the other -- as the
24 first sign.

25 I think the key notion here is that it has to be

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1 the closest building to the street.

2 Again, we had some very creative interpretations
3 about what constituted frontage on two streets. Where a
4 business was literally hundreds of feet away with other
5 buildings along the way in between, but because there was
6 a theoretical straight line from the front of that store
7 to the street, it qualified for more signage. Wasn't
8 really on that street; you could just see it from it.

9 So in order to try to address some of that, a --
10 a comment was put in here about it being the closest
11 building to the street.

12 If it's just to the back of the big parking lot,
13 well, that's -- excuse me -- still going to qualify.

14 And if there are other buildings in between,
15 then really this notion of a fronting the street is -- is

16 not the case, and that opportunity goes away.

17 Big change here is in the low monument signs.

18 These are the current regulations. You know, I only put
19 them there so that I can make clear how long they are and
20 the effort to try to regulate where they go.

21 What this amounts to is actually a lot of
22 properties that can't have a low monument sign, and you
23 just have to drive up and down Olive and Lindbergh and see
24 who has them and who doesn't. I guarantee you everyone
25 who qualifies for one has one and everyone who doesn't,

16

1 doesn't.

2 So the concern we had, again, was a question of
3 the appropriateness of limiting properties in this way.
4 And then also the size of the signs that are allowed. On
5 some properties the signs are too small, on other
6 properties they seem too large, and we end up with a lot
7 of complaints about how this works.

8 Shopping centers and office parks. Again, it's
9 a question of equity. These ones are allowed much larger
10 signs. Now the curious thing here that we also noticed in
11 this process, you get two sign faces at 40 square feet,
12 which would appear to add up to 80, but not in our sign
13 code, they add up to 100. That's the kind of technical
14 thing that we're also looking to -- to address.

15 These signs are much higher. Just because it
16 becomes classified as a shopping center, it suddenly gets

17 more sign than if it is not a shopping center.

18 If it's an office -- a -- a campus center, then

19 all of a sudden it doesn't get the same sign frontage.

20 Similar size property, but a different type of outcome.

21 So what we were looking at was changing the --

22 the signs to have something a little more universal.

23 Well, then came the content question.

24 And all of this, which we worked very diligently

25 on a couple of years ago, it was an effort that was

17

1 spearheaded by members of the City Council that we worked

2 hard to -- to get approval through Planning Commission,

3 and we did similar outreach at the time, and through City

4 Council. Well, this is all hinged on this idea of being a

5 real estate sign.

6 Real estate information is content. This is

7 where we appear to run afoul of lots of legal precedent,

8 but most recently legal precedent in the Eighth Circuit

9 Court of Appeals. This isn't a local court, this is the

10 Federal Eighth Circuit Court of Appeals. This is a

11 multistate effect. Eighth Circuit is the one we're in.

12 And whenever it gets that close to home, you better start

13 paying attention because the Court's from the highest

14 level down are starting to pay attention.

15 Well, if that renders all of this pointless,

16 what are we going to do for real estate signs. You have

17 to have the ability to do real estate advertising. We

18 understand that. The State requires it.

19 But on the other hand, we have all these signs
20 out there that are real estate information, so if we have
21 them out in the -- out in the field, if we can't say that
22 that has to be real estate or that has to be real estate
23 or that one or that one, they can be anything.

24 Well, when you start to imagine the amount of
25 signage and the variety that starts to take place, the

18

1 conflicts and the location that the battling for position,
2 you can see right here how they start to overlap, you
3 know, it was that scenario that led to the visual clutter
4 issues in the '50s and '60s that all these sign codes were
5 written to combat and try to maintain, you know, the open
6 higher end, for lack of a better term, appearance like
7 Olive Boulevard, City of Creve Coeur works very hard to
8 maintain.

9 So really we're faced with a conflict. Do we
10 just say, hey, every property gets two signs and that's
11 that. Doesn't matter what they say. Or do we find some
12 way to maybe open up the signs individually, but then
13 limit the total number of signs.

14 As a draft position that we worked out with
15 Planning Commission, the proposed language in the
16 ordinance takes the one sign approach.

17 These signs are all legally preexisting, no
18 one's going to take them away. By going forward, the

19 proposal is a series of tiered signs tailored to the size
20 of the property so that as the properties get bigger, the
21 signs get bigger, but only one sign.

22 And the objective there is to say, you know,
23 property owner, property manager, you're in control.
24 Here's your sign and here's the area, have a nice day.
25 From here on you manage it. You manage your tenant

19

1 information; you manage your real estate information.
2 We're no longer involved. We're not going to parse it
3 out.

4 So while on one hand it's sort of taking away a
5 sign opportunity, on the other hand, we're trying to
6 provide a freer hand to the marketplace to decide what
7 appears on the sign.

8 The other thing that I want to point out is that
9 the total sign area for the larger properties is up to
10 40 square feet, so we're trying to allow large signs on
11 large properties.

12 The other thing that I should point out is this
13 150 feet. I know -- I know that this one needs some work.

14 These pictures, I think, exemplify where that
15 comes from, where they start to cluster and there are lots
16 of reasons why that happens, I'm not saying there's bad
17 decisions here, just that's the nature of it.

18 Well, part of -- of dealing with visual clutter
19 is -- is a little bit of the old philosophy on pollution;

20 the solution to pollution is dilution, and solution to
21 visual clutter is dilution. You spread things out; you
22 create some open space; you start to reduce the effect.
23 That's where that separation requirement comes from.
24 Now, I recognize that that creates a problem if
25 the 150 feet from your neighbor's sign puts you right in

20

1 the middle of your own parking lot, and now because of
2 other circumstances out of your control really, you can't
3 have the sign that you thought you were entitled to.
4 There has to be some flexibility there, and I'm
5 certainly open to suggestions there whether, if you review
6 the staff report, we mention that, but some amount of
7 movement has to be there; some amount of administrative
8 ability to change locations.

9 But is this okay to have them 5 feet away from
10 each other if we have multiple signs. Is this okay.
11 You've got several property lines along the way and every
12 time there's a sign, I don't know.

13 I think from a -- a management of the corridor
14 and a visual perspective, I would like to see them spread
15 out, but I recognize that -- that that starts to create
16 some administrative headaches.

17 Office buildings. As I mentioned, we have a
18 strange set of rules for office buildings where some have
19 really large signs through the Master Sign Plan. City
20 Place, for example, the large signs on those towers are

21 through a Master Sign Plan versus Westpark, through a
22 Common Sign Plan, ended up with almost nothing on their
23 office buildings.

24 And where the -- the language says as you get
25 further away from the street, you can get a bigger sign.

21

1 Well, you think about the distance. What's --
2 what drives that distance. Horizontally is one thing, but
3 the other part of an office building is the height. The
4 height has a huge effect. And when you look at some
5 settings, jump ahead to Westpark here, these are not the
6 same building. This one is hundreds of feet away from
7 Olive Boulevard; this one is about 30 feet from Olive
8 Boulevard.

9 I would argue that the same size sign on either
10 one of those buildings would be appropriate. The effect
11 of the sign has more to do with the relationship to the
12 building than how far it is from the street.

13 And so the -- the proposed language would tailor
14 it to the building size rather than the distance from the
15 street. Take away the distance from the street.

16 You also have the issue of, well, to what
17 street, you know, that came up again and again as we ran
18 through the sign code, so really trying to get away from
19 that, because you can end up drawing lines all over the
20 City and justifying all kinds of things that really become
21 very difficult to administer, but really also, in my mind,

22 unfair in the marketplace, depending on how creative
23 somebody can get with their application.

24 This is a little more cut and dry. You count
25 the number of floors; you calculate the size of their

22

1 sign. No more interpretation; no more vagary, and if it's
2 a big building, it gets a big sign, and doesn't matter how
3 close you are to the street. Same design statement.

4 And then the other thing is the total sign area
5 goes from 125 to 150 for a building that's sufficiently
6 large. So we're actually increasing the size of the sign
7 for the buildings that are larger.

8 Other points to note that I want to just mention
9 briefly before I wrap up, so we can get on to public
10 comment, address numerals. We talked about how for some
11 buildings that's the only real identification that
12 building has.

13 Becomes a problem when you say the numerals
14 can't occupy more than so many square feet. When you have
15 a three digit address, those are pretty big numerals.
16 When you have a five digit address, they get a lot
17 smaller, cause they got to fit within the same box.

18 In my mind, that doesn't make sense. The issue
19 is how big are the numbers, so the code changes that.

20 Same approach, we're just saying as you get
21 further away, so you get that -- that distance issue, it's
22 one place we really maintained it, the numbers, each

23 character can get larger, so that, yes, a five digit
24 address is going to look larger on the wall.
25 Ground floor tenants in multistory buildings

23

1 still maintain their right to wall signs.
2 There are two separate issues, and I know
3 there's been some confusion about that point. We're not
4 saying that a multistory building that has ground floor
5 tenants, and we do have some and hopefully going to have
6 more in the future, that they're giving up their -- their
7 presence on the street level because now it's a multistory
8 building and they only get one sign.

9 No, the multistory part of the building gets one
10 sign. Ground floor tenants still are entitled to their --
11 their tenant signs.

12 Window signs are not changing. We've simplified
13 the wording just a little bit, but the -- the allowance,
14 the 20 percent is still as it was.

15 Banners. Still subject to the same thing.
16 They're Just generically called temporary displays. You
17 could use a banner for real estate information or
18 political information or, again, anything you want. It's
19 not about what the banner says. It's simply that you can
20 only have it up twice a year for three weeks at a time.

21 That standard's been in the code a long time,
22 and we're not touching that. We're simply narrowing,
23 defining it as a banner rather than any other kind of

24 message.

25 Election signs. We used to have different

24

1 standards depending on where they were in the City. Now
2 they're not specifically election sign. Again, content
3 neutral. They are a form of temporary sign. What
4 distinguishes them is that we say at election time you can
5 have other temporary signs equal to the number of items on
6 the ballot.

7 Those signs all 12 square feet maximum no matter
8 where you are in the City, so every property in the City
9 is entitled to the same amount of temporary speech at
10 election time. There's no change no matter where you are
11 in the City. The wording is identical. If you want to
12 say vote for Joe, you can say vote for Joe; if you want to
13 say, I don't believe in Christmas, you can say that. It's
14 up to you. We're not saying it has to be election
15 oriented in its message. Simply that that's the time of
16 the year when you can do it.

17 Last, and I mentioned this, Common Sign Plan is
18 eliminated. Frankly, it's too much discretion in the
19 hands of staff. I shouldn't be trusted that much.

20 It's hard to administer. It's very difficult
21 for the property owners, in fact, we just had this problem
22 with a property that had a long-standing Common Sign Plan
23 that the documentation, unfortunately, was very poor on.
24 We weren't really sure what they were entitled to and

25 neither was the property owner. We had to do a lot of

25

1 digging before we -- we found the information that -- that

2 answered our questions.

3 The right way to do a variance, which is really

4 what these plans are, is through an ordinance; through

5 public review; opportunity for the Planning Commission to

6 see it; an opportunity for the City Council to see, and

7 for the public to see it and to comment on whether it's

8 appropriate or not.

9 So Common Sign Plan, as the process goes away,

10 all custom sign plans go through the master sign process

11 and subject to the same requirements.

12 It doesn't mean that the existing Common Sign

13 Plans out there are now null and void. They're entitled

14 to it; they're legally preexisting; they're grandfathered,

15 if you will, and those signs can continue. It only

16 becomes an issue if they want to tear it down and do

17 something different or expand the signs or any other way

18 modify what's out there. They can be maintained, the

19 faces can be -- can be changed, you just can't change the

20 sign itself.

21 Next step, as I mentioned, I think further

22 refinement, I pointed out some things I already know I

23 want to change. I know there are things that you're going

24 to hear about tonight that we need to -- to take a look at

25 and possibly change.

1 Also to re-engage people that are speaking here
2 tonight, because we'll have their contact information and
3 we're, obviously, interested. We'll talk to the Chamber
4 again, we'll reach out to several property owners that may
5 or may not be here to speak tonight, but who have
6 indicated an interest to us. We do not want to move this
7 forward without people knowing where it's going or having
8 opportunity to -- to comment again.

9 All that stuff offline ends up in coming back
10 online with the Planning Commission, and you get to go
11 through this again. Hopefully, a lot closer to an end
12 product.

13 Once you're satisfied that we've met all the --
14 the obligations and -- and provided the right
15 opportunities, you can make a recommendation that then
16 goes to City Council.

17 Ultimately this gets adopted in a -- in an
18 ordinance and plugged into the Zoning Code.

19 I think those are all the major issues. There
20 are a hundred or more minor changes in the code where we
21 took out content-related phrases, changed the wording from
22 something that wasn't very clear to a more clear term.

23 I didn't mention those only because they -- none
24 of those changes is affected specifically where signs go;
25 how big the signs are; who's able to use them.

1 So any other questions on those, I'll be happy
2 to discuss. I have the whole ordinance in front of me,
3 but otherwise I direct it to the -- to the website to
4 review those.

5 MR. SCHNARR: Does Creve Coeur Fire Protection
6 District have requirements as to street number signs on
7 front of buildings?

8 MR. LANGDON: They do have -- have sign
9 requirements. There -- there -- I would say they -- they
10 don't reach to the level of being useful, you know, to the
11 casual passenger-by.

12 MR. SCHNARR: Okay. This is exempt from all
13 that?

14 MR. LANGDON: Yes, that's separate. This
15 actually allows more than what they would require.

16 CHAIRMAN MADDEN: Any questions?

17 I got one. You mentioned GC. You know they got
18 that on the sign, and you said if there's building between
19 them, they wouldn't get it.

20 MR. LANGDON: Yes, sir.

21 CHAIRMAN MADDEN: Now, they're, I think next --
22 in front of them is that bank.

23 MR. LANGDON: Well, yeah.

24 CHAIRMAN MADDEN: Whatever --

25 MR. LANGDON: Whatever's there.

1 MR. FARON: Enterprise.

2 CHAIRMAN MADDEN: But they're not in that
3 shopping center, so is this going to be line of sight
4 or --

5 MR. LANGDON: I'd like to tell you there's a
6 nice simple answer to that .

7 CHAIRMAN MADDEN: That's why I asked.

8 MR. LANGDON: In that case I can tell you there
9 is a real separate property there, so as we would apply it
10 to that one, I would say they are not the closest to the
11 street.

12 It's difficult to parse out. In other cases
13 we -- we have buildings in between that are not on
14 separate property, but really the intervening building is
15 the one that fronts the street, it's, you know, it's right
16 there, but how do you apply that so that it's evenhanded.
17 It's difficult.

18 CHAIRMAN MADDEN: And now the real estate, the
19 people that have a lease. You're -- let me just make sure
20 I have this right. You're saying if they have a monument
21 sign right now --

22 MR. LANGDON: Uh-huh.

23 CHAIRMAN MADDEN: -- they won't be able to put
24 up a for lease sign separately?

25 MR. LANGDON: Correct.

29

1 CHAIRMAN MADDEN: They will have to put it on
2 the monument sign?

3 MR. LANGDON: Correct, unless they already have
4 one, then it can stay there.

5 CHAIRMAN MADDEN: It can stay there.

6 Well, what if you have a monument sign like
7 right out front here, City of Creve Coeur, and they wanted
8 to lease out some space, how they going to put that on, or
9 De Smet High School, there's two in the area.

10 MR. LANGDON: Right. It's a fair question, and
11 actually we have commercial properties with the same
12 issue. They've invested in an elaborate monument sign,
13 but doesn't lend itself to any more information, and if
14 you squeeze more information on, you might have eliminated
15 the sign, but you ended up with one really hard to read
16 and unattractive sign in the process, so I agree, that --
17 that is a problem.

18 There's also this question of how do these
19 regulations dovetail with the State statute that says you
20 can't inhibit real estate advertising or unreasonably
21 inhibit.

22 Time, place and manner restrictions are still in
23 play. It's a good question. Frankly, we're taking this
24 on for the first time, and -- and I've done research in
25 other cities in terms of how they manage it.

30

1 Largely it gets handled as a form of temporary
2 sign that you -- you tie to an event, but you don't say
3 what the sign says.

4 One of the property owners that -- that has
5 engaged us prior to tonight, and I think will probably
6 speak to it tonight, in fact, you have the letter from
7 Hutkin Development Company, does, essentially, that, to
8 say if they demonstrate the event, which is there's a
9 vacancy, then attempt -- an opportunity for another sign
10 is created.

11 I'm not saying it has to have real estate
12 information on it. They can say whatever they want. But
13 they can have that additional sign at that time.

14 And, actually, the real estate signs in a
15 residential setting is -- is handled the same way already.
16 That's the draft wording. Says if the property is for
17 sale, you can have a temporary sign. Presumably you're
18 going to say "for sale" on the sign, but you don't have
19 to. It would be silly not to, obviously. But -- but
20 that's -- that's how we've handled that. We've tied the
21 sign to an event, which is not obligating any particular
22 content on the sign.

23 CHAIRMAN MADDEN: Any -- Mr. Eberhardt.

24 MR. EBERHARDT: We do that same thing, it seems
25 to me, with regard to the election signs --

31

1 MR. LANGDON: Uh-huh.

2 MR. EBERHARDT: -- in the event there's an
3 election, so I don't see why we couldn't do it with regard
4 to commercial property, a temporary sign, if there either

5 is a vacancy --

6 MR. LANGDON: Uh-huh.

7 MR. EBERHARDT: -- or it can be demonstrated in
8 some reasonable way that a vacancy will occur in two
9 months, three months, something, cause you might want to
10 advertise before the vacancy occurs.

11 MR. LANGDON: It's certainly, you know, an
12 option. I think the -- the largest reservation we have
13 comes from why we redrafted all the real estate sign --
14 multi-tenant real estate signs a few years ago. It's the
15 administration of it. Where I would like to tell you that
16 all of my staff are so on top of signs and permits and
17 who's got a vacancy and who doesn't that the signs are
18 only up when they're supposed to be up, but when I got
19 here, we had signs that had been up for years, when I know
20 for certain properties did not have a vacancy.

21 The Council observed that, and that's where the
22 effort came from to say, look, if they're going to be up
23 for years, just make them permanent. Just say, fine, you
24 always have a real estate sign. We don't care if you have
25 a vacancy or not.

32

1 In exchange the signs have to be built a little
2 better, but you never have to take it down. And now we're
3 losing that opportunity to say you can only do that for
4 real estate, as we read the requirements.

5 But, you know, at some point we have to step up

6 and be diligent about our jobs, and that may -- this may
7 be one of those times.

8 CHAIRMAN MADDEN: Anybody else?

9 Okay. I'm going to open it up to --

10 MR. EBERHARDT: One other issue.

11 CHAIRMAN MADDEN: I'm sorry.

12 MR. EBERHARDT: Paul, there's been another
13 series of questions raised in these comments that have --
14 we've seen dealing with the open house signs in the event
15 of a sale. And I guess my question is we're permitting an
16 additional sign in the event a property is for sale --

17 MR. LANGDON: Yes.

18 MR. EBERHARDT: -- is it not possible, under the
19 same theory, that if there's going to be an open house we
20 could demonstrate -- we could have an additional temporary
21 sign for three hours or five hours or something?

22 MR. LANGDON: Certainly a possibility. I think
23 in that case the administration becomes extremely
24 difficult.

25 MR. EBERHARDT: No -- no question about it.

33

1 MR. LANGDON: To the -- to the point of being
2 unwieldy, but --

3 MR. EBERHARDT: But it seems that somebody's not
4 likely to put up another sign. It seems to be --

5 MR. LANGDON: But I do want to point out that --
6 that every residential property is entitled to a -- a sign

7 at all times to make whatever comments they want to make.

8 And at the time that a property is for sale, you get

9 another sign --

10 MR. EBERHARDT: You're right.

11 MR. LANGDON: -- so you could have that one sign

12 they're always allowed, be the for sale sign --

13 MR. EBERHARDT: Good point.

14 MR. LANGDON: -- and then --

15 MR. EBERHARDT: Thank you.

16 MR. LANGDON: -- about the open house as

17 necessary.

18 MR. EBERHARDT: Good point.

19 CHAIRMAN MADDEN: Okay. I'm going to open up to

20 the public.

21 A couple things. I'll call the three people who

22 filled out speaker cards first, and then we'll go one by

23 one.

24 Some of you may have come late and don't realize

25 this is a public hearing, so if you come up and you

34

1 haven't been sworn in, please let us know so we can you

2 swear you in, okay.

3 First one is Gene Rovak.

4 When you come up, please state your name and

5 address for the record, please.

6 MR. ROVAK: My name is Gene Rovack. I live at

7 766 Gascogne Drive in Creve Coeur, and I'm here

8 representing the Chamber of Commerce, so I'll go right
9 into this.

10 You have a letter that was supplied to you.
11 I'll basically read that, but, basically, annotate it as I
12 go along.

13 We can't help but appreciate the effort that's
14 gone in to try to simplify what is out there and balance
15 the constraints that you're kind of tight walking --
16 tightrope walking between, particularly distancing the
17 City from governing content, but I guess that's -- that's
18 the big nut to deal with.

19 You're going to find some of our comments are
20 going to be redundant to those things that are -- have
21 already been discussed, I apologize for that, but these
22 are things that are important to us. Some of them have
23 already been conveyed to you, so that's why you're hearing
24 me say some things that have already been said so far. So
25 please bear with me on that.

35

1 I'm going -- I'll briefly read it because it is
2 a brief letter.

3 We're writing this letter in -- in response of
4 the proposed changes by the City of Creve Coeur to -- to
5 its sign ordinance to which we understand are part in due
6 to the Eighth Circuit Court case, Neighborhood Enterprises
7 versus The City of St. Louis.

8 Creve Coeur-Olivette Chamber of Commerce

9 appreciates that the City informed us of the proposed
10 change and asked for the Chamber's input.

11 We have formed a committee and gathered input
12 from our members, which includes several prominent
13 commercial and retail property owners throughout the City.

14 Many of our members have concerns with the
15 proposed changes, and we value the opportunity to be able
16 to bring them to your attention.

17 Major areas of concern are permitting or
18 allowing the following, which would be eliminated or
19 severely curtailed under the proposed change.

20 One which has been recognized, but, again, I
21 will read, a second short-term sign for leasing and sale
22 purposes for commercial or retail properties with the
23 monument sign.

24 Because right now we're talking about
25 restricting everything to the one monument sign.

36

1 And then parallel to that, short-term leasing
2 and sale signs for property owners who do not have
3 monument signs.

4 Again, they don't have anything, but they would
5 still need to advertise that fact.

6 We would like to see self-executing exceptions
7 to 150 foot spacing requirements and the 10 foot distance
8 from right-of-way requirements for hardships.

9 By self-executing, we like to see something

10 that's basically hardwired and to recognize that there are
11 geometric constraints that sometimes it's impossible to
12 comply with, and when that can be seen on the face of it,
13 it shouldn't be something that has to go to Board of
14 Adjustment.

15 I think already Paul had -- had made some
16 reference, you know, 100, 150 feet, if you're at the --
17 you're next to a large lot and it's 160 feet, and they've
18 put their sign on the corner nearest yours and you have a
19 smaller lot than that, it's kind of -- you can't get there
20 from here.

21 And in that kind of situation where the geometry
22 is really what's governing, we think that's something
23 maybe that can and should be recognized by staff and
24 shouldn't have to go to the Board of Adjustment to
25 alleviate that.

37

1 The -- another reasonable relocation and
2 configuration of signage without regulatory approval.

3 We're looking at cases previously have been
4 approved or can be approved, basically, a horizontally
5 formatted sign. And, yet, under identical circumstances,
6 a vertically formatted sign would also be approved. So it
7 doesn't seem like there's anything to be gained in having
8 to apply for a permit if the owner of the building were to
9 be changing from one format to the other, if both of those
10 formats would satisfy the conditions. So seems like

11 that's something that, again, might be able to be
12 hardwired into the ordinance to make that type of change
13 without a reapplication.

14 One thing that's been covered, temporary open
15 house signs for residential properties, we'd like to see.

16 And this was touched on, and I guess this is
17 going to take some work. Larger signs for multistory
18 buildings, which sit back a considerable distance from
19 public road, and that was talked about and how they appear
20 in relationship to the size of the building.

21 But, again, there's a kind of a perceived size
22 when something is further back or something is closer up,
23 similar to how high can a building be depending on how
24 close it is, you know, in certain areas.

25 The last thing, which I don't recall hearing, I

38

1 might have missed it, but two wall signs for multistory
2 building which front more than one road.

3 Again, the geometry of the situation, just
4 something that a building owner at a corner is faced with
5 the fact that if he can only allow one of those roads, one
6 of those approaches, to show what is in that building or
7 what that building offers, he's kind of -- of hamstrung
8 really that both faces, both sides should be viewed.

9 This is not an exclusive list, but it does
10 identify the scope and extent of the changes which appear
11 to be somewhat extreme measures to control content.

12 We also note that the changes may inadvertently
13 restrict a property owner's statutory rights to advertise
14 for their property for sale or lease.

15 Section 67.317 of the Revised Statutes of
16 Missouri prohibits a political subdivision from enacting
17 or enforcing an ordinance which forbids or restricts the
18 right of a property owner to display a sign on their
19 property advertising property for sale or lease. And that
20 was touched on, so it is an issue, we recognize it; we
21 understand that the City recognizes it.

22 As business professionals and entrepreneurs, the
23 Chambers' members are all acutely aware of the economic
24 decline suffered across the country, and this decline has
25 undeniably influenced our City.

39

1 Without the -- without the ability to properly
2 or effectively advertise or market vacant properties,
3 Chamber members and property managers will be unable to
4 attract new tenants.

5 These proposed changes will unquestionably cause
6 the local business economy, which is so important to the
7 City's growth and development, to suffer.

8 The proposed changes would also put the City's
9 local businesses at a competitive disadvantages to
10 enjoining St. Louis County areas which will not be subject
11 to these restrictions.

12 The Chamber recognizes and sympathizes with the

13 City's concerns about preventing inappropriate, obscene or
14 offensive language or language on signage.

15 The Chamber would appreciate the opportunity to
16 explore all opportunities to address the above concerns so
17 as to protect the City while not hampering the legitimate
18 business needs of the City's retail and commercial
19 property owners.

20 And that's signed by Janet Woods, the President
21 of the Creve Coeur-Olivette Chamber of Commerce.

22 Thank you.

23 CHAIRMAN MADDEN: Thank you.

24 Celeste Rueter.

25 MS. RUETER: Good evening, Commission Members.

40

1 My name is Celeste Rueter, and I am the Governmental
2 Affairs Director at the St. Louis Association of Realtors,
3 12777 Olive Boulevard.

4 On behalf of our 7,000 members, including 700
5 commercial division members, I wish to thank you for the
6 opportunity to speak this evening regarding the proposed
7 sign code revisions.

8 And I also wanted to thank the Planning
9 Department specifically for seeking input from interested
10 parties in Creve Coeur.

11 As a member of the Creve Coeur-Olivette Chamber
12 of Commerce, the Realtor Association supports the views
13 expressed in the letter submitted and just discussed by

14 Mr. Rovack.

15 And this evening I'd just like to expand briefly
16 on a couple of points that are maybe a little bit more
17 specific to the realtors.

18 Many of the issues perceived by our members,
19 both commercial and residential, could sort of just be
20 wrapped up into the idea that if the proposed changes are
21 adopted as they currently stand that they're concerned
22 they wouldn't be able to effectively perform the job that
23 they're hired to do, which is to represent property
24 owners, to market those properties, and obtain the highest
25 value that the market will bear when they're either

41

1 leasing those commercial spaces or selling a residence.

