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

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

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

However, the regularly scheduled meeting for December 24th has been cancelled and a worksession has been scheduled for Tuesday, December 18th to discuss strategic planning.

1. CONSENT ORDINANCE READINGS

- a. Bill No. 5402 - An Ordinance Authorizing The Execution Of An Agreement Between The City Of Creve Coeur And The City Of University City Authorizing Reciprocal Resident Rates For The Creve Coeur And University City Golf Courses. Final Reading**

Summary: In order to increase play and revenue at both courses, the two cities have operated under a temporary agreement over the past year allowing residents from either city to play at the other city's course at residents rates. The attached ordinance and agreement would formalize this agreement and allow it to continue indefinitely until terminated by either party upon 15 days written notice.

2. CONSENT AGENDA

- a. Council minutes dated November 26, 2012**
- b. Resolution No. 1032 - A Resolution authorizing the City Administrator, and the Creve Coeur Police Department to participate in the Missouri Highway Safety Program, Occupant Safety Grant.**



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, December 10, 2012
7:00 PM

Summary: The City of Creve Coeur, specifically the police department has been awarded an Occupant Protection grant from the Missouri Highway and Transportation Commission in the amount of \$20,000 to support seatbelt enforcement overtime as well as funding the purchase of a new DWI trailer and related equipment needed to conduct Sobriety Checkpoints.

c. Resolution No. 1033 – A Resolution Approving A Parks Sponsorship Program

Summary: The Parks Sponsorship Program would establish comprehensive and consistent guidelines for soliciting businesses to support city parks activities and events and would facilitate opportunities for local businesses to grow their businesses while enhancing parks activities and events.

d. Bill No. 5402 - An Ordinance Authorizing The Execution Of An Agreement Between The City Of Creve Coeur And The City Of University City Authorizing Reciprocal Resident Rates For The Creve Coeur And University City Golf Courses. Final Passage

Summary: In order to increase play and revenue at both courses, the two cities have operated under a temporary agreement over the past year allowing residents from either city to play at the other city's course at residents rates. The attached ordinance and agreement would formalize this agreement and allow it to continue indefinitely until terminated by either party upon 15 days written notice.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated December 3, 2012 in the amount of \$597,253.20 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

3. Bill No. 5401 - An Ordinance Establishing The Time For Use Of Escrowed Funds For Construction Of A Bus Shelter In Connection With The CVS Pharmacy Conditional Use Permit And Site Development Plan Approved By Ordinance No. 5105. Final Reading and Passage



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, December 10, 2012
7:00 PM

Summary: City staff is requesting a change to the CVS Pharmacy CUP that would extend the time period for use of the escrowed funds for construction of an artist-designed bus shelter from September 30, 2013, to December 31, 2015. This is due to previously unknown utility easement conflicts and changes with the selected artist.

4. Bill No. 5403 - An Ordinance Amending Sections 240.020, 240.030 And 240.040 Of The Creve Coeur Code Of Ordinances Pertaining To Miscellaneous Recreational Fees. Final Reading and Passage

Summary: The City has periodically raised fees for recreational services in order to offset rising operating costs while also appropriately pricing its services within the regional market. The proposed ordinance would amend miscellaneous fees for recreation programs and facility rentals accordingly.

NEW BUSINESS

5. Bill No. 5404 - An Ordinance Authorizing A Change Of Zoning From “A” Single-Family Residential To “PRD” Planned Residential Development And Approving A Site Development Plan For 28.6 Acres Located On Ladue Road West Of Interstate 270 At The Former Belle Maison Subdivision. First Reading

Summary: Mr. Gabe Grossberg, representing Delmar Gardens Enterprises, Inc. has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning on 28.6 acres located at 140-169 Belle Maison Lane and 170-194 Belle Maison Court from “A” Single-Family Residential to “PRD” Planned Residential Development. The Planning Commission recommended denial of the application on November 19, 2012. Applicant has requested to table the application for 90 days.

6. Bill No. 5405 - An Ordinance Adding Section 210.205 To The Code Of Ordinances Regarding Disturbance Of Funeral And Burial Services. First Reading

Summary: The proposed ordinance will protect the peace and privacy of mourners from disruption and disturbance for a short time and in the limited area immediately around funeral and burial services. Previously discussed at the November 12, 2012 meeting.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, December 10, 2012
7:00 PM

7. Bill No. 5406 - An Ordinance Accepting Dedication Of Warson Downs Road As A Public Street. First Reading

Summary: Approval of this Ordinance will accept the dedication of Warson Downs Road as a Public Street. In addition the city will assume the cost of power and maintenance of the street light in the cul-de-sac island. Planning and Zoning Commission recommended approval on November 5, 2012.

8. Bill No. 5407 - An Ordinance Repealing Conditional Use Permit Ordinance 1470 And Authorizing The Issuance Of A New Conditional Use Permit For A 2,368 Square-Foot Eating And Drinking Establishment Located At 12637 Olive Boulevard Within The West Park Center, And Containing An Emergency Clause. First Reading

Summary: Section 405.370(C), all eating and drinking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. An application was submitted by Anitha Koppa of Anis, L.L.C., for a conditional use permit for a 2,368 square-foot, 48-seat eating and drinking establishment at 12637 Olive Boulevard within the West Park Center. Planning and Zoning Commission recommended approval on December 3, 2012. The emergency clause is suggested due to the City's decision to cancel the second regularly scheduled Council meeting in December.

9. Bill No. 5408 - An Ordinance Repealing Conditional Use Permit Ordinances Number 928 And 1727 And Authorizing The Issuance Of A New Conditional Use Permit For A 2,050 Square-Foot Eating And Drinking Establishment Located At 11921 Olive Boulevard Within The Creve Coeur Shopping Center, And Containing An Emergency Clause. First Reading

Summary: Section 405.370(C), all eating and drinking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. An application was submitted by Mark Lucas of Fozzie's Sandwich Emporium, for a conditional use permit for a 2,050 square-foot, 46-seat eating and drinking establishment with 12 outdoor seats at 11921 Olive Boulevard within the Creve Coeur Shopping Center. Planning and Zoning Commission recommended approval on December 3, 2012. The



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
Monday, December 10, 2012
7:00 PM

emergency clause is suggested due to the City's decision to cancel the second regularly scheduled Council meeting in December.

10. Bill No. 5409 - An Ordinance Amending the Adopted 2012-2013 General Fund, Enterprise Fund and Capital Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations and Unappropriations form Operating Departments. First Reading

Summary: An Ordinance Amending the Adopted 2012-2013 General Fund, Enterprise Fund and Capital Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations and Unappropriations form Operating Departments

11. Resolution No. 1034 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Adopting The Watershed Management Plan Update Report As An Update To The City's Stormwater Master Plan.

Summary: City staff seeks the adoption of the update for the City's stormwater master plan for use as a prioritization tool for addressing stormwater concerns in Creve Coeur. Stormwater Committee and Planning and Zoning Commission have both recommended approval.

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

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 12/6/12

Deborah Ryan, MPCC
City Clerk



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, November 26, 2012
7:30 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, November 26, 2012.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Mr. Glantz	Mayor
Mr. Kreuter	Council Member Ward I
Mrs. Nealey	Council Member Ward II
Mr. Wang	Council Member Ward II
Mr. Hoffman	Council Member Ward III
Mrs. D'Alfonso	Council Member Ward III
Mr. Saunders	Council Member Ward IV

* - Council Members Kistner and Rhoades were absent.

COMMENTS FROM THE GENERAL PUBLIC

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

Robert Kent resident of 13084 Fern Trails Court stated each meeting under bills listing there is employee staffing groups under the Streets Department and asked what these charges are for. There is another listing for a charge from Fabick for repair to the backhoe and presume that is the \$129,000 new backhoe that was purchased a few months ago.

Jim Heines, Director of Public Works stated the backhoe was purchased in 2008 for \$80,000 and the charges were for routine preventative maintenance and replacement of an electronic panel that was not covered under warranty.

Mark Perkins stated with regard to the staffing the City does supplement the full time staff with temporary workers for those times when projects require a concentrated effort.

David Caldwell resident of 257 Brooktrail stated a few meetings ago the Council approved a conservation home program as a co-sponsor. Mr. Caldwell stated he signed up for the service and that the program is worthwhile and they provided a very thorough report on his property.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, November 26, 2012
7:30 PM

ACCEPTANCE OF AGENDA

Council Member Wang moved, seconded by Council Member D'Alfonso, to accept the agenda as presented, with the vote upon such motion being as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Wang – Aye
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.

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

However, the regularly scheduled meeting for Monday, December 10, 2012 will begin at 7:30 p.m. due to an extended worksession.

Mayor Glantz announced he will be absent for the December 10, 2012 Council Meeting as he will be out of town and Council President Hoffman will run the meeting.

1. CONSENT AGENDA

Council Member Saunders moved, seconded by Council Member Hoffman to approve the Consent Agenda as presented.

- a. Council Minutes dated November 12, 2012**
- b. Resolution No. 1029 - Approval Of Distribution Of Domestic Violence Funds For The Year 2013**
- c. Resolution No. 1030 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of An Agreement With Don Brown Chevrolet For The Purchase Of A 2013 Chevrolet 2500 Crew Cab Pickup Truck For An Amount Of \$25,214.00.**
- d. Resolution No. 1031 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A Contract Increase With M & H Concrete Contractors, Inc. For The 2012**



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, November 26, 2012
7:30 PM

**Concrete Pavement Replacement Project For The Amount Of
\$31,846.70.**

Council Member D'Alfonso asked if Weber Chevrolet was a qualified vendor for Resolution 1030 and why did the City go to a dealership outside of the city limits.

Mark Perkins stated this is off of a state approved contract and this price was cheaper than anything staff could find locally.

Jim Heines stated staff compares the state contract with local proposals and usually the state contract is cheaper. Weber was going to give the City less on its trade in and charge more for the vehicle.

Council Member Saunders stated the truck the city is trading in has a plow and the truck that is being purchase has plow prep and asked if it is anticipated if the new truck will be used as a plow truck.

Jim Heines stated not necessarily but want to keep options open in case it is needed.

Robert Kent resident of 13084 Fern Trails Lane stated the City of Republic are spending \$25 million on new trucks that will run on compressed natural gas and also the cost is \$2.05 for CNG and \$3.25 for fossil fuel and the city spends about \$12,000 a month for fuel. So if half of the fleet was on CNG we would save about \$30,000 per year. Westport engines are making engines that are bi-fuel engines and have already contracted with Ford and will have on the market in 2013. Mr. Kent stated he is concerned with the overall truck program and that we are trading in a truck that is only eight years old.

Mark Perkins stated the city is not excluding the prospect of CNG and are currently having discussions on the subject with local companies that are using it and other municipalities interested in using it. Mr. Heines indicated this has been a problem vehicle in terms of ongoing maintenance issues.

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

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

BILLS PAYABLE REPORT



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, November 26, 2012
7:30 PM

For Information Only

Summary: A report of bills payable dated November 19, 2012 in the amount of \$87,301.12 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

- 2. Bill No. 5400 - An Ordinance For The Holding Of A General Election In The City Of Creve Coeur, Missouri On The 2nd Day Of April, 2013, For The Election Of One Council Member From The First Ward For A Full Two-Year Term, One Council Member From The Second Ward For A Full Two-Year Term, One Council Member From The Third Ward For A Full Two-Year Term, And One Council Member From The Fourth Ward For A Full Two-Year Term, For The Conduct Of Said Election By The Board Of Election Commissioners Of St. Louis County, Missouri, And For Other Matters Relating And Pertaining To Such Election. Final Reading and Passage**

City Clerk read Bill No. 5400 for the final time.

Council Member Nealey moved, seconded by Council Member D'Alfonso to approve Bill No. 5400, 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 Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5400 becomes Ordinance No. 5284.

City Clerk announced the candidate packets will be available for pickup in the City Clerk's office on Wednesday, November 28th.

NEW BUSINESS

- 3. Bill No. 5401 - An Ordinance Establishing The Time For Use Of Escrowed Funds For Construction Of A Bus Shelter In Connection With The CVS Pharmacy Conditional Use Permit And Site Development Plan Approved By Ordinance No. 5105. First Reading**

City Clerk read Bill No. 5401 for the first time.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, November 26, 2012
7:30 PM

Paul Langdon stated that in 2009 the CVS ordinance was approved allowing a drive-thru which had a site coverage bonus that was granted for several reasons. One of which was provision of funds for contracting of an artist designed and constructed bus shelter on the Olive frontage. At the time there was concern that the escrow for the bus shelter would not be used for that purpose so there was a time frame placed on the bus shelter to motivate some action. Staff began to move on the project and found out there was a utility easement on the property that was in the way of the shelter. Also, when the transit agency reviewed the proposed shelter they requested the head room be increased which made the scale go up and go beyond the easement that was originally created. Staff sent all of the information to the property owner in Phoenix, and while the property owner wasn't objecting to the project or the easement, staff had to wait months to get the easement issue corrected. By the time that was corrected, the artist team that was going to construct the bus shelter was no longer a team and the one member that was going to do the project would not respond to the city, for whatever reason. With all the issues, the three year time frame is near an end and staff is concerned that there will not be enough time. Staff has reached out to the runner-up artist and they are working on a new design which will have to go back through the Arts Commission, Planning and Zoning and review of Council before beginning construction. This ordinance will extend the time frame to complete the project and would expire December 31, 2015.

Council Member Saunders asked what would be the time frame for the runner-up artist to get a new design back to staff for review.

Paul Langdon stated early in 2013.

4. Bill No. 5402 - An Ordinance Authorizing The Execution Of An Agreement Between The City Of Creve Coeur And The City Of University City Authorizing Reciprocal Resident Rates For The Creve Coeur And University City Golf Courses. First Reading

City Clerk read Bill No. 5402 for the first time.

Mark Perkins stated this reciprocal agreement has been in place for about a year on a trial basis and staff has been pleased with it and we have seen more golfers from U. City than from Ballwin. This will formalize the trial agreement and either party can terminate at any time.

Robert Kent resident of 13084 Fern Trail Lane stated in accordance with his recent e-mail covering items 4, 5 and 10 on the agenda he strongly encourages Council to approve all three.

5. Bill No. 5403 - An Ordinance Amending Sections 240.020, 240.030 And 240.040 Of The Creve Coeur Code Of Ordinances Pertaining To Miscellaneous Recreational Fees. First Reading

City Clerk read Bill No. 5403 for the first time.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, November 26, 2012
7:30 PM

Mark Perkins stated our Director of Recreation, Kirsten Barnes, has put together a proposed updated fee schedule. This was put together after research and comparison with other cities and similar facilities in the area. There are a number of fee increases and would be happy to review.

Council Member Saunders stated one of the new fee items is a stage and asked if it is a portable stage the city has purchased.

Mark Perkins stated this is a low rise stage in the multipurpose room and not a new purchase. It requires some set up time.

APPOINTMENTS

6. Appointments to the Horticulture, Environment and Beautification Committee, Building Code Board of Appeals, Employee Pension Fund Board and Parks and Recreation Committee.

Council Member Saunders moved, seconded by Council Member Kreuter, to approve the following recommendations for appointment from the Nominating Committee:

BUILDING CODE BOARD OF APPEALS

Appoint (for a 3 yr term ending June 30, 2015):

William Huss

PARKS AND RECREATION

Appoint (each for a 3 yr term ending June 30, 2015):

Ted Ruzika

David McCoy

EMPLOYEE PENSION

Appoint (for a 1 yr term to expire August 30, 2013):

Michael Neal

HORTICULTURE, ENVIRONMENT AND BEAUTIFICATION COMMITTEE

Appoint (for a 1 yr term to expire June 30, 2013):

Mahamid Khan

Appoint (for a 2 yr term to expire June 30, 2014)

James Graham

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

Council Member Hoffman – Aye

Council Member Saunders – Aye

Council Member Nealey – Aye



CITY OF CREVE COEUR – MINUTES
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Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye

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

7. Citizen of the Year 2012

Council Member Saunders moved, seconded by Council Member Nealey, to accept the recommendation of candidates 1 and 2 from the Nominating Committee for Citizen of the Year, 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 D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

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

BUSINESS FROM THE MAYOR and CITY COUNCIL

8. Community Foundation

Council Member D'Alfonso stated she requested that this be placed on the agenda as Council received an e-mail about it and she would like to hear from staff.

Mark Perkins stated Clayton has formed what is called the Clayton Century Foundation and that is the most similar type of foundation that has been discussed. From time to time there has been some discussion about setting something like this up. This has come up in the context of the Arts Commission as they are interested in seeing a non-profit foundation set for the purpose of accepting donations. Of course there is already the Tappmeyer Foundation and certainly doing something like this would be a way to bring together a single foundation. The Clayton Foundation allows donors to contribute to several different areas in the community and the foundation is a community organization and not a city organization. If there is a desire to set something like this up then staff will need to work with the City Attorney on how to accomplish it and learn the rules.

Council Member Hoffman asked if this would include the funding for the Police Department and contributions to their welfare fund.

Mark Perkins stated he wouldn't see why that couldn't fall under a certain category if this was set up.



CITY OF CREVE COEUR – MINUTES
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Council Member Hoffman asked if a contribution was made in memory of someone it could be made to a specific request and it could be a tax deductible situation.

Mark Perkins stated yes.

Carl Lumley states for clarification, people can already make tax deductible donations to the city as a tax exempt organization. The thought process is to have something separate from the city, so the intended use can be more limited.

Council Member Saunders asked if the Clayton Foundation has subcategories.

Mark Perkins stated yes.

Council Member Saunders stated this is something that the Arts Commission has been discussing for quite some time.

Mark Perkins stated since we already have the Tappmeyer Foundation it might make sense to roll that within a single foundation as well and history could be one of the categories as well.

Judy Pass resident of 11527 Sanders Drive stated she was on the Public Arts Task Force which created the Arts Master Plan and recommended the city establishing a 501 C3 not for profit corporation to support the arts. Ms. Pass stated she is currently on the Arts Commission and they have been working on a 501 C3 and they feel it is important to have that type of mechanism. Ms. Pass stated she feels it would make more sense for the city to create an umbrella organization that would fund not only public art but the parks department, historic preservation and perhaps the green power initiatives.

David Caldwell resident of 257 Brooktrail Court stated when the property tax was reduced there appeared to be a resident that felt they weren't contributing enough to the city with that tax reduction, so having a foundation would give folks an opportunity to give that tax money they were saving. Some of these projects over time would reduce the amount of requests the city will have on its own budget for these types of things. It should be relatively narrow. scope Mr. Caldwell stated he supports the Police Department but thinks the emphasis should be more like Clayton with historic, arts and parks. Currently there is no information on the city's website that directs people how to make a contribution to the Tappmeyer Foundation and that is something we can do right away. Mr. Caldwell stated he would hate to see this idea break up into groups that are not going to spearhead this idea but would rather see a group take this and make it come to fruition.

9. Historic Preservation Ordinance

Council Member Nealey stated she asked that this item be placed on the agenda because she would like for the Council to consider the possibility of putting in place a historic preservation ordinance. Creve Coeur is a community of interest and support of the arts and culture. We have a historic preservation committee but we do not have in fact a historic preservation



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
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7:30 PM

ordinance. Council Member Nealey stated she realized this in discussions with residents from Ladue Estates subdivision which was recognized and given a place on the National Historic Register. In speaking to them, the city has no tools to help support any private property owner to preserve the nature and character of these historic buildings.

LeAnn Baker resident of 32 Ladue Estates Drive stated she and the other Trustees from Ladue Estates met with Council Member Nealey and discussed the need for a historic preservation ordinance that helps protect the character and integrity of properties in Ladue Estates only at this time but are open to suggestions. Ladue Estates is Creve Coeur's only federally recognized historic district but recognition does not equal preservation.

John Headrick resident of 1 West Ladue Estates Drive stated he has been a resident of Creve Coeur for about two years and is currently serving on the City's Historic Preservation Committee. Mr. Headrick stated one of the things that attracted him and his family to Creve Coeur was the abundance of ranch style homes and Ladue Estates in particular by the integrity of the neighborhood and the desire of the residents and indentures to maintain that integrity. These mid century structures are important architecturally but they also reflect the rich heritage of the City and are worth preserving.

Council Member D'Alfonso asked if this was just for Ladue Estates and asked if they have envisioned how this will affect other subdivision indentures.

Council Member Nealey stated they have not put together a model ordinance yet but are looking for approval from Council to develop and send a model ordinance to the Historic Preservation committee for review and comments.

Council Member D'Alfonso asked how many properties are like this in the City.

Council Member Nealey stated she doesn't know a number but there is at least one other subdivision that could potentially be in a category that we would want to cover. The Trustees of Sunswept are currently considering applying for National Historic Register status. If anyone wants to know more information it is very easy to Google search for mid-century modern historic preservation.

Mayor Glantz asked what they would like to see as the next step.

Council Member Nealey stated she would like to see approval of some sort to draft a proposed ordinance to send to the Historic Preservation Committee for their consideration on how to answer some of these questions.

Council Member Kreuter stated he is the Council liaison and feels that the staff liaison could get the topic on the next Historic Preservation Committee agenda.

BUSINESS FROM CITY ADMINISTRATOR



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10. Parks & Recreation Sponsorship Program

Kirsten Barnes stated currently, Parks & Recreation can accept donations for events and activities under Section 130.070(C) of the City Charter which governs donations. However, the proposed program creates a Sponsorship Program wherein potential sponsors have the opportunity to provide monetary or in-kind sponsorships in exchange for the opportunity to connect their business with participants in Parks & Recreation events and activities through a variety of brand-building avenues. By packaging a variety of sponsorship opportunities together, businesses can choose how to best distribute their marketing dollars and effectively grow their business. Additionally, the guidelines create a clear and comprehensive plan that requires accountability by City staff while enhancing resident experience at events and ultimately growing local businesses.

Council Member Saunders stated he thinks this is a great idea and asked whether the City restrict on sponsorships or not.

Carl Lumley stated it would be more for situations similar to not having a liquor store sponsor a six year old event. The clause in the program is not intended to block individuals or groups on their political affiliation or if they have a political agenda or how they tie to an overall event. If an event is more for adults then it wouldn't be very limiting on the sponsorship. The possibility is there for us to have to deal with some situations. The language is about as tight as it can be without violating first amendment and at some point you just hope for the best.

David Caldwell resident of 257 Brooktrail Court stated he thinks it is great for organizations or businesses to choose Creve Coeur facilities as the venue for their events and to that extent the city can derive a financial benefit from coordinating and advertising events. Mr. Caldwell stated he does not feel that the city should ever put commercial names on city property just to increase revenue.

11. Olive Warson Life Sciences Corridor

Mark Perkins stated this has been a regional collaboration effort between the city and St. Louis County Economic Development Council, BRDG Park as well as Monsanto to work on marketing the Olive/Warson/Lindbergh area for future growth of life sciences. They have really completed the first phase of this initial effort. About thirty-plus stake holders were interviewed to try and hone in on the marketing needs and issues of this particular area as well as the experts of the industry around town including Monsanto. The group plans to move to the next phase and the proposal that was in the packet was to hire a PR firm to build on the initial research that was completed and develop an identity and specific marketing plan for this region. They will come up with some specific branding information, website, etc. The plan is for the expense to be divided up between the five entities. The cost is about \$4,000 for each entity.

Council Member Nealey stated she is in full support of continuing this endeavor.

12. Physical Abilities Assessment for Police

Chief Eidman stated currently, it is the policy of the Creve Coeur Police department that all Officers shall participate in all Department Assessments of Physical Abilities to Perform the Essential Job Functions and other physical fitness awareness activities. Officers must be able to



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satisfactorily complete the Department “Assessment of Physical Abilities to Perform the Essential Job Functions”. The Assessment is intended to evaluate the Officer’s ability to perform the physical essential job functions required of a Police Officer with the Department. Officers that are unable to satisfactorily complete the Assessment can request to be referred to a Department-approved physician to obtain a suggested program which may assist them in satisfactorily completing the Assessment. The employee may seek additional advice outside the department at his/her own expense. Generally, any Officer unable to satisfactorily complete the Assessment when he/she is scheduled in September or October shall participate in a makeup assessment scheduled in April or May. Officers unable to satisfactorily complete the Assessment during three consecutively scheduled testing periods shall be subject to termination from employment with the Department. The St. Louis Area Police Chief’s Association has contracted with a company for validation of the fitness assessment. The company, Stanard and Associates, will assess the physical ability of law enforcement officers and candidates by determining whether they can perform the essential physical functions of the job. This company possesses the expertise necessary in the design and validation of job-related, essential functions-based physical ability tests for law enforcement agencies, and they have agreed to assisting the participating agencies of SLAPCA in devising and administering such an assessment program. This process would provide validation for the physical assessment and has been upheld in several court cases. The expense required from the City would be approximately \$3,250.00.

Lynn Berry resident of 626 Graeser Road stated this is a great price for this program.

13. Stop Sign/Street Name Sign Replacement Program

Jim Heines stated after an inventory of the city’s street signs was taken back in 1990, city staff embarked on a city wide replacement program to relocate and install signs per the Manual Uniform Traffic Control Devices (MUTCD). Most recently the MUTCD regulations have changed regarding post construction, size, color, and reflectivity of signs. The new code requires an improved reflectivity coating to be used on signs so they appear even brighter when headlights shine on them. In addition, the size of the letters on the street name signs has increased from four to six inches on roads where the speed limit is 30 MPH and above. The city’s existing stop signs are currently mounted to a wooden 4x4 post painted black. In most applications, the street name signs are mounted to the top of the wooded posts. Most of the existing wooden posts are in need of straightening, scraping old paint and repainting as well as replacing the signs to meet the current MUTCD code. City staff is promoting the use of a metal breakaway sign post which is by far more attractive than the wooden 4x4 posts. The total cost of the poles, signs and brackets will remain similar for both applications however there is a cost difference of about \$40 per pole to upgrade to the decorative style breakaway pole. City staff plans to begin a city-wide sign replacement program to meet the current regulations. Due to the number of locations where Stop signs and/or Street Name signs need to be replaced (220) we recommend phasing this over the next five years. The total cost of the five year program including \$8,800 for the decorative bases is approximately \$50,000 As Phase 1 of this project we plan to focus on replacing the Stop signs on Olive Blvd. and Ladue Rd. east of I-270 and all of N. New Ballas Rd. Our purpose for choosing these streets is to get the street name signs replaced with signs that have larger letters and are easier to read. These three streets have higher speed limits and higher traffic volumes than any other streets in Creve Coeur. In future years, we will continue to replace signs on our collector and arterial streets before moving into subdivisions. A phased approach will help with budgeting and staffing requirements to complete the program. The city



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has budgeted \$10,000 in the FY2013 budget for Phase 1 of the Sign Replacement Program. Staff plans to request funding each year for this program until all of the Stop signs are replaced on public streets.

14. Sales Tax Sharing in St. Louis County

Mark Perkins stated he and the Mayor received a letter from the Mayor of Fenton, Dennis Hancock, proposing that cities join Fenton in hiring lobbyists for the purpose of changing state law relative to the St. Louis County sales tax sharing formula that is currently in place. Within the St. Louis County Municipal League there has been a bit of discord over the past few years and the League divided the cities up into a couple of groups: The A cities which are point of sale cities and the B cities which are the pool cities. Many cities feel it is inherently unfair how A cities continue to support B cities and this formula of sharing is erroneous, not to mention St. Louis County is the primary beneficiary of the current sharing plan and has been for many years. The County actually takes out about \$11 million out of the pool and contributes about \$30 million and takes out in excess of \$40 million so it is a net loss with the County being in the pool. The cities that adopt the local options sales tax, which Creve Coeur did in 2010, have to share the proceeds with cities that have not passed that tax.. So cities that didn't adopt the tax they are sharing part of our revenue. All of this sparked proposed legislation last year by a couple of cities but then there was also a list of recommendations that the A list cities came up with. The highlights include continuing the sales tax sharing but capping it at a reasonable level, ending sales tax sharing with St. Louis County, allowing that any city that adopted their own local option sales tax would be able to keep all of it and there are other points. The B cities view this issue completely differently than the A cities but one of their perspectives is that the County should be capped on what the County is allowed to pull out of the pool. Because there is no agreement or unified movement on this issue, it has been difficult to get the Legislature interested.

Mayor Glantz stated he and the City Administrator both felt that it was important that the city get in front of this issue and bring it before the City Council for discussion and direction.

Council Member Wang stated about two years ago this had some leverage and he is in support of helping out on this issue.

Council Member Saunders asked whether the city should lobby for our own interest and would every city know which direction the lobbyist would take.

Mark Perkins stated that would be a question that would have to be answered if we moved forward.

Carl Lumley stated we would need to know how will information and directions get to the lobbyists and need more information on what the lobbyist contract will say.



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Mark Perkins stated there will be winners and losers in this game and the losers may be forced with a tax increase.

Robert Kent resident of 13084 Fern Trails Lane stated if you read the history of this issue it has been political maneuvering all along. There are 92 communities in this area and the reason some of them are still in business is because they are receiving sales tax from the working people. They will end up merging, consolidating or going back to the County and the whole County will be a more efficient operation if this thing is ended once and for all.

Council Member Hoffman stated the efficiency of the entire area could potentially depend on a maneuver like this. It is astounding how many municipalities there are but this will be a very difficult battle for all.

Council Member Nealey moved, seconded by Council Member Hoffman to adjourn at 9:16 p.m., with the vote upon such motion being as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Wang – Aye
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.

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor

RESOLUTION NO. 1032

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, AND THE
CREVE COEUR POLICE DEPARTMENT TO PARTICIPATE IN THE MISSOURI
HIGHWAY SAFETY PROGRAM, OCCUPANT SAFETY GRANT**

WHEREAS, the police department and the City have passed an ordinance for primary seatbelt enforcement; and

WHEREAS, the Creve Coeur Police department has been awarded a Twenty Thousand Dollar Occupant Protection Grant; and

WHEREAS, the purpose of this grant will be to purchase equipment and an enclosed trailer to house equipment for the purpose of conducting sobriety checkpoints; and

WHEREAS, the remaining funds after purchasing the trailer and equipment will be used to fund Occupant Protection Enforcement; and

WHEREAS, the City Council agrees to make a dedicated attempt to continue support for this traffic safety effort; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF CREVE COEUR THAT:**

Section 1: The City Administrator and specifically the Creve Coeur Police department is hereby authorized to enter into an agreement with Missouri Highway Safety.

Section 2: Be it further resolved that this Resolution shall become effective upon adoption by the City Council.

Adopted this 10th day of December 2012.

Barry Glantz
Mayor

Attest:

Deborah Ryan, MPCC
City Clerk



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: December 3, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: MoDot Blueprint for Safer Roads Grant Award

The City of Creve Coeur has been awarded a **Twenty Thousand Dollar Occupant Protection** grant from the Missouri Highway and Transportation Commission to support seatbelt enforcement overtime as well as funding the purchase of a new DWI trailer and related equipment needed to conduct Sobriety Checkpoints.

The Police department was awarded a trailer containing the equipment necessary to conduct sobriety checkpoints several years ago. Due to MoDot regulations and some changes in conducting Sobriety Checkpoints, the need for additional equipment has maximized the use of our existing trailer.

The purchase of a 16 foot tandem axle trailer would be made by the Police department, through MoDot, along with the necessary equipment. The early estimated expenses for the purchase of the trailer and equipment is to be about \$12,000.00. That would leave approximately \$8,000 to be used for occupant enforcement. The existing trailer and equipment will be relinquished back to the St. Louis Regional Traffic Safety Council for reassignment.

Upon completion of the purchase, MoDot would reimburse the City for the purchase of the trailer. The trailer and the equipment will become the property of the Police department once the purchase is completed.

CCO Form: HS2
Approved: 01/05 (BDG)
Revised: 08/10 (MWH)
Modified:

Award name/number: BPCSL04Z
Award year: SFY 2013

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
BLUEPRINT FOR SAFER ROADWAYS PROGRAM AGREEMENT**

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the

City of Creve Coeur, a municipal corporation in the State of Missouri (hereinafter, "City"); OR

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) **PURPOSE:** The Commission has authorized State Road Funds to be used to support regional Blueprint for Roadway Safety activities. The purpose of this Agreement is to grant the use of such State Road Funds to the City.

(2) **ACTIVITY:** The State Road Funds, which are the subject of this Agreement, will support the following activity to further Missouri's Blueprint for Roadway Safety: To support Seatbelt Enforcement overtime and the expenses for a Department DWI trailer, during SFY 2013 ending June 30, 2013.

(3) **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, 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.

(4) 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.

(5) COMMISSION REPRESENTATIVE: This 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.

(6) NONDISCRIMINATION CLAUSE: The City shall also comply with all state and federal statutes applicable to the City relating to nondiscrimination, including, but not limited to, Chapter 213, RSMo; Title VI and Title VII of the Civil Rights Act of 1964 as amended (42 U.S.C. Sections 2000d and 2000e, *et seq.*); and with any provision of the "Americans with Disabilities Act" (42 U.S.C. Section 12101, *et seq.*).

(7) ASSIGNMENT: The City shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(8) 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.

(9) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations by providing the City with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City.

(10) 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 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.

(11) REIMBURSEMENT: With regard to work under this Agreement, the City agrees that funds to implement Blueprint activities shall only be available for reimbursement of eligible costs which have been incurred by City. The City shall supply to the Commission copies of all bid information; purchase orders; invoices; and name, date, hours worked, and rate of pay (on Program Agreements that include salaries). Any costs incurred by City prior to authorization and notification to proceed from the Commission are **not** reimbursable costs. The Commission shall not be responsible for any costs associated with the activity herein unless specifically identified in this Agreement or subsequent written amendments. The Commission shall not provide more than Twenty Thousand dollars (\$ 20,000) for this Blueprint safety project.

(12) USE OF FUNDS: Any employee of City whose salary or wages are paid in whole or in part with federal funds is prohibited from participating in certain partisan political activities, including, but not limited to, being a candidate for elective office pursuant to Title 5 United States Code (hereinafter, "U.S.C."), Sections 1501-1508. If an employee of City participates in activities prohibited by the Hatch Act, City shall no longer pay that employee's salary or wages with federal funds unless the requirements of 5 U.S.C. Sections 1501-1508 are not applicable to that employee pursuant to 5 U.S.C. Section 1502(c).

(13) INSPECTION OF IMPROVEMENTS AND RECORDS: The City shall assure that representatives of the Commission shall have the privilege of inspecting and reviewing the work being performed per this Agreement. The City shall also maintain all financial documents, reports, papers and other evidence pertaining to costs incurred in connection with this Program Agreement, and make such materials readily available for review at reasonable times and at no charge during this Agreement period and for three (3) years from the date of final payment under this Agreement, for inspection by the Commission or any authorized representatives of the State of Missouri; copies shall be furnished, upon request, to authorized representatives of the Commission or State.

(14) 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.

(15) FINAL AUDIT: The Commission may, in its sole discretion, perform a final audit of project costs. The City shall refund any overpayments as determined by the final audit.

(16) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Commission and the City.

(17) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this ____ day of _____, 20____.

Executed by the Commission this ____ day of _____, 20____.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY
CREVE COEUR POLICE DEPT

By _____

Title: District Engineer

Title _____

By _____

Title _____

By _____

Title _____

ATTEST:

By _____

Title _____

Approved as to Form:

Title _____

Ordinance No _____

*Note: If agency is a County with a county commission form of government, 3 signatures are required.

RESOLUTION NO. 1033

APPROVAL OF PARKS SPONSORSHIP PROGRAM

WHEREAS, Section 130.070(C) of the Municipal Code allows City officials to solicit businesses to make donations to support City events and activities when approved by the City Administrator for solicitations under \$1,000 and when approved by the City Council for solicitations of \$1,000 or more; and

WHEREAS, the City currently lacks comprehensive and specific guidelines for soliciting business donations and sponsorships for City parks activities and events; and

WHEREAS, it is anticipated that establishing guidelines for parks sponsorship opportunities will provide greater consistency, transparency, and accountability for such solicitations and will provide local businesses with opportunities to grow their businesses and will provide funding to enhance City parks and recreation activities and events.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

1. The attached Parks Sponsorship Program (Exhibit A) is hereby adopted as an official program for the City of Creve Coeur.
2. Nothing in this resolution shall be interpreted to conflict with or amend any part of the City's donations and solicitations policies as stated in Section 130.070(C) of the Creve Coeur Municipal Code.
3. This Resolution shall take effect from and after its adoption and execution.

Adopted this 10th day of December, 2012.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, MPCC, City Clerk



Creve Coeur Parks & Recreation
Dielmann Recreation Complex
11400 Olde Cabin Road
Creve Coeur, MO 63141
Tel 314-872-2570
Fax 314-872-2580
www.creve-coeur.org

PARKS SPONSOR PROGRAM

COMMUNITY INVOLVEMENT OPPORTUNITIES

CREVE COEUR, MISSOURI

THE HEART OF COMMUNITY & COMMERCE

City of Creve Coeur Parks & Recreation

CREVE COEUR PARKS & RECREATION MISSION

Better health, community connections and fun are just a few examples of how Creve Coeur residents benefit from Parks & Recreation services. Our mission is to deliver a variety of recreation programs and services that encourage health, fitness, relaxation and citizen involvement while promoting a strong sense of community for residents of Creve Coeur.

SERVING 18,000 CREVE COEUR RESIDENTS THROUGH QUALITY PROGRAMS & EVENTS

Each year, fees and taxes fund operational expenses required to make programs, parks & facilities succeed. Additional support from our business community will allow our offerings to be even better. By partnering with Creve Coeur Parks and Recreation, you will help provide additional events to the community, enhance current programs, fuel an active and healthy community, and enrich the lives of our residents.

WITH PARKS AND RECREATION, THE BENEFITS ARE ENDLESS

Your partnership with Creve Coeur Parks & Recreation will enhance the lives of our residents and their guests, and demonstrate positive corporate citizenships, and increasing your visibility in the community.

ACT TODAY TO STRENGTHEN TOMORROW

Take advantage of our first partnership opportunities to get fresh exposure to your customers while building a stronger, healthier more active community. Contact me today to secure your partnership.

Kirsten Barnes
Director of Parks and Recreation
314-872-2570
kbarnes@ci.creve-coeur.mo.us

CREVE COEUR PARKS & RECREATION

SPONSOR PROGRAM GUIDELINES

The following community activities and events are available for sponsorship:

HEART TO HEART 5K/10K RUN

The biggest event of the year, this event plays host to approximately 300 runners and walkers and is a fundamental part of program development for Creve Coeur Parks & Recreation.

Service Sponsor – 6-8 Event Volunteers: Schools & service organizations are invited to take part through our Service Sponsor. Organization name included on signage at event and on event t-shirts, and recognition during event announcements.

Contributing Sponsor - \$300: Organization name included on printed promotional material and signage at event and on event t-shirts, and recognition during event announcements.

Assisting Sponsor - \$500: All Contributing Sponsor benefits PLUS company logo on printed materials & t-shirts and display of banner (up to 4' x 6') provided by company at event and promotional material or coupons in race packets.

Uplifting Sponsor - \$750: All Assisting Sponsor benefits PLUS VIP tent and table at event and logo on race packets.

Helping Hand Sponsor - \$1,500: All Uplifting sponsor benefits PLUS logo on staff & volunteer t-shirts and logo used on website.

Heart to Heart Sponsor - \$3,000: All Helping Hand Sponsor benefits (logo on front of t-shirt with event logo) PLUS logo on all promotional material, logo and link on website and recognition as Heart to Heart Sponsor on webpage.

HOLIDAYS ON ICE – FREE COMMUNITY SKATING SESSIONS

Held each year over the winter school break, these three (3) free community ice skating sessions are a great chance for area residents to enjoy safe, family-oriented fun. Sponsorship of this event includes all three (3) sessions.

Hot Chocolate Sponsor - \$150: Company name on signage and recognition at event.

Peppermint Sponsor - \$300: All Hot Chocolate Sponsor benefits PLUS company logo on printed promotional material and display of banner (up to 4' x 6') provided by your company at the event.

Sugarplum Sponsor - \$500: All Peppermint Sponsor benefits PLUS recognition on website and promotional table staffed by your company at the event.

Snow Sponsor - \$1800: Purchase the sole sponsorship of the Holidays on Ice events through this sponsorship opportunity.

CREVE COEUR PARKS & RECREATION

SPONSORSHIP OPPORTUNITIES

FLICKS ON THE FAIRWAY & MOVIES IN THE PARK (SUMMER)

Family-oriented movies are shown throughout the summer at dusk and appeal to both Creve Coeur residents and our neighbors as well. Sponsorship below is for one (1) movie.

Popcorn Sponsor - \$75: Company name on signage at event.

Box Office Sponsor - \$100: Company logo on signage at event.

Indie Sponsor - \$250: Company logo on printed promotional material and display of banner (up to 4' x 6') provided by your company at the event.

Blockbuster Sponsor - \$500: All Indie Sponsor benefits PLUS recognition on Creve Coeur Parks & Recreation website, and recognition before and after the movie and promotional table staffed by your company at the event.

Oscar Sponsor - \$800: All Blockbuster Sponsor benefits PLUS your company will be the sole sponsor of your movie and receive a VIP viewing area!

SUMMER CONCERT SERIES

New in 2013, two concerts in Creve Coeur parks will delight families and offer an alternative evening out. Sponsorship below is for one (1) concert.

Top-20 Sponsor - \$100: Company name on signage at event and recognition at event.

Chart-Topper Sponsor - \$250: All Top-20 Sponsor benefits PLUS company logo on printed promotional material and display of banner (up to 4' x 6') provided by your company at the event.

Gold Sponsor - \$500: All Chart-Topper Sponsor benefits PLUS recognition on website and promotional table staffed by your company at the event.

Platinum Sponsor - \$1500: All Gold Sponsor benefits PLUS VIP tent with drinks and light snacks at event, logo on staff event t-shirts, and links to your website on event webpage.

PASSPORT TO PLAY PLAYGROUND PROGRAM

Three annual events are designed to get kids from Kindergarten to Seventh Grade active in Creve Coeur Parks. Traditional activities get kids up and moving in a safe environment just like when you were a kid!

Presenting Sponsor - \$500: This sponsorship is the sole sponsor for one (1) of the three events and includes logo recognition on promotional materials, logo on staff t-shirts and recognition at event.

CREVE COEUR PARKS & RECREATION

SPONSORSHIP OPPORTUNITIES

ARBOR DAY EVENTS

Recognizing the importance of our environment, Creve Coeur is proud to sponsor an annual event to celebrate Arbor Day with activities for the entire family.

Children's Activity Sponsor - \$100: Promotional table on day of event, recognition on promotional materials and at event.

Entertainment Sponsor - \$300: Includes Children's Activity Sponsor benefits PLUS display of banner (up to 4' x 6') provided by company at event.

Presenting Sponsor - \$500: Includes Entertainment Sponsor benefits PLUS logo and webpage link used on website.

SPRING STARGAZER EVENT

New in 2013, this family event will play host to the St. Louis Astronomical Society and offer residents an opportunity to see some of the most beautiful celestial sights in the sky.

Stargazer Sponsor - \$150: This sponsorship is the sole sponsor and includes logo recognition on promotional materials and banner (up to 4' x 6') provided by your company placed at event.

MASTERS MAYHEM GOLF TOURNAMENT

Join the Masters fun as we create mayhem throughout the course with extended fairways and challenging greens! Participants play our 9-hole course in two-man scramble format followed by box lunch and awards!

Hole Sponsor - \$60: Hole sponsorship sign at designated tee box.

Leader Board Sponsor - \$125: Includes one (1) player fee, sign at designated hole, give-away items in player packages, and mention on in-cart signage.

Fairway Sponsor - \$200: Includes all Leader Board Sponsor benefits PLUS one (1) additional player fee (total of two), recognition at dinner & awards ceremony and display of banner (up to 4' x 6') provided by company.

Green Jacket Sponsor - \$400: Includes all Fairway Sponsor benefits PLUS two (2) additional player fees (total of four), logo on in-cart signage and name listed on all printed promotional material.

Beverage Cart Sponsor \$600: Includes all Green Jacket Sponsor benefits PLUS signage on beverage cart with your company's representative riding on cart to meet and greet players.

Augusta Sponsor - \$900: Includes all Chardonnay Sponsor benefits PLUS your logo embroidered on left sleeve of polo,, company logo on all promotional material, promotional table at event, and logo on Creve Coeur Golf Course website as Vintage Sponsor.

CREVE COEUR PARKS & RECREATION

SPONSORSHIP OPPORTUNITIES

CREVE COEUR DAYS GOLF TOURNAMENT

Held every year in May, this four person scramble includes awards going to the winners in two different flights. An 18-hole event with closest-to-pin, long drive, and other contests! After the event, join us for dinner, awards, and prizes.

Hole Sponsor - \$80: Hole sponsorship sign at designated tee box.

Par Sponsor - \$150: Includes one (1) player fee, sign at designated hole, give-away items in player packages, and mention on in-cart signage.

Birdie Sponsor - \$250: Includes all Par Sponsor benefits PLUS one (1) additional player fee (total of two), recognition at dinner & awards ceremony and display of banner (up to 4' x 6') provided by company.

Eagle Sponsor - \$500: Includes all Birdie Sponsor benefits PLUS two (2) additional player fees (total of four), your logo on a golfer gift package, logo on in-cart signage and name listed on all printed promotional material.

Beverage Cart Sponsor \$700: Includes all Birdie Sponsor benefits PLUS signage on beverage cart with your company's representative riding on cart to meet and greet players.

Ace Sponsor - \$1,200: Includes all Eagle Sponsor benefits PLUS company logo on all promotional material, promotional table at event, and logo on Creve Coeur Golf Course website as Ace Sponsor.

CHILI BOWL GOLF TOURNAMENT

This end-of-year, four-person scramble is a bowl of laughs! A mid-November event Shotgun start, 18-holes, beverages and chili dinner make a great end to the traditional golf season.

Hole Sponsor - \$60: Hole sponsorship sign at designated tee box.

Green Chili Sponsor - \$125: Includes one (1) player fee, sign at designated hole, give-away items in player packages, and mention on in-cart signage.

Jalapeno Sponsor - \$175: Includes Green Chili Sponsor benefits PLUS logo on one (1) player cart.

Serrano Sponsor - \$250: Includes all Jalapeno Sponsor benefits PLUS one (1) additional player fee (total of two), recognition at dinner & awards ceremony and display of banner (up to 4' x 6') provided by company.

Cayenne Sponsor - \$450: Includes all Serrano Sponsor benefits PLUS two (2) additional player fees (total of four), your logo on tees/balls in players package, logo on in-cart signage and name listed on all printed promotional material.

Beverage Cart Sponsor \$600: Includes all Serrano Sponsor benefits PLUS signage on beverage cart with your company's representative riding on cart to meet and greet players.

CREVE COEUR PARKS & RECREATION SPONSORSHIP OPPORTUNITIES

Habanero Sponsor - \$750: Includes all Serrano Sponsor benefits PLUS company logo on all promotional material, promotional table at event, and logo on Creve Coeur Golf Course website as Habanero Sponsor and company logo on event t-shirt.

BROKEN HEART HUNT

A great way to introduce our residents and neighbors to all that Creve Coeur Parks and Recreation has to offer, this city-wide scavenger hunt ends with \$1000 in gift certificates to local businesses being awarded.

Only 10 Sponsorships Available – No Cash Cost! Each sponsor must provide two (2) \$50 gift certificates for the winning prize package. Each sponsor will receive logo recognition in promotional materials and on website, daily clues to display at your location & recognition in post-event press releases.

CREVE COEUR PARKS & RECREATION

SPONSOR PROGRAM GUIDELINES

Parks Sponsor Program Guidelines

Creve Coeur Parks & Recreation (CCPR) has designed a sponsor program that will enhance our ability to deliver parks and recreation services by seeking partners whose products and businesses are consistent with and appropriate to CCPR mission and lines of business.

These guidelines are designed for businesses entering into sponsor agreements. Sponsorships are not to be confused with corporate donations or gifts for which there is no recognition or compensation. These guidelines are not applicable to gifts, grants or unsolicited donations in which no benefits are granted to the corporation and where no business relationship exists. These guidelines are designed to provide a benefit to everyone in our community without diminishing the public image of CCPR facilities and programs.

In addition to supplementing City Ordinance Section 130.070, the purposes of this guideline is to:

- (1) Clearly state that these partnerships do not constitute a public forum for communication and debate. The rights granted by the partnerships are established and retained at CCPR discretion. CCPR reserves the right to amend these policies and standards at any time. Any revisions or amendments to this policy will be in writing and supplied to all advertising contractors;
- (2) To outline the guidelines and procedures for entering into partnership agreements consistent with CCPR's mission;
- (3) To recognize that partnerships provide an effective means of generating new revenues and alternative resources to support CCPR facilities and programs.

DEFINITIONS

- A. "City" means City of Creve Coeur, a political subdivision of the State of Missouri.
- B. "Director" is the Director of the Creve Coeur Parks and Recreation Department, or his or her designee.
- C. "Partnership Packages" Partnership packages have been created for purposes of providing guidance and direction for potential sponsors and the City. It is understood and expected that minor adjustments may be made as necessary to meet City's and Sponsor's specific needs subject to conformity with restrictions, standards and guidelines set forth in this policy.

POLICY

CREVE COEUR PARKS & RECREATION

SPONSOR PROGRAM GUIDELINES

- A. **Intent.** It is the intent of CCPR to encourage sponsorships that foster a family friendly image/environment. It is the policy of CCPR that sponsorship agreements will exist in accordance with guidelines, criteria and procedures set forth in this policy.
- B. **Sponsorship Restrictions, Standards and Guidelines.** Sponsorships are accepted on a first-come, first-served basis. In addition to the terms and conditions set forth in each Sponsorship Package, the following restrictions, standards and guidelines shall apply:
 - a. **Prohibited Industries and Products.** In general, the following industries and products are not eligible for sponsorships with CCPR: Police-regulated businesses; companies whose business is substantially derived from the sale of alcohol, tobacco, firearms or pornography; adult night club sponsors; political organizations;
 - b. **Message Content.** Sponsorships on City property are maintained as a nonpublic forum. The City intends to preserve its rights and discretion to exercise full editorial control over the placement, content, appearance, and wording of sponsorship affiliations and messages. The City may make distinctions on the appropriateness of sponsors on the basis of subject matter of a potential sponsorship recognition message. The City will not deny sponsorship opportunities on the basis of the potential sponsor's viewpoint. Advertisers and advertising agencies are liable for all contents of advertisements including copy, representation and illustrations.
- C. **Sponsorship Criteria.** At a minimum, City Ordinance Section 130.070, Subsection(C)(3) and the following criteria will be taken into consideration when evaluating compatibility of a sponsorship proposal; in all cases, the Director, City Administrator and/or the City Council as outlined herein will have the prerogative to accept or reject a proposal:
 - a. The compatibility of the corporation's products, customers and promotional goals with CCPR Mission;
 - b. The desirability of association with the image;
 - c. The actual value in cash, or in-kind goods or services, of the proposal in relation to the benefit to the corporation;
 - d. Community support for, or opposition to, the proposal;
 - e. The operating and maintenance costs associated with the proposal.
- D. **Process of Selling Sponsorships.** The following process shall be followed in selling sponsorships:
 - a. All solicitations will occur in accordance with City Ordinance Section 130.070, Subsection (C)(4);
 - b. The cost of each Sponsorship Package will be based on the value of the exposure and the amount of benefits that are received by the potential sponsor for each sponsorship (see proposed sponsorship packages);

CREVE COEUR PARKS & RECREATION

SPONSOR PROGRAM GUIDELINES

- c. All details involved with a Sponsorship Package will be approved by the Director and others as outlined herein;
- d. The City reserves the right to revise Sponsorship rates. However, this will not affect existing signed and written Sponsorship agreements. All Sponsorship placed without a signed agreement is subject to rates that apply at the time of publication.
- e. All billing for the sponsorship fees will be processed through CCPR.

E. **Sponsorship Program and Administration.**

- a. **Administration.** CCPR Director shall be responsible for the daily administration of CCPR sponsorship program, in a manner consistent with these guidelines.
- b. **Procedure.** The Director shall review each potential sponsor to determine whether the Sponsor falls within the adopted standards and guidelines. Depending upon the annual value of the sponsorship, the following steps shall then commence:
 - i. Single Sponsor seeking to enter into agreement for sponsorship(s) with an individual or accumulative annual value of not more than \$999 shall commence as follows in accordance with City Ordinance Section 130.070, Subsection (C)(1):
 - 1. The Director shall make recommendation to the City Administrator for approval based on compatibility with the adopted restrictions, standards and guidelines set forth in this policy.
 - 2. The City Administrator will review the sponsorship proposal to confirm/determine whether the Sponsor meets the adopted restrictions, standards and guidelines set forth in this policy.
 - 3. Ultimately, both the Director and the City Administrator shall each render a final decision to deny or approve the sponsor providing a brief statement of finding(s) in support of decision rendered. The Sponsorship shall not commence in the event that either the Director or the City Administrator deny the sponsorship.
 - ii. Single Sponsor seeking to enter into agreement for sponsorship(s) with an individual or accumulative annual value of \$1,000 or greater shall commence as outlined in above Section E (2) and are subject to approval of the City Council as outlined in Section F **Approval, City Council** as follows in accordance with City Ordinance Section 130.070, Subsection (C)(2):

- F. **Approval, City Council.** Upon joint review and compatibility approval of both the Director and the City Administrator, the Director shall prepare and present said findings in the form of a recommendation to the City Council for consideration. Specifically, the Director shall seek authorization/approval by resolution of the City Council to enter into said sponsorship

CREVE COEUR PARKS & RECREATION

SPONSOR PROGRAM GUIDELINES

agreement on behalf of the City. Upon the approval of the City Council, the Director shall commence with entering into a formal agreement with the sponsor, consistent with the Sponsorship Program, Creve Coeur City Ordinances as specified, on behalf of City of Creve Coeur.



Creve Coeur Parks & Recreation SPONSOR AGREEMENT

Contact Person

Title

Sponsor Name (as you would like it displayed)

Address

City

State

ZIP

Phone #

Email

Website Address

Facebook Page

Event	Sponsor Level

The advertiser represents that they are fully authorized & licensed to use:

- The names, portraits and/or pictures of persons;
- Any copyrighted or trademarked materials;
- Any testimonials contained in any advertisement submitted by or on behalf of the advertiser and published in any City publications and that such advertisement is neither libelous or defamatory, an invasion of privacy or otherwise unlawful to any third party.

Hold Harmless. The advertiser agrees to indemnify and hold harmless the City, its Parks and Recreation Department, its Council Members & employees from and against all claims, losses,

liability, damage and/or expenses arising from sponsorship agreements and advertising except to the extent arising from the City's break of contract or negligence.