2 The general consensus of our members is that a
3 limitation of for lease signage on commercial properties
4 and open house signage on residential will hinder their
5 efforts and cause properties to stay on the market longer,
6 and, therefore, drive down values of both commercial space
7 and homes in Creve Coeur. And, of course, this in turn
8 will result in fewer tax dollars being collected by the
9 City.

10 Limitation on signage -- of signage on
11 multi-floor buildings will also affect lease rates in
12 those buildings. In addition the proposed changes will
13 place property owners in Creve Coeur at a disadvantage
14 when compared to neighboring municipalities and

15 unincorporated St. Louis County, especially in areas where
16 the jurisdiction is just across the street, such as some
17 spots on Olive and other areas.

18 And then, secondly, this has been brought up a
19 couple of times already, but our association attorney has
20 reviewed the proposed changes, and certainly appreciates
21 the City's efforts to comply with the recent Eighth
22 Circuit Court ruling for a content neutrality. But he's
23 of the opinion that the changes regarding real estate
24 signs are unnecessary.

25 Real estate advertising, including signs, has

42

1 special statutory status under Missouri law and, in fact,
2 cities are prohibited from enacting ordinances which
3 forbid or restrict the right of a property owner to
4 display a sign advertising a property for sale or for
5 lease.

6 So the proposal doesn't forbid real estate
7 signs, obviously, but it certainly could be argued that it
8 restricts them.

9 And due to the special status given to real
10 estate advertising, the opinion of our association is that
11 separate real estate signs could still be allowed, you
12 know, especially in the non-residential situation, without
13 necessitating that other types of second signs be allowed.

14 And I did submit a letter, both from our
15 association and from our association counsel, more fully

16 explaining that.

17 Finally, just in an effort to bring feedback
18 directly to you from real estate practitioners in your
19 City, I've submitted numerous emails from realtor members.
20 I think you mentioned those. A lot of those were
21 regarding the open house signage. And in some additional
22 discussion with Ms. Kelly, I think there maybe is some
23 remedy to that in the -- in the proposal as it's worded.

24 But you can see, just from the emotion in the
25 emails that they really -- the realtors really feel, I

43

1 think their owners do too, the sellers, feel those are
2 essential in marketing a property that's for sale.

3 I did receive one additional letter this
4 afternoon from one of our commercial members, and I'd like
5 to submit that this evening as well.

6 So, once again, I just appreciate the
7 opportunity to present our concerns. I look forward to
8 working with the City to find alternatives for sign code
9 revisions, which will allow the City to comply with the
10 court ruling without impairing the ability of property
11 owners to effectively market their properties.

12 Thank you.

13 CHAIRMAN MADDEN: Thank you.

14 Tom Stern.

15 MR. STERN: Good evening. I'm Tom Stern, 233

16 Brooktrail Court. I've been a resident of Creve Coeur for

17 28 years.

18 My day job is president of Solon Gershman, Inc.
19 Commercial Real Estate. Our firm manages, leases and
20 provides maintenance for more than a dozen properties in
21 the City of Creve Coeur, which contain more than a quarter
22 of a million square feet.

23 The vast majority of -- of new tenants that we
24 work with are brought to us because of signage. It's not
25 because of newspaper advertising as it once was; it's not

44

1 because of multi-list with other brokers; it's not because
2 of the internet. It's because of the real estate signs
3 that we have, and to limit those in any way would
4 certainly adversely affect both the -- the real estate
5 companies that work on them, as well as the property
6 owners.

7 Creve Coeur signage currently are among the most
8 stringent in the area. They require permanent concrete
9 foundations, framing and inspections, and to assume that
10 those -- those signs could only be up when a property has
11 a vacancy, not only would provide a administrative
12 headache for the City, but it's very costly to put up one
13 of those signs which met the approval of the -- of the
14 board just recently, and then have to take it down if
15 we're fortunate enough to fill up a property, and then put
16 it up again when we have a vacancy. So I think that would
17 pose a problem.

18 Now the fact that you're proposing to leave
19 existing real estate signs up is -- is nice, but it
20 doesn't answer the question of what do you do when the
21 property sold and a new real estate company or leasing
22 agent is brought in to handle that situation.

23 So that property, in that instance, would be at
24 a disadvantage against its competitors because it wouldn't
25 be allowed to have signage.

45

1 Not all properties have monument signs to be
2 able to put a for lease sign on it. West Oak has a
3 monument sign, and it's completely full with the names of
4 tenants, so would you have to take one of the tenant's
5 names off in order to put leasing information up?

6 Paul indicated, with one of his pictures, the
7 Westgate Center, which our company manages, and is under
8 the Planned Community Zoning category. We're not allowed
9 a monument sign, but we do have currently about a 25 foot
10 vertical sign. There's no place to put a "for lease" sign
11 on that that would look appropriate. Or if you had a
12 single tenant building, such as the American Orthodontic
13 Association building that we manage. You couldn't put a
14 single sign on there without making it look rather silly.

15 I think, lastly, you should be aware that
16 property owners have in almost all instances the right to
17 approve the content of a sign.

18 It's in their lease, and I think you need to

19 give property owners a little credit for what might be on
20 their individual signs.

21 I really believe that we're dealing with a
22 problem that isn't broke and we're trying to fix it. But
23 if we need to revise and update the sign code, that's
24 fine, but to eliminate real estate signs and for lease or
25 for sale signs will adversely affect property values in

46

1 the City of Creve Coeur.

2 Thank you.

3 CHAIRMAN MADDEN: Thank you.

4 Okay. That was the last of people that filled
5 out cards, so if you want to raise your hands, I'll take
6 one from each side each as we go.

7 Mr. Caldwell.

8 MR. CALDWELL: David Caldwell, 257 Brooktrail
9 Court, and I only have a couple of anecdotal stories to
10 present.

11 I did purchase a building, and I looked at the
12 sign, so I understand what Mr. Stern said, that I got my
13 original contact information from the sign. But that was
14 twelve years ago.

15 And I do not really think that the signs are as
16 effective nowadays. And I disagree with the Chamber's
17 letter that property management, quote, unable to attract
18 new tenants. I think they may have to adapt to the
19 environment and -- and -- and find other ways, but I don't

20 think that this is -- the -- I support the one monument
21 approach from the standpoint that I think that that is
22 less visually -- less visual clutter.

23 And I say that because my other anecdotal story
24 is I recently visited Santa Barbara, California.

25 Now we have so darn many grandfathered signs,

47

1 that, oh, we could never even hope to achieve the pleasant
2 environment that I saw there with respect to signs.

3 I couldn't find anything because you couldn't
4 see the familiar logos that you were accustomed to blaring
5 out in big signs.

6 In fact, one place I was looking for, main
7 reason -- thinking back, the main reason that I could not
8 find it was because they, apparently, do not allow signs
9 on -- when there's a building on a corner, and the
10 building I was looking for, I was on the wrong street to
11 see the sign. They only had a sign on one -- on one
12 street. They could not -- apparently, could not have a
13 sign on the other street that they face. And I'm driving
14 back and forth down that street, and I couldn't see what I
15 was looking for.

16 But anyway, my overall reaction, even though I
17 was a little bit frustrated when I was there and I
18 couldn't see -- couldn't find things as easily, but when I
19 left I thought about, gee, it really was a more pleasant
20 environment not to have all these signs staring you in the

21 face.

22 So, I guess my bottom line is, I don't see a
23 problem with a one monument sign. Perhaps there's some
24 creative solutions like allowing an appendage to the
25 monuments, or in the cases of where appendages don't work,

48

1 a temporary sign similar to those used in the residential
2 situations.

3 But I don't think you really have to have a
4 large monument sign for -- for commercial real estate
5 these days. All you need is a telephone number or a
6 website, and the potential purchaser can take it from
7 there.

8 CHAIRMAN MADDEN: Thank you.

9 Somebody on this side?

10 Yes, sir. Mr. Kling.

11 MR. KLING: I wasn't sworn in.

12 (Stephen Kling was sworn by the court reporter.)

13 MR. KLING: For the record, my name is Stephen
14 L. Kling, Jr. I'm an attorney with Jenkins & Kling, P.C,
15 offices at 150 North Meramec Avenue in Clayton, Missouri
16 63105.

17 And I have some brief procedural comments.

18 I'm legal counsel to the Chamber of Commerce,
19 and I also represent Hutkin Development Company, and I
20 just want to confirm that both of their letters, which are
21 part of your packet, will be accepted into the public

22 record here tonight.

23 And, secondly, with respect to Hutkin
24 Development Company, their letter, I think, speaks for
25 itself, but they wanted me to make sure, if there were any

49

1 questions in that regard, I would be happy to answer them.

2 CHAIRMAN MADDEN: Thank you.

3 MR. KLING: Thank you.

4 CHAIRMAN MADDEN: Over here, anybody on this
5 side?

6 Okay. Sir.

7 (Mr. Ray was sworn by the court reporter.)

8 MR. RAY: I'm Tom Ray. I'm an office leasing
9 broker with CBRE, Inc., formally known as CB Richard
10 Ellis. And while I don't live in the City of Creve Coeur,
11 I have focused on this submarket since 1995, is really the
12 core of my office leasing practice.

13 I don't focus on retail, and I don't focus on
14 industrial, but I really do focus on office, so this issue
15 sort of strikes at the heart of not only my practice, but
16 also my clients' practice, and so I had a few thoughts I
17 wanted to relay to you tonight as succinctly as possibly.

18 One of the things that strikes me with regard to
19 our office buildings is that those buildings that are
20 situated on a corner are currently entitled, as I
21 understand the rules, to two building signs.

22 Over the years, not just five or seven years,

23 but even over a decade's worth of practice, that signage
24 aspect actually does confer additional value to, shall we
25 say, Building A located on a corner versus Building B,

50

1 which just has one building facing -- or just one side
2 facing the road.

3 When these buildings are traded, that is a point
4 of added value and amenity that is -- that is marketed by
5 the selling broker to the purchaser.

6 So to a very real extent, when the purchaser --
7 when the ultimate purchaser buys that building, they are
8 paying for the value that comes to that sign. So to
9 remove that amenity, at this point in time, to me seems to
10 depriving them of something that they've literally paid
11 for.

12 At a minimum, this strikes me as something that
13 ought to be grandfathered in for existing buildings.

14 Beyond that point, monument signs in the place
15 of existing leasing signs or with regard to that, many
16 buildings currently lack monument signs simply because
17 they sit back in existing office parks, and while they
18 have signage to a minor side street, they don't have that
19 signage to a major road like Mason Road, as an example, in
20 which they feel that it's really worthwhile to put a
21 monument sign up, and they don't have the -- the pressure
22 from their existing tenants to do so.

23 At the same time, they're also looking at the

24 cost of that and saying, well, maybe it'd be a good thing
25 to do, but at a cost for many monument signs in excess of

51

1 \$10,000, it's an expensive amenity to create if you don't
2 have to create it in the first place, or if it isn't going
3 to add real value.

4 So -- so the idea, to me, of putting in a
5 \$10,000 monument sign whose primary purpose is to replace
6 the current \$1,000 leasing sign strikes me as an undue
7 burden on an owner, which, in this current economy, and,
8 frankly, over the last ten years, has been challenged by a
9 number of headwinds in the Creve Coeur submarket, and,
10 therefore, it strikes me as an undue burden that could be
11 placed upon them with little added value.

12 The last point that I wanted to make was that
13 leasing signs serve value, both to the public and the
14 owners -- and the owners of the buildings for situations
15 beyond just reletting existing vacant space. It also
16 serves directly to market available space in the building,
17 which has not gone vacant, but could be going vacant.

18 As a leasing broker, I spend a significant
19 portion of my time talking with perspective tenants about
20 space, which is currently occupied and paying rent, but
21 that tenant has either, perhaps, not responded to the
22 ownership about what their long-term plans are for
23 renewing lease or are shopping the market, and there's an
24 ongoing negotiation going on.

25 In that case, that ownership group is looking to

52

1 me, as their broker, to be marketing the space as
2 aggressive as possible, and signage is, in Creve Coeur, an
3 excellent way to do that.

4 And so to the extent that -- so the view that a
5 sign is there on a temporary basis to relet an existing
6 vacant space is really less than half the story.

7 The other probably -- perhaps, 60 or 70 percent
8 of that story is to -- is to market available space to
9 tenants as that space is going to become available, but
10 not necessarily yet vacant.

11 In the case of an existing large tenant, let's
12 say 25,000 feet, owners are looking to have those
13 discussions twelve, eighteen, perhaps twenty-four months
14 in advance. Office leases routinely take nine months to
15 get done.

16 So, starting that early, again, for an office
17 space as opposed to other types of space -- space, which I
18 don't consider myself to be an expert in, nine, twelve
19 months in advance even for a 3,000 square foot space is
20 the norm, and is certainly the norm for 10, 15 or 20,000
21 square feet.

22 So there really are two sides to be said for the
23 purpose of the existing leasing signs, and, therefore, the
24 permanency of those signs in a building has five, eight,
25 even fifteen tenants really makes sense.

1 I think one of the reasons that leasing signs
2 have lasted so long is they really do serve so many
3 different portions of the public, both tenants looking for
4 space and owners looking to advertise space.

5 Creve Coeur has done an excellent job with
6 the -- with enhancing our current monument signs to make
7 them look better over the long term, and I really would
8 recommend minimal changes, aside from what I've discussed
9 tonight.

10 Thank you so much.

11 CHAIRMAN MADDEN: Thank you.

12 Anybody else? Okay.

13 MR. LUMLEY: Mr. Chairman, I offer the following
14 exhibits into the record of this public hearing:
15 Documentation in possession of the City Clerk reflecting
16 the notice provided to the public regarding the hearing;
17 the staff report that was presented by Mr. Langdon this
18 evening; the various letters and emails that have been
19 submitted commenting on the proposed changes, including
20 those presented this evening; City's Code of Ordinances
21 and Charter, the City's Comprehensive Plan and public file
22 regarding the application and development of the proposed
23 changes.

24 CHAIRMAN MADDEN: Okay. That'll close that
25 public hearing.

(Public Hearing was closed)

oOo

1 STATE OF MISSOURI)

) SS

2 COUNTY OF ST. LOUIS)

4 I, Deborah K. McLaughlin, Registered Professional

5 Reporter, Missouri Certified Court Reporter, Illinois

6 Certified Shorthand Reporter and Kansas Certified Court

7 Reporter, do hereby certify that I reported the Planning

8 and Zoning Public Hearing stenographically and later

9 reduced to typewriting; and that this is a true and

10 accurate transcript of the public hearing.

13 _____, RPR, MO-CCR, IL-CSR, KS-CCR

14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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77



MEMORANDUM

Subject: Revisions to the Article VIII Sign Regulations, Non-Residential Signs, of the Zoning Ordinance.

Prepared by: Whitney Kelly, AICP, City Planner

Attachments: **Draft of the City's Proposed Non-Residential Sign Regulations**

Introduction

Staff has been reviewing the sign regulations to facilitate the permitting process, and reduce or eliminate points of confusion, as well as comply with recent court ruling regarding the content neutrality of the sign regulations. This memo outlines the major changes to the ordinance being proposed.

Wall signs

Proposed changes for wall signs include eliminating the allowance based on the distance from the road to simply a one to one ratio based on the lineal foot of the tenant space with a minimum of 20 square feet and a maximum of 50 square feet. Each use is allowed one wall sign, while end uses or buildings that directly abut two or more public streets may apply for a second wall sign:

On-premises permanent signs:

- a. *In-line or mid-block uses.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.
- b. *Corner units, single uses on corner lots, or out-lot buildings within a shopping center.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto. If the sign consists of a boxed

display, the negative space must be dark and opaque, or clear and show the surface of the building façade.

Office building signs, in addition to ground floor tenant signs, will be limited to three or more floors, as not to overwhelm the façade of the building with signage:

Attached signs for multi-floor office buildings.

(1) Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet.

Portable Signs

Staff is working to allow for blade signs and small portable sandwich board signs in the downtown area.

Low Monument Signs

Due to a recent Missouri 8th Circuit Court decision on the City of St. Louis Sign Code, differentiating sign regulations based on content, including real estate signs, is unconstitutional. Local governments can make restrictions on speech based on its time, place and manner, so long as the restrictions do not relate to the content of the speech. Thus, the multi-tenant real estate signs that are permitted as a ground sign could be used for any message, including commercial advertising. Those properties that have a low monument sign identifying tenants, and one for leasing information, now have two ground signs that could contain any message. Therefore, the proposed changes include allowing for more properties to receive a ground sign, provided that there is a minimum of 150 lineal feet of frontage, and that any ground sign is a minimum of 150 feet from any other signs on the same side of the street. All real estate information will have to be incorporated into the allowable ground monument sign. Those properties that do not have the minimum of 150 lineal feet of frontage will have to incorporate the real estate information into the allowable wall signs or window signage. The currently permitted multi-tenant real estate signs would therefore become legally pre-existing, non-conforming signs. The allowable square footage of the low monument sign face has been increased for varying sizes of property, as follows:

Low monument signs.

- (1) A project or development with at least one hundred and fifty (150) linear feet of lot frontage on a street or highway may be permitted a single low monument sign that contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, that is not more than four (4) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any ground sign on other property on the same side of the street.
- (2) A project or development with at least 30,000 sq. ft. but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot frontage on a street or highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from

- the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
- (3) A project or development with at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
 - (4) A project or development with more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
 - (5) A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.

The purpose of the minimum of 150 feet between signs is to allow for at least three to four seconds of detection time between signs, without the signs competing with or conflicting with each other or potentially creating a hazardous traffic situation. At average vehicle speeds of less than 40 miles per hour, a distance between signs of approximately 150 feet is recommended by the American Planning Association.

Common Signage Plans and Master Signage Plans

Staff is proposing eliminating the common signage plan provision from the Sign Regulations, and revising the Master Sign Plan provision to encourage all large scale projects and campuses to seek approval for a sign package that is unique to the project and site development plan, as well as to provide better review criteria. Those signs already approved under the Common Sign Plan would then become non-conforming. Any physical changes to the non-conforming sign would then require compliance with the new regulations, or the development could seek approval of a master sign plan by the City Council.

Definition of Gross Sign Area

The City's definition of gross sign area allows for increased square footage in the case of individual letter signs. The revisions to the definitions under consideration will eliminate this provision as follows:

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; ~~except that in the case of an individual letter symbol sign, only two-thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign.~~ Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

Note that a restriction has been added to each sign type such that the background or “negative space” must be opaque or simply the building façade (in the case of channel letters). This reduces the amount of light emanating from the sign and increases readability.

Light Pole Banners

Staff considers that the use of such non-commercial seasonal decorations is best handled in the public right-of-way by the City only or as regulated through a Master Sign Plan. Light Pole Banners will not be allowed except under approval of a master sign plan. The definition of Light Pole Signs would change as follows:

~~SIGN, LIGHT POLE ARTWORK-SIGN: A sign consisting of a banner fabricated from a durable fabric with a design applied through silkscreening or similar application method affixed to a light pole; the content of such signs shall be civic or seasonal in nature. Such signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.~~

SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

- A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with any non-residential use or in a non-residential zoning district unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.
- B. *On-premises permanent attached signs.*
1. *In-line or mid-block uses.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.
 2. *Corner units, single uses on corner lots, or out-lot buildings within a shopping center.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two or more public streets and is the closest building thereto. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.
 3. *Rear entrances.* A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs should maintain uniformity in location, height and general design.
- C. *Low monument signs.*
1. A project or development with at least one hundred and fifty (150) linear feet of lot frontage on a street or highway may be permitted a single low monument sign that contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, that is not more than four (4) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any ground sign on other property on the same side of the street.
 2. A project or development with at least 30,000 sq. ft. of site area but less than three and one-half (3.5) acres, and with at least three hundred (300) feet of lot frontage on a street or highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign

- area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
3. A project or development with at least three and one half (3.5) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
 4. A project or development with more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street.
 5. A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.
- D. *Attached signs for multi-floor office buildings.* Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet. If the sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building façade.
- E. *Address Signs.* For fire protection and traffic safety and efficiency, each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0--100	2
1	101--250	3
1	over 250	4
2	0--100	3
2	101--250	4
2	over 250	5
3	0--100	4
3	101--250	5
3	over 250	6
4	0--100	5
4	101--250	6
4	over 250	7
5	0--100	6
5	101--250	7
5	over 250	8
6	0--100	7
6	101--250	8
6	over 250	9
over 6	0--100	8
over 6	101--250	9
over 6	over 250	10

F. *Temporary or incidental signs.* The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for on-premises permanent signs:

1. *Window signs.* The total gross sign area of all window signs as defined in [Section 405.120](#), Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade.
2. *Temporary displays and signs.* Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special promotions shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage

for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than 18 feet above the ground elevation.

3. *Other Temporary signs.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed **twenty-four (24) square feet**. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.
4. *Portable signs.* In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided no part of such sign is more than four (4) feet from the building front near the main entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn.
5. *Signs on converted residential structures in commercial zoning districts.* Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

Comment [CL1]: Update election sign brochure

G. *Special purpose signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for on-premises permanent signs.

1. *Parking and other direction signs.* One (1) freestanding parking direction sign per direction, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may contain the name, address and/or logo of the business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City.
2. *Marquee signs.* Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of Section 405.1080.

3. *On-site construction signs.* When the property is under construction pursuant to an issued building permit, an additional sign, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after completion of a project and not later than 10 days after issuance of occupancy permit.
4. *Covered walkway signs.* A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.

H. *Automobile service stations.*

1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section. Additional retail signs, unless specifically provided for herein, advertising the sale of specific products shall be prohibited.
2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in Section 405.950(5)(e).
3. *Wall signs.*
 - a. Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area.
 - b. In instances where the washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. Further, one (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit for traffic safety and efficiency. The gross sign area of such signs shall not exceed twelve (12) square feet. One additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross

sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

4. *Service station canopy signs.* An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. Any business logo, inclusive of striping or other symbols, appearing on this canopy sign shall count as part of the gross sign area allowable for said sign.
 5. *Pump signs.* Signs shall be posted on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump. "Self-service" or "full-service" signs shall identify each pump island on the service station property. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.
 6. *Gasoline price signs.* For purposes of traffic efficiency and safety, one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed sixteen (16) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold.
- I. *Master signage plans--"CB" Core Business District, "PH" Planned Hospital District, "HE" Higher Education District properties of campus style developments of multiple buildings with a minimum of fifteen (15) contiguous acres and residentially-zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres).* The provisions set forth in the preceding [Sections 405.910, et seq.](#), shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially- zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping 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 right-of-ways (i.e. Olive Boulevard), the following options may be available for signs accessory to uses in the "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially- zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres):

1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of [Sections 405.1060\(D\)\(3\)](#) and [405.1120](#) of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.
 2. Any application submitted pursuant to Subsection (6)(a) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.
 3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in [Section 405.1080](#). All proposed signs shall be reviewed based on the following criteria
 - a. Proposed signs are consistent with the purpose of this ordinance;
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized 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 unit nature of the development and the purposes of architectural and urban design elements.
- J. *Existing signs not conforming to common signage plan.* If any common signage plan has been approved under previously effective ordinances for a property on which existing signs were located, with a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.
- K. *Billboards.*
1. *Not permitted.* Billboards shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged.
 2. *Lighting and landscaping of billboards.* All lighting and landscaping of billboards shall comply with the following:
 - a. Prior to issuance of a City permit for erection of a billboard, the

- applicant shall submit and receive approval of a landscape plan depicting the landscaping, billboard lighting and fencing around the proposed billboard to ensure that the structure will be aesthetically compatible with its surroundings and the aesthetic standards of the community and neighboring property. Said landscaping shall consist of a circular base with a minimum radius measured from the center of the sign base. Said radius shall be no less than the total height of the sign, measured from ground grade at the sign structure base to the highest point of the total sign and structure. Such plans shall comply with the provisions of [Section 405.540](#), shall be reviewed and approved by the Planning and Zoning Commission and shall comply with all standards in this Section;
- b. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;
 - c. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;
 - d. No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;
 - e. The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.
- 3. *Obstruction of official highway signs.* No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.
 - 4. *Annual inspection and certification.* Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July first (1st) of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.
 - 5. *Nuisances.* Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner all other nuisances on private property.



city of CREVE COEUR

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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: Monday, May 7, 2012

Subject: Revisions to the Article VIII Sign Regulations of the Zoning Ordinances

Memo Prepared by: Whitney Kelly, City Planner

Attachments:

1. **Memo on 8th Circuit decision on City of St. Louis Sign Code**
2. **Draft strike-through of the City's Sign Regulations Definitions of Terms that relate to content**

Introduction

Staff has been reviewing the sign regulations to facilitate the permitting process, and reduce or eliminate points of confusion. During the previous discussion with the Commission, members were generally supportive of the following changes:

- For first floor office/retail uses
 - In-line or mid-block uses. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning with a total gross sign area of one (1) square foot per linear foot of front façade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance.
 - Corner units, single uses on corner lots, or out-lot buildings within a shopping center. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of building frontage, up to a maximum of fifty (50) square feet in area to be placed on the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size regulations above, where the building abuts two or more public streets.

It was Staff's understanding that the Commission were not receptive to the proposed statement of: "The total allowable square footage may be divided among the total allowable number of signs as long as the sign area in combination does not exceed the allowable total gross sign area, (for example: a building on a corner lot may receive two wall signs at 50 sq. ft. each, or one sign at 100 sq. ft., or any division thereof)" and therefore will not be included with the changes.

- Attached signs for multi-floor office buildings.
 - (1) Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred and fifty (150) square feet.
- Allowing for blade signs and small portable message board signs in the downtown area.
- Clarifying, and making consistent, language regarding prohibited moving signs and those allowed for temporary display.

Discussion also included revising the ground monument sign regulations. However, a recent Missouri court ruling regarding the City of St. Louis Sign Code has brought up several questions that Staff needs further direction from the Commission Members in order to proceed with the draft changes. Please refer to the memo from the City Attorney (Attachment 1) regarding the 8th Circuit decision on the City of St. Louis Sign Code.

The main point of the decision is that signs must be content neutral. Local governments can make restrictions on speech based on its time, place, and manner, so long as the restrictions do not relate to the content of the speech. Many of Creve Coeur's definitions for various signs, and in several cases, the type of sign permitted, are based on content. Attachment 2 is a preliminary strike-through of the City's Sign Regulations, Definitions of Terms, identifying content that will need to be addressed with the revisions to the Code. Please note that Staff is still reviewing these changes and in some instances the signs may remain as currently written if the content is specific to public safety, such as traffic directional signage, where the content is indicating an entrance or exit.

Real Estate Signs and Ground Monument Signs

A significant concern is how the court ruling might be applied to real estate ground signs, versus low monument signs that identify businesses on the property. Based on the recent ruling, Staff believes that the multi-tenant real estate signs that are permitted as a ground sign could be used for any message, including commercial advertising. Thus those properties that have a low monument sign identifying tenants, and one for leasing information, now have two ground signs that could contain any message.

The key questions before the Commission are:

- Should the City allow for every property to have one ground sign?
- For those that already have a low monument sign under the existing ordinance (i.e. sites of 30,000 sq. ft., and have a minimum lot frontage of 200 on Lindbergh or 300 feet for all other streets) should two ground signs be allowed, or should they be limited to one ground sign, with the presumption that real estate information will be included on the permitted ground sign? If all of the allowable square footage is taken up by the tenant signage, leasing information would then be limited to window signs, or wall signs.
- If real estate information should be limited to the existing ground sign, should the size of the allowable square footage be increased from 30 sq. ft.?
- How does the City want to limit ground signs for those properties that did not qualify for a ground signs under the current regulations (properties with less than frontage)?

- If all properties are allowed a ground sign, then what is the square footage that the City should consider, for example (12 sq. ft.)? Or should those properties with less linear feet of frontage be limited to only window signs, or incorporated in some way as part of the building wall signs?
- Based on this discussion, the current multi-tenant real estate signs could become legally pre-existing, non-conforming signs.