This Agreement is subject to the terms and conditions of the Creve Coeur Parks Sponsor Program, receipt of which is hereby acknowledged. This Agreement is not valid unless signed by both the Sponsor and the City. This Agreement shall be void unless funds are received by the due date indicated below. Sponsor solely responsible for delivery of all materials in a timely manner.

Name

Title

Signature

Date

Approved for the City of Creve Coeur subject to receipt of applicable funds by
_____ (insert due date).

Name

Title

Signature

Date



INTEROFFICE MEMORANDUM

Date: November 20, 2012

To: Mark Perkins, City Administrator
From: Kirsten Barnes, Director of Parks & Recreation
Subject: Sponsorship Program

Attached you will find a copy of the proposed Sponsor Program and Guidelines for Parks & Recreation for your review. Currently, Parks & Recreation can accept donations for events and activities under Section 130.070(C) of the City Charter which governs donations. However, the attached creates a Sponsorship Program wherein potential sponsors have the opportunity to provide monetary or in-kind sponsorships in exchange for the opportunity to connect their business with participants in Parks & Recreation events and activities through a variety of brand-building avenues. By packaging a variety of sponsorship opportunities together, businesses can choose how to best distribute their marketing dollars and effectively grow their business. Additionally, the guidelines create a clear and comprehensive plan that requires accountability by City staff while enhancing resident experience at events and ultimately growing local businesses.

I would be happy to provide any additional information upon request.

Attachments:

- Parks Sponsor Program and Guidelines

BILL NO. 5402

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF CREVE COEUR AND THE CITY OF UNIVERSITY CITY AUTHORIZING RECIPROCAL RESIDENT RATES FOR THE CREVE COEUR AND UNIVERSITY CITY GOLF COURSES.

WHEREAS, The City of Creve Coeur ("Creve Coeur") and the City of University City ("University City") each own and operate 9-hole public golf courses, and

WHEREAS, Creve Coeur and University City provide discounted greens fees to residents of their own cities, and

WHEREAS, allowing residents of both cities to play at either course at resident rates would benefit residents of both cities and may also lead to increased play and revenues for both cities, and

WHEREAS, the City of Creve Coeur and the City of University City desire to confirm their arrangements regarding reciprocal resident rates at the Creve Coeur Golf Course and the University City Golf Course,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

SECTION 1: It is hereby authorized that an agreement with the City of University City, Missouri be executed for reciprocal resident rates at the Creve Coeur and University City Golf Courses as set forth in Exhibit A and that the City Clerk is authorized and directed to attest thereto. The Agreement as executed shall be 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.

SECTION 2: This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

ADOPTED THIS ____ DAY OF DECEMBER, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF DECEMBER, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN,
CITY CLERK

**CREVE COEUR & UNIVERSITY CITY GOLF COURSE RECIPROCAL RATES
AGREEMENT**

This Agreement is made and entered into by and between the City of Creve Coeur (“Creve Coeur”) and the City of University City (“University City”).

In consideration of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. University City agrees to permit any Creve Coeur resident, who displays proof of Creve Coeur residency, to use the University City Ruth Park Golf Course and be charged the fee customarily charged by University City to its residents.

2. Creve Coeur agrees to permit any University City resident, who displays proof of University City residency, to use the Creve Coeur Golf Course and be charged the fee customarily charged by Creve Coeur to its residents.

3. Term of Agreement. The term of this Agreement shall be January 1, 2013 to December 31, 2013, and shall thereafter remain in effect unless and until terminated by either party, upon 15 days written notice to the other.

4. Independent Status. No provision of this Agreement, or any act of the parties pursuant to this Agreement, shall be construed to express, create or imply a joint venture, partnership, principal/agency, or any other type of relationship that might infer that one party has the authority to represent, act on behalf of or bind the other. No employee, agent or other representative of either party shall, at any time, be deemed to be under the control, supervision or authority of the other party, or under the joint control of both parties.

5. Severability. If any portion of this Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, then such invalid or unenforceable portions hereof shall be severed from the remainder and the remaining parts that are not held invalid shall continue in full force and effect.

6. Entire Agreement. This Agreement shall constitute the entire Agreement between the parties with respect to the subject matter hereof and its terms may not be changed, modified or altered without a written instrument signed by authorized representatives of both parties. This Agreement supersedes, replaces and cancels any and all prior communications, understandings or agreements between the parties (whether oral or written) with respect to the subject matter hereof and both parties acknowledge that no oral representations or statements are binding on either party.

IN WITNESS WHEREOF, this Agreement has been executed by the parties this ____ day of _____ 2012.

CITY OF UNIVERSITY CITY

By: _____

CITY OF CREVE COEUR

By: _____



INTEROFFICE MEMORANDUM

Date: November 26, 2012

To: Mark Perkins, City Administrator
From: Jaysen Christensen, Assistant to the City Administrator
Subject: Reciprocal Resident Golf Rates Agreement

Like Creve Coeur, University City operates a 9-hole municipal golf course. In order to increase play and revenue at both courses, the two cities have operated under a temporary agreement over the past year allowing residents from either city to play at the other city's course at residents rates. The attached ordinance and agreement would formalize this agreement and allow it to continue indefinitely until terminated by either party upon 15 days written notice.

In addition to increasing play and revenue, reciprocal agreements allow cities to expand and enhance services to residents at little to no cost to the cities. Joint-use recreation agreements are not new to Creve Coeur. In April 2012, the City entered into a reciprocal golf rates agreement with the City of Ballwin, which also operates a 9-hole course. The City of Maryland Heights and Creve Coeur have successfully operated a joint-use agreement for several years whereby residents of Creve Coeur may use the Maryland Heights water park, Aquaport, at resident rates in exchange for allowing residents of Maryland Heights to golf (May to September) and skate in public sessions at the Creve Coeur Golf Course and Ice Arena.

I would be happy to provide any additional information upon request.

Attachments:

- Ordinance
- Exhibit A (reciprocal rates agreement)



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

DATE: December 6, 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 December 3, 2012 in the amount of \$597,253.20.



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

NO DEPT - NO DIV

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00080	0		0472117	08-Nov-12	DIERBERGS	PRISONER MEALS	01-00-00-2410	17.90
00066	0		211778	15-Nov-12	FROESEL OIL	8003 GAL UNLEADED GAS	01-00-00-1651	22,138.78
00066	0		211666	15-Nov-12	FROESEL OIL	2500 GAL DIESEL FUEL	01-00-00-1653	8,246.50
01313	0	P001517	500-403081	08-Nov-12	OMB GUNS	SHIPPING	01-00-00-2411	40.00
01313	0	P001517	500-403081	08-Nov-12	OMB GUNS	4000 ROUNDS FNSS198LF PRATICE	01-00-00-2411	1,650.00
00116	0		2968	14-Nov-12	SAM'S CLUB	PRISONER MEALS AND CUPS	01-00-00-2410	72.78
00514	0		1429297	16-Nov-12	SIG SAUER, INC.	(4) MAGAZINES FOR RANGE	01-00-00-2411	108.00
Sum of Invoices								32,273.96



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

LEGISLATIVE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00080	0		8290-130-5	26-Nov-12	DIERBERGS	FOOD FOR STAFF/COUNCIL	01-11-12-6264	57.97
00336	0		0129NB	01-Nov-12	MISSOURI DEPARTMENT OF CONSERVATION	TREES FOR ARBOR DAY	01-11-12-7315	85.00
00303	0		10176073	16-Nov-12	MISSOURI LAWYERS MEDIA	PUB NOTICE-2012 TIF REPORT	01-11-13-6260	49.88
00019	0		89106	30-Nov-12	CURTIS, HEINZ, GARRETT & O'KEEFE, P.PC	CITY ATTORNEYS FEES-NOV 2012	01-11-12-6201	10,484.00
Sum of Invoices								10,676.85



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

Administration

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00355	0		78785	17-Nov-12	ONTIME EXPRESS, INC.	DELIVERY SERVICE FEE	01-12-11-6203	9.80	
Sum of Invoices									9.80



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

IT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00278	0		J19703700101	12-Nov-12	GLOBAL GOV/ED SOLUTIONS, INC.	REPLACEMENT HARD DRIVES-IT	01-12-51-6213	580.00
00050	0		INV0025784	15-Nov-12	REJIS	PIX FIREWALL MAINTENANCE	01-12-51-6213	<u>21.24</u>
							Sum of Invoices	601.24



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

FINANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00191	0		2127003	07-Nov-12	BUCK CONSULTANTS LLC	OPEB EVALUATION	01-13-11-6202	5,070.00
00016	0		112812	28-Nov-12	COLLECTOR OF REVENUE	SALES TAX REPORT-NOV 2012	01-13-11-6202	20.00
01005	0	P001468	1030	29-Oct-12	INVESTMENT ADVISORS	INVESTMENT SVCS OCT-DEC 2012	01-13-11-6202	<u>2,500.00</u>
Sum of Invoices								7,590.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

MUNICIPAL COURT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050	0		INV0025783	15-Nov-12	REJIS	SUBSCRIPTION FEES-NOV 2012	01-13-14-6202	<u>2,248.06</u>
							Sum of Invoices	2,248.06



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

INTERDEPARTMENTAL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00014	0	P001494	0215132 CH 11/12	06-Nov-12	CHARTER COMMUNICATIONS	SVC-CITY HALL 11/16 TO 12/15/12	01-13-15-6255	81.14
00014	0	P001494	0215116 11/12	06-Nov-12	CHARTER COMMUNICATIONS	SVC-GARAGE 11/16 TO 12/15/12	01-13-15-6255	66.48
00045	0		631692236001	07-Nov-12	OFFICE DEPOT	ENVELOPES, DRYLINE	01-13-15-7312	67.18
00045	0		632515853001	13-Nov-12	OFFICE DEPOT	2013 CALENDARS	01-13-15-7312	101.97
00045	0		632532888001	13-Nov-12	OFFICE DEPOT	CALENDAR	01-13-15-7312	8.10
00045	0		632532960001	13-Nov-12	OFFICE DEPOT	2013 CALENDARS	01-13-15-7312	87.44
00166	0		403615	05-Nov-12	OFFICEMAX	TONER-FINANCE	01-13-15-7312	468.40
00118	0	P001543	14372	09-Nov-12	OLD STYLE BODY COMPANY	COLLISION DAMAGE REPAIR-CAR 2405	01-13-15-6220	2,500.00
00077	0		7408387	21-Nov-12	QUILL	TONER-DETECTIVES	01-13-15-7312	131.29
00077	0		7175904	12-Nov-12	QUILL	2013 CALENDARS	01-13-15-7312	62.94
00077	0		7176176	12-Nov-12	QUILL	2013 CALENDARS	01-13-15-7312	23.37
00077	0		7179274	12-Nov-12	QUILL	WALL PLANNER	01-13-15-7312	20.24
00116	0		999999 11/5/12	05-Nov-12	SAM'S CLUB	ANNUAL MEMBERSHIP FEE	01-13-15-6262	125.00
01169	0		3186382272	17-Nov-12	STAPLES ADVANTAGE	FILE BOX, CALENDARS, PENS	01-13-15-7312	78.18
01169	0		3185988027	10-Nov-12	STAPLES ADVANTAGE	VARIOUS OFFICE SUPPLIES	01-13-15-7312	325.38
Sum of Invoices								4,147.11



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

ICE ARENA

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5416037	20-Nov-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (112012)	06-14-31-7301	0.88
01550	0		452-5442431	27-Nov-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (112712)	06-14-31-7301	0.88
01550	0		452-5416037	20-Nov-12	ARAMARK UNIFORM SERVICES	UNIFORMS (112012)	06-14-31-7308	3.96
01550	0		452-5442431	27-Nov-12	ARAMARK UNIFORM SERVICES	UNIFORMS (112712)	06-14-31-7308	3.96
00080	0		7374-130-5	09-Nov-12	DIERBERGS	SODA FOR BIRTHDAY PARTY	06-14-31-7304	4.00
00080	0		8432-145-5	17-Nov-12	DIERBERGS	BIRTHDAY CAKE 11/18 PARTY	06-14-31-7304	21.99
00080	0		3279-110-5	24-Nov-12	DIERBERGS	HOT COCOA FOR RESALE	06-14-31-7304	16.21
00646	0		9670	13-Nov-12	ELITE PRO SYSTEM	SOUND SYSTEM REPAIR	06-14-31-6211	427.00
01673	0		233779	17-Nov-12	JERRY RICHARDSON	IGNITION SWITCH FOR OLYMPIA	06-14-31-6211	395.00
00082	0		0643195	20-Nov-12	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	204.15
00116	0		9402	15-Nov-12	SAM'S CLUB	FOLDING TABLES FOR MTG ROOM	06-14-31-9503	149.94
Sum of Invoices								1,227.97



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

GOLF MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00040	0		796629	13-Nov-12	MILBRADT	SNAP RING/WASHER FOR CHAINSAW	06-14-32-6211	2.37
00970	0		1388-436747	28-Nov-12	O'REILLY AUTO PARTS	OIL & AIR FILTERS FOR VEHICLES	06-14-32-6210	81.37
00116	0		9402	15-Nov-12	SAM'S CLUB	MOTOR OIL	06-14-32-6210	56.36
00116	0		9402	15-Nov-12	SAM'S CLUB	CLEANING SUPPLIES	06-14-32-7301	35.96
00173	0		107979	12-Nov-12	SUPREME TURF PRODUCTS	MICRONUTRIENTS FOR GREENS	06-14-32-7303	555.00
00173	0		107996	13-Nov-12	SUPREME TURF PRODUCTS	MICRONUTRIENTS	06-14-32-7303	257.50
00173	0		INI07997	13-Nov-12	SUPREME TURF PRODUCTS	LIQUID FERTILIZER	06-14-32-7303	535.00
01479	0		J168540	15-Nov-12	TURFWERKS	SNAP RING GUARD	06-14-32-6211	179.57
Sum of Invoices								1,703.13



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

PRO SHOP

Vendor	Address	Purchase	Invoice	Invoice	Vendor		GL	Invoice
Number	Number	Order	Number	Date	Name	Description	Account	Amount
00249	0		42079	16-Nov-12	AMERICAN CARNIVAL MART	GENERAL TOURNAMENT SUPPLIES	06-14-33-7304	34.84
00859	0		104513	09-Nov-12	AMERICAN DRY GOODS	APPAREL FOR RESALE	06-14-33-8325	400.68
01140	0		55125	15-Nov-12	ARCHWAY BOWLING & TROPHY	TOURNAMENT AWARDS	06-14-33-7304	240.00
00121	0		923961940	19-Nov-12	CALLAWAY GOLF	BALLS FOR RESALE	06-14-33-8324	84.48
00953	0		90128	19-Nov-12	GATEWAY GOLF CARS, LTD	CART RENTAL	06-14-33-6266	245.00
00665	0		0159731-IN	28-Nov-12	M & M GOLF CARS	GOLF CART BRAKES/BATTERIES	06-14-33-6210	606.21
00665	0		0153545-IN	17-Apr-12	M & M GOLF CARS	BATTERY J BOLT, BAG STRAP REPA	06-14-33-6210	87.10
00665	0		0153228-IN	04-Apr-12	M & M GOLF CARS	GOLF CART REPAIR	06-14-33-6210	103.29
00665	0		0158614-IN	04-Oct-12	M & M GOLF CARS	GOLF CART REPAIR	06-14-33-6210	135.54
00665	0		0154170-IN	09-May-12	M & M GOLF CARS	BATTERY J BOLT GOLF CART REPAI	06-14-33-6210	85.71
00217	0		945228435	07-Nov-12	NIKE USA INC	GOLF BALLS FOR RESALE	06-14-33-8324	205.80
00462	1		CCR1211012	29-Nov-12	UNITED STATES GOLF ASSOCIATION, INC.	ANNUAL COURSE MEMBERSHIP	06-14-33-6262	110.00
Sum of Invoices								2,338.65



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

SNACK BAR

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5416037	20-Nov-12	ARAMARK UNIFORM SERVICES	WIPING TOWELS (112012)o	06-14-34-7301	3.58
01550	0		452-5442431	27-Nov-12	ARAMARK UNIFORM SERVICES	WIPING TOWELS (112712)	06-14-34-7301	3.58
01072	0		604453	09-Nov-12	C.R. FRANK POPCORN AND SUPPLY CO.	SNACKS FOR RESALE	06-14-34-8319	32.50
00084	0	P001476	3888332605	13-Nov-12	COCA-COLA	SODA FOR RESALE (8317)	06-14-34-8317	782.52
00080	0		5116-184-05	16-Nov-12	DIERBERGS	SNACKS FOR RESALE	06-14-34-8319	34.22
01471	0		88971	14-Nov-12	RL MUELLER NATIONAL DIST., INC.	FOOD/HOTDOGS FOR RESALE	06-14-34-8315	100.55
00116	0		9402	15-Nov-12	SAM'S CLUB	DRINKS FOR RESALE	06-14-34-8317	30.74
00116	0		9402	15-Nov-12	SAM'S CLUB	SNACKS FOR RESALE	06-14-34-8319	67.97
Sum of Invoices								1,055.66



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

BUILDING MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00195	0		P886	16-Nov-12	ALARM 24, INC.	REPLACE BATTERIES-ELECTRIC LOC	01-16-11-6212	130.00
01550	0		452-5416036	20-Nov-12	ARAMARK UNIFORM SERVICES	CH UNIFORM RENTAL (11/20/12)	01-16-11-7308	17.49
01448	0		690171	26-Nov-12	BUILDINGSTARS	DEEP CLEAN CITY HALL RESTROOMS	01-16-11-6212	538.00
00968	0		68373526	12-Nov-12	SIMPLEX GRINNELL	REPLACE SMOKE DETECTOR/HORNS	01-16-11-6211	928.04
01779	0		01027413	01-Nov-12	ST LOUIS COUNTY TREASURER	AIR COMPRESSOR INSPECTION	01-16-11-6211	30.00
00087	0		44577	09-Nov-12	SYSTEMAIRE	WORK ON COOLING TWR CONTROL PN	01-16-11-6211	480.00
00260	0		7366	13-Nov-12	TOTAL LOCK & SECURITY	REPLACE LOCK-BOOKING AREA	01-16-11-6212	409.00
Sum of Invoices								2,532.53



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

POLICE-ADMIN

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01038	0		INV09990	14-Nov-12	CALEA	CACE-L UPDATE SERVICE	01-21-11-7304	130.00
00080	0		2594130	20-Nov-12	DIERBERGS	SIX THANKSGIVING MEALS	01-21-11-7306	41.94
01068	0		095851	14-Nov-12	DNT	QTLY COPIER MAINT-CHIEF'S OFF	01-21-11-6213	110.00
00125	0		280326	23-Nov-12	LEON UNIFORM	(1) BADGE REFURBISHED	01-21-11-7308	15.00
00053	0		29996	31-Oct-12	MERCY CORPORATE HEALTH	HEP B VAC-2ND DOSE FOR OFFICER	01-21-11-6271	93.00
00050	0	P001462	INV0025784.	15-Nov-12	REJIS	REJIS USER CHGS-NOV 2012	01-21-11-6202	4,030.39
00050	0	P001497	INV0025784.2	15-Nov-12	REJIS	CHARTER FIBER,ROUTER MAINT-NOV	01-21-11-6202	855.00
00050	0		INV0025784	15-Nov-12	REJIS	IMDS ORACLE DB MAINT	01-21-11-6202	21.00
00050	0		INV0025784	15-Nov-12	REJIS	LIVESCAN CONNECTION	01-21-11-6202	50.00
00050	0	P001498	INV0025784.1	15-Nov-12	REJIS	GLOBAL SOFTWARE SVCS-NOV 2012	01-21-11-6213	1,102.50
00116	0		2968	14-Nov-12	SAM'S CLUB	2 CONTAINERS OF HAND SANITIZER	01-21-11-6271	19.76
00093	0		6330	15-Aug-12	SOUTHWEST FAMILY TESTING	PSYCH EVAL RESV POLICE OFFICER	01-21-11-6202	425.00
01854	0		2482	30-Oct-12	TINT TECH	REMOV/INSTALL COMMER FILM	01-21-11-7304	20.00
01048	0		2831033292	18-Nov-12	VERIZON WIRELESS	MONTHLY AIRCARD CHARGES	01-21-11-6253	40.01
01436	0	P001471	12-014	20-Nov-12	WEST CENTRAL DISPATCH CENTER	2ND QTR UTILIZATION FEE	01-21-11-6202	83,698.00
00091	0		203805	13-Nov-12	WIRELESS USA	ANTENNA FOR TAHOE	01-21-11-6211	19.62
Sum of Invoices								90,671.22



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

POLICE-INVESTIGATIONS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050	0		INV0025784	15-Nov-12	REJIS	IMDS ORACLE DB MAINT	01-21-21-6202	10.50
00298	0		0101710-IN	14-Nov-12	SIRCHIE	4 MARIJ KITS/4 BARRIER TAPES	01-21-21-7304	124.22
							Sum of Invoices	134.72



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

POLICE-PATROL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00234	0		377439	09-Nov-12	ED. ROEHR SAFETY PRODUCTS	(2) FACEPLATES FOR TAHOE	01-21-22-6210	43.46
00234	0	P001514	377916	19-Nov-12	ED. ROEHR SAFETY PRODUCTS	4 EA TASERS W/EXTENDED WARRANTY	01-21-22-9503	3,987.80
00234	0		377823	16-Nov-12	ED. ROEHR SAFETY PRODUCTS	2 SPOTLIGHTS CARS 2411 & 2424	01-21-22-6210	247.86
00234	0	P001541	377107	05-Nov-12	ED. ROEHR SAFETY PRODUCTS	EQUIPMENT NEEDED FOR 2013 FORD	01-21-22-6210	1,044.62
00234	0	P001541	377742	15-Nov-12	ED. ROEHR SAFETY PRODUCTS	EQUIPMENT NEEDED FOR 2013 FORD	01-21-22-6210	995.41
00234	0	P001541	377742	15-Nov-12	ED. ROEHR SAFETY PRODUCTS	2 EA C3HB915B LED C3 HIDE-A-B	01-21-22-6210	89.87
00234	0	P001540	377742.	15-Nov-12	ED. ROEHR SAFETY PRODUCTS	1 C21208 CODE 3 DEFENDER	01-21-22-9503	1,659.00
00096	0		125391	23-Nov-12	EVS	VARIOUS VEHICLE REPAIRS	01-21-22-6210	140.00
00096	0		125382	16-Nov-12	EVS	VARIOUS VEHICLE REPAIRS	01-21-22-6210	25.00
00672	0		1479	07-Nov-12	FIRE PANEL LLC	CAR 2406 FIRE PANEL KIT	01-21-22-6210	77.00
00094	0		156760	14-Nov-12	FIRESTONE	2 TIRES MOUNTED ON WHEELS	01-21-22-6210	304.38
00094	0		156769	15-Nov-12	FIRESTONE	CAR 3 3000 MILE + 4 TIRES	01-21-22-6210	578.86
00094	0		156923	19-Nov-12	FIRESTONE	CAR 9 3000 MILE SVS	01-21-22-6210	56.98
00094	0		157205	27-Nov-12	FIRESTONE	car 2406 2 TIRES, REAR BRAKES	01-21-22-6210	617.11
00094	0		156967	20-Nov-12	FIRESTONE	CAR 2407 REPLACE HEADLIGHT BUL	01-21-22-6210	37.90
00094	0		156983	20-Nov-12	FIRESTONE	CREDIT ON INVOICE #156769	01-21-22-6210	-20.37
00094	0		156999	21-Nov-12	FIRESTONE	CAR 2405 INSTALL 2 NEW TIRES	01-21-22-6210	246.67
00094	0		157091	24-Nov-12	FIRESTONE	CAR 2404 3000 MILE & FUEL FLTR	01-21-22-6210	110.87
00094	0		157204	27-Nov-12	FIRESTONE	CAR 2410 3000 MILE + HDLT BULB	01-21-22-6210	60.89
00094	0		156956	20-Nov-12	FIRESTONE	CAR 2410 FRONT BRAKE SERVICE	01-21-22-6210	383.36
00094	0		157230	28-Nov-12	FIRESTONE	CAR 2411 3000 ML SVS, FIX HTR	01-21-22-6210	87.15
00201	0		00456726	24-Oct-12	OLD VIENNA LLC	HALLOWEEN TREATS	01-21-22-7304	73.50
00050	0		INV0025784	15-Nov-12	REJIS	14 VERIZON DATA LINE	01-21-22-6253	672.00
00514	0	P001550	1428229	15-Nov-12	SIG SAUER, INC.	3 E29R-40-BSS SIG SAUER MODEL	01-21-22-9503	1,935.00
00266	0		422335	14-Nov-12	SUNTRUP	2 WHEELS, 2 TPMS SENSORS, 2 WH	01-21-22-6210	595.42
00311	0		556967	13-Nov-12	WEBER CHEVROLET	(1) IMPALA WHEEL, (1) SENSOR	01-21-22-6210	304.12
00311	0		1594887	28-Nov-12	WEBER CHEVROLET	CREDIT FOR OVERCHARGE	01-21-22-6210	-73.99
Sum of Invoices								14,279.87



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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PUBLIC WORKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01048	0		2829000618	13-Nov-12	VERIZON WIRELESS	AIR CARD CHARGE	01-31-11-6253	<u>40.01</u>	
							Sum of Invoices		40.01