Common Signage Plans and Master Signage Plans

During previous discussions, Staff proposed eliminating the common signage plan provision from the Sign Regulations, and revising the master sign plan provision to encourage all large scale projects and campuses to seek approval for a sign package that is unique to the project and site development plan, as well as to provide better review criteria.

Staff is seeking direction on how to treat those properties that currently have common signage plans (West Oak, Bellerive Plaza, Pavilion, and West Park Shopping Centers):

- Should Staff convert approved Common Signage Plans to approved master sign plans through separate ordinances?
- Should any those signs that no longer meet with the proposed regulations be non-conforming signs once the changes are adopted? Any changes to the non-conforming sign would then require compliance with the new regulations, or the development could seek approval of a master sign plan by the City Council.

Definition of Gross Sign Area

The City's definition of gross sign area allows for increased square footage in the case of individual letter signs. However, the revisions of the definitions under consideration will change as follows:

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; except that in the case of an individual ~~letter~~ symbol sign, only two-thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

Thus a sign could have a total square footage of 75.76 sq. ft. and still meet the 50 sq. ft. limitation once the 2/3 calculation is taken into the equation. An example of a sign that used the 2/3 bonus is CVS, where the current wall sign is 3 feet by 25 feet for 75 sq. ft. of signage, but once the 2/3 of this is applied, the square footage is just under 50 sq. ft. of signage.



- Does the 2/3 bonus provide too much additional signage and should the bonus be eliminated, or reduced?

- With the change in the definition to indicate “individual symbol” versus “individual letter”, what would constitute an individual symbol, and how should the 2/3 of the sign area calculation then be applied when the entire sign could be a boxed symbol, or how many individual symbols would constitute what was an “individual letter signs?”

For example: Would the following signs qualify for the 2/3 bonus square footage as an individual symbol? When does the individual symbol become different than a general canned sign? It could be argued that any boxed sign is an individual symbol.



In the example of the CVS/pharmacy sign, the City was contacted about revising the current signage to include a 24 hour box logo, as it was part of the CVS trademark. Does the box 24 hour sign constitute an individual symbol?

- How complex could an “individual symbol” sign be in order to qualify for the 2/3 bonus square footage?

Light Pole Banners

The definition of Light Pole Signs would change as follows:

~~SIGN, LIGHT POLE ARTWORK-SIGN: A sign consisting of a banner fabricated from a durable fabric with a design applied through silkscreening or similar application method affixed to a light pole, the content of such signs shall be civic or seasonal in nature. Such signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.~~

Staff has a concern that if the City continues to allow these signs, then they will become additional commercial signage. Staff considers that the use of such non-commercial seasonal decorations is best handled in the public right-of-way by the City only or as regulated through a master sign plan.

- Should the use of light pole banners be eliminated from the City’s Sign Regulations?

Conclusion

Based on prior discussions outlined in the introduction, and feedback from the May 7th meeting, Staff will prepare a draft ordinance and schedule the text amendment public hearing for the second meeting in June.

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To: Paul Langdon, City of Creve Coeur, Director of Community Development

From: Carl Lumley, Brian Malone

Date: March 30, 2012

Re: 8th Circuit decision on City of St. Louis Sign Code

MEMORANDUM

The City of St. Louis (City) and its Board of Adjustment (Board) were sued in federal court by Jim Roos, Neighborhood Enterprises, Inc., and Sanctuary in the Ordinary (SITO) (Collectively "Property Owners"). The suit alleged that the City's zoning code provisions relating to signs violated their constitutional rights to free speech. The sign in question is the "End Eminent Domain Abuse" sign painted on the side of a building near the intersections of Highways 44 and 55. The City had issued a citation asserting that the image was a "sign" as defined by the City's code and a permit was required. Property Owners filed an application for a permit and were denied because it did not comply with several limitations on signs for the relevant zoning designation. Property Owners appealed to the Board. At the Board hearing, Property Owners asserted that no permit was required because the sign was a "work of art" or "civic symbol" or "crest" and, therefore, by the terms of the ordinance was not a sign subject to the requirements of the sign code. Property owners also argued that, if the sign was prohibited, it violated their right to free speech. The Board upheld the denial of the permit. Property Owners then filed suit in federal court.

Local governments can make restrictions on speech based on its time, place and manner, so long as the restrictions do not relate to the content of the speech. The City attempted to justify its restrictions on signs principally based upon traffic safety and aesthetic concerns. The U.S. District Court ruled in favor of the City and the Board, finding that the Board's decision was not arbitrary, capricious, unreasonable, or in excess of the Board's jurisdiction. However, the Eighth Circuit Court of Appeals ruled that the City's ordinances violated Property Owners' constitutional rights and that the City's stated concerns with traffic safety and aesthetics were insufficient to justify curtailing the rights of Property Owners. The Court was primarily concerned that, in order to determine whether a permit was required under the ordinance, one would have to look at the content of the sign. Because works of art, civic symbols, and crests, were exempt, the analysis would necessarily be based on the content of the sign. The City would allow the display if it qualified as any of these "non-signs." Further, making these exceptions for

non-signs undercut the City's rationale for the restrictions. Non-signs, the court reasoned, are just as likely to implicate traffic safety and aesthetics as any sign. The Court of Appeals remanded to the District Court to determine whether the unconstitutional definitions of "sign" and its exceptions can be severed from the remainder of the sign code, or whether the entire sign code must be struck down.

In light of this decision, it would appear that many local sign codes contain unconstitutional content-based restrictions on speech. Regulation must address signs in general and cannot differentiate between signs based on their content. Also, it would be particularly difficult for an ordinance based on traffic safety and aesthetics to survive if any exceptions are contained therein, unless those exceptions exist because they do not implicate traffic safety or aesthetics. Simply stated, it appears that any exception to a restriction on a particular kind of sign must be consistent with the underlying purpose of the restriction itself. For instance, if a city ordinance provides that there are no signs permitted in the city's right of way, but an exception is created for real estate signs, such an ordinance would not survive under this decision because the content of the sign determines whether the sign is permissible and the exception for real estate signs does not relate to traffic safety or aesthetics.

SIGN: Any device, material, fixture, placard or structure, or part thereof, composed of lettered, numbered, symbolic and/or pictorial matter that is placed or located when in use outside of or on the exterior of or in the windows or other transparent surfaces of any building for display of a message, announcement, notice, direction, information or name that uses any color, form, graphic illumination, symbol or writing to advertise, announce the purpose of or identify the purpose of a person or entity or to communicate information of any kind to the public, but not including a church steeple or other religious symbol affixed to a church structure.

SIGN, ALTER (AS APPLIED TO A SIGN): A physical change in a sign or sign supports or an addition to a sign or sign supports. The term "alter" includes renovation, modification, rehabilitation or restoration, but does not include changing the copy on a ~~bulletin board sign, marquee sign or other~~ legal changeable copy sign.

SIGN, BANNER: Any sign of lightweight fabric or other non-rigid material that is mounted to a pole or a building by a frame at one (1) or more edges. ~~National flags, State or municipal flags or the official flag of any institution or business shall~~ Flags are not be considered banners.

SIGN, BILLBOARD OR OUTDOOR ADVERTISING: ~~An off-premises outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing designed, intended or used to advertise or inform, any part of the advertising or information contents of which is visible from any point of the traveled ways of the interstate or primary systems.~~

~~*SIGN, BULLETIN BOARD SIGN, INSTITUTIONAL:* A sign attached to a building or freestanding which identifies a place of worship or school and which contains the name of the institution and changeable copy information such as the names of individuals connected with the institution, general announcements of events or activities occurring at the institution or similar messages.~~

SIGN, CANOPY SIGN: Any sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.

SIGN, CHANGEABLE COPY SIGN: A sign on which message copy is changed manually or automatically through the utilization of attachable or integrally automated letters, numbers, symbols and other similar characters of changeable pictorial panels, ~~but not including an institutional bulletin board sign, gasoline station price sign or marquee sign.~~

SIGN, COMMERCIAL MESSAGE: Any sign ~~wording, logo or other representation~~ that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity, but not including a sign offering a residential dwelling for sale, lease or rent.

SIGN, CONSTRUCTION SIGN: A temporary sign erected on the premises on which construction is taking place, during the period of such construction, ~~indicating the names of the architects, engineers, landscape architects, contractors or similar artisans and the owners,~~

~~financial supporters, sponsors and similar individuals or firms having a role or interest with respect to the structure or project.~~

~~SIGN, DIRECTIONAL SIGN: A sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed including entrance and exit signs.~~

~~SIGN, DIRECTORY SIGN: A sign listing the name and/or use and/or location of the various businesses or activities conducted within a building or group of buildings.~~

SIGN, FACE: The area or display surface used for the message.

SIGN, FLASHING SIGN: A sign which contains an intermittent flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Also, any sign in which any part of the light source varies in intensity and/or hue and flashes or appears to flash or turn on and off; or a sign in which a message constantly flashes or turns on and off or alternates with other copy by means of rotating or otherwise moving portions of the sign.

SIGN, FREESTANDING SIGN: Any sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure including, without limitation, a low monument sign.

SIGN, FRONTAGE: The length along the front of the ground floor of a building occupied by a separate and distinct use and the length along the side of the ground floor of a building occupied by a separate and distinct use when the side of such building faces a street; or the width of a tenant space measured along the ground floor of a building occupied by a separate and distinct use which does not face a street but faces a parking lot.

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; except that in the case of an individual ~~symbol~~letter sign, only two-thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

SIGN, HEIGHT: The vertical distance measured from the elevation of the centerline of the adjacent right-of-way at the point closest to the sign to the highest point of the sign.

~~SIGN, INCIDENTAL SIGN: A sign which is too small to be generally informational and has a purpose secondary to the use of the premises on which it is located, such as "credit cards accepted here", "loading only", "telephone" or similar information. No sign with a commercial message legible from a position off the premises shall be considered incidental.~~

~~SIGN, LIGHT POLE ARTWORK SIGN: A sign consisting of a banner fabricated from a durable fabric with a design applied through silkscreening or similar application method affixed to a light~~

~~pole, the content of such signs shall be civic or seasonal in nature. Such signs shall not include commercial advertising, business slogans or logos or the names of individual businesses, groups, organizations, shopping centers or office parks.~~

SIGN, LOW MONUMENT SIGN: A freestanding sign not more than six (6) feet high which is located adjacent to a road right-of-way.

SIGN, MARQUEE SIGN: Any sign attached to in any manner or made a part of a marquee and which may include changeable copy.

SIGN, MOVING SIGN: Any sign or part of a sign which changes physical position by any movement or rotation, but not including rotating panels which are integrated within an outdoor general advertising device.

~~*SIGN, NAME PLATE:* A non-illuminated sign identifying only the name and occupation or profession of the occupant of the premises on which the sign is located.~~

SIGN, NON-CONFORMING SIGN: Any sign that was lawfully erected but no longer conforms to the requirements of this Chapter.

SIGN, OFF-PREMISES SIGN: Any sign, ~~except a billboard as defined herein,~~ which advertises or identifies a property, business or address, other than the property, business or address where the sign is displayed.

SIGN, ON-PREMISES PERMANENT SIGN: A sign pertaining only to the premises on which the sign is located, ~~and containing any of the following information:~~

- ~~1. The name of the owner, occupant, management, business or building;~~
- ~~2. The address;~~
- ~~3. The type of business, profession, service or activity;~~
- ~~4. The type or types of products offered; and~~
- ~~5. Other similar information.~~

SIGN, PAPER SIGN: A sign normally for temporary use made of paper, cardboard or similar material.

~~*SIGN, PARKING DIRECTION SIGN:* A sign indicating the entrance or exit to a parking lot.~~

~~*SIGN, PARKING REGULATION SIGN:* A sign stating the regulations for use of a parking lot.~~

SIGN, PERMANENT SIGNS: All signs which are not temporary signs.

Formatted: Normal (Web)

SIGN, PERMIT: A document certifying that the plans for the proposed sign comply with all applicable City ordinances and requirements.

SIGN, PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, which is designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs and ~~hot air~~ balloons used as signs.

SIGN, PROJECTING SIGN: Any sign affixed to a building or wall in such a manner that its leading edge extends more than fourteen (14) inches beyond the surface of such building or wall but not including a sign suspended from a canopy and mounted perpendicular to a wall.

~~*SIGN, REAL ESTATE SIGN:* Any sign pertaining to the sale, lease or rental of real estate.~~

~~*SIGN, RESIDENTIAL SIGN:* A sign not exceeding six (6) square feet per sign face and not having more than two (2) sign faces, which is located in a residential zoning district and that contains no commercial message other than advertising the premises for sale, lease or rent.~~

SIGN, ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and extending vertically above the highest portion of the roof.

SIGN, SNIPE SIGN: A ~~temporary~~ sign ~~or poster~~ affixed to a utility pole, tree, fence, or similar structure~~etc.~~

~~*SIGN, TEMPORARY PROMOTIONAL DISPLAY:* A temporary sign or signs displayed so as to attract attention to the sale of merchandise or services or a change in policy or in the status of a business.~~

SIGN, TEMPORARY SIGN: A sign which is not illuminated and is not permanently installed or affixed to any sign, structure or building.

SIGN, UNSIGHTLY OR UNKEMPT SIGN: A sign that is clearly in disrepair, is missing part of its copy, has letters or other copy that are broken, missing or so faded that they are difficult to read from the street, is not securely affixed to either the ground or some other supporting structure, ~~contains an illegible message,~~ contains rust or peeling or flaking paint or has damage to its face which is clearly visible from the street.

SIGN, WALL SIGN: Any sign attached parallel to, but within fourteen (14) inches of, a wall, painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and which displays only one (1) sign face.

SIGN, WINDOW SIGN: A sign ~~made of die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal neon depicting the tenant's identity or product graphics~~ placed on the surface or within

three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.



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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: February 6, 2012

Subject: Revisions to Article VIII Sign Regulations

Memo Prepared by: Whitney Kelly, AICP
City Planner

Attached: Table of Current Code Language and Proposed New Language

Based upon the previous memo discussed during the December 19, 2011 Planning Commission work session, Staff is seeking the Commission Members' comment regarding changes to Article VIII, Sign Regulations, in the effort to create sign regulations that are easier to understand and administer, without vastly changing what is generally already allowed. Staff reviewed sign regulations from Columbus, IN, Tempe, AZ, Schaumburg, IL Overland Park, KS, Gainesville, FL, Flagstaff, AZ, and Wilmington, NC, where all provide an easier to read regulation, than what the City current has. Attached is a table of the current language of the key areas under consideration, and new language that Staff is considering (along with general comments regarding the change).

Future discussions will include revising the Master Sign Plan provision of the Code to encourage all large scale projects and campuses to seek approval for a sign package that is unique to the project and site development plan, as well as provide better review criteria. Further revisions will include creating specific language for signs that would be unique to the downtown area, including sandwich board signs and blade signs, and larger address numerals for building identification purposes.

Finally, with all of the proposed modifications taken the Common Signage Plan provision will probably be superfluous and could be deleted from the Code. However, Staff and the Commission will have to consider how to address those centers that have entered into a Common Signage Plan for the future.

On February 6, Staff will seek your input on the proposed changes as an initial step. Staff will incorporate your comments and changes into the next draft. Once the Commission is satisfied with the draft, Staff will send out the document to the business community for comment, as well as invite them to the an open house in March for discussion, with possible Public Hearing on the text amendment soon after any additional changes.

painted on canopies or awnings with a total gross sign area per sign frontage not to exceed one (1) square foot per linear foot of sign frontage upon which the sign is to be located, up to a maximum of twenty-five (25) square feet in area; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for each fifty (50) feet an individual business or use sets back from the edge of street pavement up to a maximum of one hundred twenty-five (125) square feet in area, provided said individual business or use has the required sign frontage to allow such an increase. A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs shall maintain uniformity in location, height and general design and shall be compatible in color.	maximum of fifty (50) square feet in area. The sign shall be located on the front façade which shall also be the same façade as the main entrance. b. <i>Corner units, single uses on corner lot, or out-lot buildings within a shopping center.</i> Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of building frontage, up to a maximum of fifty (50) square feet in area to be placed on the same façade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size regulations above, where the building abuts two or more public streets. The total allowable square footage may be divided among the total allowable number of signs as long as the sign area in combination does not exceed the allowable total gross sign area, (for example: a building on a corner lot may receive two wall signs at 50 sq. ft. each, or one sign at 100 sq. ft., or any division thereof). c. <i>Rear entrances.</i> A rear entrance to a building or use used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.	A building or use on a corner lot that could receive the max sign area for each sign may elect to optimize the signage allowed along a main thoroughfare, therefore, they could apply sq. ft. of one sign to another. Rear entrance signage allowance remains the same, but is given its own paragraph. Delete the statement regarding uniformity within a shopping center because lack of review criteria leads to inconsistent enforcement.
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<i>b. Low monument signs.</i> An individual building or use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign provided such sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria: (1) The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard; (2) The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard; or (3) The site has at least two hundred (200) feet of frontage on a street or highway other than Lindbergh Boulevard and the sum of the total gross sign area of the site's wall signs, window signs and signs affixed and/or painted on canopies or awnings is at least twenty (20) square feet less than the maximum allowed in Subsection (2)(a) above or in Subsection (2)(d) Office Building Signs.	<i>b. Low monument signs.</i> (1) A project or development of at least 30,000 sq. ft. to three and one-half (3.5) acres and where: (a) the site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard; or, (b) the site has at least two hundred (200) feet of frontage on Lindbergh Boulevard, may be permitted a single monument sign provided such sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height, and set back at least ten (10) feet from the right-of-way. (2) A project development of three and one half (3.5) acres to five (5) acres may be permitted a single monument sign provided such sign contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, is not more than eight (8) feet in total height, and set back at least ten (10) feet from the right-of-way. (3) A project or development of over five (5) acres may, by site development plan approval in accordance with Section 405.1080, be permitted a single monument sign provided such sign contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, is not more than twelve (12) feet in height, and is setback at least fifteen (15) feet from the right-of-way.	Revise to combine monument signs for individual buildings, shopping center and office park signs. Individual tenants may now be identified within the allowable square footage of the sign face.
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c. Shopping center or office park sign. A shopping center, office park or institutional complex occupying a site in excess of five (5) acres in size may, by site development plan approval in accordance with Section 405.1080, have a single, freestanding, on-premises permanent sign identifying the center, park or complex (individual tenants shall not be identified on this sign unless the development has received approval of a common signage plan) in accordance with the following standards: (1) Maximum sign area. One hundred (100) square feet. (2) Maximum area per sign face. Forty (40) square feet. (3) Maximum height. Sixteen (16) feet above prevailing base grade. (4) Setback from right-of-way. Fifteen (15) feet. d. Office building signs. (1) Each freestanding, single or multi-tenant office building may have one (1) wall sign per sign frontage. This sign shall be affixed parallel to the facade of the building with no part of this sign projecting more than fourteen (14) inches from the building surface it is attached to. No part of this sign shall extend above the roof line or parapet of a building. The gross sign area of said sign shall not	c. <i>Attached signs for multi-floor office buildings.</i> (1) Each freestanding, single or multi-tenant office building of three or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three (3) story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three	Revise to limit office building signs to buildings of three or more above-grade floors (would not include parking located below the building where the grade falls away from the major arterial). Also, provides allowance for height of the building, rather than distance from the street. Large scale development will be encouraged to seek signage to their specific needs through the Master Sign Plan.
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exceed thirty-five (35) square feet per sign frontage; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for every fifty (50) feet an office building sets back from the edge of street pavement, up to a maximum of one hundred twenty-five (125) square feet in area, provided said office building has the required sign frontage (one (1) square foot of gross sign area per lineal foot of sign frontage) to allow such an increase. (2) Each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:...	(3), up to a maximum of one hundred and fifty (150) square feet.	Staff will seek to revise the allowable square footage for address numerals, so that it may become the building identifier for the two story buildings that have office space above ground floor tenants, and would not qualify for office signage under the proposed changes.
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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: December 19, 2011

Subject: Revisions to Article VIII Sign Regulations

Memo Prepared by: Whitney Kelly, AICP
City Planner

Attached: Article VIII Sign Regulations

Staff administers all signs through the permitting process under Article VIII Sign Regulations of the City's Code of Ordinances. The wording of the current ordinance is often confusing for businesses to determine what signs are allowed, as well as for staff to offer direction on the permitted square footage of signs. An example of such, is the allowance for tenant signage in non-residential districts:

Section 405.950.2. On-premise permanent signs.

- a. *Individual or freestanding business or use. Each individual business or use located at ground floor level with its own entrance at street level or a second (2nd) story retail business, either of which has frontage as defined in Section 405.120, may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area per sign frontage not to exceed one (1) square foot per linear foot of sign frontage upon which the sign is to be located, up to a maximum of twenty-five (25) square feet in area; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for each fifty (50) feet an individual business or use sets back from the edge of street pavement up to a maximum of one hundred twenty-five (125) square feet in area, provided said individual business or use has the required sign frontage to allow such an increase. A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs shall maintain uniformity in location, height and general design and shall be compatible in color.*

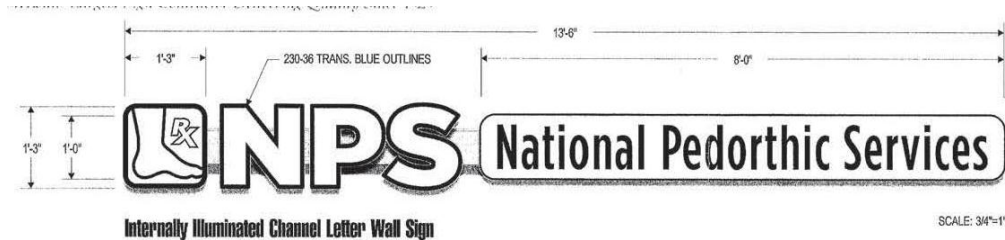
Where, in Section 405.120 Definition of Terms, "sign frontage" and "gross sign area" are defined as:

SIGN, FRONTAGE: The length along the front of the ground floor of a building occupied by a separate and distinct use and the length along the side of the ground floor of a building occupied by a separate and distinct use when the side of such building faces a street; or the width of a tenant space measured along the ground floor of a building occupied by a separate and distinct use which does not face a street but faces a parking lot.

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; except that in the case of an individual letter sign, only two-thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

Questions that frequently arise are:

- How is the gross sign area calculated when the sign is composed of various elements (when does 2/3 rule apply)? We often see signs that use a logo, with individual letters, and with a boxed in tag (an example of such a sign is below). When the individual letters make up only a portion of the sign, should the 2/3 rule be allowed if it is not just an individual letter sign?



- What is the best application for “... **separate and distinct use which does not face a street but faces a parking lot**”? In several cases a building could be located at the intersection of two streets, and have parking lots on the other two sides of the building. Should these buildings be entitled to signage on all sides of the building when the building is clearly not providing any presence to the street, or is clearly not intended to have an entrance into the business, when other in-line retail tenants are limited to one, possibly two, wall signs at the most? In many cases, the parking for a tenant on the sides or rear of the building is limited to a few parking spaces. Should this then qualify to allow for additional signage, as it is adjacent to “a parking lot”?



The second portion of Section 405.950.2(a) states “...A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.” Should the rear of the building in all cases be limited to the 2 sq. ft. whether or not it faces a street, or parking?

Should the definition for sign frontage be more closely associated with the definition of building frontage?

Section 405.120: Definition of Terms:

BUILDING FRONTAGE: The developed length of that portion of the building which faces a right-of-way or which faces a publicly accessible parking lot containing not less than twenty (20) parking spaces and serving the building.

This would provide clarification on the number of parking spaces necessary to qualify for signage. Should this definition also include a requirement that signs be limited to the front entrance of the business, or in the case of adjoining a street to the side of the entrance?

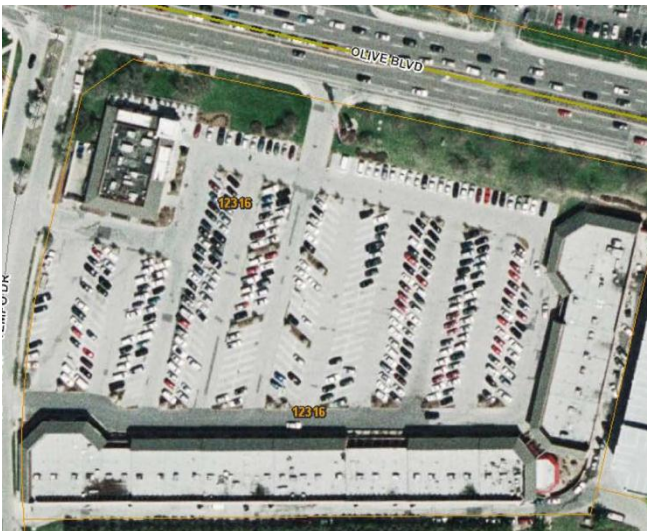
- Section 405.950.2 allows for the bonus square footage based on how far the building sits back from the road. However, many shopping centers often have outlot buildings within the shopping center that block the in-line tenants from the road. Therefore, not all tenant spaces would qualify for the bonus square footage, when the neighboring tenant would qualify for the bonus signage. Below are aerial views of Bellerive Plaza, West Oak, Westgate, and Promenade Shopping Centers. Should the City's regulations allow for consistency between all tenants? Should we allow for bonus area depending on the setback, or just allow for a percentage of the wall, or percentage based on linear width of the tenant space, for allowable signage?



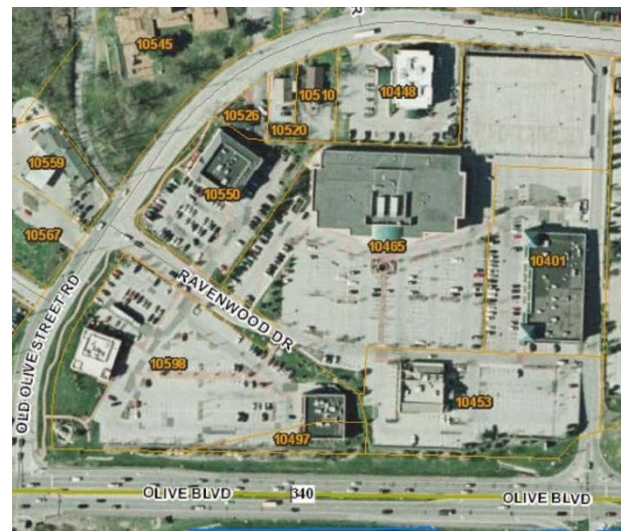
Bellerive Plaza



West Oak Shopping Center



Westgate Shopping Center



Promenade Shopping Center

- In addition to the confusion of the bonus allowance on the square footage of the sign, it is also not clear when a side of the building or tenant space is visible from the road, but another property lies between it and the road, if it should qualify for a sign. Such is the case of GC's within the West Oak Shopping Center, where the bank property and the lot which the Verizon building is located on is between the GC's/ West Oak space and Olive

Boulevard. Should a business be allowed a sign simply because the tenant space is visible from the road, whether or not another property blocks it from directly abutting the street?

In the case of Bellerive Plaza and West Oak, the largest tenants (Dierbergs and Schnucks) don't face a street, but face a large parking area. In the case of Dierbergs, the approximately 400 sq. ft. sign at the top building received a variance from the Board of Adjustment. Do the Commission Members want to allow bonus area depending on the setback, or just allow for a percentage of the wall for allowable signage?

Many cities include a special category for signage within in a retail shopping center. For example: Schaumburg, IL, Sign Regulations allow for up to two signs per use if on a street corner, for outlots within shopping centers an additional wall sign may be approved, provided that the total area of all wall signage shall not exceed the area allowed as determined by the number of streets the building abuts. All other business signs are limited to one wall sign, with the exception that additional signage could be approved if the tenant or use abuts two or more streets.

Office Building Signs vs. Tenant Signs:

Similar to the tenant signage, office building signage follows the same format for determining allowable square footage, where similar questions of how to apply the bonus allowance have come up:

Section 405.950.d. Office building signs.

(1) Each freestanding, single or multi-tenant office building may have one (1) wall sign per sign frontage. This sign shall be affixed parallel to the facade of the building with no part of this sign projecting more than fourteen (14) inches from the building surface it is attached to. No part of this sign shall extend above the roof line or parapet of a building. The gross sign area of said sign shall not exceed thirty-five (35) square feet per sign frontage; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for every fifty (50) feet an office building sets back from the edge of street pavement, up to a maximum of one hundred twenty-five (125) square feet in area, provided said office building has the required sign frontage (one (1) square foot of gross sign area per lineal foot of sign frontage) to allow such an increase.

(2) Each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage.

Again, many of the same questions discussed above, often come up for office building signs. In particular, should an office building be allowed a sign, and the bonus square footage, if it is simply visible from Olive Boulevard, whether or not another property or building blocks it from the adjoining the street?



In several cases multi-floor buildings qualify for first floor tenant signs, as well as office building signs, on the same level, such as on irregular shaped buildings, where grade change allows for lower level offices. Many businesses often allow for a single tenant to become the identifier of the building (an example is Microsoft.) In the picture to the left, American Eagle Credit Union is a tenant and building owner. Therefore the office building signage was

assigned to the Credit Union, and the Lasik Plus tenant was granted a sign as the tenant associated with that space. Should there be a minimum distance, or minimum number of stories between office building signs and tenant signs?

Master Sign Plans and Common Sign Plans

In addition to all of these signs, the Sign Regulations allow for a deviation from the size requirements through the use of a common sign plan or master sign plan provisions within Section 405.950:

6. *Master signage plans--"CB" Core Business District, "PH" Planned Hospital District, "HE" Higher Education District and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). The provisions set forth in the preceding Sections 405.910, et seq., shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping with the intent to allow flexibility in the design of planned developments and campuses, the following options may be applicable to signs accessory to uses in the "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres):*

- a. *As an alternative, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs, as well as the nature of the information to be displayed on the signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.*

7. *Common signage plan--all non-residential districts. If the owners of two (2) or more contiguous (disregarding intervening streets and alleys) lots or the owner of a single lot with more than one (1) building (not including any accessory building) file with the Zoning Administrator for such lots a common signage plan conforming with the provisions of this Section, a twenty percent (20%) increase in the maximum total sign area shall be allowed for each included lot. This bonus shall be allocated within each lot as the owner(s) elects.*

- a. *Provisions of common signage plan. The common signage plan shall contain the information in paragraph (1) below and shall also specify standards for consistency as required by paragraph (2) below.*
 - (1) *The common signage plan shall contain the following:*
 - (a) *An accurate plot plan of the lot, at such scale as the Zoning Administrator may reasonably require;*
 - (b) *The location of buildings, parking lots, driveways and landscaped areas on such lot;*
 - (c) *Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lot(s) included in the plan under this Chapter; and*
 - (d) *An accurate indication on the plot plan of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental signs need not be shown.*
 - (2) *The common signage plan shall specify standards for consistency among all signs on the lots affected by the plan with regard to:*
 - (a) *Lettering or graphic style;*
 - (b) *Lighting;*

- (c) Location of each sign on the buildings;
 - (d) Material; and
 - (e) Sign proportions.
- b. *Window signs on common signage plan.* A common signage plan or master signage plan including window signs may simply indicate the areas of the windows to be covered by window signs and the general type of the window signs (e.g., paper affixed to window, painted, etched on glass or some other material hung inside window) and need not specify the exact dimension or nature of every window sign.
- c. *Limit on number of freestanding signs under common signage plan.* The common signage plan, for all lots with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one (1) for each street on which the lots included in the plan have frontage and shall provide for shared or common usage of such signs. Individual tenants may be identified on freestanding signs.

- The intent of both of these provisions within the Sign Regulations is to allow flexibility in the design of planned developments and campuses, yet no acreage requirement was included for developments in non-residential districts. (The acreage requirements are included for institutions and schools in residential districts). Therefore, Staff believes that the use of master signage plans and campus settings are not defined narrowly enough. In some cases, a single building could qualify for a common sign plan, or developments that have no connection with one another, or are not contiguous with any other part of a development could obtain additional signage under a Master Sign Plan. Such is the case with the St. Luke's Urgent Care Building and McDonald's inclusion with CityPlace; these properties would not normally qualify for a ground sign. Does this allow for a fair representation of a unified campus setting, and an equitable allowance of additional signs, when other properties do not qualify? Similarly, what is to stop all large development from seeking a custom approval?
- In addition to a minimum acreage, could Common Sign Plans be more narrowly defined to include number of tenants, or to be for shopping centers only, and should a smaller percentage of the wall sign be given up in order to qualify for the 20% bonus?
- Is there enough design specification requirements provided to create a unifying theme to qualify for a common sign plan? In many cases the only common theme is that they are all channel letters with the maximum size allowed under Section 405.050.2. No specific design or font is specified that creates a theme. (An example is the different tenant signage within the West Oak Shopping Center.) Should a bonus be granted in these instances? Should the proposed monument sign utilizing the bonus allocation include greater design review, when currently none is provided?
- Should the 20% be limited to a 20% increase in the allowable ground signage, and not based on the total signage for all tenants within the shopping centers? The Dierbergs West Oak sign (the photo to the right) of was allowed under



the common sign plan, with a 20% increase of all signs applied to the ground signs. Is this too much signage?



- Both Common Sign Plans and Master Sign Plans could allow any signage even when prohibited under other regulations. Should restrictions be limited to signs generally allowable under the existing regulations? Plaza Motors received approval for its monument sign under the Master Sign Plan.
- Are Master Sign Plans really needed in addition to Common Sign Plans?

Other Sign Regulations:

Another comment that Staff has received, is that it is often difficult to locate the address of buildings, as the address gets lost in the amount of signs on the building and along Olive Boulevard. Should address numbers be regulated by the size per digit rather than total? Or should they not be regulated at all, as they don't advertise a particular commercial use and item? Most people, when searching for a business try to find the address and then look for the business name. Therefore, should ground signs be further limited, but allow for property address signs? Currently, ground signs are limited to:

Section 405.950.2. On-premises permanent signs.

- b. *Low monument signs. An individual building or use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign provided such sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria:*
- (1) The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard;*
 - (2) The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard; or*
 - (3) The site has at least two hundred (200) feet of frontage on a street or highway other than Lindbergh Boulevard and the sum of the total gross sign area of the site's wall signs, window signs and signs affixed and/or painted on canopies or awnings is at least twenty (20) square feet less than the maximum allowed in Subsection (2)(a) above or in Subsection (2)(d) Office Building Signs.*

Other Sign Code Changes for Unique Designs

Staff is also seeking to provide additional sign regulations that allow for unique design for the proposed City Center area that are currently prohibited. These include hanging or blade signs that project from the façade of the building that is often found in downtown areas.

Additionally, portable signs are not allowed. Should sandwich boards and the display of products on the sidewalk be considered, as long as those signs are brought in at night, and enough clearance is provided to allow for a wide passage of pedestrians?

Summary

Staff will be seeking your feedback on the issues with the City's Sign Regulations addressed in this report during the Planning and Zoning Commission Meeting, as well as any other concerns and thoughts regarding signs not addressed above. A summary of the discussion items and questions are below. If there are other areas of the Sign Regulations you would like addressed, please feel free to discuss them during the work session.

1. How should the gross sign area be calculated when the sign is composed of various elements and not just an individual letter sign (when does 2/3 rule apply)?
2. What is the best application for "... separate and distinct use which does not face a street but faces a parking lot"?
3. Should the definition for sign frontage be more closely associated with the definition of building frontage? And, should this definition also include a requirement that signs be limited to the front entrance of the business, or in the case of adjoining a street to the side of the entrance?
4. Should we allow for bonus area depending on the setback, or just allow for a percentage of the wall, or percentage based on linear width of the tenant space, for allowable signage?
5. Should a business be allowed a sign simply because the tenant space is visible from the road, whether or not another property blocks it from directly abutting the street?
6. Should an office building be allowed a sign, and the bonus square footage, if it is simply visible from Olive Boulevard, whether or not another property or building blocks it from the adjoining the street?
7. Should there be a minimum distance, or a minimum number of stories between office building signs and first floor tenant signs?
8. Do Master Sign Plans allow for a fair representation of a unified campus setting, and an equitable allowance of additional signs, when other properties do not qualify?
9. Could Common Sign Plans be more narrowly defined to include number of tenants, or to be for shopping centers only, and should a smaller percentage of the wall sign be given up in order to qualify for the 20% bonus? Is there enough design specification requirements provided to create a unifying theme to qualify for a common sign plan?
10. Should the 20% be limited to a 20% increase in the allowable ground signage, and not based on the total signage for all tenants within the shopping centers?
11. Should restrictions be limited to signs generally allowable under the existing regulations?
12. Are Master Sign Plans really needed in addition to Common Sign Plans?
13. Should ground signs be further limited, but allow for property address signs?
14. Should the Code allow for unique designs for the proposed City Center area that are currently prohibited, include hanging or blade signs that project from the façade of the building that is often found in downtown areas, and sandwich board signs that are placed on the sidewalk?

ARTICLE VIII. SIGN REGULATIONS

SECTION 405.910: PURPOSE AND INTENT

These regulations 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. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur. (R.O. 2008 §26-100; Ord. No. 1903 §1, 11-24-97)

SECTION 405.920: SIGN PERMITS

A. It shall be unlawful for any person to erect, perform major repair, alter, move, replace or otherwise change a sign requiring a sign permit in the City of Creve Coeur without first obtaining a sign permit from the Zoning Administrator or Planning and Zoning Commission as provided by this Article. An application for a sign permit shall be submitted to the Zoning Administrator and shall include and be accompanied by plans that show the size and shape of the sign, the location of the proposed sign, the setbacks from surrounding properties, the type of illumination and proposed lighting, the colors to be used in the sign, the materials used to construct and the method used to support the sign or attach it to a building. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, the application shall comply with and be in accordance with the format and procedures adopted by the Planning and Zoning Commission and shall be filed with the Zoning Administrator in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free.

B. If the proposed sign is one that may be approved by the Zoning Administrator, then, within twenty-one (21) days after the application for a sign permit has been received by the Zoning Administrator, he/she shall respond to the applicant advising said applicant whether or not the sign requested conforms with this Article. If no response is received within twenty-one (21) days, the application shall be deemed to have been approved. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, then the Planning and Zoning Commission shall respond to the applicant within sixty (60) days after receipt of the application by the Zoning Administrator advising said applicant whether the sign requested has or has not been approved. If no response is received

within sixty (60) days, the application shall be deemed to have been approved. Upon denial, the applicant may appeal to the Board of Adjustment pursuant to Sections [405.1040](#) and [405.1110](#) of the zoning ordinance. The Zoning Administrator shall maintain a record of all sign permits issued, which records shall show date of application and date of issuance of permits. (R.O. 2008 §26-101; Ord. No. 1903 §1, 11-24-97; Ord. No. 5165 §7, 12-13-10)

SECTION 405.930: GENERAL PROVISIONS

A. *Scope.* The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by [Section 405.930\(E\)](#) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with [Section 405.910](#), Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.

B. *Maintenance And Safety.*

1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.

2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.

C. *Non-Conforming Signs.*

1. No new or existing sign may be constructed, altered in structure, relocated or replaced after the effective date of this Article, 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 is specifically exempted from the provisions of this Article. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in [Section 405.930\(B\)](#) Maintenance and Safety.

2. Any existing sign that is destroyed, deteriorated or damaged to the extent of fifty percent (50%) or more of its replacement cost, exclusive of the foundation, after the effective date of this Article, shall not be rebuilt, repaired or replaced unless in conformity with the provisions of this Chapter.

D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:

1. *Affixing of advertisements to public places.* No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer, of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.

2. Signs visible from a public right-of-way that imitate, blend or conflict with or that may be confused with traffic signals and signs. Such signs shall include, but not be limited to, signs that are imitations of "stop", "go", "caution", "danger" or "warning".

3. Signs that are of a size, location, movement or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal.

4. Signs that advertise an activity, business, product or service no longer sold or conducted on the premises upon which the sign is located. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.

5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.

6. Vehicular signs which are not painted directly on or affixed flat against the factory surface of a vehicle or which convey information other than the corporate logo, identity, address and phone number of a business operating within the City limits. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles that identify or advertise businesses not operating within the City limits when said vehicles park only to make immediate deliveries or pickups.

a. Any vehicle displaying permitted vehicular signs and representing a business operating within the City limits shall park said vehicle behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible.

b. Any vehicle which displays a permitted commercial vehicle sign shall not park between 2:00 A.M. and 5:00 A.M. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in any zoning district within the corporate limits of Creve Coeur, unless such vehicle is parked within an enclosed

garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

7. Strips or strings of lights used to call attention to a use or occupancy by outlining property lines, sales area, roof lines, doors, windows, wall edges or other architectural features of a building site. Exempted from this provision are holiday lighting displayed from November first (1st) through January fifteenth (15th) and lights which are an integral architectural feature of the original design of a structure as approved by the Planning and Zoning Commission. (The use of exposed neon is governed by [Section 405.930\(F\)\(6\)](#) and [\(7\)](#).)

8. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to tri-vision billboards or exempted governmental and official signs. "*Tri-vision billboard*" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

9. Snipe signs.

10. Unkempt or damaged signs.

11. Roof signs.

12. Projecting signs, except those permitted by [Section 405.950\(4\)\(g\)](#) of this Article.

13. *Any sign structure which no longer supports a sign.* Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.

14. *Changeable copy signs (manual or automated).* Exempted from this provision are: tri-vision billboards as defined in Subsection (D)(7) above; bulletin board signs; marquee signs; signs defined in [Section 405.930\(E\)\(1\)\(a\)](#) (governmental and official signs); [Section 405.930\(F\)\(2\)](#) (illuminated signs); and signs in [Section 405.950\(5\)](#) (gasoline price signs).

15. Permanent or temporary window signs above the second (2nd) floor including lettering painted or applied to glass and temporary promotional displays as defined in [Section 405.950\(3\)\(b\)](#) located above the ground floor.

16. Back-lit awnings and lighted canopies.

17. Portable signs.
18. Inflatable signs and tethered balloons.
19. Signs extending over a roadway.
20. Off-premises signs, except for permitted temporary open house signs and except for billboards installed before July 1, 2009.

E. *Exempted Signs.* With the exception of [Sections 405.930\(B\)](#) (Maintenance and Safety), [405.930\(D\)](#) (Prohibited Signs) and [405.930\(G\)](#) (Miscellaneous Requirements), the provisions and regulations of this Article shall not apply to the following signs:

1. Governmental and official signs including, but not limited to, the following:
 - a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.
 - b. Signs for the control or direction of traffic and other authorized public purposes.
2. No parking and no trespassing signs that are no larger than one (1) square foot in gross sign area.
3. Signs not exceeding two (2) square feet in sign area including, but not limited to, the following:
 - a. Name plates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.
 - b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.
 - c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.

F. *Illuminated Signs.* The following requirements shall apply to illuminated signs:

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.

2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted, except by approval of a temporary permit, not to exceed five (5) days for a building opening or special event.

3. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.

5. No exposed reflective-type bulb or incandescent lamp which exceeds forty (40) watts shall be used on the exterior surface of any sign in such manner as to expose the face of the bulb, light or lamp to any public street or adjacent property.

6. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).

7. The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.

G. *Miscellaneous Requirements.* All signs shall comply with the following general requirements:

1. *Sign faces.* When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article.

2. *Projections.* No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.

3. *Life safety code compliance.* All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.

4. *Obstruction to exit ways.* No sign shall be erected, displayed or maintained so as to obstruct any fire escape, any required exit way, window or door opening used as a

means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.

5. *Obstruction of ventilation.* No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.

H. *Flags.* Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than four (4) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. Within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of U.S. flags displayed on any parcel of land within the City. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.

I. *Sign Setbacks.* All permanent signs shall be set back from property lines according to the regulations specified in this Article or as otherwise required by any other applicable City ordinance. Temporary signs shall be set back at least five (5) feet from the edge of pavement of any road and shall be located outside of the right-of-way of any State or County road.

J. *Substitutability.* Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided, that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted. (R.O. 2008 §§3-1; 26-102; Ord. No. 513 §49, 12-23-68; Ord. No. 1903 §1, 11-24-97; Ord. No. 5001 §1, 9-6-07; Ord. No. 5021 §1, 1-28-08)

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with a residential use or in a residential zoning district, unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein.

B. *Residential Development Signs.* Permanent signs designating a subdivision, neighborhood or multi-family development shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in [Section 405.1080](#). Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

C. *Exempt Signs In All Residential Districts.*

1. *Residential signs.* Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces. Such sign may contain any non-commercial message or advertise the premises for sale, lease or rent. No permit shall be required for such a sign provided that the sign is erected by the owner or with the owner's permission.

2. *Temporary open house signs.* In addition to a residential sign containing information advertising a premises for sale, lease or rent, each such lot or parcel shall be allowed two (2) temporary open house signs with one (1) such sign on site and the other allowed off site on private property with owner permission. Open house signs shall be limited to a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces and shall be permitted for up to three (3) consecutive days. A minimum of four (4) days shall transpire prior to posting any open house sign on the same lot or parcel for a second (2nd) or subsequent time. No permit shall be required for such a sign.

D. *Single-Family Lots Fronting On A Numerically Designated State Highway.* Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by [Section 405.450\(E\)](#), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet, except, however, that the allowable square footage of signs may be increased by two (2) square feet for each fifty (50) feet the building is setback from the roadway pavement of the numerically designated State highway to a maximum of sixteen (16) square feet to enhance the ability of motorists to see the signs. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

E. *Institutional Uses In Residential Districts.*

1. Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with changeable copy or may be an on-

premises permanent sign. In addition, such uses shall be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to a period of ninety (90) days and a minimum of ninety (90) days shall elapse prior to posting another temporary sign on the premises.

2. *Low monument signs.* An institutional use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign used primarily for identification or as a bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in [Section 405.670](#) of this Chapter and the site meets one (1) of the following criteria:

- a. The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard; or
- b. The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard.

3. *Campus monument sign.* An institutional use occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, on-premises permanent sign identifying the institutional campus or complex in accordance with the following standards:

- a. *Maximum sign area.* Sixty (60) square feet.
- b. *Maximum area per sign face.* Twenty-four (24) square feet.
- c. *Maximum height.* Six (6) feet above prevailing base grade.
- d. *Setback from right-of-way.* Fifteen (15) feet.

4. *Parking direction signs.* One (1) freestanding parking direction sign, which may be internally illuminated subject to [Section 405.930\(F\)](#) shall be permitted for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign does not exceed fifteen (15) square feet in gross sign area per face, the sign height does not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and may contain the name and logo of the institution in addition to messages providing directional information.

F. *Temporary Signs In Residential Districts.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary non-commercial signs may be allowed with the owner's permission in addition to the permitted signage allowed on any

residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed twelve (12) square feet. Not more than one (1) temporary sign per individual candidate and/or proposition on the election ballot shall be permitted per lot.

G. *On-Site Construction Signs.* Only one (1) such sign per entire development denoting the owner, architect, engineer, consultant, developer, lender and/or contractor, not to exceed twelve (12) square feet in gross sign area and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required. (R.O. 2008 §26-103; Ord. No. 1903 §1, 11-24-97; Ord. No. 1966 §1, 11-23-98; Ord. No. 2287 §1, 6-28-04; Ord. No. 5033 §3, 3-24-08)

SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

It shall be unlawful to erect, permit the erection of, display or permit the display of any sign in connection with any non-residential use or in a non-residential zoning district unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein.

1. *Classification of signs.* Signs shall be classified as on-premises permanent signs, temporary or incidental signs and special purpose signs.

a. On-premises permanent signs as defined in [Section 405.120](#).

b. Temporary or incidental signs as provided in this Section.

c. Special purpose signs are limited to directory signs, parking direction signs, parking regulation signs, directional signs, marquee signs, on-site construction signs and light pole artwork signs.

2. *On-premises permanent signs.*

a. *Individual or freestanding business or use.* Each individual business or use located at ground floor level with its own entrance at street level or a second (2nd) story retail business, either of which has sign frontage as defined in [Section 405.120](#), may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area per sign frontage not to exceed one (1) square foot per linear foot of sign frontage upon which the sign is to be located, up to a maximum of twenty-five (25) square feet in area; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for each fifty (50) feet an individual business or use sets back from the edge of street pavement up to a maximum of one hundred twenty-five (125) square feet in area, provided said individual business or use has the required sign frontage to

allow such an increase. A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the on-premises permanent signs shall maintain uniformity in location, height and general design and shall be compatible in color.

b. *Low monument signs.* An individual building or use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign provided such sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in [Section 405.670](#) of this Chapter and the site meets one (1) of the following criteria:

(1) The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard;

(2) The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard; or

(3) The site has at least two hundred (200) feet of frontage on a street or highway other than Lindbergh Boulevard and the sum of the total gross sign area of the site's wall signs, window signs and signs affixed and/or painted on canopies or awnings is at least twenty (20) square feet less than the maximum allowed in Subsection (2)(a) above or in Subsection (2)(d) Office Building Signs.

c. *Shopping center or office park sign.* A shopping center, office park or institutional complex occupying a site in excess of five (5) acres in size may, by site development plan approval in accordance with [Section 405.1080](#), have a single, freestanding, on-premises permanent sign identifying the center, park or complex (individual tenants shall not be identified on this sign unless the development has received approval of a common signage plan) in accordance with the following standards:

(1) *Maximum sign area.* One hundred (100) square feet.

(2) *Maximum area per sign face.* Forty (40) square feet.

(3) *Maximum height.* Sixteen (16) feet above prevailing base grade.

(4) *Setback from right-of-way.* Fifteen (15) feet.

d. *Office building signs.*

(1) Each freestanding, single or multi-tenant office building may have one (1) wall sign per sign frontage. This sign shall be affixed parallel to the facade of the building with no part of this sign projecting more than fourteen (14) inches from the building surface it is attached to. No part of this sign shall extend above the roof line or parapet of a building. The gross sign area of said sign shall not exceed thirty-five (35) square feet per sign frontage; except that the total gross sign area per sign frontage may increase by twelve and one-half (12.5) square feet for every fifty (50) feet an office building sets back from the edge of street pavement, up to a maximum of one hundred twenty-five (125) square feet in area, provided said office building has the required sign frontage (one (1) square foot of gross sign area per lineal foot of sign frontage) to allow such an increase.

(2) Each freestanding single or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0--100	2
1	101--250	3
1	over 250	4
2	0--100	3
2	101--250	4
2	over 250	5
3	0--100	4
3	101--250	5
3	over 250	6
4	0--100	5
4	101--250	6
4	over 250	7
5	0--100	6
5	101--250	7
5	over 250	8
6	0--100	7
6	101--250	8
6	over 250	9
over 6	0--100	8
over 6	101--250	9

over 6	over 250	10
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e. *Multi-tenant real estate information signs.* Each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:

(1) The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.

(2) The sign shall not be more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway and shall not be located within the site distance triangle as defined in [Section 405.120](#), Definitions, of this Chapter.

(3) The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.

(4) The aggregate visible width of the supporting legs or monument shall be at least one-quarter ($\frac{1}{4}$) of the width of the sign.

(5) The edges of the sign shall be boxed-in, framed or otherwise enclosed to eliminate visible gaps or spaces between the sign panels.

(6) The sign copy shall be applied and protected with weather-resistant materials and finishes.

(7) Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.

(8) These provisions shall not be applicable to single-tenant or owner-occupied properties which are subject to [Section 405.950\(3\)](#) Temporary or incidental signs for single-tenant properties.

3. *Temporary or incidental signs.* The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for on-premises permanent signs:

a. *Window signs.* The total gross sign area of all window signs as defined in [Section 405.120](#), Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not

it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade.

b. *Temporary promotional displays and signs.* Temporary promotional displays such as banners, posters, pennants, ribbons, streamers and balloons shall be permitted for ground floor retail sales and service uses to announce grand openings, special sales or events. These special promotions shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary promotional displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for on-premises permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs.

c. *Temporary signs.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary non-commercial signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twenty-four (24) square feet. Not more than one (1) temporary sign per individual candidate and/or proposition on the election ballot shall be permitted per lot.

d. *Temporary real estate signs on single-tenant/occupant properties.* In addition to the permitted signage on any single-tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of [Section 405.950\(2\)\(e\)](#), Multi-tenant real estate information signs, shall be enforced on the property.

e. *Signs on converted residential structures in commercial zoning districts.* Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. All signs permitted by this Section shall require the issuance of a sign permit.

4. *Special purpose signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for on-premises permanent signs.

a. *Parking direction signs.* One (1) freestanding parking direction sign per direction, which may be internally illuminated, shall be permitted for each driveway, provided the sign does not exceed three (3) square feet in gross sign area per face, the sign height does not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, the sign may contain the address of the business or institution on the premises.

b. *Directional signs.* Directional signs, other than parking direction signs, may be located on a project, site or development exceeding twenty (20) acres in size, provided that the total area of such signs located on any site shall not exceed twelve (12) square feet in gross sign area and no sign should be more than ten (10) feet in height or located closer than fifty (50) feet to a public or private right-of-way.

c. *Parking regulation signs.* One (1) non-illuminated parking regulation sign, not exceeding five (5) square feet in gross sign area and not exceeding ten (10) feet in sign height, shall be permitted for each commercial or public parking lot. Parking lots with more than twenty (20) parking spaces shall be permitted one (1) such sign for each twenty (20) parking spaces or fraction thereof.

d. *Marquee signs.* Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of [Section 405.1080](#).

e. *On-site construction signs.* Only one (1) such sign per entire development denoting the owner, architect, engineer, consultant, developer, lender and/or contractor, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development.

f. *Light pole artwork signs.* Light pole artwork signs shall be permitted on light poles in public surface parking lots accommodating a minimum of two hundred (200) vehicles. All light poles supporting these signs must be located a minimum of fifteen (15) feet from the front curb line of the parking lot. The bottom of such sign shall not be lower than twelve (12) feet from the base of the light pole. In addition, temporary light pole artwork signs may be permitted on light poles or similar utility poles adjacent to a public street to announce special events. The gross sign area of each light pole artwork sign shall not exceed eighteen (18) square feet with a maximum of two (2) signs per light pole. No part of this sign shall project more than

three (3) feet beyond the vertical centerline of the light pole. These signs shall be attached to the light pole in such a manner so as to minimize any sign movement. Any torn, frayed or faded light pole artwork sign must be repaired, replaced, removed entirely within ten (10) days of written notification.

g. *Covered walkway signs.* A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.

5. *Automobile service stations.*

a. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section. Additional retail signs, unless specifically provided for herein, advertising the sale of specific products shall be prohibited.

b. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in [Section 405.950\(5\)\(e\)](#).

c. *Wall signs.*

(1) Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area. This sign may include the name of the firm, the business being conducted on the premises or the principal product being offered for sale on the premises or a combination of same. A business logo may appear as a part of this wall sign.