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5416034	20-Nov-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (11/20/12)	01-31-41-6212	8.91
01550	0		452-5416034	20-Nov-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (11/20/12)	01-31-41-7308	48.89
00102	0		740315	16-Nov-12	BEYERS LUMBER	LUMBER-2 TON TRUCKS	01-31-41-6210	23.84
00010	0		917988	27-Nov-12	BRANNEKY HARDWARE	ELECT CLAMPS,ELBOWS,WIRE	01-31-41-6212	44.34
00010	0		917448	15-Nov-12	BRANNEKY HARDWARE	HOLIDAY DECOR	01-31-41-6212	80.97
00010	0		918034	27-Nov-12	BRANNEKY HARDWARE	RAKES, HANDLES	01-31-41-7302	113.89
00010	0		917745	20-Nov-12	BRANNEKY HARDWARE	KEYS FOR TOOL CABINETS	01-31-41-7304	5.96
00010	0		917448	15-Nov-12	BRANNEKY HARDWARE	SPRAY PAINT	01-31-41-7304	13.98
00010	0		917806	19-Nov-12	BRANNEKY HARDWARE	GRIDDLE,SKILLET,SUPPLIES-SHOP	01-31-41-7304	95.23
00010	0		917448	15-Nov-12	BRANNEKY HARDWARE	MAIL BOXES FOR STOCK	01-31-41-7305	59.96
00010	0		917450	15-Nov-12	BRANNEKY HARDWARE	MAILBOX MOUNTING BOARD-STREETS	01-31-41-7305	14.58
00010	0		918095	28-Nov-12	BRANNEKY HARDWARE	DISPENSER,TAPE	01-31-41-7311	32.73
00013	0		1763-202390	19-Nov-12	CARQUEST AUTO PARTS	GAS CAPS-DIESELS,SPARE	01-31-41-6210	16.92
00013	0		1763-202794	28-Nov-12	CARQUEST AUTO PARTS	RETURNED MDSE-GAS CAP	01-31-41-6210	-8.46
00013	0		1763-202248	15-Nov-12	CARQUEST AUTO PARTS	FLOOD WORK LAMPS-SHOP	01-31-41-6210	134.10
00843	0		971300	20-Nov-12	CHART DISTRIBUTION GROUP	MOTOR OIL-SHOP VEHICLES	01-31-41-6211	1,127.90
00394	0		11-3127	13-Nov-12	CHUCK'S BOOTS	WINTER GEAR-BRUCE PARKER	01-31-41-7308	133.97
00205	0		S1040091	12-Nov-12	CK POWER PRODUCTS CORP.	GASKET ROCKER	01-31-41-6210	6.34
00049	0		35399	29-Nov-12	EMPLOYEE STAFFING GROUP	TEMP HELP W/O 11/26/12	01-31-41-6207	324.00
00049	0		35387	19-Nov-12	EMPLOYEE STAFFING GROUP	TEMP HELP W/O 11/12/12	01-31-41-6207	5,184.00
00023	0		298487	16-Nov-12	FRED WEBER	ASPHALT BOOTHBAY CT REPAIR	01-31-41-7305	590.00
00081	0		9978065176	15-Nov-12	GRAINGER	SNAP ACTION SWITCHES-VACS	01-31-41-6211	29.40
00081	0		9974859523	12-Nov-12	GRAINGER	SNAP ACTION SWITCH-VACS	01-31-41-6211	44.10
00081	0		9973151203	09-Nov-12	GRAINGER	CABLE TIES	01-31-41-6212	167.90
00117	0		5011697	20-Nov-12	HOME DEPOT	MTRLS-COMPRESSOR WALL @ SHOP	01-31-41-6212	280.52
00117	0		8012350	27-Nov-12	HOME DEPOT	EXT CORDS,ROOFING NAILS-SHOP	01-31-41-7304	180.12
00156	0		0053715	16-Nov-12	L & C TRUCK REPAIR, INC.	BRAKE REPAIR-TRUCK #309	01-31-41-6210	1,425.91
00156	0		0053711	14-Nov-12	L & C TRUCK REPAIR, INC.	4" FLEX PIPE-TRUCKS	01-31-41-6210	10.44
01437	0		21620389	14-Nov-12	MEYERS TIRE SUPPLY	TIRE WEIGHTS FOR SHOP VEHICLE	01-31-41-6210	111.10
01639	0	P001548	6713	15-Nov-12	MURPHY'S LAWN CARE	28 REPLACEMENT TREES FOR ROW	01-31-41-6212	7,445.00
00110	0		313096	15-Nov-12	RICMAR INDUSTRIES	SOAP DISPENSER FOR SHOP	01-31-41-7304	147.36
00896	0		66356	19-Nov-12	SHAPIRO SALVAGE & SUPPLY CO.	STEEL TO BUILD LIP-DUMP TRUCK	01-31-41-6210	16.00
00609	0		S-3564	20-Nov-12	SUPERIOR EQUIPMENT CO., INC.	REPAIR PUMP & HOSE-GARAGE	01-31-41-6212	109.24

Sum of Invoices

18,019.14



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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HEALTH & WELFARE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00105	0	P001463	0346-014911100.	15-Nov-12	ALLIED WASTE	TRASH SVC-NOV 2012	01-31-42-6214	80,972.60
00105	0	P001464	0346-014911100	15-Nov-12	ALLIED WASTE	RECYCLING SVC-NOV 2012	01-31-42-6217	<u>23,443.40</u>
Sum of Invoices								104,416.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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PARKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5416034	20-Nov-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (11/20/12)	01-31-43-7308	48.89
00455	0		3516	15-Nov-12	CHECKER BAG COMPANY	TRASH BAGS - PARKS	01-31-43-6212	319.00
00394	0		11-3127	13-Nov-12	CHUCK'S BOOTS	PANTS-OZZIE PARKER	01-31-43-7308	133.97
00040	0		50888	19-Nov-12	MILBRADT	(2) STIHL BLOWERS	01-31-43-6211	239.98
01639	0	P001537	6712	15-Nov-12	MURPHY'S LAWN CARE	2012 FALL STREET TREE PURCHASE	01-31-43-6212	5,025.00
01858	0		8548	21-Nov-12	RITTER GREENHOUSE LLC	PANSIES FOR CITY HALL	01-31-43-7303	35.00
00492	0		143540	29-Nov-12	TOMASOVIC GREENHOUSE & NURSERY INC	POINSETTIAS FOR CITY HALL	01-31-43-7303	<u>380.25</u>
Sum of Invoices								6,182.09



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00213	0		111912-1	15-Nov-12	MCLAUGHLIN COURT REPORTING SERVICES, INC	BOA MTG-11/15/12	01-32-11-6202	75.00
00213	0		112012-1	20-Nov-12	MCLAUGHLIN COURT REPORTING SERVICES, INC	P&Z MTG 11/19/12, #12-040	01-32-11-6202	172.00
00303	0		10174402	13-Nov-12	MISSOURI LAWYERS MEDIA	P&Z 12-035 PUBLIC NOTICE	01-32-11-6260	37.12
00303	0		10174399	13-Nov-12	MISSOURI LAWYERS MEDIA	P&Z 12-036 PUBLIC NOTICE	01-32-11-6260	<u>37.12</u>
Sum of Invoices								321.24



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048	0		2824431687	04-Nov-12	VERIZON WIRELESS	INSPECTORS TABLETS	01-32-61-6253	150.00
01751	0		INV0221164	19-Nov-12	INTERNATIONAL CODE COUNCIL, INC	CODE BOOK	01-32-61-6261	123.00
00159	0		2013	27-Nov-12	MABOI	DUES FY 2013	01-32-61-6262	210.00
00112	0		41971	15-Nov-12	MPS	INSP SHEETS, PERMIT CARDS	01-32-61-7304	<u>358.00</u>
Sum of Invoices								841.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

12/3/2012

CAPITAL IMPROVEMENTS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01744	0	P001493	PAY #2	19-Nov-12	COUNTY ASPHALT PAVING CO., INC.	ASPHALT PAVEMNT-PERIOD END 11/	02-61-71-9510-13601	181,633.83	
00100	0	P001491	FINAL PAY	28-Nov-12	MISSOURI PETROLEUM	FINAL PAYMENT	02-61-71-9510-13601	15,269.97	
00100	0	P001491	FINAL PAY	28-Nov-12	MISSOURI PETROLEUM	FINAL PAYMENT	02-61-71-9510-13601	3,430.53	
01333	0	P001492	PAY #2	09-Nov-12	M & H CONCRETE	CONCRETE REPLACEMNT-P/E 10/31/	02-61-71-9510-13602	<u>95,608.62</u>	
Sum of Invoices									295,942.95
GRAND TOTAL OF ALL INVOICES									597,253.20

BILL NO. 5401

ORDINANCE NUMBER _____

**AN ORDINANCE ESTABLISHING THE TIME FOR USE OF ESCROWED FUNDS
FOR CONSTRUCTION OF A BUS SHELTER IN CONNECTION WITH THE CVS
PHARMACY CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN
APPROVED BY ORDINANCE NO. 5105.**

WHEREAS, the City approved a Conditional Use Permit and Site Development Plan for the CVS Pharmacy at Old Ballas Road and Olive Boulevard pursuant to Ordinance No. 5105 in September 2009; and

WHEREAS, pursuant to Ordinance No. 5105, as a condition of a site coverage bonus, the amount of \$30,000.00 was to be placed in escrow to be used as a funding source for the commissioning of a transit shelter of unique construction and character as selected by the Planning and Zoning Commission, and the City was to have three years to fully install the shelter and make the necessary withdrawals from such escrow account; and

WHEREAS, such funds were not placed into escrow until September 2010; and

WHEREAS, subsequent to the enactment of Ordinance No. 5105 it was discovered that the related required easement had not been fully granted due to the inadvertent prior grant of a conflicting utility easement; and

WHEREAS, such easement issues were not resolved until August 13, 2012; and

WHEREAS, it appears that such delays will also require a new effort to select an artist and a shelter design; and

WHEREAS, pursuant to the related construction easement, construction of the shelter must be completed no later than December 31, 2015; and

WHEREAS, due to the aforesaid issues, in order for the City to have a full three years to install the shelter, as required by Ordinance No. 5105, it will need the full amount of time afforded by the construction easement; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing regarding such matters at the Creve Coeur Government Center on Monday, November 19, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 5-0 recommended approval of this Bill at its meeting on Monday, November 19, 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 approval of this Bill 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 THAT:

SECTION 1. The City shall have until December 31, 2015 to fully install the transit shelter and make the necessary withdrawals from the escrow account as provided in Ordinance No. 5105, after which any remaining funds shall be returned to the applicant.

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
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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-040 AMEND THE CVS PHARMACY CONDITIONAL USE PERMIT
(ORDINANCE NO. 5105) TO ESTABLISH THE TIME FOR USE OF
FUNDS FOR CONSTRUCTION OF AN ARTIST DESIGNED TRANSIT
SHELTER**

FOR THE MEETING OF: November 19, 2012

LOCATION: 11560 Olive Boulevard

REQUEST: Paul Langdon, on behalf of the City of Creve Coeur, has submitted an application to amend the conditional use permit for the drive-through pharmacy at 11560 Olive Boulevard to extend the time frame for the installation of the artist-designed transit shelter, as required for bonus coverage. The subject property is located at the southeast corner of Olive Boulevard and Old Ballas Road, in the "CB" Core Business District.

ADDITIONAL INFORMATION:

Ordinance No. 5105 on September 24, 2009 authorized a site coverage bonus increase from 63% to 69%, in part for providing funds for the commissioning of a transit shelter of unique construction and character. Unforeseen easement issues have delayed the execution of the selected artists' contract.

APPLICANT: Paul Langdon, Director of
Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Key Issues:

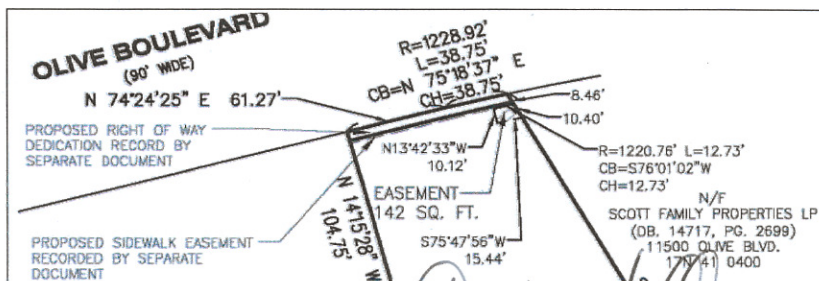
- Site Coverage Bonus for Artist Designed Transit Shelter

Comp. Plan References

- NA

Zoning Code References

- Section 405.370 "CB"
Core Business District



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

11/16/2012
Date

ATTACHMENTS: Draft Ordinance
Ordinance No. 5105

BACKGROUND AND SUMMARY

Ordinance No. 5105 was approved by City Council on September 24, 2009 authorizing the development of a CVS pharmacy with a drive-up window. A condition of the ordinance included allowing for the increase in site coverage from 63% to 69%, in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan, as provided in the Zoning Code. The store has since been fully development as approved, including the site coverage bonus.

The site coverage bonus granted per the following conditions within the Ordinance states as follows:

Section 3:

II. SITE COVERAGE BONUS

- A. The site may be developed with a maximum site coverage of 69%, as provided under Section 26-43.5(c)2, Maximum Site Coverage, of the Zoning Ordinance.
- B. The site coverage bonus is granted in consideration of the voluntary dedication of right-of-way along both frontages, the advancement of Olive TDD construction, and the following:
 - i. The creation of a \$30,000 escrow account to be used as a funding source for the commissioning of a transit shelter of unique construction and character as selected by the Planning Commission and meeting all technical requirements of the transit agency. Said shelter shall be located along the property frontage adjacent to the east as granted by the owner of said property in the attached **Exhibit A**. The City shall have three years to fully install the shelter and make the necessary withdrawals from the escrow account after which any remaining funds shall be returned to the applicant.

The funds were not placed into the escrow until September 2010. Subsequently, it was discovered that the related required easement had not been fully granted due to the inadvertent prior grant of a conflicting utility easement, which was not cleared up until August 13, 2012.

On July 5, 2011, the design concept of “Red Riding Hood” by design team of Marc Fornes & Volkan Alkanoglu was selected by the Planning and Zoning Commission as the top design, and a contract was sent to the artists. However, it appears that the delays due to the easement will require a new effort to select an artist and shelter design, because the team is no longer working together and repeated requests for updates on the timing of signing a contract has gone unanswered. Therefore, Staff is requesting to amend the ordinance to allow the City until December 31, 2012 to fully install the transit shelter and make the necessary withdrawals from the escrow account.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Vacant and commercial retail/services	"CB" Core Business	Olive Boulevard
South	Professional offices	"PO" Planned Office	N/A

East	Professional offices	"PO" Planned Office	N/A
West	Commercial retail/services	"CB" Core Business	Old Ballas Road

ACTION

If the Planning and Zoning Commission finds the attached draft amendment to the conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should 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 approve an amendment to Ordinance No. 5105 establishing the time for use of escrowed funds for construction of a bus shelter in connection with the conditional use permit and site development plan for the CVS Pharmacy submitted with Application #12-040, as presented to the Planning and Zoning Commission on November 19, 2012" (conditions may be added by separate 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



St. Louis County Property Viewer



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PZ 111912.txt
1 PLANNING AND ZONING COMMISSION PUBLIC HEARING
2 CITY OF CREVE COEUR, MISSOURI
3 300 NORTH NEW BALLAS ROAD
4 MONDAY, NOVEMBER 19, 2012
5 7:00 P.M.
6
7 THOSE IN ATTENDANCE:
8 Mr. Tim Madden, Chairman
Mr. Gary Eberhardt
9 Mr. James Faron
Mr. Ken Howard
10 Ms. Cynthia Kramer
Mr. Carl Lumley, City Attorney
11 Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
12 Ms. Julie Lowery, Recording Secretary
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21
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: I'd like to call to order the¹
2 Planning Zoning Commission meeting for the City of Creve
3 Coeur, Missouri for Monday, November 19th, 2012.
4 We'll start with roll call.
5 I don't see Dr. Barton.
6 Mr. Gary Eberhardt?

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

1 CHAIRMAN MADDEN: Okay. That moves us on to C,²
2 Application No. 11-040: Approval to amend the CVS
3 Pharmacy conditional use permit (Ordinance No. 5105) to
4 establish the time for withdrawing funds for construction
5 of an artist-designed transit shelter.
6 And this will be a public hearing.
7 If there's anybody that's going to comment on
8 this, please come forward and be sworn in.
9 (The speakers were sworn by the court reporter.)
10 CHAIRMAN MADDEN: Are you handling this, Paul,
11 or --

12 MR. LANGDON: Whitney.
13 CHAIRMAN MADDEN: Whitney is. Okay.
14 MR. LANGDON: I said enough tonight.
15 MR. LUMLEY: Keep in mind everything else has
16 failed tonight, Whitney. Good luck to you.
17 MS. KELLY: Thanks.
18 MR. FARON: Let's just move for approval right
19 now. I'm ready to make the motion.
20 CHAIRMAN MADDEN: Hey, Whitney, all I know is
21 K-State, and who was the other one --
22 MR. FARON: Oregon.
23 CHAIRMAN MADDEN: -- Oregon lost.
24 MR. FARON: Yeah.
25 MS. KELLY: Oh, okay.

1 CHAIRMAN MADDEN: We won't mention who's number³
2 one, so there is hope for you.
3 MS. KELLY: Okay.
4 This -- the CVS site received approval in 2009,
5 and with that was a contingency that they provide funding
6 for -- at \$30,000 for a artistic-designed transit shelter
7 in order to receive the bonus of up to 69 percent
8 coverage.
9 Due to some outside errors or unknown factors,
10 the easement for that area wasn't recorded until mid-2012,
11 and due to these delays, it looks like we will have to
12 reissue an RFQ for an artist-designed transit shelter
13 again.
14 Therefore, we are asking to extend the
15 timeframe -- to amend the ordinance to extend the
16 timeframe until December 31st, 2015, in order to complete
17 this, so.

18 There is a correction in staff report, put
19 December 31st, 2012, and I just need to make clear that
20 that would be 2015.

21 CHAIRMAN MADDEN: Any questions?

22 Any comments from the audience?

23 Oh, no, nobody was sworn in so. Okay.

24 MR. CALDWELL: Why '15, why not '14?

25 MR. LUMLEY: The construction easement allows us

1 all the way to '15 --

4

2 MR. CALDWELL: Oh, okay.

3 MR. LUMLEY: -- so just taking full advantage of
4 the time available.

5 I'd offer the following exhibits into the record
6 of this public hearing: Documentation reflecting notice
7 provided to the public, City Code of Ordinance and
8 Charter, the City Comprehensive Plan and public file
9 regarding the application.

10 CHAIRMAN MADDEN: And that'll close our public
11 hearing making somebody on the far left very happy down
12 there.

13 (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 Hearing stenographically and later
10 reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearing.

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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**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, NOVEMBER 19, 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, November 19, 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
 Ms. Julie Lowery, Recording Secretary

C. PUBLIC HEARING

Application #12-040: Approval to amend the CVS Pharmacy conditional use permit (Ordinance No. 5105) to establish the time for withdrawing funds for construction of an artist-designed transit shelter.

Applicant: Paul Langdon
 Director, Community Development
 City of Creve Coeur

Ms. Whitney Kelly, City Planner, City of Creve Coeur, presented the request to amend the conditional use permit for CVS Pharmacy to extend the time frame for the installation of the artist-designed bus shelter. Ms. Kelly stated that due to unknown/unforeseen easement issues, the City has been delayed in the execution of the selected artists' contract.

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

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Faron motioned to approve the amendment to Ordinance No. 5105 establishing December 31, 2015 as the time limit for use of escrowed funds for construction of a bus shelter in connection with the conditional use permit and site development plan for the CVS Pharmacy submitted with Application #12-040, as presented to the Planning and Zoning Commission on November 19, 2012. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Faron – aye

Mr. Eberhardt – aye

Ms. Kramer – aye

Chair – aye

Mr. Howard – aye

2. **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 10:36 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city
of

CREVE COEUR

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November 20, 2012

Honorable Mayor Barry Glantz
City of Creve Coeur
300 N New Ballas Road
Creve Coeur, MO 63141

Re: Application #12-040: Amend the CVS Pharmacy Conditional Use Permit – Ordinance No. 5105
Artist Designed Transit Shelter

Honorable Mayor Glantz & City Council Members:

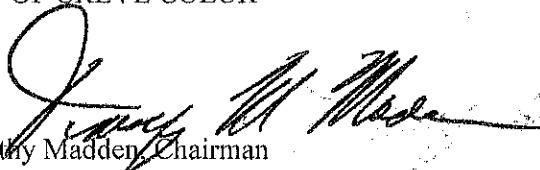
The Planning and Zoning Commission, at its meeting of November 19, 2012, reviewed the staff request to amend the existing CVS Pharmacy Conditional Use Permit to establish a new time frame for use of funds for construction of an artist-designed transit shelter.

By unanimous vote, the Planning Commission recommends approval of an amendment to Ordinance No. 5105 extending the time for use of escrowed funds for construction of a bus shelter until December 31, 2015. The first reading of the ordinance amendment by the City Council is scheduled for Monday, November 26th, 2012.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible.

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

**AN ORDINANCE AMENDING SECTIONS 240.020, 240.030 AND 240.040
OF THE CREVE COEUR CODE OF ORDINANCES PERTAINING TO
MISCELLANEOUS RECREATIONAL FEES.**

WHEREAS, increasing operating costs require the City to review its fees on a regular basis, and

WHEREAS, the City staff has reviewed and compared its fees to those in neighboring municipalities and found certain fee increases to be appropriate, and

WHEREAS, the Parks and Recreation Committee reviewed the proposed fee increases and recommended approval at its meeting on November 15, 2012.

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

SECTION 1: Sections 240.020, 240.030, and 240.040 of the Creve Coeur Code of Ordinances are amended to read as follows:

SECTION 240.020: ICE ARENA FEES

The following user fee schedule shall be in effect for the City ice arena effective January 1, 2013:

Resident I.D. cards. Residents of the City may purchase a resident I.D. card which may be used to receive resident rates for golf and ice fees. Resident I.D. cards shall be valid for a period of three (3) years.

Business I.D. cards. Persons owning a business located in the City may purchase a business I.D. card which may be used to receive resident rates for golf and ice fees. Business I.D. cards shall be valid for a period of one (1) year and may be used at the business owner's discretion by any employee working in the City at the business for which the business I.D. is purchased. Persons owning a business within the City may purchase a number of business I.D. cards based on number people employed by the business in the City as follows:

I.D. card fees	
Resident I.D. cards	\$5.00
Business I.D. cards	\$5.00
No. of Employees	No. of Business I.D. Cards
1--9	1
10--50	2
51--100	4
More than 100	8
Freestyle skating	
Half hour	\$5
12-hour punch card	\$100
25-hour punch card	\$200

Public session fees	
Resident	\$3.00
Resident senior	\$2.50
Non-resident	\$5.00
Non-resident senior	\$4.50
Groups of 15 or more: one (1) complimentary adult for every six (6) paid group skaters	
Stick-n-puck	
Resident	\$6.00
Non-resident	\$6.00
Ice rental, per hour	\$190.00
Resident rate	\$190.00
Discount rate (1,000 hour users)	\$180.00
City figure skating club	\$170.00
Lessons	
Private lessons – figure or hockey (30 minutes)	\$25.00 to \$40 depending on instructor
Learn to skate school (8 weeks x 30 minutes)	\$100.00
Learn to skate school (8 weeks x 30 minutes) additional child in same family	\$95.00
Skate rental	\$2
Skate rental (groups of 15 or more)	FREE
Birthday Party Events – resident rates	
Birthday party first 10 people, resident (additional party coordinator provided at no additional cost to groups over 15)	\$140.00
Additional children (per child)	7.00
Additional party coordinator (fee only applies to groups with fewer than 15)	25.00
Birthday Party Events – non-resident rates	
Birthday party first 10 people non-resident (additional party coordinator provided at no additional cost to groups over 15)	160.00
Additional children (per child)	8.00
Additional party coordinator (fee only applies to groups with fewer than 15)	30.00

The City Administrator or his designee shall have authority to temporarily amend ice arena fees or establish temporary fees for trial or pilot programs from time to time when deemed appropriate for the purposes of marketing the Dielmann Complex to maximize usage and revenues or to address other temporary needs when deemed appropriate and reasonable by the City Administrator.

(R.O. 2008 §19-2; Ord. No. 1503 §1, 3-23-92; Ord. No. 1811 §1, 8-12-96; Ord. No. 1939 §1, 5-26-98; Ord. No. 2133 §2, 6-11-01; Ord. No. 2223 §1, 6-9-03; Ord. No. 4088A §1, 6-11-07; Ord. No. 5104 §1, 9-14-09; Ord. No. 5128 §1, 3-22-10)

SECTION 240.030: PARKS AND RECREATION FEES

The following user fee schedule shall be in effect for the community center and Dielmann Complex effective January 1, 2013:

Meeting rooms 1 and 2 rental fees*	
Weekends and weekdays after 5 p.m.	
Resident, non-profit fee, 4 hour time slot	\$30.00
Non-resident fee, 4 hour time slot	60.00
Business fee, 4 hour time slot	96.00
3 month contract for residents (4 hrs/wk)	195.00
3 month contract for non-residents (4 hrs/wk)	300.00
3 month contract for businesses (4 hrs/wk)	450.00
Weekdays 8 a.m. – 5 p.m.	
Resident, non-profit fee, 4 hour time slot	55.00
Non-resident fee, 4 hour time slot	110.00
Business fee, 4 hour time slot	180.00
3 month contract for residents (4 hrs/wk)	360.00
3 month contract for non-residents (4 hrs/wk)	640.00
3 month contract for businesses (4 hrs/wk)	960.00
Multipurpose room rental fees*	
Weekday meetings	
Resident fee, non-profit, 4 hour time slot	100.00
Non-resident fee, 4 hour time slot	150.00
Business fee, 4 hour time slot	200.00
Weekend meetings	
Resident fee, non-profit, 4 hour time slot	115.00
Non-resident fee, 4 hour time slot	175.00
Business fee, 4 hour time slot	185.00
Weekday meeting with banquet setup	
Resident fee, non-profit, 4 hour time slot	200.00
Non-resident fee, 4 hour time slot	250.00
Business fee, 4 hour time slot	300.00
Weekend meeting with banquet setup	
Resident fee, non-profit, 4 hour time slot	230.00
Non-resident fee, 4 hour time slot	290.00
Business fee, 4 hour time slot	310.00
Additional hours	
Resident per additional hour	20.00
Non-resident, Business fee, per additional hour	25.00

3-month contract (weekdays, 4 hours/week)	
Residents	650.00
Non-residents	975.00
Businesses	1,300.00
* Meeting rooms and multipurpose room may be reserved at no charge for the following groups: City-sponsored organizations, committees, neighborhood organizations and government.	
Weekday Park Pavilion fees:	
Resident fee, 4 hour time slot	\$25.00
Non-resident fee, 4 hour time slot	50.00
Business fee, 4 hour time slot	55.00
Weekend Park Pavilion fees:	
Resident fee, 4 hour time slot	\$40.00
Non-resident fee, 4 hour time slot	70.00
Business fee, 4 hour time slot	80.00
Resident fee, full day (8 a.m. – dusk)	\$60.00
Non-resident fee, full day (8 a.m. – dusk)	100.00
Business fee, full day (8 a.m. – dusk)	120.00
The following user fee schedule shall be in effect for the fields:	
<i>Resident requirements: Adult reserving field must be a resident of City and a parent, player or coach with team.</i>	
1 hour per week for one month, resident	\$32.00
1 hour per week for one month, non-resident	\$36.00
1 hour per week for one month, business	\$40.00
1 hour, resident	8.00
1 hour, non-resident	9.00
1 hour, business	10.00
The following user fee schedule shall be in effect for the gym:	
Non-Prime Time (Outside of 5 p.m. – 9 p.m., Monday – Thursday)	
Resident fee, per hour	\$25.00
Non-resident fee, per hour	40.00
Business fee, per hour	50.00
Special functions setup/cleanup fee	50.00
Prime Time (5 p.m. – 9 p.m., Monday – Thursday)	
Resident fee, per hour	\$30.00
Non-resident fee, per hour	45.00
Business fee, per hour	55.00
Special functions setup/cleanup fee	50.00
Security deposits	
Multipurpose room	\$250.00
Gymnasium	100.00

Special charges: TV/VCR usage	25.00
Stage rental	\$25.00
Dog Park fees:	
Resident annual fee for first dog	\$30.00
Resident annual fee for each additional dog	15.00
Non-resident annual fee for first dog	80.00
Non-resident annual fee for each additional dog	25.00
Annual memberships shall be valid during the calendar year for which purchased. Memberships shall be reduced to half of the regular fee when purchased on or after July 1.	
The City Administrator shall set the total number of dog park annual memberships as deemed appropriate for park usage. The City Administrator shall have authority to establish a period during the calendar year for residents of the City to exclusively purchase dog park memberships.	
In order to purchase a membership, the dog owner must provide proof that the dog has been spayed or neutered and that the dog has current vaccinations for rabies and Bordetella (kennel cough).	
Creve Coeur Community Garden Membership fees:	
Resident annual fee for 15' x 5' plot	\$25.00
Non-resident annual fee for 15' x 5' plot	\$50.00
Annual memberships shall be valid during the calendar year in which purchased.	
The City Administrator will set the total number of community garden memberships as deemed appropriate for park usage. The City Administrator shall have the authority to establish a period during the calendar year for residents of the City of Creve Coeur to exclusively purchase community garden memberships.	
Tappmeyer House fees:	
Upstairs (per floor), 4 hour time slot	\$80.00
Downstairs (per floor), 4 hour time slot	80.00
Entire house, 4 hour time slot	100.00
Additional hours:	
Upstairs or downstairs (per floor), fee per additional hour	\$20.00
Entire house, fee per additional hour	25.00
Management fee (if no caterer) per hour	15.00
Security deposits:	
Tappmeyer House	\$200.00

The City Administrator or his designee shall have authority to temporarily amend parks and recreation fees from time to time or establish temporary fees for trial or pilot programs when deemed appropriate for the purposes of marketing City recreation programs and facilities to maximize usage and revenues or to address other temporary needs when deemed appropriate and reasonable by the City Administrator.

(R.O. 2008 §19-3; Ord. No. 2261 §1, 2-9-04; Ord. No. 4044 §2, 10-23-06; Ord. No. 4067 §1, 2-26-07; Ord. No. 5104 §2, 9-14-09; Ord. No. 5118 §2, 12-14-09; Ord. No. 5128 §2, 3-22-10; Ord. No. 5175 §1, 1-24-11)

SECTION 240.040: GREENS FEES -- CREVE COEUR GOLF COURSE

The following schedule of fees for the Creve Coeur Golf Course is effective January 1, 2013:

Greens fees--9 holes		
	Resident	Non-resident
Weekday first nine	\$ 10.00	\$14.00
Weekday senior/junior*	9.00	12.00
Weekday second nine	8.00	12.00
Weekday second nine senior/junior*	7.00	10.00
Weekend first nine (any player)	11.00	16.00
Weekend second nine (any player)	9.00	14.00
Car rental	7.00	7.00
Annual membership	\$900	\$1,275
Annual membership senior/junior*	\$800	\$1,075
Winter Rates (12/1 to 2/29): \$2 discount on all greens fees (does not apply to cart rentals)		
*For the purpose of determining green fees, senior shall be defined as sixty (60) years of age and older. Junior shall be defined as seventeen (17) years of age and younger.		
Tournament Play*		
Greens fees + cart: \$17		
Greens fees + cart (Monday – Friday start, 12 – 3 p.m.): \$15		
Greens fees + cart (Glow Tournament): \$12		
Tournament fee: \$100		
Tournament fee (Glow Tournament): \$160		
*Tournament play requires minimum 24 players, maximum 72 players, shotgun start		

The City Administrator or his designee shall have authority to temporarily discount greens fees or establish temporary fees for trial or pilot programs from time to time when deemed appropriate for the purposes of marketing the golf course and maximizing golf course usage and revenues.

(R.O. 2008 §19-4; Ord. No. 3085 §1, 10-10-05; Ord. No. 5104 §3, 9-14-09; Ord. No. 5128 §2, 3-22-10; Ord. No. 5180 §1, 3-14-11)

SECTION 2: Contracts entered into prior to the effective date of this ordinance shall be honored at the fees and rates specified in the contracts regardless of fee and rate adjustments in this ordinance.

SECTION 3: This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

BILL No. 5403

ORDINANCE No. _____

ADOPTED THIS _____ DAY OF DECEMBER

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF DECEMBER

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



INTEROFFICE MEMORANDUM

Date: November 19, 2012

To: Mark Perkins, City Administrator
From: Kirsten Barnes, Director of Parks & Recreation
Subject: Recreation Fees

The City has periodically raised fees for recreational services in order to offset rising operating costs while also appropriately pricing its services within the regional market. Staff recently compiled survey data of recreation fees in other St. Louis area cities and met with the Parks and Recreation Committee to consider the fee increases. The Committee proposed incremental increases to greens fees, meeting room and multi-purpose room rentals, pavilion and field rentals and gym rental fees effective January 1, 2013 with Council's approval. The attached spreadsheet compares current fees to the proposed increases with notes regarding each of the changes or additions.

Additionally, it is recommended that the City Administrator have authority to temporarily amend existing recreation fees or to establish temporary fees for trial or pilot programs from time to time when deemed appropriate for the purposes of marketing the City's recreation programs and facilities to maximize usage and revenues or to address other temporary needs when deemed reasonable and appropriate by the City Administrator. The attached ordinance would grant this authority to the City Administrator as well as amend recreation fees as indicated above.

Attachments:

- Ordinance amending recreation fees
- Current and proposed fee comparison
- Letter of support from Parks & Recreation Committee Chair, Kevin Rejent

FY 2013 Fee Schedule

Rates in BLACK indicate NO CHANGE

Rates in ORANGE indicate UPDATED RATES

Rates in GREEN indicate NEW RATES

Rentals

Space	Resident		Non-Resident		Business		Notes
	Current	Proposed	Current	Proposed	Current	Proposed	
Meeting Room - 4 Hours	\$25	\$30	\$50	\$60	\$80	\$96	
Meeting Room, Weekday 8 a - 5 p	NEW	\$55	NEW	\$110	NEW	\$180	NEW - 8 Hours + 1 Hour Free - encourage all-day rentals by single group
Meeting Room, 3-Month Contract - 4 Hours/Week	\$100	\$195	NEW	\$300	NEW	\$450	This offers a 50% discount off room rental fees; Non-Res/Bus are new
Meeting Room, 3-Month Contract - Weekday 8 a - 5 p	NEW	\$360	NEW	\$640	NEW	\$960	NEW - This offers a 50% discount off room rental fees
Multipurpose Room, Weekday - 4 Hours	\$100	\$100	\$150	\$150	\$150	\$200	
Multipurpose Room, Weekday Banquet - 4 Hours	\$200	\$200	\$250	\$250	\$250	\$300	
Multipurpose Room, Weekday - Additional Hours	\$20	\$20	\$20	\$25	\$20	\$25	
Multipurpose Room, Weekday 3-Month Contract - 4 Hours/ Week	NEW	\$650	NEW	\$975	NEW	\$1,300	NEW - This offers a 50% discount off room rental fees
Multipurpose Room, Weekend - 4 Hours	\$100	\$115	\$150	\$175	\$150	\$185	15% increase for weekend rentals, "Weekend" is 5 p - Friday through Sunday
Multipurpose Room, Weekend Banquet - 4 Hours	\$200	\$230	\$250	\$290	\$250	\$310	15% increase for weekend rentals, "Weekend" is 5 p - Friday through Sunday
Multipurpose Room, Weekend - Additional Hours	\$20	\$20	\$20	\$25	\$20	\$25	
Multipurpose Room, Refundable Security Deposit	\$250	\$250	\$250	\$250	\$250	\$250	
Park Pavillions, Weekdays - 4 Hours	\$25	\$25	\$50	\$50	\$50	\$55	
Park Pavillions, Weekends - 4 Hours	\$25	\$40	\$50	\$70	\$50	\$80	Increase for weekend rates only, "Weekend" is 5 p Friday through Sunday
Park Pavillions, Weekends - 8 a - Dusk	NEW	\$60	NEW	\$100	NEW	\$120	Adding all-day weekend rates to encourage full-day rentals
Field, Monthly - 1 Hour/Week	\$40	\$32	\$40	\$36	NEW	\$40	Current rates are for 2 hours - changing to 1 hour but can be purchased in 2-hour blocks
Field - Per Hour	\$10	\$8	\$10	\$9	\$10	\$10	Current rates are for 2 hours - changing to 1 hour but can be purchased in 2-hour blocks
Gym - Per Hour	\$25	\$25	\$40	\$40	\$40	\$50	
Gym - Per Hour, Prime Time (5 - 9 p, Mon - Thurs)	\$25	\$30	\$40	\$45	\$40	\$55	Increase for prime time only, "Prime Time" is 5 p - 9 p, Mon - Thurs
Gym, Special function setup/cleanup fee	\$50	\$50	\$50	\$50	\$50	\$50	
Gym, Refundable Security Deposit	\$100	\$100	\$100	\$100	\$100	\$100	
TV/VCR Usage	\$25	\$25	\$25	\$25	\$25	\$25	
Stage Rental	NEW	\$25	NEW	\$25	NEW	\$25	
Tappmeyer House, Upstairs or Downstairs - 4 Hours	\$80	\$80	\$100	\$100	\$100	\$100	New rates in line with Multi-Purpose Room Rates
Tappmeyer House, All - 4 Hours	\$100	\$100	\$100	\$100	\$100	\$100	New rates in line with Multi-Purpose Room - Banquet Rates
Tappmeyer House, Upstairs or Downstairs - Add'l Hours	\$20	\$20	\$20	\$20	\$20	\$20	
Tappmeyer House, All - Add'l Hours	\$25	\$25	\$25	\$25	\$25	\$25	
Tappmeyer House, Management Fee (No Caterer)	\$20	\$20	\$20	\$20	\$20	\$20	
Tappmeyer House, Refundable Security Deposit	\$200	\$200	\$200	\$200	\$200	\$200	

**Meeting & multipurpose rooms can be reserved at no charge for City-sponsored organizations, committees, neighborhood organizations & government*

Events & Activities

Type	Resident		Non-Resident		Notes
	Current	Proposed	Current	Proposed	
Birthday Party, First 10 People	\$120	\$140	\$140	\$160	Increase includes cost of Party Coordinator to stay with group throughout party; Add'l coordinator included for groups over 15
Birthday Party, Additional Children	\$6	\$7	\$6	\$8	Increase reflects discounted admission/skate rental, paper goods, drinks, etc.
Additional Party Coordinator	NEW	\$25	NEW	\$30	Only applies to groups less than 15

Ice Arena

Resident Non-Resident Groups

Activity	Current	Proposed	Current	Proposed	Current	Proposed	Notes
Public Session	\$3	\$3	\$5	\$5	\$4.50	\$5	Min 15 for group rate; 1 complimentary adult with every 6 paid group skaters
Public Session - Senior	NEW	\$2.50	NEW	\$4.50			NEW - in line with what has been charged
Stick & Puck	\$6	\$6	\$6	\$6			
Ice Rental	\$180	\$190	\$190	\$190			
Ice Rental - 1000+ Hours	\$180	\$180	\$180	\$180			
Learn to Skate - 8-Weeks x 30 Min	*	\$100	*	\$100			Proposed fee includes 1-year US Figure Skating Assn membership; required to remain an official USFSA Learn to Skate program
Learn to Skate - Additional Children in Same Family	NEW	\$95	NEW	\$95			Allows for more experienced instructors to charge varying rates
Private Lessons, Figure or Hockey - 30 Min	\$25	\$25 - \$40	\$25	\$25 - \$40			Free to groups of 15 or more - drive summer revenue through camp field trips
Skate Rental	\$2	\$2	\$2	\$2	\$1.50	FREE	
Freestyle - Half-Hour	\$5	\$5	\$5	\$5			
Freestyle - 12-Hour Punch Card	\$100	\$100	\$100	\$100			Expires one (1) year from date of purchase
Freestyle - 25-Hour Punch Card	\$200	\$200	\$200	\$200			Expires one (1) year from date of purchase

Golf Course

Activity	Resident		Non-Resident		Groups		Notes
	Current	Proposed	Current	Proposed	Current	Proposed	
Greens Fees, Weekdays	\$10	\$10	\$14	\$14			
Greens Fees, Weekdays - Senior or Junior	\$9	\$9	\$12	\$12			
Greens Fees, Weekdays - Add'l 9 Holes	\$7	\$8	\$10	\$12			Proposed fees reflect what has actually been charged
Greens Fees, Weekdays - Add'l 9 Holes Sr or Jr	NEW	\$7	NEW	\$10			Proposed fees reflect what has actually been charged
Greens Fees, Weekend	\$11	\$11	\$15	\$16			Proposed fees reflect what has actually been charged
Greens Fees, Weekend - Add'l 9 Holes	\$8	\$9	\$12	\$14			Proposed fees reflect what has actually been charged
Cart Rental	\$7	\$7	\$7	\$7			
Winter Rates, 12/1 - 2/29				\$2 Discount			Piloted in winter 2011-2012
Annual Membership	\$850	\$900	\$1,190	\$1,275			
Annual Membership, Senior or Junior	\$765	\$800	\$1,020	\$1,075			
Tournament Play Greens Fees + Cart		n/a		n/a	NEW	\$17	Player Minimum: 24/Player Maximum 72, Shotgun Start
Tournament Play Greens Fees + Cart- Mon-Fri Start, 12 - 3 p		n/a		n/a	NEW	\$15	Player Minimum: 24/Player Maximum 72, Shotgun Start
Tournament Play Greens Fees + Cart - Glow Tournament					NEW	\$12	Player Minimum: 24/Player Maximum 72, Shotgun Start
Tournament Fee		n/a		n/a	NEW	\$100	Includes room rental for duration of tournament, name cards on carts & placement of provided signs on course
Tournament Fee - Glow Tournament					NEW	\$160	Includes one (1) glow ball per player, glow course, beverage cart driver (beverages add'l fee), room rental for duration of tournament, name cards on carts & placement of provided signs on course

ID Cards

Type	No Cards	Fee	Notes
Business, 1 - 9 Employees	1	\$5.00	Valid for 1 year
Business, 10 - 50 Employees	2	\$5.00 ea	Valid for 1 year
Business, 51 - 100 Employees	4	\$5.00 ea	Valid for 1 year
Business, 100+ Employees	5	\$5.00 ea	Valid for 1 year
Resident ID Card	1	\$5.00	Valid for 3 years

Dog Park

Type	Resident	Non-Res	Notes
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Annual Fee, First Dog	\$30	\$80
Annual Fee, Additional Dog	\$15	\$25
Annual Fee, First Dog After July 1	\$15	\$40
Annual Fee, Additional Dog After July 1	\$7.50	\$12.50

Community Garden Membership

	Type	Resident	Non-Res	Notes
Annual Fee, 15' x 5' Plot		\$25	\$50	

November 16, 2012

Mayor & City Council
Creve Coeur Government Center
300 N. New Ballas Road
Creve Coeur, MO 63141

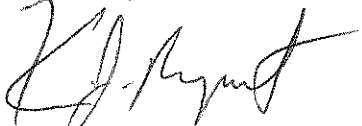
Honorable Mayor and City Council Members,

At its meeting on November 15, 2012, the Parks & Recreation Committee discussed several proposals set to appear on the Council Agenda in the coming weeks.

The Parks & Recreation Committee would like to give a positive recommendation to Council in support of the proposed Sponsorship Program Guidelines and extension of the reciprocal agreement with Ruth Park Golf Course in University City. The Committee strongly believes that each of these programs will enhance resident experience through additional program funding and services available.

Additionally, the Committee would like to positively recommend the proposed fee changes for the upcoming year and believe the new fees will continue to offer a great value to residents, non-residents and businesses.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Rejent", with a stylized, flowing script.

Kevin Rejent
Parks & Recreation Committee Chair

**AN ORDINANCE AUTHORIZING A CHANGE OF ZONING FROM
“A” SINGLE-FAMILY RESIDENTIAL TO “PRD” PLANNED RESIDENTIAL DEVELOPMENT
AND APPROVING A SITE DEVELOPMENT PLAN FOR 28.6 ACRES LOCATED ON LADUE
ROAD WEST OF INTERSTATE 270 AT THE FORMER BELLE MAISON SUBDIVISION.**

WHEREAS, Mr. Gabe Grossberg, representing Delmar Gardens Enterprises, Inc. has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning on 28.6 acres located at 140-169 Belle Maison Lane and 170-194 Belle Maison Court from “A” Single-Family Residential to “PRD” Planned Residential Development; and,

WHEREAS, in accordance with Sections 405.390 and 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject property, addressed 140-169 Belle Maison Lane and 170-194 Belle Maison Court, to the Department of Community Development; and,

WHEREAS, the “PRD” Planned Residential Development district is a Planned Zoning District that will allow an unique residential and institutional development subject to certain criteria in Section 405.390, Planned Zoning Districts, of the Zoning Code; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 15, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended denial of the rezoning at its meeting on November 19, 2012; and

WHEREAS, neighboring property owners have submitted a protest petition pursuant to Section 89.060 RSMo, that on its face appears to require a minimum of 6 affirmative votes of the City Council to approve the proposed rezoning; 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 rezoning the property 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 good zoning practice; and

WHEREAS, the City Council further finds that the proposed development is eligible for consideration under the planned zoning district process, because it could not be approved under any other Zoning District and the applicant has provided credible evidence that the proposal is an appropriate implementation of the Comprehensive Plan due to the fulfillment of the purpose of Section 405.390, the substantial incorporation of the design criteria for the

applicable district type identified in [Section 405.390](#) and the provision of substantial tangible public benefits to the City; and

WHEREAS, the City Council further finds that the proposed development meets the applicable design criteria, in that:

- (1) Adjoining areas are predominately residential or institutional.
- (2) Housing densities will not exceed six (6) units per acre for new single-family residential nor twenty (20) units per acre for new multi-family residential, excluding areas located in a 100-year floodplain.
- (3) It includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development meet the applicable sky exposure plane requirement.
- (4) The floor area ratio (FAR) does not exceed four-tenths (0.4).
- (5) It provides a buffer yard of twenty-five (25) feet on all sides that abut the single-family development, that does not contain any impervious surface and will be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (6) No new residential building will be located closer than twenty (20) feet to any property line or any required buffer yard.
- (7) No new commercial building will be located closer than forty (40) feet to any required buffer yard.
- (8) It balances increased structure densities for the subject property with more cohesive and organized open space.
- (9) It improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
- (10) It provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer and parks and recreation facilities.
- (11) It utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (12) It places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in Section 405.390.
- (13) It provides effective landscaping or screening in or around the separate developments within the PRD.

(14) It provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.

(15) It functionally and aesthetically integrates all proposed stormwater collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.

and

WHEREAS, the City Council further finds that:

1. The proposed development is in harmony with the general purpose and intent of the Zoning Code and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan.
2. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.
3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.
4. Existing or proposed utility services are adequate for the proposed development.
5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.
7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.
8. The proposed development preserves any significant architectural and environmental features of the property.
9. Operating and delivery hours are compatible with adjacent land uses.
10. The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.
11. The proposed development complies with all other applicable codes and ordinances.
12. The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.

13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per [Section 405.390\(B\)](#); **NOW, THEREFORE**, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 140-169 Belle Maison Lane and 170-194 Belle Maison Court from “A” Single-Family Residential to “PRD” Planned Residential Development, subject to the conditions stated herein, which property is more specifically described as follows:

Lots 1 through 26, inclusive, Common Ground “A”, Common Ground “B”, Common Ground Islands in center of cul-de-sacs, Belle Maison (50 feet wide) Lane (private) and Belle Maison (50 feet wide) Court (private) of Belle Maison, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 355, pages 914 & 915 of the St. Louis County Records, more particularly described as follows:

BEGINNING at the intersection of the North Right-of-Way line of Ladue Road (60' Wide) with the East line of Grafeman-Barnhart Subdivision, as recorded in Plat Book 305, Page 92 of the St. Louis County Recorder's Office; thence along said east line, North 01 degrees 08 minutes 09 seconds East, 701.43 feet to the Southeast corner of Lac Du Bois, a subdivision as recorded in Plat Book 119, Page 27 of the St. Louis County Recorder's Office; thence along the East line of said subdivision, North 00 degrees 47 minutes 57 seconds East, 405.14 feet to the South line of Creve Coeur Place Plat 1, a subdivision as recorded in Plat Book 157, Page 94 and 95 of the St. Louis County Recorder's Office; then along said South line, South 89 degrees 33 minutes 18 seconds East, 96.00 feet to the West line of property now or formerly of the City of Creve Coeur, Missouri, as recorded in Deed Book 7823, Page 2494 of the St. Louis County Recorder's Office; thence along said City property the following: South 00 degrees 26 minutes 42 seconds, 40.00 feet; South 89 degrees 33 minutes 18 seconds East, 150.00 feet; North 00 degrees 26 minutes 42 seconds West, 40.00 feet to a point on the South line of Creve Coeur Place Plat 1 as aforementioned; thence along said South line, South 89 degrees 33 minutes 18 seconds East, 893.47 feet to the West line of Property now or formerly of the Parkway School District, as recorded in Deed Book 6473, Page 920 of the St. Louis County Recorder's Office; thence along said West line, South 00 degrees 44 minutes 12 seconds West, 711.41 feet to a point on the North line of Property now or formerly of Protestant Episcopal Church Diocese of Missouri as recorded in Deed Book 4418, Page 332 of the St. Louis County Recorder's Office; thence along the said Protestant Episcopal Church Diocese of Missouri property the following: North 81 degrees 08 minutes 20 seconds West, 201.50 feet; South 08 degrees 51 minutes 40 seconds West, 55.00 feet; South 53 degrees 20 minutes 16 seconds West, 101.85 feet; South 08 degrees 51 minutes 40 seconds West, 55.00 feet; South 34 degrees 04 minutes 40 seconds East, 150.00 feet; South 14 degrees 34 minutes 09 seconds East, 228.43 feet to a point on the North Right-of-Way line of Ladue Road as aforementioned; thence along said North line, North 89 degrees 33 minutes 44 seconds West, 994.90 feet **to the point of beginning** and containing 28.679 Acres

SECTION 2: Purpose and General Description

The Planned Residential Development (PRD) district enacted through this ordinance (hereafter referred to as the Delmar Gardens PRD) is intended to provide for the orderly redevelopment of the abandoned “Belle Maison” subdivision along the Ladue Road corridor that is intended for a mix of institutional, multi-family and single-family detached residences, all

within an established suburban residential setting. As such, the development seeks to provide buffer-yards in excess of the planned zoning district requirements and to direct the majority of the institutional development and parking toward the east-center of the property most distant from surrounding single-family residences. Further, the development will utilize the most effective best practices for underground stormwater management available to ensure that any water leaving the site meets or exceeds all water quality standards of the Metropolitan St. Louis Sewer District. Finally, the development will utilize materials and a level of landscape design befitting the highest standard of senior housing such that buildings are finished with natural materials and extensive glazing, lighting is subdued and selectively aimed, parking areas are shaded and well-integrated into the landscape, and circulation is simple but safe and effective.

SECTION 3: Development Regulations

A. *APPLICABILITY*

Development within the Delmar Gardens PRD is subject to all applicable city ordinances, and the conditions that are contained in this section. Where the standards and regulations of this "PRD" Planned Residential Development ordinance and other city ordinances appear to be in conflict, the standards in this ordinance shall prevail.

B. *PERMITTED AND ACCESSORY USES*

A. *Permitted Uses* – The following uses are permitted in the Delmar Gardens PRD:

1. Detached single-family dwellings.
2. Nursing care facility (NAICS Industry 623110)
3. Continuing care retirement facility (NAICS Industry 623311)
4. Home for the elderly (NAICS Industry 623312)

No other uses shall be allowed without further approval of the City, including but not limited to child day care.

C. *FINAL PLAN REQUIREMENTS*

1. *Generally* – The Delmar Gardens PRD shall be developed in substantial conformance with the site plans received November 19, 2012, and the elevations, and supporting documents received July 25, 2012, in support of Planning Division Application #12-027, and attached hereto, except as modified by this ordinance or as subsequently modified in connection with the approval of the related proposed subdivision, which approval must be obtained pursuant to applicable ordinances prior to site development.
2. *Plan Submittal Requirements* – Prior to the issuance of any permits for construction within the Delmar Gardens PRD, the developer shall submit the following plans for review and approval as follows:
 - a. 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 Section Plan 04-G," last revised November 19, 2012, as drawn by Clayton Engineering Company, and the "Overall Concept Landscape Plan," dated July 24, 2012, as drawn by Loomis Associates.

- b. The applicant or assigned builder(s) are required to submit Building Permit applications for all structures, as required by Article II of the Building Code. Exterior elevations of the two senior housing facilities shall be in substantial conformance with the "Site Section Plan 04-G," last revised November 19, 2012, as drawn by Clayton Engineering Company, and the exterior elevation sketches submitted July 24, 2012, by Gray Design Group, Inc.
 - c. Lighting Plans, showing locations of all exterior light fixtures, including wall-mounted decorative and security lighting, and photometrics shall be submitted to the Planning Division for review and approval in conformance with Section 405.680, Lighting, of the Zoning Code.
 - d. No City of Creve Coeur permits of any kind will be approved prior to Missouri Department of Transportation approval of any related work within the Ladue Road right-of-way.
3. *Phasing* – The Delmar Gardens PRD may be developed in phases, however, all un-built areas shall be maintained as a park-like setting free of trash, landscape or construction debris, stockpiles of any materials, and interior or exterior storage of any kind. Further, no part of such areas shall be used for parking of any vehicles.
3. *Specific Development Requirements*
- a. Sidewalks – Sidewalks shall be provided on both sides of the single-family residential street, at least one side of all senior housing and parking lot access roads and along the entirety of the PRD frontage along Ladue Road. Further, all sidewalks shall form a continuous pedestrian path from Ladue Road to the buildings in the PRD.
 - b. Crosswalks – All public and private cross-walks to be constructed by the developer of the Delmar Gardens PRD shall utilize colored and textured concrete and flush curbing.
 - c. Right-of-Way Improvements
 - (i) A westbound, dedicated right-turn lane into the PRD shall be constructed on Ladue Road, subject to MoDOT review and approval.
 - (ii) Any substantial change to the design of the public right-of-way improvements required by this ordinance shall be reviewed and approved by the Planning Commission following proper notice being served to the public and prior to securing any permits for construction.

- d. Signs – All signs shall be installed in conformance with Article 8, Sign Regulations, of the Zoning Code.
- e. Lighting Requirements – All exterior lighting shall be in conformance with Section 405-680, Lighting, of the Zoning Code, except as follows:
 - (i) Exterior lighting shall be provided in all parking areas, but is not required in common drive aisles.
 - (ii) The height and design of all lighting fixtures shall be consistent with the quality and image consistent with the building and the high visibility of the site to the general public.
 - (iii) In no case shall on-site lighting standards or fixtures exceed twenty feet (20') in height, as measured from the adjacent grade.
 - (iv) All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas according to the Illuminating Engineers Society of North America Recommended Practices for Parking Facilities (IESNA RP-20-98) and shielded to not cause glare or direct illumination onto surrounding properties or public/private rights-of-way.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter. The ordinance and the approved development plan shall be recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof to the City of such recording before any permits may be issued. The development plan shall govern the use, parking, loading, sign, bulk, space and yard regulations applicable to the subject property and no use or development, other than temporary uses, shall be permitted within the area of the planned zoning district pursuant to the zoning district regulations otherwise applicable to such area.

ADOPTED THIS _____ DAY OF _____, 2012.