(2) In instances where the incidental washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. This sign may include the product being offered for sale on the premises. One (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit. The gross sign area of such signs shall not exceed twelve (12) square feet. Instances where a full-service car wash is part of a property used for an automobile service station, a sign advertising the variety of car wash services being offered, along with their respective costs, may be displayed. Such a sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross

sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

d. *Service station canopy signs.* An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. A business logo, inclusive of striping or other symbols, may appear on this canopy sign as part of the gross sign area allowable for said sign.

e. *Pump signs.* Signs shall be allowed on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump. "Self-service" or "full-service" signs shall identify each pump island on the service station property. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.

f. *Gasoline price signs.* No more than one (1) gasoline sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed sixteen (16) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold. The business's name and/or logo may be displayed on this sign, provided it does not occupy more than four (4) square feet of the total sign area per face.

6. *Master signage plans--"CB" Core Business District, "PH" Planned Hospital District, "HE" Higher Education District and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres).* The provisions set forth in the preceding [Sections 405.910, et seq.](#), shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping with the intent to allow flexibility in the design of planned developments and campuses, the following options may be applicable to signs accessory to uses in the "CB" Core Business District, "PH" Planned Hospital District and "HE"

Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres):

- a. As an alternative, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of [Sections 405.1060\(D\)\(3\)](#) and [405.1120](#) of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs, as well as the nature of the information to be displayed on the signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.
 - b. In addition, a plan for off-site directional signs in commercial districts which identify commercial centers and institutional campuses may be recommended by the Planning and Zoning Commission and approved by the City Council following a public hearing conducted in accordance with the provisions of [Sections 405.1060\(D\)\(3\)](#) and [405.1120](#) of the Zoning Code. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the signage plan, as well as the nature of the information to be displayed on each sign. All such signs shall be located within the "CB" Core Business District, "PH" Planned Hospital District or "HE" Higher Education District. Off-site signage is not permitted in residential districts.
 - c. Any application submitted pursuant to Subsection (6)(a) or (b) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.
 - d. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in [Section 405.1080](#). All proposed signs shall be in scale and harmonious with the development and shall be so located and sized 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 unit nature of the development and the purposes of architectural and urban design elements.
7. *Common signage plan--all non-residential districts.* If the owners of two (2) or more contiguous (disregarding intervening streets and alleys) lots or the owner of a single lot with more than one (1) building (not including any accessory building) file with the Zoning Administrator for such lots a common signage plan conforming with the provisions of this Section, a twenty percent (20%) increase in the maximum total sign

area shall be allowed for each included lot. This bonus shall be allocated within each lot as the owner(s) elects.

a. *Provisions of common signage plan.* The common signage plan shall contain the information in paragraph (1) below and shall also specify standards for consistency as required by paragraph (2) below.

(1) The common signage plan shall contain the following:

(a) An accurate plot plan of the lot, at such scale as the Zoning Administrator may reasonably require;

(b) The location of buildings, parking lots, driveways and landscaped areas on such lot;

(c) Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lot(s) included in the plan under this Chapter; and

(d) An accurate indication on the plot plan of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental signs need not be shown.

(2) The common signage plan shall specify standards for consistency among all signs on the lots affected by the plan with regard to:

(a) Lettering or graphic style;

(b) Lighting;

(c) Location of each sign on the buildings;

(d) Material; and

(e) Sign proportions.

b. *Window signs on common signage plan.* A common signage plan or master signage plan including window signs may simply indicate the areas of the windows to be covered by window signs and the general type of the window signs (e.g., paper affixed to window, painted, etched on glass or some other material hung inside window) and need not specify the exact dimension or nature of every window sign.

c. *Limit on number of freestanding signs under common signage plan.* The common signage plan, for all lots with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one (1) for each street on which the lots

included in the plan have frontage and shall provide for shared or common usage of such signs. Individual tenants may be identified on freestanding signs.

d. *Other provisions of common signage plans.* The common signage plan may contain such other restrictions as the owners of the lots may reasonably determine.

e. *Consent.* The common signage plan shall be signed by all owners or their authorized agents in such form as the Zoning Administrator shall require.

f. *Procedures.* A common signage plan shall be included in any site development plan or other plan required by the City for the proposed development and shall be processed simultaneously with such other plan.

g. *Amendment.* A common signage plan may be amended by filing a new common signage plan that conforms with all requirements of the ordinance then in effect.

h. *Existing signs not conforming to common signage plan.* If any new or amended common signage plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed amended plan or to the requirements of this Chapter in effect on the date of submission.

i. *Binding effect.* After approval of a common signage plan, no sign shall be erected, placed, painted or maintained, except in conformance with such plan and such plan may be enforced in the same way as any provision of this Chapter. In case of any conflict between the provisions of such a plan and any other provision of this Chapter, the ordinance shall control.

8. *Billboards.*

a. *Not permitted.* Billboards shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged.

b. *Lighting and landscaping of billboards.* All lighting and landscaping of billboards shall comply with the following:

(1) Prior to issuance of a City permit for erection of a billboard, the applicant shall submit and receive approval of a landscape plan depicting the landscaping, billboard lighting and fencing around the proposed billboard to ensure that the structure will be aesthetically compatible with its surroundings and the aesthetic standards of the community and neighboring property. Said landscaping shall consist of a circular base with a minimum radius measured from the center of the sign base. Said radius shall be no less than the total height of the

sign, measured from ground grade at the sign structure base to the highest point of the total sign and structure. Such plans shall comply with the provisions of [Section 405.540](#), shall be reviewed and approved by the Planning and Zoning Commission and shall comply with all standards in this Section;

(2) No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;

(3) External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;

(4) No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;

(5) The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.

c. *Obstruction of official highway signs.* No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.

d. *Annual inspection and certification.* Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July first (1st) of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.

e. *Nuisances.* Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner all other nuisances on private property. (R.O. 2008 §26-104; Ord. No. 1903 §1, 11-24-97; Ord. No. 1919 §1, 1-26-98; Ord. No. 1977 §§1--5, 1-11-99; Ord. No. 2236 §1, 10-27-03; Ord. No. 2287 §1, 6-28-04; Ord. No. 5073 §§3--4, 1-8-09)

SECTION 405.960: ENFORCEMENT AND SIGN REMOVAL

A. *Sign Code Violations And Enforcement.* Any sign which is not in compliance with all the provisions of this Article is declared to be unlawful. The City, through the Zoning Administrator, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who violates or fails to comply with any provisions of this Article or against the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located to prevent, enjoin, abate or terminate the erection, use of display of an unlawful sign. Any person who violates or fails to comply with any of the provisions of this Article or the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located shall be subject to the penalties set forth in [Section 405.1150\(D\)](#) of this Chapter.

B. *Removal Of Unlawful Sign.* Any unlawful sign which has not been removed within thirty (30) days after conviction of violation or imposition of civil penalty may be removed by the City and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty (30) days of its removal by the City, the City may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs shall be paid to the owner of the sign.

C. *Immediate Removal Of Unlawful Or Unsafe Signs.* Signs which the Zoning Administrator finds upon public streets, sidewalks, rights-of-way or other public property or which wheresoever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed by the Zoning Administrator without prior notice. (R.O. 2008 §26-105; Ord. No. 1903 §1, 11-24-97)

SECTION 405.970: VARIANCES

A. *Practical Difficulties Or Unnecessary Hardship.*

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.

2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

B. *Procedures And Criteria.* The procedures and criteria for granting a variance from the regulations in this Article shall be as set out in [Section 405.1040](#) of this Chapter. (R.O. 2008 §26-106; Ord. No. 1903 §1, 11-24-97)

SECTIONS 405.980--405.990: RESERVED



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 17, 2012
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, September 17, 2012, at the Creve Coeur Government Center, 300 North New Ballas Road. Vice-Chair Gary Eberhardt called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Gary Eberhardt, Vice-Chair*
 Mr. James Faron
 Mr. Ken Howard
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Ed Sluys, Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner

In the absence of the City Attorney, Carl Lumley, Attorney Ed Sluys represented the City.

2. UNFINISHED BUSINESS

A. Application #12-001: An application to consider a text amendment for comprehensive revisions to Article VIII Sign Regulations of the Zoning Ordinances.

Mr. Langdon explained Staff has been working with the Commission all year. Mr. Langdon also pointed out that the City Attorney recommended some last minute changes and those were handed out to the Commission. They changes are about how to handle billboards. Mr. Langdon stated there has been an effort in the billboard industry to pull in issues of content regulation as means of invalidating municipal sign regulations, but there are no consistent results that would guide our actions now. Mr. Langdon pointed out that the City has exercised its rights under state law, as much as possible, and cannot make the billboard go away, but we can say we will not allow any more and can place reasonable restrictions on it. Mr. Langdon spoke of changes made to billboard regulations.

Mr. Langdon continued, stating that related to this issue is the notion of whether a city regulates on-premise versus off-premise signage and whether that is also a means of content regulation. He stated Mr. Lumley's suggestion that the code should not reference either and, instead, the City should simply create an across-the-board size limit on any signs that might arise from a successful third-party interpretation of the Sign Code. While there are specific allowances for larger signs, specifically office building signs, the standard is set at 50 square-feet. Mr. Howard asked if 50 feet was the largest allowed, and Mr. Langdon stated it was, except for office towers.

Mr. Langdon went over the table containing current code language and how it compares to the new code language.

Mr. Eberhardt asked why there could not be time limits on real estate signs. Mr. Langdon replied the Zoning Code used to have time limits but they were extremely hard to enforce and there is testimony before the Commission from an area commercial realtor stating that larger properties generally can show a need for their so-called temporary sign, all of the time. Mr. Langdon gave examples of such and talked about the reasoning for permitting them as permanent signs as opposed to temporary signs.

Mr. Langdon pointed out political signs still do fall under a “time limit” aspect of the code and then concluded with a discussion of the changes made to office building signs and how the new language will allow for larger signs in most instances, especially where the building is close to the street.

Mr. Steven L. Kling Jr., 150 N. Meramec Avenue, on behalf of the Olivette and Creve Coeur Chamber of Commerce, wanted to address the Commission on some concerns they have with the draft code. First, Mr. Kling would like to see the 150 foot space requirement have built-in exceptions. Mr. Kling stated the code language recognizes the issues, but only says there will be variances available for practical difficulties for undue hardships without any degree of certainty. In the examples Mr. Kling showed, they would all be considered practical difficulties, a key finding for a non-use variance such as these. However, the statute states you have to go before the Board of Adjustment to receive a variance for a practical difficulty. Mr. Kling stated they were looking for enumeration of specific instances where the variance is automatic and does not require a finding by the Board of Adjustment. The specific instances where an automatic relief is provided, included signs that are too close to neighboring property signs, instances where topography interferes with the placement of a sign or instances where the pre-existence of a neighbor’s sign forces an applicant into a compromised location. In all three of those situations, Mr. Kling would like to see more certainty with respect to having relief from the strict application.

Mr. Kling also spoke about an issue with maximum sign size on office buildings and, lastly, raised a concern with not being able to have two signs if your office building sits on a corner and has frontage on two streets. Mr. Langdon addressed the topography/obstacle issue by stating there is a 25 foot administrative variance in the draft language, but that that can be increased if the Commission believes more flexibility is in order. Regarding office buildings, Mr. Langdon said the only circumstance where a building might lose out, under the 150 foot provision, if it is a low rise building set way back from the street, however there are very few in the City of Creve Coeur.

Mr. Gene Rovak, 776 Gascogne, addressed the notion of having greater certainty for what they believe should be hard-wired adjustments to the sign separation requirements.

Mr. Howard asked Mr. Langdon if he was comfortable that paragraph six in the low-monument sign section covers what Mr. Kling and Mr. Rovak are taking issue with. Mr. Langdon replied he understood with what Mr. Kling was saying in regards to wanting greater certainty, but that the intent of the code was to leave the discretion with the Board of Adjustment for the most arduous circumstances rather than have a pre-determined outcome. In response to a follow-up comment from Mr. Eberhardt, Mr. Langdon pointed out that

softening the standards any more would largely invalidate the regulation; a regulation that the staff still believe has merit for reasons of visual clutter and motorist safety. Mr. Kling responded he would like to see the administrative variance broadened, if the Commission is uncomfortable with the requests he presented.

Mr. David Caldwell, 257 Brooktrail Court, agreed with Mr. Kling.

Mr. Tom Ray, 1301 Kiefer Bluffs Drive, expressed his desire to be allowed two wall signs for an office building that has two sides of frontage. He stated it is important for his clientele to continue to be able to have two signs on the different frontages. Mr. Ray gave some examples. Mr. Ray also submitted a letter, for the record, from the owner of West Park One, a building that would fit this scenario.

Mr. Eberhardt motioned to recommend amending the draft ordinance to include language for allowing a second wall sign if an office building has two or more frontages. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Faron – aye	Mr. Howard – aye	Mr. Schnarr – aye
Chair – aye		

Mr. Eberhardt motioned to recommend amending the draft ordinance to include language for allowing 50 feet instead of 25 feet variance to be at the discretion of the Administrator with regards to all low monument signs. Mr. Faron seconded the motion with resultant vote as follows:

Mr. Faron – aye	Mr. Howard – aye	Mr. Schnarr – aye
Chair – aye		

Mr. Langdon pointed out he would like to require stronger wording in terms of the staff ability to require good evidence for granting such variances, and asked if it was the intent of the motion to include that wording or not. Mr. Eberhardt stated it was his intention to include. Mr. Eberhardt called for a vote on the clarification with results as follows:

Mr. Faron – aye	Mr. Howard – aye	Mr. Schnarr – aye
Chair – aye		

Mr. Howard motioned to include the changes in the memorandum dated September 17, 2012 from Carl Lumley, City Attorney, as amendments to the draft ordinance. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Faron – aye	Mr. Howard – aye	Mr. Schnarr – aye
Chair – aye		

Mr. Faron motioned to recommend approval of the draft text amendment ordinance attached to the September 17, 2012, staff report on Application #12-001 for comprehensive changes to the Article VIII, Sign Regulations, and Chapter 405.120, Definition of Terms, as discussed by the Planning Commission this day, with conditions already included in previous motions. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Mr. Howard – aye

Mr. Schnarr – aye

5. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:30 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

BILL No. 5396

ORDINANCE No. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI
AUTHORIZING THE EXECUTION OF A STP-URBAN PROGRAM GRANT PROJECT WITH
THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TO ENABLE THE
CITY TO CONSTRUCT THE GRAESER ROAD OVERLAY PROJECT.**

WHEREAS, the City of Creve Coeur strives to promote a beautiful and safe place for the residents to live, work and drive; and

WHEREAS, the City has been awarded grant funding under the STP-S program to assist with the cost to construct an asphalt overlay on Graeser Road as well as construct ADA compliant sidewalk improvements; and

WHEREAS, the attached "Exhibit A" is an agreement with the Missouri Department of Transportation (MoDOT) regarding the responsibilities and requirements of the STP-S Grant Program,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The STP Agreement between the Missouri Highways and Transportation Commission and the City regarding the construction of an asphalt overlay on Graeser Road as well as construct ADA compliant sidewalk improvements attached hereto as Exhibit A is hereby approved and the City Administrator is authorized to execute same on behalf of the City and the City Clerk is authorized and directed to attest thereto. The Agreement as executed shall be in substantially the form of Exhibit A, with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, the matters herein authorized, and the rights and duties of the City under the Agreement.

Adopted this ____ day of _____ 2012.

Robert Hoffman
President of City Council

Adopted this ____ day of _____ 2012.

Barry Glantz
Mayor

Attest:

Deborah Ryan
City Clerk

CCO Form: RM11
Approved: 07/96 (KMH)
Revised: 06/11 (MWH)
Modified:

City of Creve Coeur
Graeser Road Overlay

EXHIBIT "A"

CFDA Number: CFDA #20.205
CFDA Title: Highway Planning and Construction
Award name/number: STP proj. no. STP-5526(638)
Award Year: 2013
Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
STP-URBAN PROGRAM AGREEMENT**

THIS STP-URBAN AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Creve Coeur, St. Louis County, Missouri (hereinafter, "City").

WITNESSETH:

WHEREAS, 23 U.S.C. §133 authorizes a Surface Transportation Program (STP) to fund transportation related projects; and

WHEREAS, the City desires to construct certain improvements, more specifically described below, using such STP funding; and

WHEREAS, those improvements are to be designed and constructed in compliance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to grant the use of STP funds to the City. The improvement contemplated by this Agreement and designated as Project STP-5526(638) involves:

Resurfacing and ADA improvements on Graeser Road from Olive Boulevard (Route 340) to Ladue Road (Route AB).

The City shall be responsible for all aspects of the construction of the improvement.

(2) LOCATION: The contemplated improvement designated as Project STP-5526(638) by the Commission is within the city limits of Creve Coeur, Missouri. The general location of the improvement is shown on an attachment hereto marked "Exhibit A" and incorporated herein by reference. More specific descriptions are as follows:

Graeser Road from Olive Boulevard (Route 340) to Ladue Road Route (AB).

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to the City for the project and agrees that the Commission may deduct progress payments made to the City from future payments to the City.

(4) LIMITS OF SYSTEM: The limits of the surface transportation system for the City shall correspond to its geographical area as encompassed by the urban boundaries of the City as fixed cooperatively by the parties subject to approval by the Federal Highway Administration (FHWA).

(5) ROUTES TO BE INCLUDED: The City shall select the high traffic volume arterial and collector routes to be included in the surface transportation system, to be concurred with by the Commission, subject to approval by the FHWA. It is understood by the parties that surface transportation system projects will be limited to the said surface transportation system, but that streets and arterial routes may be added to the surface transportation system, including transfers from other federal aid systems.

(6) INVENTORY AND INSPECTION: The City shall:

(A) Furnish annually, upon request from the Commission or FHWA, information concerning conditions on streets included in the STP system under local jurisdiction indicating miles of system by pavement width, surface type, number of lanes and traffic volume category.

(B) Inspect and provide inventories of all bridges on that portion of the federal-aid highway systems under the jurisdiction of the City in accordance with the Federal Special Bridge Program, as set forth in 23 U.S.C. §144, and applicable amendments or regulations promulgated thereunder.

(7) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved street and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. Any traffic signals installed on highways maintained by the Commission will be turned over to the Commission upon completion of the project for maintenance. All obligations of the Commission under this Agreement shall cease upon completion of the improvement.

(8) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The City shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(9) CONSTRUCTION SPECIFICATIONS: Parties agree that all construction under the STP for the City will be constructed in accordance with current MoDOT design criteria/specifications for urban construction unless separate standards for the surface transportation system have been established by the City and the Commission subject to the approval of the FHWA.

(10) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and made a part of this Agreement as Exhibit C. Wherever the term "the contractor" or words of similar import appear in these sections, the term "the City" is to be substituted. The City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(11) ACQUISITION OF RIGHT OF WAY: No acquisition of additional right of way is anticipated in connection with Project STP-5526(638) or contemplated by this Agreement.

(12) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. The federal share for this project will be 80 percent not to exceed \$430,046.00. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission shall not be responsible for any costs associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(B) The total reimbursement otherwise payable to the City under this Agreement is subject to reduction, offset, levy, judgment, collection or withholding, if there is a reduction in the available federal funding, or to satisfy other obligations of the City to the Commission, the State of Missouri, the United States, or another entity acting pursuant to a lawful court order, which City obligations or liability are created by law, judicial action, or by pledge, contract or other enforceable instrument. Any costs incurred by the City prior to authorization from FHWA and notification to proceed from the Commission are not reimbursable costs.

(13) PERMITS: The City shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to permit the construction and maintenance of the contemplated improvements.

(14) TRAFFIC CONTROL: The plans shall provide for handling traffic with signs, signal and marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

(15) WORK ON STATE RIGHT OF WAY: If any contemplated improvements for Project STP-5526(638) will involve work on the state's right of way, the City will provide reproducible final plans to the Commission relating to such work.

(16) DISADVANTAGED BUSINESS ENTERPRISES (DBEs): At time of processing the required project agreements with the FHWA, the Commission will advise the City of any required goals for participation by DBEs to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of 49 C.F.R. Part 26, as amended.

(17) NOTICE TO BIDDERS: The City shall notify the prospective bidders that disadvantaged business enterprises shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(18) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two weeks. Progress payments must be submitted monthly for amounts equal to or greater than \$10,000.00. The City shall repay any progress payments which involve ineligible costs.

(19) OUTDOOR ADVERTISING: The City further agrees that the right of way provided for any STP improvement will be held and maintained inviolate for public highway or street purposes, and will enact and enforce any ordinances or regulations necessary to prohibit the presence of billboards or other advertising signs or devices and the vending or sale of merchandise on such right of way, and will remove or cause to be removed from such right of way any sign, private installation of any nature, or any privately owned object or thing which may interfere with the free flow of traffic or impair the full use and safety of the highway or street.

(20) FINAL AUDIT: The Commission will perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(21) OMB AUDIT: If the City expend(s) five hundred thousand dollars (\$500,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with OMB Circular A-133. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of OMB Circular A-133, if the City expend(s) less than five hundred thousand dollars (\$500,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(22) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT OF 2006: The City shall comply with all reporting requirements of the Federal Funding Accountability and Transparency Act (FFATA) of 2006, as amended. This Agreement is subject to the award terms within 2 C.F.R. Part 170.

(23) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(24) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(25) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(26) COMMISSION REPRESENTATIVE: The Commission's District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(27) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

- (A) To the City:
300 N. New Ballas Road
Creve Coeur, MO 63141
Facsimile No. 314-872-2505
- (B) To the Commission:
1590 Woodlake Dr.
Chesterfield, MO 63017
Facsimile No.: 573-522-6480

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

(28) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, et seq.), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. §12101, et seq.). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the United States Department of Transportation relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation (49 C.F.R. Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, creed, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, creed, sex, disability or national origin, age or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the United States Department of Transportation to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the United States Department of Transportation as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the United States Department of Transportation may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or
2. Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of paragraph (28) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the United States Department of Transportation. The City will take such action with respect to any subcontract or procurement as the Commission or the United States Department of Transportation may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction,

the City may request the United States to enter into such litigation to protect the interests of the United States.

(29) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the FHWA and the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement of their final invoice from the Commission.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this ____ day of _____, 2011

Executed by the Commission this ____ day of _____, 2011

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF CREVE COEUR

By _____

Title _____

Title _____

ATTEST:

ATTEST:

Secretary to the Commission

By _____

Title _____

Approved as to Form:

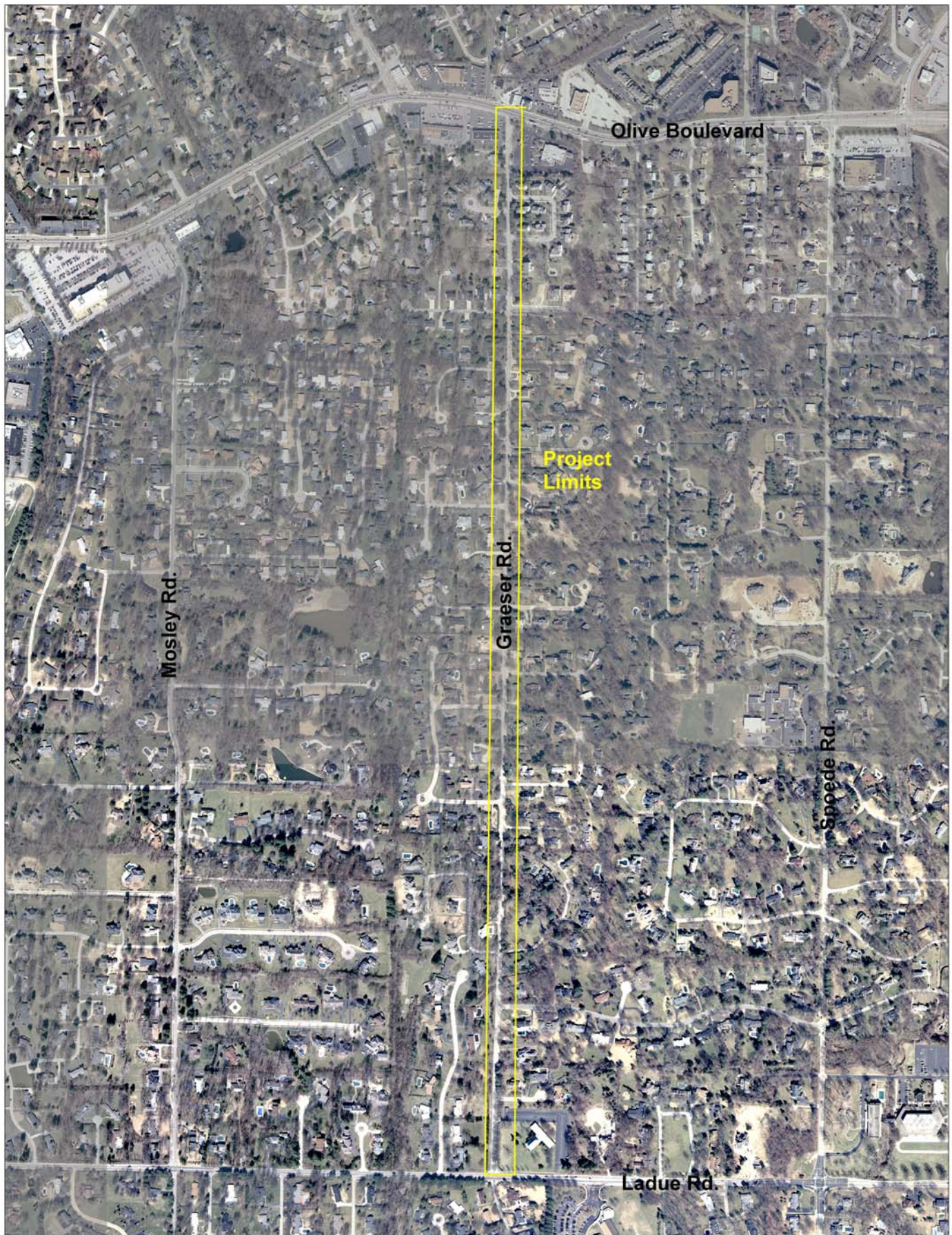
Approved as to Form:

Commission Counsel

By _____

Title _____

Ordinance No: _____



Graeser Road Overlay Project

"EXHIBIT A"

N



Exhibit B – Project Schedule

Project Description:

STP-5526(638) Graeser Road from Olive Boulevard (Route 340) to Ladue Road (Route AB).

Task	Date
Date funding is made available or allocated to recipient	07/2011
Solicitation for Professional Engineering Services (advertised)	04/2012
Engineering Services Contract Approved	07/2012
Preliminary and Right-of-Way Plans Submittal (if Applicable)	11/2013
Plans, Specifications & Estimate (PS&E) Submittal	02/2014
Plans, Specifications & Estimate (PS&E) Approval	03/2014
Advertisement for Letting	04/2014
Bid Opening	05/2014
Construction Contract Award or Planning Study completed (REQUIRED)	07/2014

*Note: the dates established in the schedule above will be used in the applicable ESC between the sponsor agency and consultant firm.

**Schedule dates are approximate as the project schedule will be actively managed and issues mitigated through the project delivery process. The Award Date or Planning Study Date deliverable is not approximate and requires request to adjust.

REQUIRED CONTRACT PROVISIONS FEDERAL-AID CONSTRUCTION CONTRACTS

	Page
I. General	1
II. Nondiscrimination	3
III. Nonsegregated Facilities	3
IV. Payment of Predetermined Minimum Wage	3
V. Statements and Payrolls	5
VI. Record of Materials, Supplies, and Labor	5
VII. Subletting or Assigning the Contract	5
VIII. Safety: Accident Prevention	6
IX. False Statements Concerning Highway Projects	6
X. Implementation of Clean Air Act and Federal Water Pollution Control Act	6
XI. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion	6
XII. Certification Regarding Use of Contract Funds for Lobbying	8

ATTACHMENTS

- A. Employment Preference for Appalachian Contracts
(included in Appalachian contracts only)

I. GENERAL

1. These contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract.

2. Except as otherwise provided for in each section, the contractor shall insert in each subcontract all of the stipulations contained in these Required Contract Provisions, and further require their inclusion in any lower tier subcontract or purchase order that may in turn be made. The Required Contract Provisions shall not be incorporated by reference in any case. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with these Required Contract Provisions.

3. A breach of any of the stipulations contained in these Required Contract Provisions shall be sufficient grounds for termination of the contract.

4. A breach of the following clauses of the Required Contract Provisions may also be grounds for debarment as provided in 29 CFR 5.12:

Section I, paragraph 2;
Section IV, paragraphs 1, 2, 3, 4, and 7;
Section V, paragraphs 1 and 2a through 2g.

5. Disputes arising out of the labor standards provisions of Section IV (except paragraph 5) and Section V of these Required Contract Provisions shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the U.S. Department of Labor (DOL) as set forth in 29 CFR 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the DOL, or the contractor's employees or their representatives.

6. **Selection of Labor:** During the performance of this contract, the contractor shall not:

a. discriminate against labor from any other State, possession, or territory of the United States (except for employment preference for Appalachian contracts, when applicable, as specified in Attachment A), or

b. employ convict labor for any purpose within the limits of the project unless it is labor performed by convicts who are on parole, supervised release, or probation.

II. NONDISCRIMINATION

(Applicable to all Federal-aid construction contracts and to all

related subcontracts of \$10,000 or more.)

1. **Equal Employment Opportunity:** Equal employment opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (28 CFR 35, 29 CFR 1630 and 41 CFR 60) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140 shall constitute the EEO and specific affirmative action standards for the contractor's project activities under this contract. The Equal Opportunity Construction Contract Specifications set forth under 41 CFR 60-4.3 and the provisions of the American Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR 35 and 29 CFR 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the State highway agency (SHA) and the Federal Government in carrying out EEO obligations and in their review of his/her activities under the contract.

b. The contractor will accept as his operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, preapprenticeship, and/or on-the-job training."

2. **EEO Officer:** The contractor will designate and make known to the SHA contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active contractor program of EEO and who must be assigned adequate authority and responsibility to do so.

3. **Dissemination of Policy:** All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minority group employees.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. **Recruitment:** When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed

in publications having a large circulation among minority groups in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minority group applicants. To meet this requirement, the contractor will identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority group applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, he is expected to observe the provisions of that agreement to the extent that the system permits the contractor's compliance with EEO contract provisions. (The DOL has held that where implementation of such agreements have the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Executive Order 11246, as amended.)

c. The contractor will encourage his present employees to refer minority group applicants for employment. Information and procedures with regard to referring minority group applicants will be discussed with employees.

5. Personnel Actions: Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with his obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of his avenues of appeal.

6. Training and Promotion:

a. The contractor will assist in locating, qualifying, and increasing the skills of minority group and women employees, and applicants for employment.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. Where feasible, 25 percent of apprentices or trainees in each occupation shall be in their first year of apprenticeship or training. In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision.

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of minority group and women employees and will encourage eligible employees to apply for such training and promotion.

7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use his/her best efforts to obtain the cooperation of such unions to increase opportunities for

minority groups and women within the unions, and to effect referrals by such unions of minority and female employees. Actions by the contractor either directly or through a contractor's association acting as agent will include the procedures set forth below:

a. The contractor will use best efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minority group members and women for membership in the unions and increasing the skills of minority group employees and women so that they may qualify for higher paying employment.

b. The contractor will use best efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, national origin, age or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the SHA and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of minority and women referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, national origin, age or disability; making full efforts to obtain qualified and/or qualifiable minority group persons and women. (The DOL has held that it shall be no excuse that the union with which the contractor has a collective bargaining agreement providing for exclusive referral failed to refer minority employees.) In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the SHA.

8. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment.

a. The contractor shall notify all potential subcontractors and suppliers of his/her EEO obligations under this contract.

b. Disadvantaged business enterprises (DBE), as defined in 49 CFR 23, shall have equal opportunity to compete for and perform subcontracts which the contractor enters into pursuant to this contract. The contractor will use his best efforts to solicit bids from and to utilize DBE subcontractors or subcontractors with meaningful minority group and female representation among their employees. Contractors shall obtain lists of DBE construction firms from SHA personnel.

c. The contractor will use his best efforts to ensure subcontractor compliance with their EEO obligations.

9. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following completion of the contract work and shall be available at reasonable times and places for inspection by authorized representatives of the SHA and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women;

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minority and female employees; and

(4) The progress and efforts being made in securing the services of DBE subcontractors or subcontractors with meaningful minority and female representation among their employees.

b. The contractors will submit an annual report to the SHA

each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. If on-the-job training is being required by special provision, the contractor will be required to collect and report training data.

III. NONSEGREGATED FACILITIES

(Applicable to all Federal-aid construction contracts and to all related subcontracts of \$10,000 or more.)

a. By submission of this bid, the execution of this contract or subcontract, or the consummation of this material supply agreement or purchase order, as appropriate, the bidder, Federal-aid construction contractor, subcontractor, material supplier, or vendor, as appropriate, certifies that the firm does not maintain or provide for its employees any segregated facilities at any of its establishments, and that the firm does not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. The firm agrees that a breach of this certification is a violation of the EEO provisions of this contract. The firm further certifies that no employee will be denied access to adequate facilities on the basis of sex or disability.

b. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, timeclocks, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive, or are, in fact, segregated on the basis of race, color, religion, national origin, age or disability, because of habit, local custom, or otherwise. The only exception will be for the disabled when the demands for accessibility override (e.g. disabled parking).

c. The contractor agrees that it has obtained or will obtain identical certification from proposed subcontractors or material suppliers prior to award of subcontracts or consummation of material supply agreements of \$10,000 or more and that it will retain such certifications in its files.

IV. PAYMENT OF PREDETERMINED MINIMUM WAGE

(Applicable to all Federal-aid construction contracts exceeding \$2,000 and to all related subcontracts, except for projects located on roadways classified as local roads or rural minor collectors, which are exempt.)

1. General:

a. All mechanics and laborers employed or working upon the site of the work will be paid unconditionally and not less often than once a week and without subsequent deduction or rebate on any account [except such payroll deductions as are permitted by regulations (29 CFR 3) issued by the Secretary of Labor under the Copeland Act (40 U.S.C. 276c)] the full amounts of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment. The payment shall be computed at wage rates not less than those contained in the wage determination of the Secretary of Labor (hereinafter "the wage determination") which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor or its subcontractors and such laborers and mechanics. The wage determination (including any additional classifications and wage rates conformed under paragraph 2 of this Section IV and the DOL poster (WH-1321) or Form FHWA-1495) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers. For the purpose of this Section, contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act (40 U.S.C. 276a) on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of Section IV, paragraph 3b, hereof. Also, for the purpose of this Section, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in paragraphs 4 and 5 of this Section IV.

b. Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein, provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed.

c. All rulings and interpretations of the Davis-Bacon Act and related acts contained in 29 CFR 1, 3, and 5 are herein incorporated by reference in this contract.

2. Classification:

a. The SHA contracting officer shall require that any class of laborers or mechanics employed under the contract, which is not listed in the wage determination, shall be classified in conformance with the wage determination.

b. The contracting officer shall approve an additional classification, wage rate and fringe benefits only when the following criteria have been met:

(1) the work to be performed by the additional classification requested is not performed by a classification in the wage determination;

(2) the additional classification is utilized in the area by the construction industry;

(3) the proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination; and

(4) with respect to helpers, when such a classification prevails in the area in which the work is performed.

c. If the contractor or subcontractors, as appropriate, the laborers and mechanics (if known) to be employed in the additional classification or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the DOL, Administrator of the Wage and Hour Division, Employment Standards Administration, Washington, D.C. 20210. The Wage and Hour Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

d. In the event the contractor or subcontractors, as appropriate, the laborers or mechanics to be employed in the additional classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Wage and Hour Administrator for determination. Said Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

e. The wage rate (including fringe benefits where appropriate) determined pursuant to paragraph 2c or 2d of this Section IV shall be paid to all workers performing work in the additional classification from the first day on which work is performed in the classification.

3. Payment of Fringe Benefits:

a. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor or subcontractors, as appropriate, shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly case equivalent thereof.

b. If the contractor or subcontractor, as appropriate, does not make payments to a trustee or other third person, he/she may consider as a part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, provided, that the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

4. Apprentices and Trainees (Programs of the U.S. DOL) and Helpers:

a. Apprentices:

(1) Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the DOL, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State apprenticeship agency recognized by the Bureau, or if a person is employed in his/her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Bureau of Apprenticeship and Training or a State apprenticeship agency (where appropriate) to be eligible for probationary employment as an apprentice.

(2) The allowable ratio of apprentices to journeyman-level employees on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any employee listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate listed in the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor or subcontractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman-level hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

(3) Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman-level hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator for the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

(4) In the event the Bureau of Apprenticeship and Training, or a State apprenticeship agency recognized by the Bureau, withdraws approval of an apprenticeship program, the contractor or subcontractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the comparable work performed by regular employees until an acceptable program is approved.

b. Trainees:

(1) Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the DOL, Employment and Training Administration.

(2) The ratio of trainees to journeyman-level employees on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

(3) Every trainee must be paid at not less than the rate specified in the approved program for his/her level of progress, expressed as a percentage of the journeyman-level hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour

Division determines that there is an apprenticeship program associated with the corresponding journeyman-level wage rate on the wage determination which provides for less than full fringe benefits for apprentices, in which case such trainees shall receive the same fringe benefits as apprentices.

(4) In the event the Employment and Training Administration withdraws approval of a training program, the contractor or subcontractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Helpers:

Helpers will be permitted to work on a project if the helper classification is specified and defined on the applicable wage determination or is approved pursuant to the conformance procedure set forth in Section IV.2. Any worker listed on a payroll at a helper wage rate, who is not a helper under a approved definition, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed.

5. Apprentices and Trainees (Programs of the U.S. DOT):

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

6. Withholding:

The SHA shall upon its own action or upon written request of an authorized representative of the DOL withhold, or cause to be withheld, from the contractor or subcontractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements which is held by the same prime contractor, as much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the SHA contracting officer may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

7. Overtime Requirements:

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers, mechanics, watchmen, or guards (including apprentices, trainees, and helpers described in paragraphs 4 and 5 above) shall require or permit any laborer, mechanic, watchman, or guard in any workweek in which he/she is employed on such work, to work in excess of 40 hours in such workweek unless such laborer, mechanic, watchman, or guard receives compensation at a rate not less than one-and-one-half times his/her basic rate of pay for all hours worked in excess of 40 hours in such workweek.

8. Violation:

Liability for Unpaid Wages; Liquidated Damages: In the event of any violation of the clause set forth in paragraph 7 above, the contractor and any subcontractor responsible thereof shall be liable to the affected employee for his/her unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory) for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer, mechanic, watchman, or guard employed in violation of the clause set forth in paragraph 7, in the sum of \$10 for each calendar day on which such employee was required or permitted to work in excess of the standard work week of 40 hours without payment of the overtime wages required by the clause set forth in paragraph 7.

9. Withholding for Unpaid Wages and Liquidated Damages:

The SHA shall upon its own action or upon written request of any authorized representative of the DOL withhold, or cause to be withheld, from any monies payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph 8 above.

V. STATEMENTS AND PAYROLLS

(Applicable to all Federal-aid construction contracts exceeding \$2,000 and to all related subcontracts, except for projects located on roadways classified as local roads or rural collectors, which are exempt.)

1. Compliance with Copeland Regulations (29 CFR 3):

The contractor shall comply with the Copeland Regulations of the Secretary of Labor which are herein incorporated by reference.

2. Payrolls and Payroll Records:

a. Payrolls and basic records relating thereto shall be maintained by the contractor and each subcontractor during the course of the work and preserved for a period of 3 years from the date of completion of the contract for all laborers, mechanics, apprentices, trainees, watchmen, helpers, and guards working at the site of the work.

b. The payroll records shall contain the name, social security number, and address of each such employee; his or her correct classification; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalent thereof the types described in Section 1(b)(2)(B) of the Davis Bacon Act); daily and weekly number of hours worked; deductions made; and actual wages paid. In addition, for Appalachian contracts, the payroll records shall contain a notation indicating whether the employee does, or does not, normally reside in the labor area as defined in Attachment A, paragraph 1. Whenever the Secretary of Labor, pursuant to Section IV, paragraph 3b, has found that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis Bacon Act, the contractor and each subcontractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, that the plan or program has been communicated in writing to the laborers or mechanics affected, and show the cost anticipated or the actual cost incurred in providing benefits. Contractors or subcontractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprentices and trainees, and ratios and wage rates prescribed in the applicable programs.

c. Each contractor and subcontractor shall furnish, each week in which any contract work is performed, to the SHA resident engineer a payroll of wages paid each of its employees (including apprentices, trainees, and helpers, described in Section IV, paragraphs 4 and 5, and watchmen and guards engaged on work during the preceding weekly payroll period). The payroll submitted shall set out accurately and completely all of the information required to be maintained under paragraph 2b of this Section V. This information may be submitted in any form desired. Optional Form WH-347 is available for this purpose and may be purchased from the Superintendent of Documents (Federal stock number 029-005-0014-1), U.S. Government Printing Office, Washington, D.C. 20402. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors.

d. Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his/her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) that the payroll for the payroll period contains the information required to be maintained under paragraph 2b of this Section V and that such information is correct and complete;

(2) that such laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made

either directly or indirectly from the full wages earned, other than permissible deductions as set forth in the Regulations, 29 CFR 3;

(3) that each laborer or mechanic has been paid not less than the applicable wage rate and fringe benefits or cash equivalent for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

e. The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 2d of this Section V.

f. The falsification of any of the above certifications may subject the contractor to civil or criminal prosecution under 18 U.S.C. 1001 and 31 U.S.C. 231.

g. The contractor or subcontractor shall make the records required under paragraph 2b of this Section V available for inspection, copying, or transcription by authorized representatives of the SHA, the FHWA, or the DOL, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the SHA, the FHWA, the DOL, or all may, after written notice to the contractor, sponsor, applicant, or owner, take such actions as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

VI. RECORD OF MATERIALS, SUPPLIES, AND LABOR

1. On all Federal-aid contracts on the National Highway System, except those which provide solely for the installation of protective devices at railroad grade crossings, those which are constructed on a force account or direct labor basis, highway beautification contracts, and contracts for which the total final construction cost for roadway and bridge is less than \$1,000,000 (23 CFR 635) the contractor shall:

a. Become familiar with the list of specific materials and supplies contained in Form FHWA-47, "Statement of Materials and Labor Used by Contractor of Highway Construction Involving Federal Funds," prior to the commencement of work under this contract.

b. Maintain a record of the total cost of all materials and supplies purchased for and incorporated in the work, and also of the quantities of those specific materials and supplies listed on Form FHWA-47, and in the units shown on Form FHWA-47.

c. Furnish, upon the completion of the contract, to the SHA resident engineer on Form FHWA-47 together with the data required in paragraph 1b relative to materials and supplies, a final labor summary of all contract work indicating the total hours worked and the total amount earned.

2. At the prime contractor's option, either a single report covering all contract work or separate reports for the contractor and for each subcontract shall be submitted.

VII. SUBLETTING OR ASSIGNING THE CONTRACT

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the State. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635).

a. "Its own organization" shall be construed to include only workers employed and paid directly by the prime contractor and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of

a subcontractor, assignee, or agent of the prime contractor.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid on the contract as a whole and in general are to be limited to minor components of the overall contract.

2. The contract amount upon which the requirements set forth in paragraph 1 of Section VII is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. The contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the SHA contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the SHA contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the SHA has assured that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract.

VIII. SAFETY: ACCIDENT PREVENTION

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the SHA contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 333).

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 333).

IX. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, the following notice shall be posted on each Federal-aid highway project (23 CFR 635) in one or more places where it is readily available to all persons concerned with the project:

NOTICE TO ALL PERSONNEL ENGAGED ON FEDERAL-AID HIGHWAY PROJECTS

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality,

quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 1, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined not more than \$10,000 or imprisoned not more than 5 years or both."

X. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

(Applicable to all Federal-aid construction contracts and to all related subcontracts of \$100,000 or more.)

By submission of this bid or the execution of this contract, or subcontract, as appropriate, the bidder, Federal-aid construction contractor, or subcontractor, as appropriate, will be deemed to have stipulated as follows:

1. That any facility that is or will be utilized in the performance of this contract, unless such contract is exempt under the Clean Air Act, as amended (42 U.S.C. 1857 *et seq.*, as amended by Pub.L. 91-604), and under the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251 *et seq.*, as amended by Pub.L. 92-500), Executive Order 11738, and regulations in implementation thereof (40 CFR 15) is not listed, on the date of contract award, on the U.S. Environmental Protection Agency (EPA) List of Violating Facilities pursuant to 40 CFR 15.20.

2. That the firm agrees to comply and remain in compliance with all the requirements of Section 114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act and all regulations and guidelines listed thereunder.

3. That the firm shall promptly notify the SHA of the receipt of any communication from the Director, Office of Federal Activities, EPA, indicating that a facility that is or will be utilized for the contract is under consideration to be listed on the EPA List of Violating Facilities.

4. That the firm agrees to include or cause to be included the requirements of paragraph 1 through 4 of this Section X in every nonexempt subcontract, and further agrees to take such action as the government may direct as a means of enforcing such requirements.

XI. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

1. Instructions for Certification - Primary Covered Transactions:

(Applicable to all Federal-aid contracts - 49 CFR 29)

a. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this

transaction for cause of default.

d. The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is submitted for assistance in obtaining a copy of those regulations.

f. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the nonprocurement portion of the "Lists of Parties Excluded From Federal Procurement or Nonprocurement Programs" (Nonprocurement List) which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph f of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Primary Covered Transactions

1. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and

d. Have not within a 3-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

2. Instructions for Certification - Lower Tier Covered Transactions:

(Applicable to all subcontracts, purchase orders and other lower tier transactions of \$25,000 or more - 49 CFR 29)

a. By signing and submitting this proposal, the prospective lower tier is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "primary covered transaction," "participant," "person," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and

frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

* * * * *

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

* * * * *

XII. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

(Applicable to all Federal-aid construction contracts and to all related subcontracts which exceed \$100,000 - 49 CFR 20)

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

3. The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such recipients shall certify and disclose accordingly.

**ATTACHMENT A - EMPLOYMENT PREFERENCE FOR
APPALACHIAN CONTRACTS**

(Applicable to Appalachian contracts only.)

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph 1c shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph 4 below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification,

(c) the date on which he estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, he shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within 1 week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph 1c above.

5. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: September 19, 2012

TO: Mark Perkins, City Administrator,

FROM: Jim Heines, Director of Public Works

SUBJECT: Recommendation to Execute an Agreement with the Missouri Highways and Transportation Commission

The City of Creve Coeur has been selected as a successful STP-S grant applicant for the Graeser Road Overlay Project. This is a federally funded grant opportunity administered by the Missouri Highways and Transportation Commission.

As a requirement of the grant the city must enter into an enabling agreement with the Missouri Highways and Transportation Commission committing to following the guidelines of the grant program.

Below is the anticipated timeline for this project:

<u>Item</u>	<u>Date</u>
RFQ for Design Services	November 2012
Award Design Contract	December 2012
Project submittals to MoDot	October 2013
MoDot Approval	November 2013
Bid	January 2014
Sign contracts	February/March 2014
Construction	April-June 2014

Public Works staff is recommending for the execution of six copies of the attached agreement on behalf of City Council to retain the city's eligibility for grant reimbursement on this project.

RESOLUTION NO. 1025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF A CONTRACT WITH GERSTNER ELECTRIC, INC., FOR THE OLIVE BOULEVARD LIGHTING PROJECT FOR THE AMOUNT OF \$366,866.00.

WHEREAS, the City seeks to beautify the public rights of way within the City to enhance the experience of its commercial and residential communities;

WHEREAS, a previous enhancement project along Olive Boulevard installed light fixture foundations in anticipation of the future addition of light poles;

WHEREAS, a portion of the construction cost for this project is eligible for reimbursement through a federal Surface Transportation Program – Enhancement (STP-E) grant;

WHEREAS, this project and/or these improvements have been competitively bid per the requirements, as outlined in the City of Creve Coeur Code of Ordinances;

WHEREAS, Gerstner Electric, Inc., submitted the lowest and best bid for the project and has a reputation for providing quality sidewalk and street improvement services;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Contract between Gerstner Electric, Inc., and the City, attached hereto as “Exhibit A,” with a **contract sum of \$ 366,866.00**, is hereby approved and the execution is hereby authorized. The Contract as executed shall be in substantially the form of “Exhibit A,” with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Adopted this 24th day of September, 2012.

Barry Glantz
Mayor

Attest:

Deborah Ryan, MPCC
City Clerk

EXHIBIT A**CITY-CONTRACTOR AGREEMENT**

This is an Agreement made and entered into the ____ day of _____, 2012, by and between the **City of Creve Coeur, Missouri**, (hereinafter called the "City") and **Gerstner Electric, Inc.**, with offices at 2400 Cassens Drive, Fenton, MO 63026 (hereinafter called the "Contractor") for the project identified as **Olive Boulevard Street Lighting Project, Cross Creek Drive to Mason Road** (hereinafter called the "Project" or the "Work").

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I**The Contract Documents**

The Contract Documents which comprise the entire agreement between the City and the Contractor consist of the following:

- 1) This City-Contractor Agreement;
- 2) General Conditions of City-Contractor Agreement;
- 3) Job Special Provisions;
- 4) State Wage Determination;
- 5) Federal Wage Determination;
- 6) Non-Collusion Affidavit;
- 7) Performance and Payment Bond;
- 8) Construction Plans, Specifications, and Details;

- 9) Construction Schedule;
- 10) All Addenda and all Modifications issued after execution of this Contract;
- 11) The 2011 edition of the Missouri Standard Specifications for Highway Construction by the Missouri Highways and Transportation Commission, referred to herein as the "Standard Specifications" and applicable to the Work of this Contract by reference;
- 12) The latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD).

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed under the Contract shall commence within **twenty (20) days** of the date of the written Notice to Proceed from the City to the Contractor and shall be completed, within **one hundred forty (140) calendar days** from and including the date of said written Notice to Proceed.

ARTICLE IV**The Contract Sum and Payments**

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work performed, in accordance with the General Conditions and the Itemized Bid Form, the City shall pay the Contractor for the performance of the Work, the sum of \$ 366,866.00 (the "Contract Sum") as follows:

- (1) On or about the tenth day of each following month, one hundred (100%) of the portion of the Contract Sum properly allocable to labor, materials, and equipment incorporated into the Work, and one hundred percent (100%) of the portion of the Contract Sum properly allocable to materials and equipment suitably stored at the site to be incorporated into the Work, through the period ending up to the twentieth of the preceding month, less the aggregate of all previous progress payments;
- (2) Funding may be retained by the City on various grounds which are believed by the City to potentially incur additional cost or damages upon the City, including, but not limited to: unsatisfactory job progress, failure to remedy defective work, or citation of the Contractor for violation of the City-Contractor Agreement;
- (3) Final payment within 30 days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE V**Performance of the Work**

(a) Within seven calendar days (7) after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) a Construction Schedule for the Work in a bar chart format which shall indicate the dates for starting and completing the various stages of construction on a by-street basis; and
- (2) a Traffic Control Plan indicating the location of all proposed signage, detours, and road closures throughout the project which adequately address the Traffic Control Plan of the proposed work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration and signed and sealed by a licensed professional engineer in the state of Missouri.

The Notice to Proceed shall be issued within twelve (12) calendar days of the award, however no work will commence until the Contractor's Schedule and Traffic Control Plan is submitted and approved by the City and MoDOT. The Contractor shall be required to substantially finish portions of the Work as designated by the Director of Public Works prior to continuation of further work remaining on the project. This may include backfilling, paving, sodding, or cleanup as designated by the Director of Public Works.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Contract. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City as liquidated damages, and not as a penalty, the sum of nine hundred and fifty dollars (\$950.00) for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to the Contractor from the City.

(c) After commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the Work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, he shall promptly take, and cause his Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause his Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof shall be borne by the Contractor.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (b) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (c) of

Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim thereof is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight, as determined by the Director of Public Works. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VI hereof.

ARTICLE VII

Changes in the Work

(a) The City may make changes within the general scope of the Contract by altering, adding to or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article V and Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum

properly itemized and supported by sufficient substantiating data to permit evaluation, by an acceptable cost-plus-percentage fee, or by a fixed fee.

ARTICLE VIII

Termination by City or Contractor

(a) If the Contractor is adjudged a bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor persistently or repeatedly fails, except in cases for which extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Contract, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and his surety, terminate the Contract, take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Sum shall exceed the expenses of finishing the Work, including additional architectural, managerial and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this paragraph, the Contractor, upon the request of the City, shall promptly

- (i) assign to the City in the manner and to the extent directed by the City all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and
- (ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE IX**Contractor's Liability Insurance**

The Contractor shall purchase and maintain in full force and effect, the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

- (a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.
- (b) Comprehensive General Liability and Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each occurrence
\$1,000,000 aggregate
- (c) Comprehensive Automobile Liability, Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each accident
- (d) Owner's Protective Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each occurrence
\$1,000,000 aggregate

The Owner's Protective Policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished to the City prior to the Contractor commencing the Work on this project. The certificates must state **"The City of Creve Coeur is an additional insured."**

ARTICLE X**Equal Opportunity and Non-Discrimination**

The Contractor, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the basis of race, color, religion, sex, national origin, or disability in the selection and retention of subcontractors. The Contractor will comply with Title VI of the Civil Rights Act of 1964, as the same has been or may be amended from time to time. In all solicitation, either by competitive bidding or negotiations made by the contractor for work to be performed under a subcontract, including procurement of materials or equipment, each potential subcontractor or supplier shall be notified of the Contractor's obligations under this contract and the regulations relative to nondiscrimination on the ground of race, color religion, sex, national origin, or disability.

The Contractor will take action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, or disability. Such action shall include, but not be limited to, the employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship. The Contractor agrees to post notices pertaining to the foregoing in conspicuous places available to employees and applicants for employment.

The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or disability.

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination.

During performance of the obligations set forth in this Agreement, each party agrees that it shall not discriminate against any employee or applicant for employment in the terms or conditions of employment including but not limited to: recruitment, selection, training, upgrading, promotion, demotion, transfer, layoff, or termination due to said person's race, religion, creed, color, sex, age, national origin, handicap, or disability.

In the event that any or all of the provision(s) of the foregoing paragraphs conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional

requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

ARTICLE XI

Conflicts of Interest

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest. A detailed discussion of conflicts of interest can be found in Section 5.6 of the General Conditions of City-Contractor Agreement.

ARTICLE XII

The Work

The Contractor shall furnish all labor, materials, and equipment necessary to complete all activities within the project limits. The Scope of Work includes the installation of light standards, luminaries, electric meter, and lighting controller, as well as rigid conduit and associated cable along Olive Boulevard, from Cross Creek Drive to Mason Road, as more specifically described in the Technical Specifications and the construction plans.

All work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

The Contract contains a binding arbitration provision which may be enforced by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By _____
Mark C. Perkins, City Administrator

(SEAL)

By _____
James H. Heines, Director of Public Works

Attest: _____
Deborah Ryan, City Clerk

DATE: _____

GERSTNER ELECTRIC, INC.

By _____
Signature

Printed Name

Title

(SEAL)

Attest: _____

DATE: _____



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: September 17, 2012

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation of Award
Olive Boulevard Lighting Project

City staff has reviewed bids recently submitted for the Olive Boulevard Lighting Project and makes the following recommendation of award of the contract to implement the project. Most of the funding for this project is to come from a federal grant administered by the Missouri Department of Transportation (MoDOT), and MoDOT has recently indicated their agreement with this recommendation of award.