Dr. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

Bill No. 5404

Ordinance No. _____

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

DELMAR GARDENS[®]

ENTERPRISES

HOME OFFICE

Suite 300
14805 N. Outer 40 Rd.
Chesterfield, MO
63017-2026
PH 636/733-7000
FAX 636/733-7010
delmargardens.com

December 3, 2012

Honorable Barry Glantz
Mayor, City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Creve Coeur City Council
300 N. New Ballas Road
Creve Coeur, MO 63141

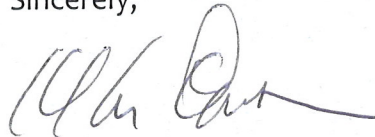
Re: Delmar Gardens Creve Coeur Renaissance

Dear Mayor Glantz and City Council Members:

Please accept this letter as a formal request that any further proceedings on the above rezoning application be continued for a period of three (3) months. The reason for said request is to allow time for the applicant to analyze and address issues raised by members of the Planning Commission at the last meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Howard M. Oppenheimer
Executive Vice President

HMO:sd

cc: Carl J. Lumley, City Attorney
Paul Langdon

Citizens' Protest Petition - Notarized - Highlighted

Subdivision	Owners' Name	Address	Square Feet	Acreage	% of Total	Signed Petitions
Parkway		181 Coeur de Ville - 1	162,965	3.74	16.5%	
Parkway		181 Coeur de Ville - 2	2,325	0.05	0.2%	
Thompson Center		12141 Ladue Road	108,849	2.50	11.0%	
Resident		12237 Ladue Road	52,865	1.21	5.3%	
Resident		12243 Ladue Road	29,412	0.68	3.0%	
Resident		12249 Ladue Road	46,898	1.08	4.8%	
Lac du Bois		12306 Gaillard Dr.	3,183	0.07	0.3%	
Lac du Bois		12303 Gaillard Dr.	37,704	0.87	3.8%	
Lac du Bois		12310 Gaillard Dr.	2,635	0.06	0.3%	
Lac du Bois		12311 Gaillard Dr.	28,636	0.66	2.9%	
Lac du Bois	CHRISTENSEN RYAN	12323 Gaillard Dr.	28,946	0.66	2.9%	2.9%
Lac du Bois	NEALS MARVIN ETAL	12335 Gaillard Dr.	8,932	0.21	0.9%	0.9%
Creve Coeur Place		Common Ground - Walkway	3,720	0.09	0.4%	
Creve Coeur Place		245 Kingshill Dr.	16,472	0.38	1.7%	
Creve Coeur Place	KOZIATEK THEODORE & GERALDINE H/W E	233 Kingshill Dr.	13,950	0.32	1.4%	1.4%
Creve Coeur Place	KOZIATEK THEODORE & GERALDINE H/W E	246 Kingshill Dr.	20,925	0.48	2.1%	2.1%
Creve Coeur Place	LEHRER HARVEY A NANCY K H/W	12238 Kingshill Dr.	19,336	0.44	1.9%	1.9%
Creve Coeur Place		12232 Kingshill Dr.	22,630	0.52	2.3%	
Creve Coeur Place	MATTHEWS MELISSA	12224 Kingshill Dr.	17,593	0.40	1.8%	1.8%
Creve Coeur Place	TAYLOR TIMOTHY T	12244 Kingshill Dr.	8,564	0.20	0.9%	0.9%
Creve Coeur Place	GILDEHAUS PAUL E TRACY W H/W	12216 Kingshill Dr.	15,190	0.35	1.5%	1.5%
Creve Coeur Place	HEQUEMBOURG SHARON L REVOCABLE LIV	12208 Kingshill Dr.	19,375	0.44	1.9%	1.9%
Creve Coeur Place	STEFANIK DAVID F & AUDREY M H/W	12202 Kingshill Dr.	34,410	0.79	3.5%	3.5%
Creve Coeur Place	KALLEN CRAIG G & ELIZABETH C H/W	254 Prince Towne Dr.	6,704	0.15	0.7%	0.7%
Creve Coeur Place	THOMPSON WILLIAM M	12233 Kingshill Dr.	2,568	0.06	0.3%	0.3%
Creve Coeur Place	IGOU JEFFREY M & MARY C H/W	12225 Kingshill Dr.	3,410	0.08	0.4%	0.4%
Creve Coeur Place	RATKIN GARY A MARILYN L	12217 Kingshill Dr.	5,929	0.14	0.6%	0.6%
Creve Coeur Place	KOLKER STANLEY S JUDY H/W TRUSTEES	259 Prince Towne Dr.	3,603	0.08	0.4%	0.4%
Ladue Heights	ROVICS JULIA ITR ETAL	223 Weybridge Dr.	6,620	0.15	0.7%	0.7%
Beacon Hill	WANGLER PETER T	12114 Ladue Road	12,888	0.30	1.3%	1.3%
Ladue Pines	BAE SUNG YUL	12130 Ladue Road	34,635	0.80	3.5%	3.5%
Ladue Pines	WEIL PAUL P BARBARA A	110 Ladue Pines	36,001	0.83	3.7%	3.7%
Ladue Pines	SCHMITT STEPHEN M & CINDY K H/W TTS	120 Ladue Pines	5,331	0.12	0.5%	0.5%
Ladue Pines		115 Ladue Pines	31,984	0.73	3.2%	
Resident	MILLMAN CATHERINE A	12204 Ladue Road	12,500	0.29	1.3%	1.3%
Resident	SHEARER WARREN R	12210 Ladue Road	21,663	0.50	2.2%	2.2%
Resident	HANSER ADOLPH	12218 Ladue Road	41,782	0.96	4.2%	4.2%
Ladue Downs	VICKROY MARGARET D TRUSTEE	12329 Boothbay Ct.	45,367	1.04	4.6%	4.6%
Ladue Downs		12335 Boothbay Ct.	13,246	0.30	1.3%	
		Total	989,746	22.73	100.00%	43.07%

In foreclosure

8-14km
RECEIVED ON
DEC 03 2012
BY CITY CLERKS OFFICE
[Signature]

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12335 Gaillard Dr. Creve Coeur, MO. 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Dorothy J. Neals 10/27/12 Marvin Neals 10/27/12

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 27th day of October, 2012, before me personally appeared

Dorothy + Marvin Neals to me known to be the person who executed the foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My Commission Expires: 2-9-2015



LEVON R. DAVIS
My Commission Expires
February 9, 2015
St. Louis County
Commission #11001770

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12323 GALLARD DR. St. Louis MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.



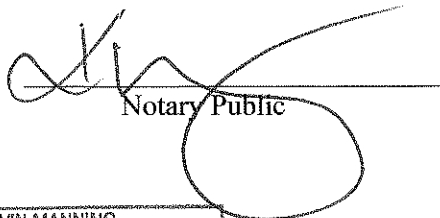
RYAN CHRISTENSEN
(Printed Name)

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 9th day of November, 2012, before me personally appeared
Ryan Christensen, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.

My Commission Expires: 9/22/13


Notary Public

KEVIN MANNING
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: September 22, 2013
Commission Number: 09872362

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 246 Kenphill Drive

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Geraldine Koziatek + Theodore Koziatek

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

On this 14th day of November ~~October~~, 2012, before me personally appeared
Geraldine Koziatek & Theodore Koziatek

to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Mary C. Igou
Notary Public

My Commission Expires:

7/16/2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 253 Kingshill Drive Creve Coeur, MO

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Melissa Koziatek Chris

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

On this 19th day of November, 2012, before me personally appeared
Melissa Koziatek +
Chris Schake

to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

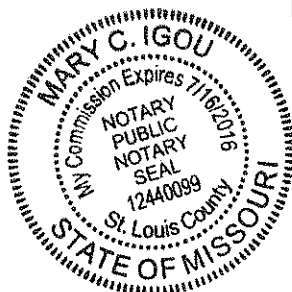
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Mary C. Igou
Notary Public

Mary C. Igou

My Commission Expires:

7/16/2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12238 Kingshill Dr 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Nancy Lehrer Nancy Lehrer

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 26th day of November ~~October~~, 2012, before me personally appeared

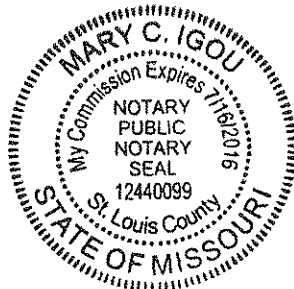
Nancy + Nancy Lehrer to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Mary C. Igou
Notary Public

My Commission Expires:

7/16/2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12224 Kingshill Drive, Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

STATE OF MISSOURI)

COUNTY OF SAINT LOUIS)

SS.

Melissa Ellen Matthews

On this 25 day of October, 2012, before me personally appeared

Melissa Ellen Matthews to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free

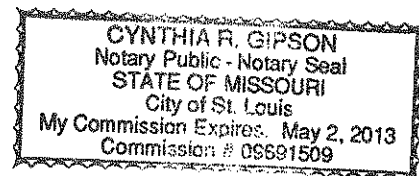
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Cynthia R. Gipson
Notary Public

My Commission Expires:

5-2-2013



To: Mayor and City Council, City of Creve Coeur, Missouri

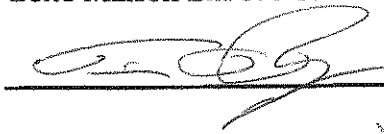
Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12244 Kingshill Dr., Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.



STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 29th day of October, 2012, before me personally appeared

TIMOTHY TOPPER TAYLOR to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.



Notary Public

My Commission Expires:

5/29/2013

SANA JAMALUDDIN
NOTARY PUBLIC - NOTARY SEAL
State of Missouri
St. Louis County
My Commission Expires 5/27/2013
Commission # 09800280

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12216 KINGSHILL DR, ST. LOUIS, 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Tracy Gildehaus Tracy W Gildehaus

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

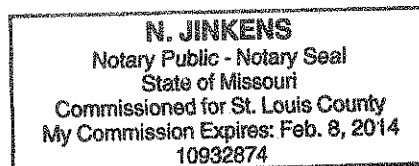
On this 18th day of November, 2012, before me personally appeared

Tracy W Gildehaus to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

N. Jinkens
Notary Public

My Commission Expires: 2/8/14



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12216 KINGSHILL DR., CREVE COEUR, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Paul ~~Tracy~~ Gidehaus

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

On this 19 day of November ~~October~~, 2012, before me personally appeared

Paul Gidehaus to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Sara K. MaDes
Notary Public

My Commission Expires:

SARA K. MADES
Notary Public - Notary Seal
State of Missouri
Commissioned for Franklin County
My Commission Expires: October 31, 2013
Commission Number: 09790794

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the address 12208 Kingshill Drive, Creve Coeur, Mo. 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Sharon L. Hequembourg

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 1st day of November ~~October~~, 2012, before me personally appeared

Sharon L. Hequembourg to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Kelly Warwick
Notary Public

My Commission Expires: June 14, 2013



KELLY WARWICK
My Commission Expires
June 14, 2013
St. Louis County
Commission #09820865

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12202 Kingshill Drive, Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Audrey Stefanik

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 16th day of ~~October~~ ^{November}, 2012, before me personally appeared

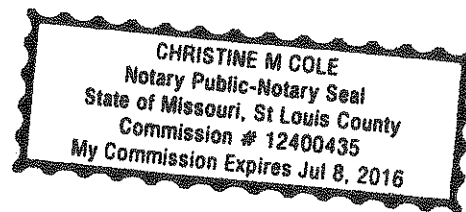
Audrey Stefanik to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Christine M Cole
Notary Public

My Commission Expires:

07-08-2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12202 Kingshill DR St Louis, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

David Stefanik

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

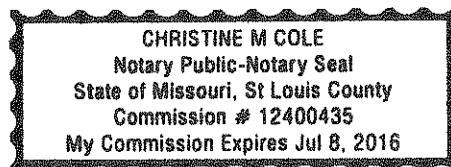
On this 19th day of ^{November}~~October~~, 2012, before me personally appeared

David Stefanik to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Christine M Cole
Notary Public

My Commission Expires:
07-08-2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 254 Prince Towne Dr., St. Louis, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Craig Kallen

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

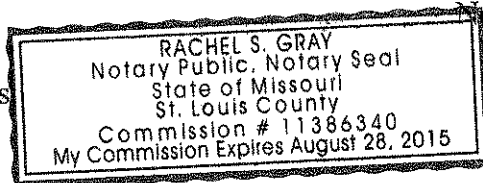
On this 2nd ^{November} day of October, 2012, before me personally appeared

Craig Kallen to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Rachel S. Gray
Notary Public

My Commission Expires



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 254 Prince Tawne Drive, Saint Louis, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Elizabeth Kallen
Elizabeth Kallen

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 31st day of October, 2012, before me personally appeared

Elizabeth Kallen to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.



CRAIG G. KALLEN
My Commission Expires
October 18, 2014
St. Louis County
Commission #10030977

Notary Public

My Commission Expires:

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12233 Kingshill Drive, Creve Coeur, Missouri 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

William M. Thomson Oct 26, 2012
William M. Thomson

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 26 day of October, 2012, before me personally appeared

William Thomson to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My Commission Expires: 2-9-2015



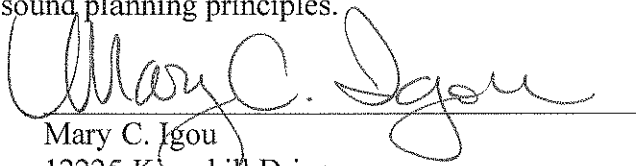
LEVON R. DAVIS
My Commission Expires
February 9, 2015
St. Louis County
Commission #11001770

PROTEST PETITION

TO: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo., the undersigned owner of the property known by the address **12225 Kingshill Drive, Creve Coeur, Missouri 63141** does hereby protest the following zoning change proposed for the property known by the address **140-169 Belle Maison Lane and 194 Belle Maison Court**:

The proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** finds that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.


Mary C. Igou
12225 Kingshill Drive
St. Louis, Missouri 63141

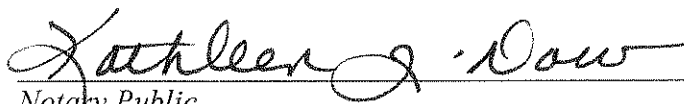
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 19th day of November, 2012, before me, Kathleen J. Dow Notary Public, personally appeared MARY C. IGOU, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)

KATHLEEN J. DOW
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
ST. LOUIS COUNTY
COMMISSION # 09517030
MY COMMISSION EXPIRES MARCH 9, 2013

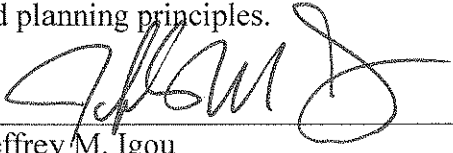

Notary Public
Print Name: Kathleen J. Dow
My Commission Expires: 3-9-13

PROTEST PETITION

TO: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo., the undersigned owner of the property known by the address **12225 Kingshill Drive, Creve Coeur, Missouri 63141** does hereby protest the following zoning change proposed for the property known by the address **140-169 Belle Maison Lane and 194 Belle Maison Court**:

The proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** finds that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.



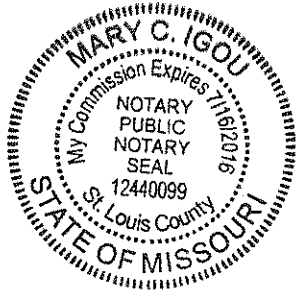
Jeffrey M. Igou
12225 Kingshill Drive
St. Louis, Missouri 63141

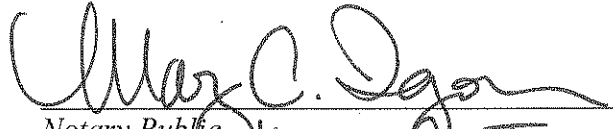
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 19th day of November, 2012, before me, Mary C. Igou, a Notary Public, personally appeared JEFFREY M. IGOU, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)





Notary Public
Print Name: Mary C. Igou
My Commission Expires: 7/16/2016

To: Mayor and City Council, City of Creve Coeur, Missouri

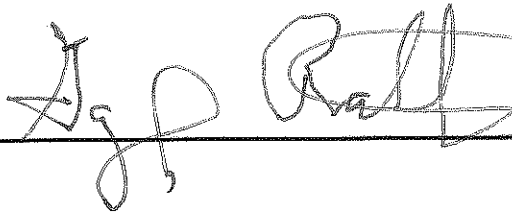
Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12217 Kingshill Drive, Creve Coeur, MO

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.



STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

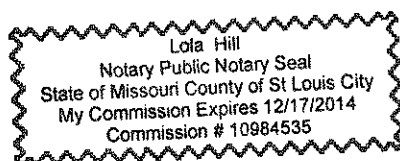
On this 26 day of October, 2012, before me personally appeared

Gary Baltha to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.


Notary Public

My Commission Expires:



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12217 Kingshill Dr., Creve Coeur, MO

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Marilyn Ratten

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

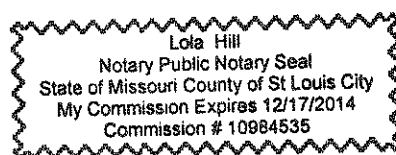
On this 26 day of October, 2012, before me personally appeared

Marilyn Ratten to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Lola Hill
Notary Public

My Commission Expires:



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 259 Prince Towne Dr

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Stanley Kolker

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

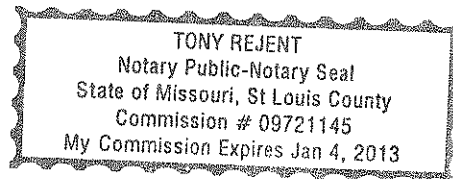
On this 31 day of October, 2012, before me personally appeared

Stanley Kolker to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Tony Rejent
Notary Public

My Commission Expires: 1/4/2013



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 259 Prince Towne Dr St. Louis MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Judy Kelter

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

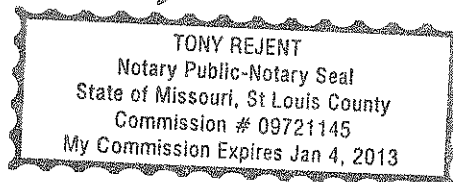
On this 31 day of October, 2012, before me personally appeared

Judy Kelter to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Tony Rejent
Notary Public

My Commission Expires: 1/4/2013



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 223 WEYBARGE DRIVE, ST. LOUIS, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Julia Lacey Rovics
Julie L. Rovics

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

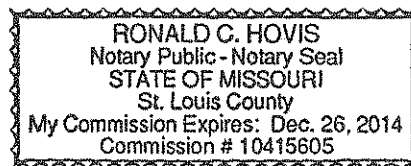
On this 22 day of October, 2012, before me personally appeared

Julia Lacey Rovics to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Ronald C. Hovis
Notary Public

My Commission Expires: 12-26-2014



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12114 Ladue Road Creve Coeur, MO

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

P.T. W.

ILLINOIS
STATE OF ~~MISSOURI~~)
MADISON) SS.
COUNTY OF ~~SAINT LOUIS~~

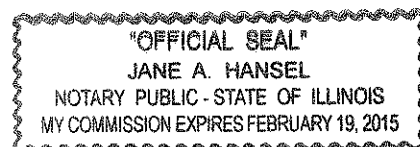
On this 30th day of October, 2012, before me personally appeared

PETER T. WANGLER to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Jane A. Hansel
Notary Public

My Commission Expires: 2-19-2015



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12130 Lachue Rd St Louis mo 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.



Sung (Sam) Y. Bae
(Printed Name)

STATE OF MISSOURI)
)
COUNTY OF SAINT LOUIS) SS.

On this 17th day of November, 2012, before me personally appeared

Sung (Sam) Bae, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.


Notary Public

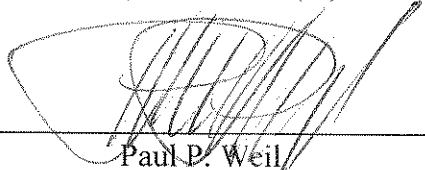
My Commission Expires: 2/9/15



JON GEBHARD
My Commission Expires
February 9, 2015
St. Louis County
Commission #11142506

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owners of the property known by the address 110 Ladue Pines Drive, St. Louis MO 63141 do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to "PRD" Planned Residential District proposed for the property known by the address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.



Paul P. Weil

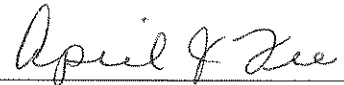


Barbara A. Weil

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

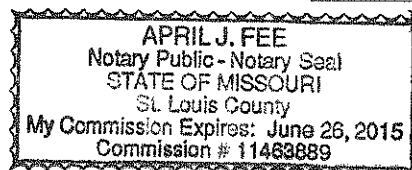
On this 31st day of October, 2012, before me personally appeared Paul P. Weil and Barbara A. Weil to me known to be the persons who executed the foregoing protest, and acknowledged to me that they executed the same as their respective free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My Commission Expires:



ATTACH NOTARY ACKNOWLEDGMENT

Instructions: Signed and **notarized** form should be filed with City Clerk before final City Council vote on the zoning change.

Note: This form (or other equivalent document) should only be used by owners of property that would be rezoned by the proposed change or by owners of property that is within an area determined by lines drawn parallel to and one hundred eighty-five feet distant from the boundaries of the district proposed to be changed. All owners of a particular property should sign the form and such signatures should be properly **notarized**. If valid protests are timely submitted by owners of at least thirty percent of either of the areas of the land (exclusive of streets and alleys) included in the proposed zoning change or within the area determined by lines drawn parallel to and one hundred eighty-five feet distant from the boundaries of the district proposed to be changed, then a favorable vote of at least two-thirds of the City Council (6 out of the 8 members) will be required to approve the proposed change. A zoning protest is a legal document and the advice of an attorney may be appropriate prior to filing with City Clerk.

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 120 Ladue Pines 63042

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

[Signature]

Stephen M Schmitt
(Printed Name)

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

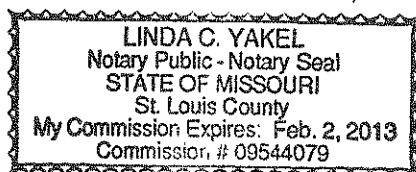
On this 27th day of November, 2012, before me personally appeared

Stephen Schmitt, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My Commission Expires:



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 120 LAOUE Pines 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

Cynthia Schmitt

CYNTHIA SCHMITT
(Printed Name)

STATE OF MISSOURI)
)
COUNTY OF SAINT LOUIS) SS.

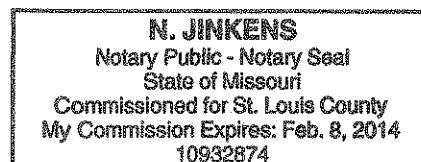
On this 27th day of November, 2012, before me personally appeared

Cynthia Schmitt, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.

N. Jinkens
Notary Public

My Commission Expires: 2/8/14



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12204 Ladue Road, Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Catherine Millman

STATE OF MISSOURI)

) SS.

COUNTY OF SAINT LOUIS)

On this 31st day of October, 2012, before me personally appeared

Catherine Millman to me known to be the person who executed the

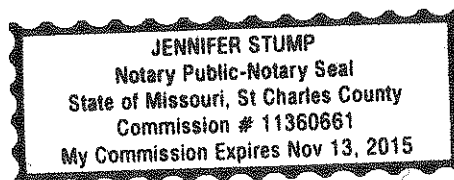
foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Jennifer Stump
Notary Public

My Commission Expires: Nov 13, 2015



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12210 LADUE RD, ST. LOUIS, MO. 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

Warren R. Shearer

WARREN R. SHEARER
(Printed Name)

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 1 day of November, 2012, before me personally appeared

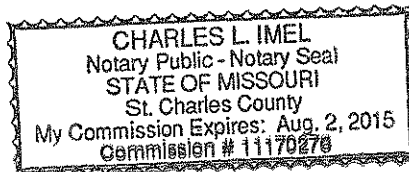
WARREN R. SHEARER, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.

Charles L. Imel
Notary Public

My Commission Expires:

AUGUST 2, 2015



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12218 + 12226 Lodge Rd

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

On this 27 day of October, 2012, before me personally appeared

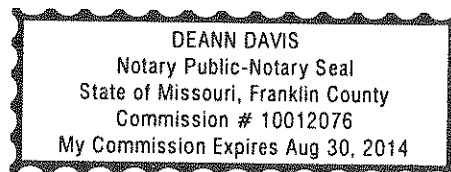
Adolph F. Hanser to me known to be the person who executed the
ADOLPH F. HANSER
foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Deann Davis
Notary Public

My Commission Expires: Aug. 30, 2014



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12218 + 12226 Ladue Road

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 27th day of October, 2012, before me personally appeared

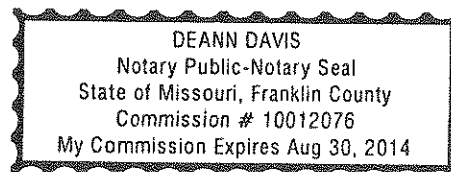
Jenifer Hanser to me known to be the person who executed the
JENIFER HANSER
foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Deann Davis
Notary Public

My Commission Expires: Aug. 30, 2014



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12329 Boothbay Court Creve Coeur MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Margaret D Vickroy Margaret D Vickroy

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

On this 1st ^{November} day of ~~October~~, 2012, before me personally appeared

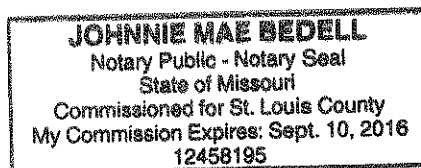
Margaret Vickroy to me known to be the person who executed the foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Johnnie Mae Bedell
Notary Public

My Commission Expires:

Sept. 10, 2016



Citizens' Protest Petition - Notarized - Highlighted

Subdivision	Owners' Name	Address	Square Feet	Acreage	% of Total	Signed Petitions
Parkway		181 Coeur de Ville - 1	162,965	3.74	16.5%	
Parkway		181 Coeur de Ville - 2	2,325	0.05	0.2%	
Thompson Center		12141 Ladue Road	108,849	2.50	11.0%	
Resident		12237 Ladue Road	52,865	1.21	5.3%	
Resident		12243 Ladue Road	29,412	0.68	3.0%	
Resident		12249 Ladue Road	46,898	1.08	4.8%	
Lac du Bois		12306 Gaillard Dr.	3,183	0.07	0.3%	
Lac du Bois		12303 Gaillard Dr.	37,704	0.87	3.8%	
Lac du Bois		12310 Gaillard Dr.	2,635	0.06	0.3%	
Lac du Bois		12311 Gaillard Dr.	28,636	0.66	2.9%	
Lac du Bois	CHRISTENSEN RYAN	12323 Gaillard Dr.	28,946	0.66	2.9%	2.9%
Lac du Bois	NEALS MARVIN ETAL	12335 Gaillard Dr.	8,932	0.21	0.9%	0.9%
Creve Coeur Place		Common Ground - Walkway	3,720	0.09	0.4%	
Creve Coeur Place		245 Kingshill Dr.	16,472	0.38	1.7%	
Creve Coeur Place	KOZIATEK THEODORE & GERALDINE H/W E	253 Kingshill Dr.	13,950	0.32	1.4%	1.4%
Creve Coeur Place	KOZIATEK THEODORE & GERALDINE H/W E	246 Kingshill Dr.	20,925	0.48	2.1%	2.1%
Creve Coeur Place	LEHRER HARVEY A NANCY K H/W	12238 Kingshill Dr.	19,336	0.44	1.9%	1.9%
Creve Coeur Place		12232 Kingshill Dr.	22,630	0.52	2.3%	
Creve Coeur Place	MATTHEWS MELISSA	12224 Kingshill Dr.	17,593	0.40	1.8%	1.8%
Creve Coeur Place	TAYLOR TIMOTHY T	12244 Kingshill Dr.	8,564	0.20	0.9%	0.9%
Creve Coeur Place	GILDEHAUS PAUL E TRACY W H/W	12216 Kingshill Dr.	15,180	0.35	1.5%	1.5%
Creve Coeur Place	HEQUEMBOURG SHARON L REVOCABLE LIA	12208 Kingshill Dr.	19,375	0.44	1.9%	1.9%
Creve Coeur Place	STEFANIK DAVID F & AUDREY M H/W	12202 Kingshill Dr.	34,410	0.79	3.5%	3.5%
Creve Coeur Place	KALLEN CRAIG G & ELIZABETH C H/W	254 Prince Towne Dr.	6,704	0.15	0.7%	0.7%
Creve Coeur Place	THOMPSON WILLIAM M	12233 Kingshill Dr.	2,568	0.06	0.3%	0.3%
Creve Coeur Place	IGOU JEFFREY M & MARY C H/W	12225 Kingshill Dr.	3,410	0.08	0.4%	0.4%
Creve Coeur Place	RATKIN GARY A MARILYN L	12217 Kingshill Dr.	5,929	0.14	0.6%	0.6%
Creve Coeur Place	KOIKER STANLEY S JUDY H/W TRUSTEES	259 Prince Towne Dr.	3,603	0.08	0.4%	0.4%
Ladue Heights	ROVICS JULIA LTR ETAL	223 Weybridge Dr.	6,620	0.15	0.7%	0.7%
Beacon Hill	WANGLER PETER T	12114 Ladue Road	12,888	0.30	1.3%	1.3%
Ladue Pines	BAE SUNG YUL	12130 Ladue Road	34,635	0.80	3.5%	3.5%
Ladue Pines	WEIL PAUL P BARBARA A	110 Ladue Pines	36,001	0.83	3.7%	3.7%
Ladue Pines	SCHMITT STEPHEN M & CINDY K H/W TRS	120 Ladue Pines	5,331	0.12	0.5%	0.5%
Ladue Pines		115 Ladue Pines	31,984	0.73	3.2%	
Resident	MILLMAN CATHERINE A	12204 Ladue Road	12,500	0.29	1.3%	1.3%
Resident	SHEARER WARREN R	12210 Ladue Road	21,663	0.50	2.2%	2.2%
Resident	HANSER ADOLPH	12218 Ladue Road	41,782	0.96	4.2%	4.2%
Ladue Downs	VICKROY MARGARET D TRUSTEE	12329 Boothbay Ct.	45,367	1.04	4.6%	4.6%
Ladue Downs		12335 Boothbay Ct.	13,246	0.30	1.3%	
		Total	989,746	22.73	100.00%	43.07%

in foreclosure

8-14-11
 RECEIVED ON
 DEC 03 2012
 BY CITY CLERKS OFFICE
 [Signature]

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12335 Gaillard Dr. Creve Coeur, MO. 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Dorothy J. Neals 10/27/12 Marvin Neals 10/27/12

STATE OF MISSOURI)

) SS.