Project Description

The subject project involves the addition of 27 decorative street lights along the median of Olive Boulevard between Mason Road and Cross Creek Drive, as well as the electrical work required to accommodate these new lights. This project will generally complete the improvements envisioned as part of the 2000 streetscape project along the same section of Olive Boulevard. Indeed, nearly all of the light pole foundations were installed as part of the previous project in anticipation of the current proposal.

Construction Schedule

The street lighting work is expected to begin during the winter of 2012 and to finish by or during the spring of 2013. Key variables in the project schedule will be the manufacturing and delivery of the materials, as well as the logistics of working in the middle of Olive Boulevard, an arterial roadway that is owned by MoDOT. With Olive Boulevard being MoDOT right of way, working hours for this project may be restricted to off-peak hours.

Bid Advertisement

The Invitation for Bids for the subject project was posted on the Creve Coeur and MoDOT websites from August 1, 2012, through August 27, 2012. In addition, this Invitation for Bids was advertised on the following five (5) dates in *The Countian*, a daily newspaper published in St. Louis County:

- August 6, 2012
- August 8, 2012
- August 14, 2012
- August 16, 2012
- August 21, 2012

Finally, notices were sent to contractors who have recently bid on similar City projects if they had not already responded to the other forms of advertisement by the middle of August.

Bid Results

Bids were publicly opened and read for the subject project at the Creve Coeur Government Center at 2:00 p.m. on Monday, August 27, 2012. A total of five (5) bids were received, as detailed in the attached Bid Tabulation and as summarized below:

1. Gerstner Electric, Inc.\$ 366,866.00
2. Meyer Electric Company, Inc.\$ 378,518.40
3. TGB, Inc.\$ 414,572.10
4. Reinhold Electric, Inc.\$ 415,550.00
5. Sachs Electric Company\$ 492,914.10

Only one minor calculation error was found in the bids, but this impacted neither the order of the bids nor the lowest bid.

Project Financing

The subject project will be completed using capital improvement funds allocated in the FY2013 budget under account number 02-61-71-9510-13604.

STP Grant. The City was awarded a federal Surface Transportation Program – Enhancement (STP-E) grant that will reimburse 80% of the construction costs incurred by the City for the subject project, with a maximum reimbursement of \$318,000.00. Based upon the lowest bid price for the project, the anticipated City share of the construction cost would be \$73,373.20.

A note of clarification is in order. The reimbursement limit established for the grant was 60% of the estimated cost in the application, but construction costs are eligible for 80% reimbursement until this limit is reached. The City is not likely to reach this limit with the lowest bid, so the project will essentially have a federal participation rate of 80% when a 60% rate was expected.

Evaluation of Bids and Bidders

City staff found that all five (5) bidders appeared to be responsible bidders, meaning that City staff understands all of these bidders to be organized, equipped, and capable of performing the scope of work for the subject project.

Recommendation

The recommendation is to award the subject project to Gerstner Electric, Inc. (Gerstner) due to their low bid for the work and their past performance with similar work on grant projects in Creve Coeur. As an example, Gerstner completed the lighting improvements for the previous streetscape project along Olive Boulevard and in 2011 installed new pedestrian pushbuttons at the intersection of Ladue Road and Spoede Road. Gerstner is one of the largest and most experienced electrical companies in the St. Louis area, and City staff expects that this experience will help result in the successful completion of the subject project.

Concurrence in Award. MoDOT has reviewed the recommendation by City staff to award the subject project to Gerstner and has recently issued its concurrence in award. A copy of this letter is attached for reference.

The recommendation is to award the Olive Boulevard Lighting Project to the firm listed below for a total price of \$ 366,866.00:

Gerstner Electric, Inc.
2400 Cassens Drive
Fenton, MO 63026
(636) 349-5999

Attachments: Bid Tabulation

MoDOT Concurrence in Award

Bid Tabulation
Olive Boulevard Street Lighting Project - STP-5526(637)
Creve Coeur, Missouri

LIGHTING ITEMS					GERSTNER ELECTRIC		MEYER ELECTRIC		TGB		REINHOLD ELECTRIC		SACHS ELECTRIC	
ITEM NUMBER	SPEC NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM SUBTOTAL	UNIT PRICE	ITEM SUBTOTAL	UNIT PRICE	ITEM SUBTOTAL	UNIT PRICE	ITEM SUBTOTAL	UNIT PRICE	ITEM SUBTOTAL
6161005	616	Construction Signs	SF	96	\$ 5.00	\$ 480.00	\$ 3.50	\$ 336.00	\$ 7.00	\$ 672.00	\$ 4.00	\$ 384.00	\$ 11.05	\$ 1,060.80
6161020	616	Channelizer (Drum-like)	EA	54	\$ 1.00	\$ 54.00	\$ 11.60	\$ 626.40	\$ 35.00	\$ 1,890.00	\$ 35.00	\$ 1,890.00	\$ 38.70	\$ 2,089.80
6161040	616	Flashing Arrow Panel	EA	2	\$ 100.00	\$ 200.00	\$ 348.00	\$ 696.00	\$ 500.00	\$ 1,000.00	\$ 100.00	\$ 200.00	\$ 1,660.00	\$ 3,320.00
6181000	618	Mobilization	LS	1	\$ 17,526.80	\$ 17,526.80	\$ 6,200.00	\$ 6,200.00	\$ 12,415.00	\$ 12,415.00	\$ 10,000.00	\$ 10,000.00	\$ 35,475.00	\$ 35,475.00
9012231	901	Base Mounted Control Station 480volt – 4 circuit	EACH	1	\$ 2,981.00	\$ 2,981.00	\$ 5,942.00	\$ 5,942.00	\$ 4,500.00	\$ 4,500.00	\$ 6,000.00	\$ 6,000.00	\$ 5,935.00	\$ 5,935.00
9013003	901	Conduit, 3 In. Rigid, In Trench	LF	540	\$ 11.70	\$ 6,318.00	\$ 13.00	\$ 7,020.00	\$ 9.00	\$ 4,860.00	\$ 14.00	\$ 7,560.00	\$ 15.05	\$ 8,127.00
9014004	901	Conduit, 4 In. Rigid, Pushed	LF	460	\$ 12.85	\$ 5,911.00	\$ 16.00	\$ 7,360.00	\$ 25.00	\$ 11,500.00	\$ 18.00	\$ 8,280.00	\$ 22.95	\$ 10,557.00
9016110	901	Pull Box, Preformed Class 1	EACH	4	\$ 975.00	\$ 3,900.00	\$ 750.00	\$ 3,000.00	\$ 1,100.00	\$ 4,400.00	\$ 689.00	\$ 2,756.00	\$ 965.00	\$ 3,860.00
9017008	901	Cable, 8 AWG 1 Conductor	LF	28,630	\$ 0.68	\$ 19,468.40	\$ 0.80	\$ 22,904.00	\$ 1.22	\$ 34,928.60	\$ 0.60	\$ 17,178.00	\$ 2.20	\$ 62,986.00
9017110	901	Cable, 10 AWG 1 Conductor, Pole and Bracket	LF	1,890	\$ 0.52	\$ 982.80	\$ 1.00	\$ 1,890.00	\$ 0.85	\$ 1,606.50	\$ 3.00	\$ 5,670.00	\$ 3.65	\$ 6,898.50
9018230	901	Pole Foundation (30 Ft. Mounting Height)	EACH	2	\$ 1,240.00	\$ 2,480.00	\$ 700.00	\$ 1,400.00	\$ 3,500.00	\$ 7,000.00	\$ 920.00	\$ 1,840.00	\$ 1,735.00	\$ 3,470.00
9018622	901	Power Supply Assembly, Type 2, 480 Volt Service, Lighting Only	EACH	1	\$ 2,981.00	\$ 2,981.00	\$ 2,494.00	\$ 2,494.00	\$ 5,600.00	\$ 5,600.00	\$ 4,600.00	\$ 4,600.00	\$ 1,755.00	\$ 1,755.00
9019902A	901	Pole Foundation Repair	EACH	9	\$ 287.00	\$ 2,583.00	\$ 250.00	\$ 2,250.00	\$ 1,100.00	\$ 9,900.00	\$ 1,500.00	\$ 13,500.00	\$ 2,260.00	\$ 20,340.00
9019902B	901	Decorative Lighting Equipment	EACH	28	\$ 10,750.00	\$301,000.00	\$ 11,300.00	\$316,400.00	\$ 11,225.00	\$314,300.00	\$ 11,989.00	\$335,692.00	\$ 11,680.00	\$ 327,040.00
TOTAL BASE BID					\$	366,866.00	\$	378,518.40	\$	414,572.10	\$	415,550.00	\$	492,914.10

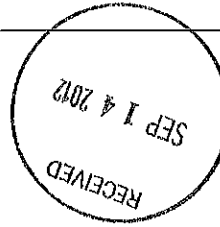
Note: Incorrect extension submitted - corrected



105 West Capitol Avenue
P.O. Box 270
Jefferson City, Missouri 65102

Missouri Department of Transportation
Kevin Keith, Director

573.751.2551
Fax: 573.751.6555
1.888.ASK MODOT (275.6636)



September 11, 2012

Matt Wohlberg, City Engineer
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

RE: Concurrence in Award
City of Creve Coeur Street Lighting
STP-5526(6637)
TIP# 5452-12

Dear Mr. Wohlberg,

Missouri Department of Transportation (MoDOT) concurs with the recommendation to award this contract to Gerstner Electric, Inc., with a low bid of \$366,866.00. MoDOT's External Civil Rights has approved the DBE participation submitted by the awarded bidder to fulfill the DBE goal of 5%.

Following award of the contract, please provide the appropriate number of the following documents to your MoDOT district contact:

- Final Plans Package given to Bidders (include all addenda that were issued)
- Fully Executed Contract
- Payment Bond, Performance Bond
- Insurance Certificate

MoDOT will grant the authority to issue the Notice To Proceed after these documents have been reviewed. The fully executed contract must be the same version that was shown in the bid proposal and must include all signatures, etc.

The itemized proposal is used in preparing a formal project agreement with FHWA. Upon FHWA's approval, a copy of the summary of estimated cost will be furnished for your use. You will then be able to submit invoices for reimbursement.

Please contact your district representative at <http://www.modot.org/business/manuals/LPAContacts.htm> to coordinate the scheduling of a pre-construction conference or if you have any questions regarding the required submittals.

Sincerely,

Kenny Voss, P.E.
LPA Administrator
(573)526-2924

ph

cc: Jim Schmidt, Bob Gummersheimer, Kristi Hixson, LPASubmit, Jerica Holtsclaw, Kim Temmen



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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

MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: September 24, 2012

Subject: Creve Coeur Arts Commission Requests Approval for Silver Screen Series Film Festival

Memo Prepared by: Whitney Kelly, AICP, City Planner

Attached: Creve Coeur Arts Commission Film Festival Proposal

The Creve Coeur Arts Commission is interested in partnering with Maturity and Its Muse for establishing "The Silver Screen Series" Film Festival in the summer of 2013 in the City of Creve Coeur. The Film Series would be an annual series of four films shown during the day time over one summer month, at a venue within the City. The films selected would carry the message that aging is positive and fun. Additional ancillary events could be developed to coordinate with these films, i.e., a display of visual arts from age appropriate members of the Creve Coeur community, classes, and projects to unite the young and old. In addition, panel discussions about productive aging, and classes with OASIS Members.

Maturity and Its Muse, (MAIM), a 501(c)(3) not for profit organization, was founded by Lynn Hamilton in 2009. The mission of MAIM is to promote positive and productive aging through the arts. The attached proposal provides further information regarding the film festival, including a list of potential sponsors and those that may be contacted for donations.

The Creve Coeur Arts Commission is seeking Council's approval for the event and to solicit for donations and to negotiate rates in compliance with the City's Donation Policy to lessen the amount of financial assistance from the City. The initial estimated budget includes \$2750 in financial assistance from the City out of the Creve Coeur Arts Commission budget (any additional funds raised would be used to lessen the City's contribution):

EXPENSES

Facility rental (\$600 per screening x 4 screenings)	\$ 2,400
Film rental (\$350 per film x 4 films)	1,400
Printing (posters & flyers)	1,500
Refreshments (\$250 x 4)	1,000
Contingency	<u>1,200</u>
<u>Total Expenses</u>	<u>\$ 7,500</u>

REVENUES

Ticket Prices	
(100 attendees per showing x 4 showings x \$5.00 ticket price)	\$ 2,000
Underwriters	2,750
Financial assistance from City	<u>2,750</u>
<u>Total Revenues</u>	<u>\$ 7,500</u>

THE SILVER SCREEN SERIES PROPOSAL

TABLE OF CONTENTS

1. Proposal Summary
2. Partnership between Maturity and Its Muse and the Creve Coeur Arts Commission
3. Co-Sponsors
 - George Warren Brown School of Social Work at Washington University
 - OASIS
 - Harvey A. Friedman Center For Aging, Washington University
 - Cinema St. Louis
4. Role of the City
5. Movie Procurement and Selection
6. Programming
 - Display of visual arts from members of the Creve Coeur community, to unite the young and old
 - Panel Discussions
 - Classes
7. Targeted Audience
 - Independent Living Facilities
 - Residential Care Facilities
 - Supporting Organizations
 - NORC Community Residents
 - Creve Coeur Senior Citizens
8. Marketing
9. Financial Projections
10. Compliance with City's Donation Policy

THE SILVER SCREEN SERIES

PROPOSAL SUMMARY

Maturity and Its Muse has invited the Creve Coeur Arts Commission to collaborate in presenting "The Silver Screen Series". Our two organizations will jointly present an annual series of four films shown during the day time over one summer month, at a venue within the City of Creve Coeur. Intended to serve as a way to promote well being, lift the spirits and offer an outing for both the well and not as well, along with their caregivers/care partners, the films selected would carry the message that aging is positive and fun as opposed to depressing and gloomy. Examples of films that could be selected are:

The Sunshine Boys
Calendar Girls
Grand Torino
Somethings Gotta Give
About Schneider
Nobody's Fool
Driving Miss Daisy
Sunset Story
Million Dollar Baby

There will be additional ancillary events developed to coordinate with these films, i.e., a display of visual arts from age appropriate members of the Creve Coeur community, classes, projects to unite the young and old. In addition, panel discussions about productive aging, and classes with OASIS Members.

THE SILVER SCREEN SERIES
PARTNERSHIP BETWEEN
MATURITY AND ITS MUSE
&
THE CREVE COEUR ARTS COMMISSION

Maturity and Its Muse, (MAIM), a 501(c)(3) not for profit organization, was founded by Lynn Hamilton in 2009. The mission of MAIM is to promote positive and productive aging through the arts. In addition to outreach and collaboration with other arts organizations, MAIM puts together groundbreaking exhibits and activities spotlighting nationally recognized senior artists. MAIM also creates film, books and interactive media to raise awareness of and inspire participation of seniors in the arts.

Its first event, Maturity and Its Muse, an exhibit of 40 St. Louis visual artists over the age of 70, was held at the Sheldon Art Galleries, 3648 Washington Avenue. This exhibit, from October 1, 2010-February 5, 2011, was made possible with major sponsorship support from the Missouri Arts Council, Washington University in St. Louis, the Delmar Gardens Family, and The Hallmark Creve Coeur: Brookdale Senior Living. Reviewers from St. Louis Beacon, Riverfront Times, and St. Louis Jewish Light along with publications in Mount Vernon, IL (where the exhibition was invited to tour) gave the artists and its curatorial theme accolades as did the 23,000 who attended the show during the time of its exhibition.

In its efforts to further its mission, Maturity and Its Muse has since partnered and collaborated, on a myriad of projects, with the following organizations: OASIS, Laumeier Sculpture Park, University of Missouri at St. Louis, Regional Arts Commission, Poetry Scores, the Mildred Lane Kemper Art Museum, Sam Fox School of Design & Visual Arts, Washington University in St. Louis, Alzheimer's Association, and Craft Alliance Gallery.

In the Spring of 2012, Ms. Hamilton proposed a partnership with the Creve Coeur Arts Commission (CCAC) to produce The Silver Screen Series. The CCAC voted unanimously at its June, 2012 meeting to proceed with this collaboration.

By partnering with Maturity and Its Muse for The Silver Screen Series, the Creve Coeur Arts Commission will fulfill some of the important goals and objectives of the Creve Coeur Public Art Master Plan, which include:

- Establish an arts identity for Creve Coeur
- Educate the community about the arts
- Establish relationships with corporate, private and individual leaders to encourage broad participation.
- Sponsor events to enhance awareness of the arts
- Promote both visual and performance arts (which would include cinema)
- Develop opportunities for children's art

THE SILVER SCREEN SERIES

CO-SPONSORS

We have the support of Edward S. Lawlor, Ph.D., Dean of the George Warren Brown School of Social Work at Washington University. He indicated that he is enthusiastic about the project and is happy to support it. For example, opportunities exist to present a panel discussion or featured speaker about productive aging.

In conversations with Marylen Mann, founder and chairman emeritus of OASIS, she has given this project OASIS's full support. It is anticipated that OASIS will plan a month long series of classes in conjunction with The Silver Screen Series and promote it to their members in the St. Louis metropolitan area. (OASIS is a pioneer in the field of successful aging, offering programs of continued lifelong learning, healthy lifestyles and civic engagement for people age 50+.)

The Silver Screen Series has the full support of the Harvey A. Friedman Center for Aging at Washington University.

Cinema St. Louis is also one of our co-sponsors. Chris Clark, Artistic Director of Cinema St. Louis, has offered his guidance on this project.

THE SILVER SCREEN SERIES

ROLE OF THE CITY

We envision the City's role as follows:

- Staff time to do publicity in the City's Newsletter, and to put a link on the City's Website.
- Use of staff time to answer phone inquiries.
- Financial assistance, depending on the cost of the films and the cost to rent a facility. See Part 9 of this proposal for Financial Projections.

THE SILVER SCREEN SERIES

MOVIE PROCUREMENT AND SELECTION

We will be contacting film companies to determine costs for film rentals and have been advised that the films could cost between \$250-500 per screening, but this rate can sometimes be negotiable.

We are actively networking with various members of the community, including

- Chris Clark, artistic director of Cinema St. Louis.
- Faculty members of Sam Fox School of Design & Visual Arts, Washington University in St. Louis.
- Sun Smith-Foret, a tapestry artist whose textile techniques depict her interpretation of classic cinema and popular culture, will provide Hamilton with additional specialized knowledge.

Hamilton will be selecting four films with input from experts in the field of productive aging, along with the advice of Cinema St. Louis and the Creve Coeur Arts Commission.

THE SILVER SCREEN SERIES

PROGRAMMING

We will develop programming that will make best use of our co-sponsors' special talents and resources. This may include:

- A display of visual arts from members of the Creve Coeur community
- Panel discussions about productive aging, organized by Washington University
- Classes with OASIS
- Hands-on projects to unite the young and old.

THE SILVER SCREEN SERIES

TARGETED AUDIENCE

Our primary audience will be residents of **independent living and residential care facilities** in the greater St. Louis area. We will contact and market to the activity director of every retirement and life care community and home in the area.

We will work with **organizations** such as Alzheimer's Association, Memory and Aging at Washington University Medical School, and others who support and encourage the best mental health for all and with a particular emphasis on the older adults as well as the promotion of positive and productive aging for all.

In addition, Creve Coeur is the home of the only **Naturally Occurring Retirement Community (NORC)** in the St. Louis area. The St. Louis NORC is a nationally renown non-sectarian geographical district that supports the healthy aging of adults 65+ in their own homes by providing opportunities for meaningful community involvement and increased access to support services. Outings include visits to a myriad of cultural and entertainment destinations.

Finally, *The Warren Poll*, conducted by Creve Coeur in October, 2011, reaffirms our hypothesis that since Creve Coeur is an aging community, it is a prime demographic for a film series geared toward **senior citizens**. *The Warren Poll* data reveal that Creve Coeur has a population with a disproportionately high percentage of older residents.

THE SILVER SCREEN SERIES

MARKETING

There are numerous marketing opportunities. Initial examples include the following:

- Flyers to members of the targeted audience (see previous section).
- Press release to all periodicals, including the St. Louis Beacon, the St. Louis Jewish Light, Creve Coeur Patch, St. Louis American, St. Louis Post-Dispatch, and community newspapers
- Creve Coeur Website
- Maturity and Its Muse website.
- Article in the Sam Fox School of Design and Visual Arts eNewsletter.
- Article in the Arts Zipper
- Listing in Cinema St. Louis Newsletter
- OASIS Course Guide and blast broadcast to its membership
- Bi-monthly announcements and hand-outs by Lynn Hamilton at Breakthrough Coalition meetings. Breakthrough Coalition is a network of service providers concerned with senior issues, committed to enhancing the quality of life for older adults within the St. Louis area. It includes more than 200 agencies and individuals.
- Outreach to Lifelong Learning Institute attendees.

THE SILVER SCREEN SERIES

FINANCIAL PROJECTIONS

At this time, the figures listed below are estimated Expenses and Revenues. We plan to refine these estimates, once the venue and the films have been selected.

We will seek financial support (including funds raised by Maturity and Its Muse for this project) as described under Donations in Part 10 of this Proposal. We hope to be successful in obtaining such financial support, which would lessen the amount of financial assistance from the City.

Additionally, we intend to apply for a grant.

EXPENSES

Facility rental (\$600 per screening x 4 screenings)	\$2400
Film rental (\$350 per film x 4 films)	1400
Printing (posters & flyers)	1500
Refreshments (\$250 x 4)	1000
Contingency	<u>1200</u>
<u>Total Expenses</u>	<u>\$7500</u>

REVENUES

Ticket Prices (100 attendees per showing x 4 showings x \$5.00 ticket price)	\$2000
Underwriters	2750
Financial assistance from City	<u>2750</u>
<u>Total Revenues</u>	<u>\$7500</u>

THE SILVER SCREEN SERIES

COMPLIANCE WITH CREVE COEUR'S DONATION POLICY

In accordance with the City's Donation Policy, we are asking permission to contact the following entities for underwriting support and/or in-kind contributions. Money raised will reduce the amount of financial assistance from the City.

AMC
The Hallmark
Parc Provence
SWANK
Washington University
Danforth Plant Science Center
First Watch
St. Louis Bread Co
Monsanto or Monsanto Fund (Deborah Patterson)
Pasta House
Mercy Hospital
Barnes Jewish Hospital
St. Lukes Hospital



INTEROFFICE MEMORANDUM

Date: September 24, 2012

To: Mark Perkins, City Administrator
From: Jaysen Christensen, Assistant to the City Administrator
Subject: Health Insurance Cost Controls

This memo summarizes key points from our meeting with Councilmember Saunders on September 7, 2012 which included a discussion on controlling deductible reimbursement costs as well as controlling health insurance costs in general.

Deductible Reimbursement Costs

In recent months, Dr. Saunders and others have suggested that the City consider alternatives to improve cost controls over the health insurance deductible reimbursements to employees. These costs have averaged approximately \$40,000 per year during the past couple of years. As explained in the attached memo dated August 31, 2012, staff discussed cost control alternatives with the Employee Benefits Committee and also surveyed other cities to compare Creve Coeur's deductible reimbursement rates with others in the SLAIT health insurance pool.

During our review of this information with Dr. Saunders, it was suggested that even if the City determines to not change the deductible reimbursement now, the City may still wish to at least establish a policy whereby a review of the reimbursement plan would be triggered if annual costs exceed a pre-determined amount. This kind of a policy would set expectations for both employees and the City regarding actions the City may take if costs do increase beyond a certain amount. For example, if the three-year rolling-average reimbursement costs increase faster than medical inflation, the City could decide to lower the amount of the deductible that it will reimburse per employee. Other alternatives for controlling deductible reimbursement costs are provided in the attached August 31, 2012 memo.

General Health Insurance Cost Controls

It was also discussed in our meeting that while deductible reimbursement costs are not insignificant, even more attention should continue to be focused on controlling the cost of premiums, which are budgeted at slightly more than \$1 million in FY13.

As outlined in the attached April 23, 2012 memo, the City has taken steps to control overall health insurance costs such as by increasing the deductible, which despite the reimbursement to employees, has resulted in a significant savings to the City. The City also participated in forming the SLAIT municipal health insurance pool which appears to have resulted in lower rates and reduced volatility. The City's annual rate increases over the past three years while in the SLAIT pool have averaged 5.8% compared to 11.3% during the 10 years prior. Additionally, with its surplus over the past three years, the SLAIT health insurance pool has been able to build up a \$4.2 million reserve which will help mitigate future rate volatility.

SLAIT has also required each of its health pool member cities to implement a wellness program. The City initiated the Creve Coeur Work Well program effective July 1, 2012 which allows employees to earn wellness points by exercising and eating healthy among other things. Healthy competition is

encouraged by recognizing top point earners each month, and employees may qualify for incentives such as gift cards based on their participation level. SLAIT is also seriously considering tying wellness participation directly to individual premium rates such that participating employees could qualify for reduced rates.

Another alternative for controlling costs would be to lower the City's share of the premium. As indicated in the attached April 23, 2012 memo, the City lowered its percentage of the premium effective July 1, 2009 to 85% for the employee premium and 80% for the dependent premium. Creve Coeur pays less than most cities for the employee premium but higher than most for the dependent's (see attached Table B - Premium Sharing Survey). Lowering the amount paid for dependent premiums closer to the average of what other cities pay may be a reasonable next step to consider.

I would be happy to provide any other information that would be useful in this discussion.

Attachments:

- Staff Memo dated August 31, 2012
- Staff Memo dated April 23, 2012
- Table A – 3-Year Deductible Reimbursement History
- Employee Benefits Committee meeting summary dated June 22, 2012
- Table B – Premium Sharing Survey



INTEROFFICE MEMORANDUM

Date: August 31, 2012

To: Mark Perkins, City Administrator
From: Jaysen Christensen, Assistant to the City Administrator
Subject: Health Reimbursement Arrangement (HRA)

Councilmember Saunders and other council members have suggested in recent meetings that the City consider changing the way the HRA funds are allocated to employees. Currently, employees are reimbursed by the City for up to \$1,100 of the \$1,500 individual health insurance deductible (employee pays first \$400) and up to \$2,200 of the \$3,000 family deductible (employee pays first \$800). The cost to the City to provide these reimbursements is approximately \$40,000 per year. A more in depth history and explanation of the costs of the deductible reimbursements is provided in the attached memo dated April 23, 2012.

Dr. Saunders suggested changing the allocation of the \$40,000 such that each employee would receive approximately \$400 in an account each year which the employee would be able to use for deductible expenses. Positive considerations include the following:

- The proposed change would provide employees with greater control over their own HRA dollars and incentivize them to be more judicious in their health care spending which may help control health plan utilization and lower future rate increase.
- The change would provide control to the City over costs by allowing the City to budget a precise amount each year to be allocated to employees. The current method of allocating money could fluctuate substantially depending on how many employees incur deductible expenses and how much is incurred. The City's experience to date has shown that reimbursement costs have not sporadically fluctuated.
- As medical inflation continues more employees will reach the \$400 threshold that triggers the deductible reimbursements, which will result in increasing reimbursement costs to the City.
- Allocating the same amount to each employee is more equitable among employees. Currently, fewer than 40 of the approximately 100 employees in the health insurance plan file reimbursement claims in a given year.

Recent Reimbursement History

As shown in Table A (attached), the number of employees who have filed claims for deductible reimbursements has remained consistent at 37 to 38 employees in each of the past three years; however, average reimbursement amounts have also increased by 61% over this period. This is partly due to the fact that the deductible itself increased by 50% effective July 1, 2010 from \$1,000/\$2,000 (individual/family) to \$1,500/\$3,000. The 11% difference is likely due to medical inflation. As explained in the April 23rd memo (attached), the City has experienced substantial net savings by increasing deductible expenses in exchange for reductions in premiums paid by the City.