COUNTY OF SAINT LOUIS)

On this 27th day of October, 2012, before me personally appeared

Dorothy + Marvin Neals to me known to be the person who executed the foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My Commission Expires: 2-9-2015



LEVON R. DAVIS
My Commission Expires
February 9, 2015
St. Louis County
Commission #11001770

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12323 GALLARD DR. St. Louis MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

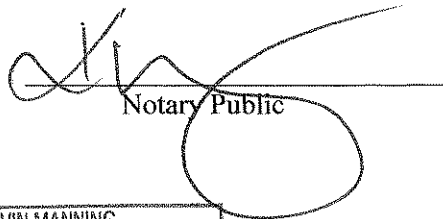


RYAN CHRISTENSEN
(Printed Name)

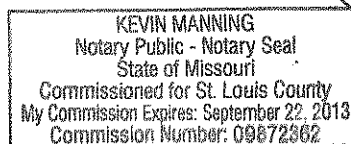
STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 9th day of November, 2012, before me personally appeared
Ryan Christensen, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.


Notary Public

My Commission Expires: 9/22/13



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 246 Kinshell Drive

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Geraldine Koziatek + Theodore Koziatek

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

On this 14th day of November, 2012, before me personally appeared

Geraldine Koziatek & Theodore Koziatek

to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free

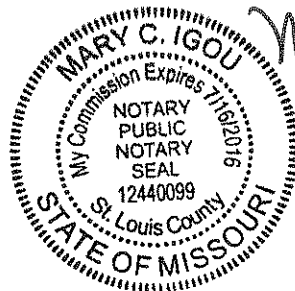
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Mary C. Igou
Notary Public

My Commission Expires:

7/16/2016



Mary C. Igou

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 253 Kingshill Drive Creve Coeur, MO

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Melissa Koziatek Chris Schake

STATE OF MISSOURI)

) SS.

COUNTY OF SAINT LOUIS)

On this 19th day of November, 2012, before me personally appeared

Melissa Koziatek +
Chris Schake

to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

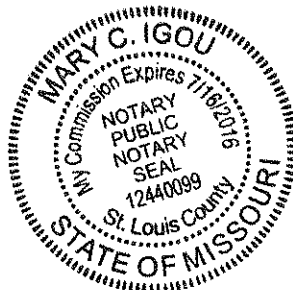
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Mary C. Igou
Notary Public

Mary C. Igou

My Commission Expires:

7/16/2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12238 Kingshill Dr 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Nancy Lehrer Nancy Lehrer

STATE OF MISSOURI)

) SS.

COUNTY OF SAINT LOUIS)

On this 26th day of November, 2012, before me personally appeared

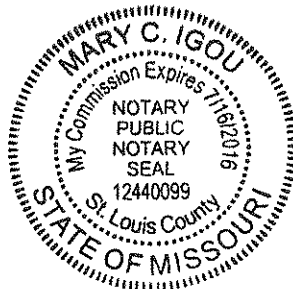
Nancy + Nancy Lehrer to me known to be the person who executed the foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Mary C. Igou
Notary Public

My Commission Expires:

7/16/2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12224 Kingshill Drive, Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

STATE OF MISSOURI)

COUNTY OF SAINT LOUIS)

SS.

Melissa Ellen Matthews

On this 25 day of October, 2012, before me personally appeared

Melissa Ellen Matthews to me known to be the person who executed the

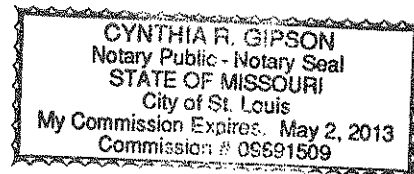
foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Cynthia R. Gipson
Notary Public

My Commission Expires: 5-2-2013



To: Mayor and City Council, City of Creve Coeur, Missouri

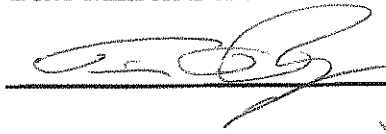
Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12244 Kingshill Dr., Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.



STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 29th day of October, 2012, before me personally appeared

TIMOTHY TOPPER TAYLOR to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.



Notary Public

My Commission Expires:

5/27/2013

SANA JAMALUDDIN
NOTARY PUBLIC - NOTARY SEAL
State of Missouri
St. Louis County
My Commission Expires 5/27/2013
Commission # 09800280

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12216 KINGSHILL DR, ST. LOUIS, 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

~~Paul~~ ^{Tracy} Tracy Gildehaus Tracy W Gildehaus

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

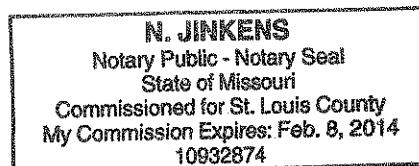
On this 18th day of November ~~October~~, 2012, before me personally appeared

Tracy W Gildehaus to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

N. Jinkens
Notary Public

My Commission Expires: 2/8/14



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12216 KINGSHILL DR., CREVE COEUR, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Paul ~~Tracy~~ Gildehaus

STATE OF MISSOURI)

) SS.

COUNTY OF SAINT LOUIS)

On this 19 day of November ~~October~~, 2012, before me personally appeared

Paul Gildehaus to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Sara Maades
Notary Public

My Commission Expires:

SARA K. MADES
Notary Public - Notary Seal
State of Missouri
Commissioned for Franklin County
My Commission Expires: October 31, 2013
Commission Number: 09790794

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the address 12208 Kingshill Drive, Creve Coeur, Mo. 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Sharon L. Hequembourg

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 1st day of November, 2012, before me personally appeared

Sharon L. Hequembourg to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Kelly Warwick
Notary Public

My Commission Expires: June 14, 2013



KELLY WARWICK
My Commission Expires
June 14, 2013
St. Louis County
Commission #09820865

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12202 Kingshill Drive, Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Audrey Stefanik

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 16th day of ~~October~~^{NOVEMBER}, 2012, before me personally appeared

Audrey Stefanik to me known to be the person who executed the

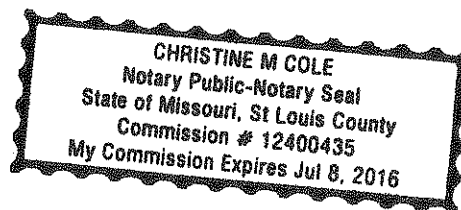
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Christine M Cole
Notary Public

My Commission Expires:

07-08-2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12202 Kingshill DR St Louis, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

David Stefanik

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 19th day of ^{November}~~October~~, 2012, before me personally appeared

David Stefanik to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free

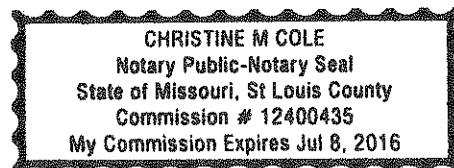
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Christine M Cole
Notary Public

My Commission Expires:

07-08-2016



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 254 Piner Towne Dr., St. Louis, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

~~Belle Maison Ln~~ / 170-194 Belle Maison Ct.

Craig Kallen

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 2nd ^{November} day of ~~October~~, 2012, before me personally appeared

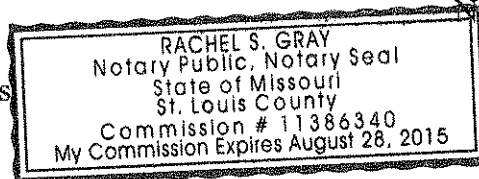
Craig Kallen to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Rachel S. Gray
Notary Public

My Commission Expires



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 254 Prince Tawne Drive, Saint Louis, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Elizabeth Kallen
Elizabeth Kallen

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 31st day of October, 2012, before me personally appeared

Elizabeth Kallen to me known to be the person who executed the

foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.



CRAIG G. KALLEN
My Commission Expires
October 18, 2014
St. Louis County
Commission #10030277

Craig G. Kallen

Notary Public

My Commission Expires:

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12233 Kingshill Drive, Creve Coeur, Missouri 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

William M. Thomson Oct 26, 2012
William M. Thomson

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 26 day of October, 2012, before me personally appeared

William Thomson to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My Commission Expires: 2-9-2015



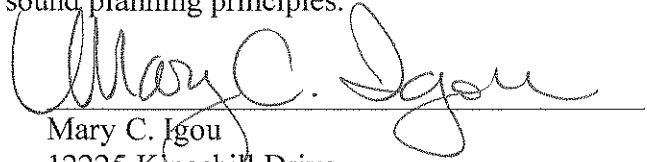
LEVON R. DAVIS
My Commission Expires
February 9, 2015
St. Louis County
Commission #11001770

PROTEST PETITION

TO: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo., the undersigned owner of the property known by the address **12225 Kingshill Drive, Creve Coeur, Missouri 63141** does hereby protest the following zoning change proposed for the property known by the address **140-169 Belle Maison Lane and 194 Belle Maison Court**:

The proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** finds that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.


Mary C. Igou
12225 Kingshill Drive
St. Louis, Missouri 63141

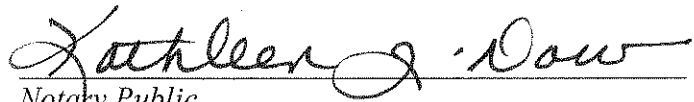
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 19th day of November, 2012, before me, Kathleen J. Dow a Notary Public, personally appeared MARY C. IGOU, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)

KATHLEEN J. DOW
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
ST. LOUIS COUNTY
COMMISSION # 09517030
MY COMMISSION EXPIRES MARCH 9, 2013

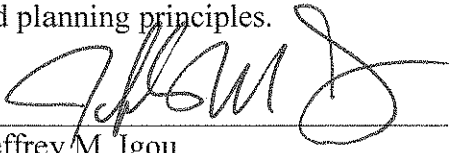

Notary Public
Print Name: Kathleen J. Dow
My Commission Expires: 3-9-13

PROTEST PETITION

TO: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo., the undersigned owner of the property known by the address **12225 Kingshill Drive, Creve Coeur, Missouri 63141** does hereby protest the following zoning change proposed for the property known by the address **140-169 Belle Maison Lane and 194 Belle Maison Court**:

The proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** finds that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.



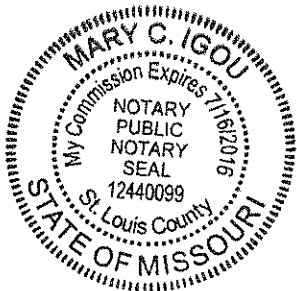
Jeffrey M. Igou
12225 Kingshill Drive
St. Louis, Missouri 63141

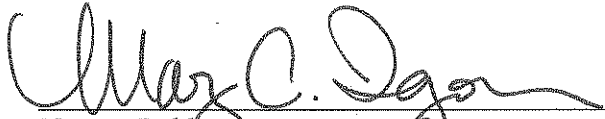
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 19th day of November, 2012, before me, Mary C. Igou, a Notary Public, personally appeared JEFFREY M. IGOU, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)





Notary Public
Print Name: Mary C. Igou
My Commission Expires: 7/16/2016

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12217 Kingshill Drive, Creve Coeur, Mo

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

[Signature]

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

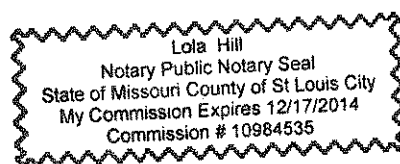
On this 26 day of October, 2012, before me personally appeared

[Signature] to me known to be the person who executed the foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My Commission Expires:



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12217 Kingshill Dr., Creve Coeur, MO

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Marilyn Ratten

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

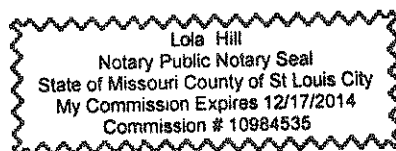
On this 26 day of October, 2012, before me personally appeared

Marilyn Ratten to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Lola Hill
Notary Public

My Commission Expires:



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 259 Prince Towne Dr

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Stanley Koltner

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

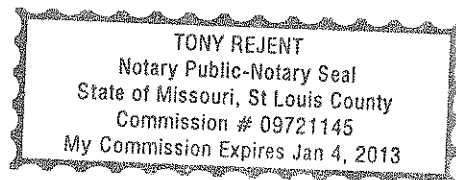
On this 31 day of October, 2012, before me personally appeared

Stanley Koltner to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Tony Rejent
Notary Public

My Commission Expires: 1/4/2013



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 259 Prince Towne Dr St. Louis MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Judy Kelter

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

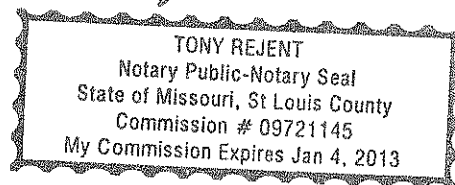
On this 31 day of October, 2012, before me personally appeared

Judy Kelter to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

TJR
Notary Public

My Commission Expires: 1/4/2013



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 223 WEYBRIDGE DRIVE, ST. LOUIS, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Julia Lacey Rovies
Julie L. Rovies

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 22 day of October, 2012, before me personally appeared

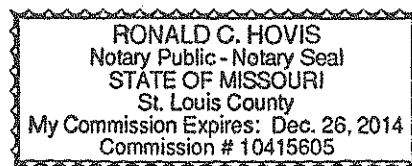
Julia Lacey Rovies to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Ronald C. Hovis

Notary Public

My Commission Expires: 12-26-2014



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12114 Ladue Road Creve Coeur, MO

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

P.T. W.

ILLINOIS
STATE OF ~~MISSOURI~~)
MADISON) SS.
COUNTY OF ~~SAINT LOUIS~~

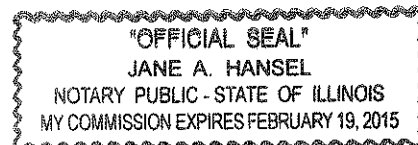
On this 30th day of October, 2012, before me personally appeared

PETER T. WANGLER to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Jane A. Hansel
Notary Public

My Commission Expires: 2-19-2015



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12130 Larche Rd St Louis mo 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.



Sung (Sam) Y. Bae
(Printed Name)

STATE OF MISSOURI)
)
COUNTY OF SAINT LOUIS) SS.

On this 17th day of November, 2012, before me personally appeared

Sung (Sam) Bae, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.


Notary Public

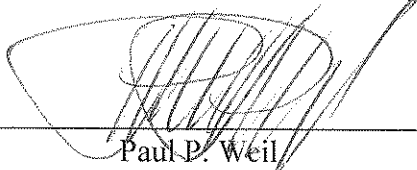
My Commission Expires: 2/9/15



JON GEBHARD
My Commission Expires
February 9, 2015
St. Louis County
Commission #11142506

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owners of the property known by the address 110 Ladue Pines Drive, St. Louis MO 63141 do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to "PRD" Planned Residential District proposed for the property known by the address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.



Paul P. Weil



Barbara A. Weil

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

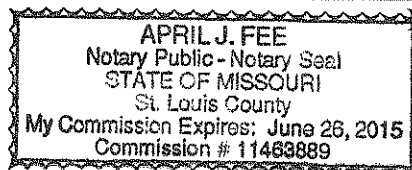
On this 31st day of October, 2012, before me personally appeared Paul P. Weil and Barbara A. Weil to me known to be the persons who executed the foregoing protest, and acknowledged to me that they executed the same as their respective free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My Commission Expires:



ATTACH NOTARY ACKNOWLEDGMENT

Instructions: Signed and **notarized** form should be filed with City Clerk before final City Council vote on the zoning change.

Note: This form (or other equivalent document) should only be used by owners of property that would be rezoned by the proposed change or by owners of property that is within an area determined by lines drawn parallel to and one hundred eighty-five feet distant from the boundaries of the district proposed to be changed. All owners of a particular property should sign the form and such signatures should be properly **notarized**. If valid protests are timely submitted by owners of at least thirty percent of either of the areas of the land (exclusive of streets and alleys) included in the proposed zoning change or within the area determined by lines drawn parallel to and one hundred eighty-five feet distant from the boundaries of the district proposed to be changed, then a favorable vote of at least two-thirds of the City Council (6 out of the 8 members) will be required to approve the proposed change. A zoning protest is a legal document and the advice of an attorney may be appropriate prior to filing with City Clerk.

To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 120 Ladue Pines 63042

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

[Signature]

Stephen M Schmitt
(Printed Name)

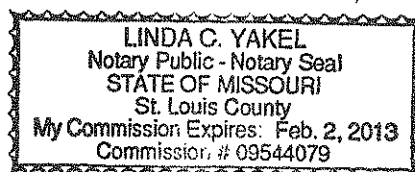
STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 27th day of November, 2012, before me personally appeared
Stephen Schmitt, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My Commission Expires:



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 120 LaOue Pines 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

Cynthia Schmitt

CYNTHIA SCHMITT
(Printed Name)

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

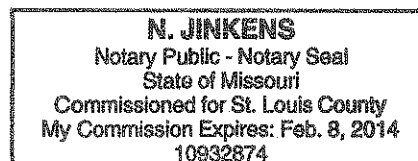
On this 27th day of November, 2012, before me personally appeared

Cynthia Schmitt, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.

N. Jinkens
Notary Public

My Commission Expires: 2/8/14



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12204 Ladue Road, Creve Coeur, MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Catherine Millman

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

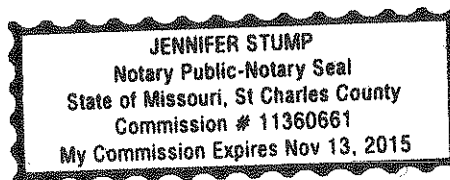
On this 31st day of October, 2012, before me personally appeared

Catherine Millman to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Jennifer Stump
Notary Public

My Commission Expires: Nov 13, 2015



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12210 LADUE RD, ST. LOUIS, MO. 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District or Development proposed for the property known by the

address(es) 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

Warren R. Shearer

WARREN R. SHEARER
(Printed Name)

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

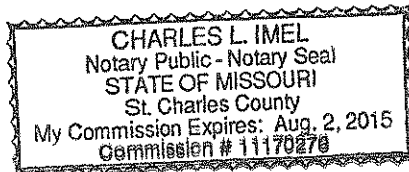
On this 1 day of November, 2012, before me personally appeared
WARREN R. Shearer, to me known to be the person who executed the
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the
County and State aforesaid, the day and year first above written.

Charles L. Imel
Notary Public

My Commission Expires:

AUGUST 2, 2015



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12218 + 12226 Lodge Rd

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

On this 27 day of October, 2012, before me personally appeared

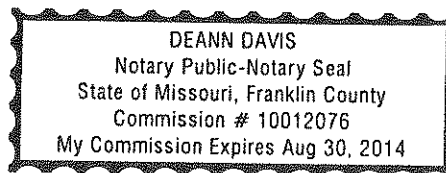
Adolph F. Hanser to me known to be the person who executed the
ADOLPH F. HANSER
foregoing protest, and acknowledged to me that he/she executed the same as his/her free

act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Deann Davis
Notary Public

My Commission Expires: Aug. 30, 2014



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12218 + 12226 Ladue Road

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

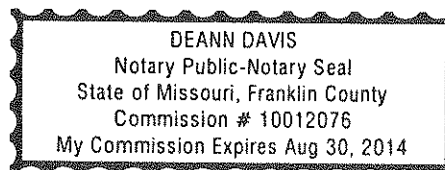
On this 27th day of October, 2012, before me personally appeared

Jenifer Hanser to me known to be the person who executed the
JENIFER HANSER
foregoing protest, and acknowledged to me that he/she executed the same as his/her free
act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in
the County and State aforesaid, the day and year first above written.

Deann Davis
Notary Public

My Commission Expires: Aug. 30, 2014



To: Mayor and City Council, City of Creve Coeur, Missouri

Pursuant to Section 89.060 RSMo, the undersigned owner(s) of the property known by the

address 12329 Boothbay Court Creve Coeur MO 63141

do hereby protest the following zoning change "A" S.F. Residential w/RDD Ord. #4061 to

"PRD" Planned Residential District proposed for the property known by the address(es) 140-169

Belle Maison Ln./170-194 Belle Maison Ct.

Margaret D Vickroy Margaret D Vickroy

STATE OF MISSOURI)

SS.

COUNTY OF SAINT LOUIS)

On this 1st day of ^{November} ~~October~~, 2012, before me personally appeared

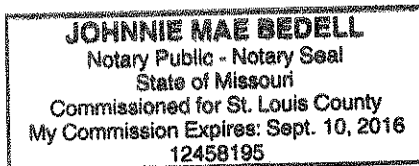
Margaret Vickroy to me known to be the person who executed the foregoing protest, and acknowledged to me that he/she executed the same as his/her free act and deed for the purposes indicated above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written.

Johnnie Mae Bebell
Notary Public

My Commission Expires:

Sept. 10, 2016





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

**PLANNING AND ZONING COMMISSION APPLICATION #12-027
TO ALLOW THE SUBDIVISION AND REZONING OF THE FORMER BELLE
MAISON SUBDIVISION FROM "A" SINGLE-FAMILY RESIDENTIAL WITH
RESIDENTIAL DESIGN DEVELOPMENT TO A "PRD" PLANNED RESIDENTIAL
DISTRICT**

FOR THE MEETING OF: November 19, 2012

LOCATION:

140-169 Belle Maison Lane and 170-194 Belle Maison Court
(Former Belle Maison Subdivision Adjacent to Parkway Northeast Middle School
on Ladue Road, West of Interstate 270)

REQUEST:

Allow rezoning and re-subdivision of the property from "A" Single-Family Residential with a Residential Design Development (RDD) approval to "PRD" Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.

ADDITIONAL INFORMATION:

Levinson Homes was unable to complete the Belle Maison project after largely constructing two houses. Delmar purchased the land several years ago but only recently submitted their proposal. A "PRD" district requires a series of specific findings by P&Z and City Council before it can be approved.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards for PRD approval?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Residential Preservation and Economic Development
- Key Property "Neighborhoods 5" (p.50)
- Design Guidelines
- Pedestrian Plan

Zoning Code References

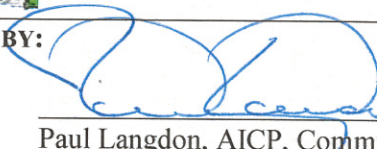
- Section 405.390, Planned Zoning Districts
- Section 405.1060 Zoning Changes and Text Amendments

APPLICANTS: Delmar Gardens Creve Coeur
Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

APPLICANTS' REPRESENTATIVE John King
Lathrop Gage, LLP
7701 Forsyth Boulevard
Clayton, MO 63105



REPORT PREPARED BY:


Paul Langdon, AICP, Community Development Director


Date

ATTACHMENTS:

GBA Report on Applicant Traffic Assessment, received November 16, 2012.
Compilation of all petitions received to date (November 16, 2012). All opposed.

DEVELOPMENT HISTORY

The 28.6 acre site was zoned "A" Single Family Residential in 1974 when Creve Coeur annexed it, along with several residential subdivisions, into the city's boundaries. The land was owned by the Missouri Diocese of the Protestant Episcopal Church who operated a retreat there called the Thompson Center. The church attempted to sell it to Taylor-Morley Homes beginning in 2002. Taylor-Morley Homes subsequently requested approval from the City of Creve Coeur to rezone and develop the parcel under "B" zoning with an RDD (Residential Design Development) approval. The requests were altered many times and consisted of 94, 82, 72, 53, and 49 units; all were denied by the city. Taylor-Morley challenged the City's decisions in court but was not successful.

The property was then put under contract with Levinson Homes in 2006. The City approved an RDD under the "A" zoning in January 2007. The approved plan for "Belle Maison" subdivision included only 28 houses on two cul-de-sacs with a common driveway opposite Ladue Pines Drive. The site was cleared, most of the infrastructure installed and two houses begun when the project stopped. Several stormwater management issues had already surfaced resulting in considerable erosion and siltation of the subdivision and adjacent property.