Comparison to Other Municipalities

As shown in the table below, Creve Coeur's deductible and reimbursement amounts appear to be in line with those in other cities in the SLAIT health insurance pool. On average, employees in the other SLAIT cities are responsible for \$377 of the individual deductible and \$742 of the family deductible compared to \$400 and \$800 respectively in Creve Coeur. It should be noted also that it is common

among other cities for the city to pay its portion of the deductible first, which usually results in the employee paying much less. The City of Frontenac pays a flat 50% of every deductible claim regardless of how much of the deductible has been met.

City	Individual Deductible	Emp Pays	City Pays	Family Deductible	Emp Pays	City Pays	Other
Ballwin	\$1,500	\$500	\$1,000	\$3,000	\$1,000	\$2,000	City pays first
Brentwood	\$1,500	\$1,125	\$375	\$3,000	\$2,250	\$750	City pays first
Chesterfield	\$1,500	\$0	\$1,500	\$3,000	\$0	\$3,000	City pays 100% of deductible
Clayton	\$1,500	\$500	\$1,000	\$3,000	\$1,000	\$2,000	Employee pays first
Creve Coeur	\$1,500	\$400	\$1,100	\$3,000	\$800	\$2,200	Employee pays first
Rock Hill	\$1,500	\$0	\$1,500	\$3,000	\$0	\$3,000	City pays 100% of deductible
Des Peres	\$1,000	\$500	\$500	\$2,000	\$1,000	\$1,000	
Frontenac	\$1,000	\$500	\$1,000	\$2,000	\$1,000	\$2,000	City pays 50% on every claim
Olivette	\$1,000	\$250	\$750	\$2,000	\$350	\$1,650	City pays first
Maplewood							City pays 100% of deductible
Maryland Heights	\$250	\$250	\$0	\$500	\$500	\$0	Emp pays 100% of deductible
Richmond Heights	\$250	\$250	\$0	\$500	\$500	\$0	Emp pays 100% of deductible
University City	\$250	\$250	\$0	\$500	\$500	\$0	Emp pays 100% of deductible
AVERAGE	\$1,063	\$377	\$727	\$2,125	\$742	\$1,467	

Employee Benefits Committee Recommendation

At its June 11, 2012 meeting, the Council suggested that the Employee Benefits Committee discuss this proposal and provide feedback. The Benefits Committee subsequently met and discussed the proposed changes on June 22, 2012. A meeting summary is attached.

Having discussed the proposed HRA changes with individual employees in their respective departments, Benefits Committee members unanimously agreed that such changes would be viewed by employees as a benefit reduction as they would take money away from those who need it most and take away the assurance and peace of mind of having the reimbursement available when needed. It was also discussed by the Committee that if the aggregate contribution amount were divided up evenly by approximately \$400 per year per employee, it would result in an employee's out-of-pocket increasing from \$800 to \$2,600 in a given year if the employee incurred the full \$3,000 deductible: a very difficult hit on most employees.

Given that the City is only considering a change to the method of allocating HRA contributions and not reducing the aggregate contribution amount of approximately \$40,000, the Benefits Committee indicated that it does not believe that there would be enough of a financial benefit to the City to justify the negative effect on employee morale that would likely result.

Other Considerations for Controlling HRA Costs

Other considerations for controlling HRA costs may include the following:

City pays flat percentage on all claims. Unlike the other SLAIT cities, Frontenac does not reimburse on the front end or the back end of the deductible; it reimburses a straight 50% on all deductible expenses. This method would probably be administratively easier to administer as it would not

require someone to keep an ongoing record of how much of the deductible each employee and each dependent has met to date. More importantly, this method may also help provide a greater incentive for employees to be judicious about their deductible expenses as they would be responsible for a percentage of every deductible expense, not just the first \$400 or \$800. As stated, the City currently reimburses up to \$1,100 of the \$1,500 deductible after the employee pays the first \$400; however, if the City were to begin reimbursing a percentage of the deductible including the first \$400, it would likely have to significantly reduce its current share of up to \$1,100 since it would no longer be making reimbursements only on the back end of the deductible.

Eliminate or Reduce Deductible. Some employees have suggested eliminating the deductible altogether or reducing it to perhaps \$500/\$1,000; however, this would result in both the City and employees forfeiting premium discounts that easily outweigh potential savings from the reduced deductibles (see attached memo dated April 23, 2012).

Adjust City Share of Deductible as Needed. The City may also wish to continue the status quo as long as costs are determined to be appropriate. Should the City ever determine costs to be too high, it may elect in future budget years to reduce the portion of the deductible that it is willing to reimburse in order to maintain costs.

I would be happy to do additional research if desired.

Attachments:

- Staff Memo dated April 23, 2012
- Table A – 3-Year Deductible Reimbursement History
- Employee Benefits Committee meeting summary dated June 22, 2012



INTEROFFICE MEMORANDUM

Date: April 23, 2012

To: Mark Perkins, City Administrator
From: Jaysen Christensen, Assistant to the City Administrator
Subject: SLAIT Employee Health Insurance Renewal

The City's 3-year commitment to participate in the St. Louis Area Insurance Trust (SLAIT) health insurance pool will end June 30, 2012. This memo provides information and recommendations about the City's health insurance going forward.

SLAIT Health Insurance Pool Renewal

The SLAIT health insurance pool began with 13 cities on July 1, 2009 with a commitment from each city to remain in the pool for three years (i.e. through June 30, 2012). The proposed rate increase from SLAIT for the plan year beginning July 1, 2012 is 4% with no changes to the current level of benefits (see attached SLAIT memo dated 4/12/12). The proposed rates to the City for this renewal are provided in the table below.

TABLE 1 - Health Insurance Premiums & Cost Sharing (7/1/12 - 6/30/2013)

Employee & Retiree	Total Monthly Premium	Employee Share of Monthly Premium	City Share of Monthly Premium
Employee	\$ 480.03	\$ 72.00	\$ 408.03
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Emp + spouse	\$ 1,008.09	\$ 177.62	\$ 830.47
Family	\$ 1,392.13	\$ 254.42	\$ 1,137.70

The City's experience with the SLAIT health pool over the past three years has been positive. Rate increases have been less volatile and are less on average than they were prior to participation in the pool (see Table 2 below). Additionally, according to UHC, medical inflation is increasing healthcare costs by approximately 1% per month, which makes the City's rate increases with the SLAIT pool appear even more attractive. The following table summarizes the City's annual rate increases going back to 2000.

TABLE 2 – Health Insurance Rate Increase History

Plan Year	Carrier	Premium Increase
2012	UHC/SLAIT*	4.0%
2011	UHC/SLAIT*	7.5%
2010	UHC/SLAIT*	6.0%
SLAIT Average		5.8%
2009	UHC*	4.6%
2008	UHC*	12.0%
2007	UHC*	1.9%
2006	BCBS/Anthem**	12.0%
2005	BCBS**	-9.7%
2004	BCBS**	14.7%
2003	UHC***	16.4%
2002	UHC***	26.1%
2001	Health Partners/GHP***	15.0%
2000	Health Partners***	19.8%
Non-SLAIT Average		11.3%

* PPO only

** PPO/HMO dual choice

*** HMO only

The SLAIT health insurance pool has been able to build a reserve fund over the past three years with its surplus to help mitigate future rate volatility. The reserve fund is currently at \$3.8 million with an additional \$1.5 million projected to be added after the current plan year ending June 30, 2012. It should be noted that cities that leave the SLAIT pool must forfeit their equity in this reserve fund. In addition to the reserve fund, the SLAIT plan also is insured with aggregate stop loss insurance for aggregate claims exceeding 125% of claims in one year and individual stop loss insurance against claims exceeding \$50,000.

To insure the vitality of the pool and continuing participation from cities, the SLAIT Board has approved rewarding the very best performing cities with lower rate increases than the larger group of middle-performing cities. Likewise, the poorest performing cities will incur higher renewal rates. Creve Coeur has a projected claims loss ratio of 82% for the current plan year and will therefore be included in the larger group of middle-performing cities, which includes all cities between 80% and 120% of the group's average claims loss ratio of 77%.

SLAIT has also continued to expand its wellness programs to help keep employees healthy and reduce future claims. All cities in the pool will be required to meet a minimum level of participation in the wellness program in order to continue participating in the pool.

Recommendation.

Due to the positive experience to date as well as the continued efforts to further strengthen the pool and reduce volatility and costs, it is recommended that the City continue to participate in the SLAIT health insurance pool.

Health Insurance Premium Sharing

Prior to July 1, 2009, the City paid 86% of the employee premium and 84% of the dependent premium. To help control health insurance costs for the City while also maintaining competitive benefits, the City reduced the contribution to the employee premium from 86% to 85% and reduced the dependent contribution from 84% to 80%. The City conducted a survey in 2010 to compare the percentages of the premium paid by various cities in the St. Louis area (see attached). While the City's contribution to the employee premium is lower than the average among neighboring cities, the contribution to the dependent portion of the premium is higher than average. Overall, the City's health insurance benefits are competitive with those of other cities in the region.

Health Insurance Deductible

The City's health insurance plan includes in-network deductibles of \$1,500 per individual \$3,000 per family. The City reimburses employees for up to \$1,100 of the \$1,500 individual deductible (employee pays first \$400) and up to \$2,200 of the \$3,000 family deductible (employee pays first \$800). As outlined in the following paragraphs, decisions to provide and subsequently increase deductible reimbursements to employees have been made when the cost of providing the deductible reimbursement has been outweighed by significant net savings opportunities to the City.

As shown in Table 2 above, the City only offered an HMO plan with no deductible until 2004. From 2004 through 2006, the City offered a PPO plan with a deductible of \$1,000/individual and \$2,000/family in addition to continuing to offer the HMO plan. Because participation in the PPO plan resulted in a significant savings to the City, the City provided reimbursements of up to \$500 of the \$1,000 individual deductible and up to \$1,000 of the \$2,000 family deductible.

Beginning in 2007, the City eliminated the HMO plan and required employees in the HMO plan (57% of employees) to switch to the PPO plan in order to take advantage of a \$127,000 in annual savings to the City. To recognize the hardship the deductible would place on many employees, the City increased the amount it would reimburse from \$500 per individual to \$600 per individual and from \$1,000 per family to \$1,200 per family. The employee would be responsible for the first \$400 of the individual deductible and first \$800 of the family deductible. Requiring all employees to enroll in the PPO plan and increasing the deductible reimbursement amounts increased the annual deductible reimbursement costs to the City from \$10,000 to approximately \$24,000. The \$14,000 increase in deductible reimbursement costs to the City was relatively small compared to the \$127,000 in annual savings the City received as a result of switching to a PPO-only plan.

In 2010 the City was again given an opportunity to reduce its premium by changing the deductibles. SLAIT offered to reduce the City's July 1, 2010 renewal rate by 4% (approximately \$37,000) if the City agreed to increase its deductible from \$1,000/individual and \$2,000/family to \$1,500/individual and \$3,000/family. The City determined that it could increase the deductibles accordingly while also holding the employee out-of-pocket cost to the first \$400 of the individual deductible and the first \$800 of the family deductible while still netting over \$20,000 in annual savings to the City.

It might also be noted that Creve Coeur is not unique in reimbursing its employees for health insurance deductibles. Of the 12 cities in the SLAIT health insurance pool that have deductible plans, only three do not reimburse at least a portion of the deductible (see Table 3 below). However, the deductibles in these three cities are \$250/individual and \$500/family, so the out of pocket to the employees in these cities is actually less than it is in Creve Coeur.

Annual deductible reimbursement payouts have cost the City between \$35,000 and \$42,000 over past two years since the City began reimbursements at the current level. However, as indicated

above, the City has been able to obtain a significant net savings by eliminating the HMO plan and then subsequently increasing the deductible to its current level.

Table 3 - Deductible Reimbursement Survey

City	Individual Deductible	Employee Pays	City Pays	Family Deductible	Employee Pays	City Pays
Ballwin	\$1,500	\$500	\$1,000	\$3,000	\$1,000	\$2,000
Brentwood	\$1,500	\$1,125	\$375	\$3,000	\$2,250	\$750
Chesterfield	\$1,500	\$0	\$1,500	\$3,000	\$0	\$3,000
Clayton	\$1,500	\$500	\$1,000	\$3,000	\$1,000	\$2,000
Creve Coeur	\$1,500	\$400	\$1,100	\$3,000	\$800	\$2,200
Des Peres	\$1,000	\$500	\$500	\$2,000	\$1,000	\$1,000
Frontenac	\$1,000	\$0	\$1,000	\$2,000	\$0	\$2,000
Maryland Heights	\$250	\$250	\$0	\$500	\$500	\$0
Olivette	\$1,000	\$250	\$750	\$2,000	\$350	\$1,650
Richmond Heights	\$250	\$250	\$0	\$500	\$500	\$0
Rock Hill	\$1,500	\$0	\$1,500	\$3,000	\$0	\$3,000
University City	\$250	\$250	\$0	\$500	\$500	\$0

In summary, positive experience in the SLAIT pool is anticipated to continue, and it is recommended that the City continue participating in the pool. The City's health insurance premium sharing and deductible reimbursement amounts are competitive with neighboring cities. This will continue to be monitored in the future, and changes will be recommended as needed.

I would be happy to provide any additional information that would be helpful.

Attachments:

- April 12, 2012 Renewal Letter from SLAIT
- Premium Sharing Survey
- Resolution



Meeting Summary
Employee Benefits Committee
Mayor's Conference Room
June 22, 2012 - 10:00 a.m.

Present: Employee Benefits Committee Members: Brad Holmes, Senior Building Plans Examiner; Jim Candela, Public Works Maintenance Worker II; Jim Heines, Director of Public Works; and Nancy O'Loughlin, Administrative Assistant.

Also Present: Dan Smith, Director of Finance and Jaysen Christensen, Assistant to the City Administrator.

The meeting began at 10:05 a.m.

The Committee discussed the interest expressed Dr. Saunders and other council members that the City consider changing its HRA (Health Reimbursement Arrangement). The City currently reimburses up to \$1,100 of the \$1,500 individual deductible (employee pays first \$400 out of pocket) and up to \$2,200 of the \$3,000 family deductible (employee pays first \$800 out of pocket). The City spends approximately \$40,000 per year on these reimbursements to employees.

Dr. Saunders suggested that the City consider spending this \$40,000 in a different way; i.e. deposit approximately \$400 in every employee's health reimbursement account each year and eliminate the deductible reimbursements. This \$400 could be rolled over each year if it was not used by the employee. This type of program would reward employees who do not use the City's health insurance by allowing them to build up more money to be used when they eventually do need it. Further, it would result in greater equity among employees by evenly allocating the funding each year. It was discussed that the HRA money could be rolled over from year to year but could not be ported to another employer if the employee were to leave the City.

It was discussed that the idea of the suggested change is that if employees are given more control and accountability for their deductible costs, they will exercise greater discretion over the use of the insurance plan and therefore help reduce overall claims and future rate increases.

Employees who do not use the health insurance very much would benefit financially from this type of an arrangement. Employees who tend to max out their deductibles each year (or at least tend to incur more than \$400 of the deductible each year) would not benefit financially from this type of a program (unless of course they reduced their usage).

Brad Holmes and Jim Candela stated that they had shared the suggested HRA changes with employees in their respective departments (Community Development and Public Works) and that the feedback was highly negative. The stated reasons were that it would take away money from the employees who need it most. Employees who claim to rarely incur any deductible expenses stated that they would rather have the money go to employees who need it and that they likewise appreciate the peace of mind and assurance that the reimbursement is guaranteed to be there if it's needed.

Jaysen Christensen stated that the proposed change could benefit both employees and the City by helping to lower claims as previously discussed. Committee members indicated that they did not believe many

employees elect to have unneeded procedures since it would cost them \$400 out of pocket under the current arrangement.

The Committee unanimously agreed that a change to the HRA as suggested would be viewed as yet another reduction in benefits and that it would negatively affect employee morale. The Committee's recommendation was that the HRA be left unchanged if possible.

The Committee also discussed that that there would not be enough of a financial benefit to the City to make changing the HRA worth the negative impact to employee morale.

The meeting ended at 10:30 a.m.

Submitted by,

Jaysen Christensen,
Assistant to the City Administrator

TABLE A - 3-YEAR DEDUCTIBLE REIMBURSEMENT HISTORY

Name	2009	2010*	2011
	\$ 241		\$ 762
			\$ 1,076
	\$ 600		
	\$ 197		
\$ 600			
\$ 600	\$ 1,100	\$ 1,100	
\$ 600			
	\$ 600	\$ 1,100	
\$ 600			
			\$ 1,100
\$ 1,200	\$ 524	\$ 1,100	
	\$ 670		
\$ 1,177			
			\$ 1,100
\$ 600			\$ 1,045
\$ 620			
			\$ 747
\$ 243	\$ 1,500	\$ 262	
		\$ 1,078	
\$ 600		\$ 270	
\$ 600			
\$ 807	\$ 1,100	\$ 807	
		\$ 1,100	
		\$ 145	
\$ 600			
\$ 600	\$ 1,100	\$ 2,200	
\$ 562			
	\$ 1,100	\$ 1,100	
	\$ 1,058		
\$ 600	\$ 122	\$ 1,100	
	\$ 587		
\$ 1,200	\$ 1,200	\$ 1,100	
	\$ 1,100		
		\$ 1,082	
\$ 600			
	\$ 1,000		
		\$ 1,406	
\$ 1,200	\$ 2,200		
	\$ 1,073		
\$ 600			
	\$ 1,100	\$ 1,100	
\$ 1,163	\$ 2,200	\$ 2,200	
\$ 600		\$ 1,100	
\$ 600	\$ 600		
\$ 600			

TABLE A - 3-YEAR DEDUCTIBLE REIMBURSEMENT HISTORY

Name	2009	2010*	2011
	\$ 600		
	\$ 600	\$ 1,100	\$ 1,048
		\$ 1,100	
	\$ 600		
		\$ 600	\$ 545
	\$ 600	\$ 866	\$ 2,137
	\$ 649	\$ 2,200	\$ 2,200
	\$ 600	\$ 152	\$ 1,100
	\$ 600		
		\$ 530	\$ 2,137
		\$ 1,040	
	\$ 600	\$ 600	\$ 491
		\$ 1,100	\$ 1,100
	\$ 1,200		\$ 1,100
	\$ 1,200	\$ 600	\$ 1,100
	\$ 600	\$ 1,100	\$ 1,100
	\$ 600	\$ 1,495	
		\$ 600	\$ 1,100
		\$ 600	\$ 1,209
			\$ 1,154
	\$ 599	\$ 925	
NO. OF EMPLOYEES REIMBURSED	38	37	38
AVERAGE REIMBURSEMENT AMOUNT	\$ 696	\$ 955	\$ 1,124
TOTAL REIMBURSED BY CITY	\$ 26,460	\$ 35,339	\$ 42,701

* City increased deductible from \$1,000/\$2,000 to \$1,500/\$3,000 effective July 1, 2010 in order to take advantage of a 4% reduction (\$37,000) in premium cost to the City. Employee out-of-pocket remained at the first \$400/\$800 of deductible expenses with the City continuing to reimburse the remaining balance.



INTEROFFICE MEMORANDUM

Date: April 23, 2012

To: Mark Perkins, City Administrator
From: Jaysen Christensen, Assistant to the City Administrator
Subject: SLAIT Employee Health Insurance Renewal

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Recommendation.

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Chesterfield	\$1,500	\$0	\$1,500	\$3,000	\$0	\$3,000
Clayton	\$1,500	\$500	\$1,000	\$3,000	\$1,000	\$2,000
Creve Coeur	\$1,500	\$400	\$1,100	\$3,000	\$800	\$2,200
Des Peres	\$1,000	\$500	\$500	\$2,000	\$1,000	\$1,000
Frontenac	\$1,000	\$0	\$1,000	\$2,000	\$0	\$2,000
Maryland Heights	\$250	\$250	\$0	\$500	\$500	\$0
Olivette	\$1,000	\$250	\$750	\$2,000	\$350	\$1,650
Richmond Heights	\$250	\$250	\$0	\$500	\$500	\$0
Rock Hill	\$1,500	\$0	\$1,500	\$3,000	\$0	\$3,000
University City	\$250	\$250	\$0	\$500	\$500	\$0

In summary, positive experience in the SLAIT pool is anticipated to continue, and it is recommended that the City continue participating in the pool. The City's health insurance premium sharing and deductible reimbursement amounts are competitive with neighboring cities. This will continue to be monitored in the future, and changes will be recommended as needed.

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- Premium Sharing Survey
- Resolution



Meeting Summary
Employee Benefits Committee
Mayor's Conference Room
June 22, 2012 - 10:00 a.m.

Present: Employee Benefits Committee Members: Brad Holmes, Senior Building Plans Examiner; Jim Candela, Public Works Maintenance Worker II; Jim Heines, Director of Public Works; and Nancy O'Loughlin, Administrative Assistant.

Also Present: Dan Smith, Director of Finance and Jaysen Christensen, Assistant to the City Administrator.

The meeting began at 10:05 a.m.

The Committee discussed the interest expressed Dr. Saunders and other council members that the City consider changing its HRA (Health Reimbursement Arrangement). The City currently reimburses up to \$1,100 of the \$1,500 individual deductible (employee pays first \$400 out of pocket) and up to \$2,200 of the \$3,000 family deductible (employee pays first \$800 out of pocket). The City spends approximately \$40,000 per year on these reimbursements to employees.

Dr. Saunders suggested that the City consider spending this \$40,000 in a different way; i.e. deposit approximately \$400 in every employee's health reimbursement account each year and eliminate the deductible reimbursements. This \$400 could be rolled over each year if it was not used by the employee. This type of program would reward employees who do not use the City's health insurance by allowing them to build up more money to be used when they eventually do need it. Further, it would result in greater equity among employees by evenly allocating the funding each year. It was discussed that the HRA money could be rolled over from year to year but could not be ported to another employer if the employee were to leave the City.

It was discussed that the idea of the suggested change is that if employees are given more control and accountability for their deductible costs, they will exercise greater discretion over the use of the insurance plan and therefore help reduce overall claims and future rate increases.

Employees who do not use the health insurance very much would benefit financially from this type of an arrangement. Employees who tend to max out their deductibles each year (or at least tend to incur more than \$400 of the deductible each year) would not benefit financially from this type of a program (unless of course they reduced their usage).

Brad Holmes and Jim Candela stated that they had shared the suggested HRA changes with employees in their respective departments (Community Development and Public Works) and that the feedback was highly negative. The stated reasons were that it would take away money from the employees who need it most. Employees who claim to rarely incur any deductible expenses stated that they would rather have the money go to employees who need it and that they likewise appreciate the peace of mind and assurance that the reimbursement is guaranteed to be there if it's needed.

Jaysen Christensen stated that the proposed change could benefit both employees and the City by helping to lower claims as previously discussed. Committee members indicated that they did not believe many

employees elect to have unneeded procedures since it would cost them \$400 out of pocket under the current arrangement.

The Committee unanimously agreed that a change to the HRA as suggested would be viewed as yet another reduction in benefits and that it would negatively affect employee morale. The Committee's recommendation was that the HRA be left unchanged if possible.

The Committee also discussed that that there would not be enough of a financial benefit to the City to make changing the HRA worth the negative impact to employee morale.

The meeting ended at 10:30 a.m.

Submitted by,

Jaysen Christensen,
Assistant to the City Administrator

TABLE A - 3-YEAR DEDUCTIBLE REIMBURSEMENT HISTORY

Name	2009	2010*	2011
	\$ 241		\$ 762
			\$ 1,076
		\$ 600	
		\$ 197	
	\$ 600		
	\$ 600	\$ 1,100	\$ 1,100
	\$ 600		
		\$ 600	\$ 1,100
	\$ 600		
			\$ 1,100
	\$ 1,200	\$ 524	\$ 1,100
		\$ 670	
	\$ 1,177		
			\$ 1,100
	\$ 600		\$ 1,045
	\$ 620		
			\$ 747
	\$ 243	\$ 1,500	\$ 262
			\$ 1,078
	\$ 600		\$ 270
	\$ 600		
	\$ 807	\$ 1,100	\$ 807
			\$ 1,100
			\$ 145
	\$ 600		
	\$ 600	\$ 1,100	\$ 2,200
	\$ 562		
		\$ 1,100	\$ 1,100
		\$ 1,058	
	\$ 600	\$ 122	\$ 1,100
		\$ 587	
	\$ 1,200	\$ 1,200	\$ 1,100
		\$ 1,100	
			\$ 1,082
	\$ 600		
		\$ 1,000	
			\$ 1,406
	\$ 1,200	\$ 2,200	
		\$ 1,073	
	\$ 600		
		\$ 1,100	\$ 1,100
	\$ 1,163	\$ 2,200	\$ 2,200
	\$ 600		\$ 1,100
	\$ 600	\$ 600	
	\$ 600		

TABLE A - 3-YEAR DEDUCTIBLE REIMBURSEMENT HISTORY

Name	2009	2010*	2011
	\$ 600		
	\$ 600	\$ 1,100	\$ 1,048
		\$ 1,100	
	\$ 600		
		\$ 600	\$ 545
	\$ 600	\$ 866	\$ 2,137
	\$ 649	\$ 2,200	\$ 2,200
	\$ 600	\$ 152	\$ 1,100
	\$ 600		
		\$ 530	\$ 2,137
		\$ 1,040	
	\$ 600	\$ 600	\$ 491
		\$ 1,100	\$ 1,100
	\$ 1,200		\$ 1,100
	\$ 1,200	\$ 600	\$ 1,100
	\$ 600	\$ 1,100	\$ 1,100
	\$ 600	\$ 1,495	
		\$ 600	\$ 1,100
		\$ 600	\$ 1,209
			\$ 1,154
	\$ 599	\$ 925	
NO. OF EMPLOYEES REIMBURSED	38	37	38
AVERAGE REIMBURSEMENT AMOUNT	\$ 696	\$ 955	\$ 1,124
TOTAL REIMBURSED BY CITY	\$ 26,460	\$ 35,339	\$ 42,701

* City increased deductible from \$1,000/\$2,000 to \$1,500/\$3,000 effective July 1, 2010 in order to take advantage of a 4% reduction (\$37,000) in premium cost to the City. Employee out-of-pocket remained at the first \$400/\$800 of deductible expenses with the City continuing to reimburse the remaining balance.

Percentages Of Premium Paid by Employer

	Employee	E + Child(ren)	E + Spouse	Family
Shrewsbury	100%	100%	100%	100%
St Ann	100%	100%	100%	100%
St John	100%	100%	100%	94%
Eureka	100%	89%	91%	93%
Collinsville	100%	90%	90%	90%
Ladue	100%	85%	85%	85%
Glendale	100%	80%	80%	80%
Town & Country	100%	75%	75%	75%
Chesterfield	100%	68%	68%	68%
Frontenac	100%	60%	60%	60%
Maryland Heights	100%	50%	50%	50%
Hazelwood	100%	50%	50%	50%
Webster Groves	100%	50%	50%	50%
Brentwood	100%	50%	50%	50%
Kirkwood (Low)	95%	74%	71%	65%
Manchester	95%	60%	60%	60%
Ballwin	94%	83%	83%	77%
Ellisville	90%	90%	90%	90%
Des Peres	90%	90%	90%	75%
Ferguson	90%	65%	65%	65%
Kirkwood (High)	90%	72%	69%	63%
Richmond Heights	90%	50%	50%	50%
Clayton	89%	80%	80%	80%
Creve Coeur	85%	80%	80%	80%
University City	85%	75%	75%	75%
Olivette	84%	84%	84%	84%
Average	95.3%	75.0%	74.8%	73.4%