The failed subdivision was purchased by Delmar Gardens shortly after the subdivider, Levinson Homes, officially went out of business. Delmar Gardens proceeded to undertake several small projects to stabilize the slopes on the north and west sides and has since maintained grass cutting and general maintenance. The site remains essentially vacant with only the two, incomplete, single-family houses present out of the platted 28 lots.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED (RESPECTIVELY)	SEPARATED BY
North	Residential: Creve Coeur Place Ladue Heights Lac du Bois	"B" Single Family Residential w/RDD "B" Single Family Residential "A" Single Family Residential	NA
South	Residential: Ladue Pines Court Beacon Hill Ladue Downs	"A" Single Family Residential "A" Single Family Residential "A" Single Family Residential w/RDD	NA
East	Parkway Middle School	"A" Single Family Residential	NA
West	Residential: Worthington Oaks	"A" Single Family Residential	NA

PRIOR REVIEW

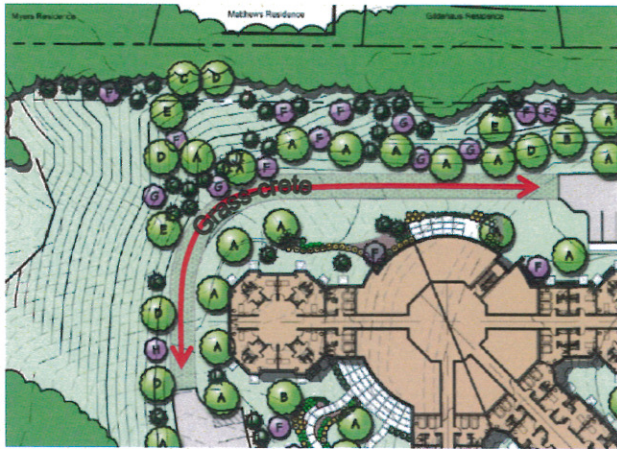
A public hearing on the application was held on October 15th, 2012, at which time comments were received from the applicant, the public and City staff. However, reports from the City's traffic consultant and from the Creve Coeur Fire Protection District were not available at that time. Given this, the Planning Commission chose, at the close of the public hearing, to continue the discussion to the next meeting pending receipt of that additional information. The matter was deferred again at the November 5th meeting for the same reasons. That information has now been received and is summarized below.

FIRE PROTECTION REVIEW

The Fire Marshall for the Creve Coeur Fire Protection District has reviewed the submitted plans and has requested the following changes:

- The “grass-crete” lane around the north side of the skilled nursing facility must either be all asphalt or abandoned in favor of turn-arounds at either end of that portion of the drive.
- The parking area immediately north of the senior care facility should be connected through to the proposed single-family residential street.
- The porte-cochere at the entrance to the senior care facility must provide truck high clearance (13-6”) or better.
- The main drives must be designated fire lanes with no curb parking. (no change to the site plan is required for this item; it is primarily an operational condition for approval).

The only issue that may impact adjacent residences is the modification to the loop driveway around the skilled nursing facility. According the applicant, the grass-crete pavers were used in response to neighbor concerns over the loss of greenspace in that area. Staff are additionally concerned that a paved driveway will become an attractive nuisance if visitors and contractors/suppliers begin using the lane on a regular basis. A condition of approval should, therefore, be to require the use of turn-around areas (hammerhead or cul-de-sac), or the use of a paved lane that includes removable bollards (or similar obstruction) at both ends with Fire District approved locks. The applicant has indicated that they will revise their plans accordingly and resubmit them for final approval.



TRAFFIC IMPACT STUDY REVIEW

The Traffic Impact Study (TIS) submitted by the applicant identifies few concerns with the development, but does draw several important conclusions:

- The least impact on local traffic and the safest turning movements for users of the project are best accomplished by combining the entrance drive with the existing Care in Counseling driveway.
- A dedicated eastbound left-turn lane is recommended on Ladue Road.
- A dedicated westbound right-turn-in lane on Ladue Road meets traffic warrants but is not necessary.
- A traffic signal is not recommended in any location.

The City’s traffic consultant, George Butler Associates (GBA) has reviewed the TIS and finds that the traffic data used is properly derived and applied to the site and that the recommendations made follow sound traffic engineering practices. As indicated in the prior staff report, there is no question that the project will impact traffic flows on Ladue Road, however, it also appears that the impacts are acceptable given relatively modest road improvements – the eastbound left turn lane in particular.

STATUS OF THE PROPOSAL

As of this writing, the applicant has not proposed any changes to the project, other than a willingness to make the modifications requested by the Fire Marshall. This is largely because the item has not been discussed since the close of the public hearing. Several additional resident petitions against the project have been received since then and they are attached hereto.

The staff position remains as stated in the prior report, including several unaddressed issues (see below). The staff also note that the meeting on November 19th is the first opportunity the Planning Commission

will have to voice concerns and provide direction to the applicant as to any desired changes. As with similarly complex projects in the past, therefore, staff are not forwarding a draft ordinance at this time because too many variables remain to make formulation of such an ordinance practical. It should be noted that this is not an attempt to “wear down” either the applicant or the residents. It is an effort to avoid moving forward on a project without accounting for significant issues that have been clearly stated, but for which follow-up direction has not yet been provided.

UNRESOLVED CONCERNS

In the prior staff report, there were several issues identified that were not fully resolved with the Commission in the course of the public hearing but the resolution of which could alter the final outcome. They are itemized and discussed below.

Status of the Comprehensive Plan – The applicant has asserted that the Comprehensive Plan might no longer be relevant for this site and, as such, the Commission should not feel bound to adhere to the recommended one-acre, single-family residential zoning. Staff, on the other hand, have suggested that conditions on the site and in the surrounding neighborhoods still reflect favorably on the Comprehensive Plan goal and there is no clear public interest in pursuing a different zoning outcome. If the Planning Commission is inclined to agree with the applicant, then time must be taken to clearly record the Commission’s rationale for the change in direction, as failure to do so will be a failure to justify any possible change in zoning.

Public Benefit – One of the key findings of the prior staff report was that the project does not appear to offer significant public benefits that would not be possible in a project that does not require a rezoning. Hand-in-hand with the Comprehensive Plan concern, it is essential that the Planning Commission provide direction in this regard as it is a fairly debatable issue, but it is one that must be resolved before any time is spent on the more specific concerns below. If the Commission believes that changes are necessary to provide further public benefit, the members should be prepared to offer suggestions as it is often not clear to applicants what opportunities, if any, exist in this regard.

Site Coverage – The skilled care/senior living facilities have a site coverage that is somewhat higher than the surrounding development, including the school. While the PRD standards do not set certain limits, they do require substantially similar standards. Whether or not the proposed 45.67% coverage for those facilities is similar enough is fairly debatable. Staff point out that the other institutions in the residential areas must all meet the same coverage standards as the residences (25% in this case), so the proposal will seem more intensively developed.

Reducing the coverage requires that either the buildings be made more vertical (not recommended in this setting), the parking be made vertical in a structure (expensive and difficult to fit aesthetically into this setting) or the facilities be made smaller, along with resultant reduction in parking area as well. Staff prefer the latter solution if the Commission agrees that the site coverage has reached beyond the level of substantial similarity to the surrounding development, but this matter should be discussed directly between the Commission and the applicant as it could have a significant impact on development feasibility.

Floor Area Ratio (FAR) – Similar to the site coverage question, the facilities appear to have a FAR that is not substantially similar to the surrounding developments, largely because it has multiple floors over a large building footprint. Staff suggest that if the buildings do not get any higher, achieving the desired site coverage limit (see above) will also yield a FAR that is reasonable for the circumstances.

Parking Layout – One of the design goals of the PRD process is the safe and efficient management of traffic. The prior staff report identified that the parking layout seems very complicated due to the number of parking lot entrances and the twisting nature of many of the access drives. While this does offer the one benefit of avoiding an undesirable “parking field,” staff request direction from the Planning

Commission as to whether or not further design refinement should be pursued by the applicant to reduce the number of parking lot entrances and awkward intersection angles.

SUMMARY AND RECOMMENDATION

It is now well documented that the project represents a significant investment by the applicant and a significant investment into reshaping this site. The staff have identified several issues in the prior report and again in this report that are essential pre-cursors to developing any form of ordinance that could be used to approve the project. It is customary, in these situations, for the Staff to request further clarification on such pivotal issues from the Planning and Zoning Commission, before drafting an ordinance, since the clarifications have the potential to significantly alter the final design that the Commission would be prepared to vote for or against. As such, staff request that the Planning Commission discuss the issues on November 19th and attempt to provide specific direction to the applicant and staff so that any revisions and any draft ordinance can be pursued efficiently and returned to the Commission as soon as possible.

SUGGESTED ACTION

If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

“I move to continue application #12-027, the rezoning of the former Belle Maison subdivision to “PRD” Planned Residential Development for the Delmar Gardens Creve Coeur Renaissance project, to November 5, 2012, to allow for resolution of issues and preparation of a draft PRD ordinance.”

Note that the Commission may substitute a different meeting date as they deem necessary.

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



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 10/09/2012



Description: View looking northwest from the current subdivision entrance showing the two incomplete houses.



Description: View looking northeast from the current subdivision entrance. The building visible on the right is the Care and Counseling Center. The visible tree line is the eastern extent of the property.



Description: View looking north from the intersection of the Belle Maison Lane and Court. Houses in the Creve Coeur Place subdivision are visible in the trees.



Description: View looking northeast from the intersection of the Belle Maison Lane and Court. Houses in the Creve The middle school is barely visible through the trees.



Description: View looking south from the end of Kingshill Drive toward the property. The underground detention basin would be located immediately beyond the tree line.



Description: View looking southwest from the proposed project entry point toward the intersection of Ladue Road and Ladue Pines Drive at the crest of the hill. Note the sight distance to the approaching vehicle.



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

**PLANNING AND ZONING COMMISSION APPLICATION #12-027
TO ALLOW THE SUBDIVISION AND REZONING OF THE FORMER BELLE
MAISON SUBDIVISION FROM "A" SINGLE-FAMILY RESIDENTIAL WITH
RESIDENTIAL DESIGN DEVELOPMENT TO A "PRD" PLANNED RESIDENTIAL
DISTRICT**

FOR THE MEETING OF: October 15, 2012

LOCATION:

140-169 Belle Maison Lane and 170-194 Belle Maison Court
(Former Belle Maison Subdivision Adjacent to Parkway Northeast Middle School
on Ladue Road, West of Interstate 270)

REQUEST:

Allow rezoning and re-subdivision of the property from "A" Single-Family Residential with a Residential Design Development (RDD) approval to "PRD" Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.

ADDITIONAL INFORMATION:

Levinson Homes was unable to complete the Belle Maison project after largely constructing two houses. Delmar purchased the land several years ago but only recently submitted their proposal. A "PRD" district requires a series of specific findings by P&Z and City Council before it can be approved.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards for PRD approval?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Residential Preservation and Economic Development
- Key Property "Neighborhoods 5" (p.50)
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.390, Planned Zoning Districts
- Section 405.1060 Zoning Changes and Text Amendments

APPLICANTS: Delmar Gardens Creve Coeur
Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

APPLICANTS' REPRESENTATIVE John King
Lathrop Gage, LLP
7701 Forsyth Boulevard
Clayton, MO 63105



REPORT PREPARED BY:

Paul Langdon, AICP, Community Development Director

Date

ATTACHMENTS:

Applicant's Materials received July 13, 2012
Applicant's Traffic Impact Assessment, received September 24, 2012

DEVELOPMENT HISTORY

The 28.6 acre site was zoned “A” Single Family Residential in 1974 when Creve Coeur annexed it, along with several residential subdivisions, into the city’s boundaries. The land was owned by the Missouri Diocese of the Protestant Episcopal Church who operated a retreat there called the Thompson Center. The church attempted to sell it to Taylor-Morley Homes beginning in 2002. Taylor-Morley Homes subsequently requested approval from the City of Creve Coeur to rezone and develop the parcel under “B” zoning with an RDD (Residential Design Development) approval. The requests were altered many times and consisted of 94, 82, 72, 53, and 49 units; all were denied by the city. Taylor-Morley challenged the City’s decisions in court but was not successful.

The property was then put under contract with Levinson Homes in 2006. The City approved an RDD under the “A” zoning in January 2007. The approved plan for “Belle Maison” subdivision included only 28 houses on two cul-de-sacs with a common driveway opposite Ladue Pines Drive. The site was cleared, most of the infrastructure installed and two houses begun when the project stopped. Several stormwater management issues had already surfaced resulting in considerable erosion and siltation of the subdivision and adjacent property.

The failed subdivision was purchased by Delmar Gardens shortly after the subdivider, Levinson Homes, officially went out of business. Delmar Gardens proceeded to undertake several small projects to stabilize the slopes on the north and west sides and has since maintained grass cutting and general maintenance. The site remains essentially vacant with only the two, incomplete, single-family houses present out of the platted 28 lots.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED (RESPECTIVELY)	SEPARATED BY
North	Residential: Creve Coeur Place Ladue Heights Lac du Bois	“B” Single Family Residential w/RDD “B” Single Family Residential “A” Single Family Residential	NA
South	Residential: Ladue Pines Court Beacon Hill Ladue Downs	“A” Single Family Residential “A” Single Family Residential “A” Single Family Residential w/RDD	NA
East	Parkway Middle School	“A” Single Family Residential	NA
West	Residential: Worthington Oaks	“A” Single Family Residential	NA

FINDING OF ELIGIBILITY

An application for “PRD” Planned Residential Development requires a finding of eligibility by the Zoning Administrator prior to review by the Planning Commission. The following table summarizes that finding and is provided for reference only.

It should be noted that many points are fairly debatable. The purpose of this finding is primarily to serve as a quick review to determine if the proposal meets minimal standards; enough that it warrants further review. Greater scrutiny is applied in the subsequent discussion and is the purview of the Planning Commission and City Council.

Criteria	Finding
Cannot be approved under other zoning	The combination of single-family, multi-family and institutionalized residential development can be accomplished in any of the three planned zoning districts: Planned Residential (Section 405-390.D.2.a), Planned Commercial (Section 405-390.D.2.b) and Planned Community (Section 405-350). However, the predominately residential setting for this project eliminates the use of the Planned Commercial District and the purpose of the Planned Community district is to include the full spectrum of uses, which this proposal does not do. The only remaining option is the “PRD” Planned Residential District.
Fulfills purpose of Section 405-390, Planned Zoning Districts: “The purpose of the Planned Zoning District is to allow innovative design, solve problems on difficult sites, meet market niches, encourage housing in different price ranges, promote well designed developments and encourage infill and redevelopment within the existing urban area.”	Without delving into the question of appropriateness, the following appear to be facts supporting the stated purpose: • It is an innovative combination of development types in one project. • It will resolve the drainage and erosion issues on the site. • It will serve the growing demand for senior housing in the community at large. • It will infill a distressed property with economically viable uses. • The pre-designed buildings are well thought out; the single-family residences will not be designed until a builder is selected.
Substantial incorporation of PRD design criteria	Overall, the design criteria appear to be met, but a fuller discussion of these points can be found below.
Provision of tangible public benefit(s)	It is the applicant’s assertion that the adaptive use of this property, the proposed landscaping along Ladue Road, and the correction of the stormwater problems are public benefits unique to this proposal. Although staff recognize that there remains a question of weighing these somewhat limited benefits against the apparent preferences of the neighborhood and the Comprehensive Plan, staff also believes there are enough factors present to warrant further review by the Planning Commission and City Council.

COMPREHENSIVE PLAN REVIEW

The rejection of the Taylor-Morley proposals and approval of the Levinson plans were largely founded upon Comprehensive Plan considerations and the same would appear to be critical with this application. The following Comprehensive Plan goals are all pertinent to this review:

Community Image and Identity

4. Maintain the City’s strong low-density residential image and character. (p.23)

Transportation and Movement

2. Reduce traffic impact and cut-through traffic in residential areas. (p.24)
4. Improve north-south vehicular flow in the western half of the City. (p.24)

Residential Neighborhoods

“As a series of individual subdivisions, the various residential areas are not well connected with streets, sidewalks, or trails. This lack of connectivity encourages increased reliance upon the automobile for movement, and concentrates traffic on those streets that do connect through the area. The City will continue to improve pedestrian access through the implementation of the Creve Coeur Pedestrian Plan.” (p.43)

Residential Preservation and Economic Development

6. Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage. (p.45)

Key Property Recommendations
Neighborhoods 3

...It too may be developed using lot-clustering techniques with individual lots not smaller than 32,000 square feet, with at least 25% of the property set aside as open space. (p.50; provided for reference in “Neighborhoods 5” below)

Neighborhoods 5 [subject property]

The 30-acre property on the north side of Ladue Road that is currently used as a church retreat center may also be subject to pressure of development or redevelopment in the future. This property should also be used for single-family detached residential with the lot clustering discussed above. (p. 50)

With regard to the connectivity and walkability questions, the project appears to contain a sidewalk for the single-family residential portion that connects to Ladue Road, but it does not make the same allowance for the other portions of the site. It also does not connect to the street network to the north (Kingshill Drive), although this was not accomplished under the Belle Maison approval either, largely due to concerns of the existing residents, the effectiveness of nearby Coeur d’Ville Drive and significant grading issues along the north property line.

The remaining goals all center on the question of character, expressed either through the use, the layout or the structures. In as much as the single-family residential portion is largely salvaged from the Belle Maison subdivision, it can be presumed to meet these goals. The senior care and residential facilities, on the other hand, are not in keeping with these goals, especially since they are far from the single-family, detached residential advocated by the “Neighborhood 5” narrative. The applicant is aware of this, and has included an analysis in their materials of the issues. They conclude that market conditions have changed sufficiently to suggest that there are sound economic reasons for deviating from the Comprehensive Plan (witness the failure of the prior subdivision), and they suggest that the proposed project will provide an effective and unobtrusive transition from the existing institutions (school and counseling facility) to the single-family subdivisions. In this way, they argue, the project still meets the goal of protecting the existing neighborhoods from intrusions by the existing non-residential development. Whether or not this project becomes the intrusion is a divisive issue. The developer, obviously, does not think so.

Discussion of specific potential impacts continues below, but the members of the Commission should first consider this matter of recommending a project that is contrary to the Comprehensive Plan. Staff suggest that the Comprehensive Plan should always be seen as the pre-eminent guide to land use decisions, but consideration of other options should be considered under the following circumstances:

- Conditions on and around the site have changed dramatically since the Plan was written. That is not the case here. There have been no localized disasters or wholesale changes in property usage. In fact, the only substantive change is the failed subdivision and this proposal would eliminate that.
- Conditions have profoundly changed in the community such that priorities for the area in question have also changed. Staff suggest that the overall community posture and resident priorities remain largely as they have always been. An acceptance for innovations in the commercial market have always been noted in the commercial corridors, but there has never been any wavering on the concerns for the residential areas.
- A new, compelling force is dictating change such as new state or federal regulations that preclude the desired outcome. Environmental issues that preclude the expansion of a certain industry would be one example. That clearly is not the case here.

The applicant states that “...the general economic climate, market conditions, and circumstances have changed during the last decade. As such, it is our belief that the Comprehensive Plan’s guidance for this subject tract is no longer viable or appropriate for the site.” This is certainly true for the world at large,

and those changes have impacted some properties, including this one, but the City has been fortunate that the residential environment has been very stable and nothing has emerged that would suggest there is a problem with the existing goals for the residential areas or this site.

The applicant's narrative correctly states that the plan expects some deviation but they further assert that it encourages some deviation. It is the staff opinion that this is an example of falsely equating acceptance with encouragement. The narrative quotes the following:

"The key to successful planning in this environment is to make subjective decisions that are wise, forward thinking, and consistent over time."

There is an apparent assumption that the proposal represents wise and forward thinking that is consistent with past action. This seems presumptuous in Staff's opinion. Only hindsight can judge whether a decision is wise (which is not the same as well-argued). This project may be forward thinking in terms of the provision of housing choices for a growing segment of the population. It is fairly debatable if support of the project would be considered consistent with past actions since areas of single-family residences have been converted to other uses in the past, but it is rarely done contrary to the key properties goals in the Comprehensive Plan, including on this property.

To summarize, a rezoning contrary to the Comprehensive Plan should be founded on two concepts: one, that the current goals are sufficiently debatable that their intended outcomes can be questioned; and two, that the proposal more adequately fulfills the goals of the Comprehensive Plan and, by extension, represents a greater benefit to the public interest. Staff are not convinced that the current plan recommendations for the site are questionable since the failure of the Belle Maison project was due to a passing set of circumstances that are already diminishing. That is, the homebuilding market has been making steady gains. Regardless of the specific merits of the proposal, it remains unclear how it represents a tangibly greater benefit to the public interest than completion of the subdivision.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties:

Chapter 1 for Site Layout

B. Streetscape/Pedestrian Orientation

1. *High Quality, pedestrian scale and walkable area are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access, and enjoyment*
2. *Avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways and service entries. Continuous pedestrian activity is strongly encouraged.*
9. *At intersections, crosswalks, and main building entries, a change in sidewalk color, texture or material should emphasize the location. Paint striping to accentuate these areas is strongly discouraged.*
11. *Vehicular access is limited with no more than one (1) access per street frontage. The sharing of vehicular access between properties to minimize the number of curb cuts is encouraged.*
13. *All sidewalks should conform to the City of Creve Coeur Pedestrian Plan.*

C. Pedestrian and Vehicular Circulation

4. *Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.*
5. *Pedestrian linkages between uses in commercial development should be provided and emphasized.*

Chapter 2 / Building

C. Design

1. *A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well articulated design concept.*
3. *The primary building entrance that is clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses roof overhangs, projecting canopies or other similar features.*
6. *Buildings that are stylized in an attempt to use the building itself as advertising is strongly discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style. The building should not be designed as a sign and should not be flood lit at night.*
8. *All elevations should receive equal design consideration as the primary elevation. Rear and side façades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building.*

F. Building Services

1. *Services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed, and/or screen to minimize visual impact on public streets, surface parking lots and neighboring properties.*

The Design Guidelines provide further recommendations regarding the “use” of buildings:

Chapter 3 / “Use” Specific Guidelines

E. Accessory Buildings and Facilities

1. *Accessory buildings or facilities such as ATM’s, trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and detail to the primary building(s) on the site.*

Structures:

The applicant has submitted plans and sketches depicting the large buildings proposed for this development. It is clear that attention has been paid to the design and materials, through the provision of varied spaces, articulated facades, extensive glazing, and a mainstream palate of residential-scale building materials. The service areas are oriented away from the existing subdivisions and the intersections are well indicated with crosswalks and changes in pavement material. As mentioned earlier, the one notable concern with the design is the general lacking of sidewalks throughout the site. In the senior residential areas, it appears that walkways are only present to connect the parking lots to the building.

Landscape:

The Design Guidelines also provide recommendations on the landscape design:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
3. *The design of a landscape plan should aid and direct vehicular and pedestrian circulation and encourage pedestrian interaction.*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
9. *Landscape plans should incorporate all site elements, such as outdoor lighting, signage, trash receptacles and fencing.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

The submitted landscape plan shows that the site is more than half greenspace and is designed in general conformance with the goals above. Of particular note are:

- the various detailed garden areas throughout the site, including a pond at the main entrance;
- the densely planted buffer along the north property line adjacent to the nearby houses;
- the screening of the service areas; and,
- the complete system of street trees.

PEDESTRIAN PLAN REVIEW

The Pedestrian Plan recommends that all subdivision streets and residential areas have five-foot sidewalks on at least one side of the street and also recommends that Ladue Road ultimately has a five-foot sidewalk on both sides of the street. The proposal appears to include a sidewalk along the single-family residential street on the side opposite the houses and then provides walkways between the parking lots and the Delmar Gardens buildings. No other internal sidewalks are evident, and no sidewalk is indicated along Ladue Road. Any approval should be conditioned upon installation of sidewalks along all internal roads and Ladue Road, in conformance with the Pedestrian Plan.

ZONING REVIEW

Section 405-390 describes, in considerable detail, the characteristics that a proposed planned development should have, as well as certain standards of review that must be performed by the Planning Commission. The following table presents the Design Criteria established by Section 405-390.D.2.a, Planned Residential Development (PRD), and assesses the extent to which those items are present in the project:

Design Criteria	Assessment
(1) Adjoining areas should be predominately residential or institutional.	Criterion is met. Single-family residences surround the development on three sides and the fourth side partially adjoins the middle school. The Care and Counseling facility is somewhat unique but appears to operate primarily as a professional office.
(2) Housing densities may not exceed 6 units per acre for new single family residential nor 20 units per acre for new multifamily residential. For the purpose of calculating density, acreage shall not include areas located in a 100-year flood plain.	Criterion is met for the single-family residences. It is more difficult to establish density for the other facilities since they share facilities and are not fully self-sufficient, especially the skilled nursing facility. However, if each room is treated as a "household unit" for estimation purposes, the criterion would be met since they would be limited to 302 units (15.13 acres x 20 units/acre) and 292 are proposed.
(3) Includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.	Criterion is partially met. The concept meets or exceeds all setback and buffer standards. The site coverage for the houses will be limited to 25%, while the proposed coverage for the institutional uses is 45.67%. This is somewhat more than the 25% allowed in the "A" district and 35% allowed in the "B" district. The maximum building height is on the senior living facility at approximately 50 feet. In the "A" and "B" districts, the maximum for institutions is 50 feet. The sky exposure plane requirement is met.
(4) The floor area ratio (FAR) shall not exceed 0.4. However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this ordinance, the FAR may be waived so long as the building coverage does not exceed 33% of the site area and the sky exposure plane requirement is met.	Criterion is not yet addressed.

(5) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of twenty-five feet (25') on all sides that about the single-family development. 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.	Criterion is met. An 80-foot landscaped buffer is provided along the north property line where single-family residences are closest to the skilled nursing facility and a 30-foot open-space is located along the west property line where the houses are located. It should be noted that this is shown as a setback but should be redrawn as a buffer area (no building/paving allowed with a separate setback inside that (see below).
(6) No new residential building may be located closer than twenty feet (20') to any property line nor any required buffer yard.	Criterion is met. Although no specific units are proposed, the lots are sufficiently large to accommodate the buffer and the setback.
(7) No new commercial building may be located closer than 40 feet to any required buffer yard.	Criterion met. If the skilled nursing facility is treated as a commercial building (although it is more accurately described as an institutional use), is located approximately 98 feet from the required buffer area.
(8) Balances increased structure densities for the subject property with more cohesive and organized open space.	Criterion is met. The smaller residential lots allow for a large open spaces along Ladue Road and a large, single stormwater detention area for the whole project.
(9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.	Criterion is partially met. With a consolidated entrance and a logical sequence of drives serving the separate segments of the project (Care and Counseling/Delmar Gardens/detached houses), the main drive is appropriate. The circulation around the Delmar Gardens facilities seems somewhat confusing with parking lots in what appears to be a somewhat random pattern; without wayfinding signs, it would be easy to go in a wrong direction. The positive aspect to this is that it allows landscaping all through the parking areas to help screen and soften the parking lots. Staff suggest that the Delmar buildings may need to be reduced in order to reduce the parking requirement and thereby simplify the overall circulation. Access to Ladue Road is via an unsignalized driveway with designated turn lanes in and out. The driveway is offset from Ladue Pines Drive by 385 feet. This design has been given tentative approval by MoDOT and is preferred over a traffic signal since the projected traffic volumes do not meet MoDOT's warrant analysis for a signal. The City's traffic consultant is currently evaluating the applicant's traffic impact study to assess the accuracy of the assumptions made and the conclusions drawn.
(10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer, and parks and recreation facilities.	Criterion is partially met. In addition to the missing sidewalks noted above, the report of the Creve Coeur Fire Protection District has not yet been received, so a full statement on fire protection cannot be made. However, all other facilities are adequately provided including an underground stormwater detention facility.
(11) Utilizes high-quality architectural design, placement, relationship and orientation of structures.	Criterion is met. The buildings and open spaces, including the sidewalks are well designed and located appropriately, showing a typical hierarchy of spaces and activities from the open public to the semi-private.
(12) Places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in this section.	Criterion is met.
(13) Provides effective landscaping, or screening in or around the separate developments within the PRD.	Criterion is met to the degree it is applicable. A continuous landscape area separates the Delmar Gardens buildings from the residential street and a dense landscape border is provided between those buildings and the Care and Counseling site.
(14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.	Criterion is met. Drop-off areas are provided for both Delmar Gardens buildings and cross-walk locations are delineated with striping and unique paving.

(15) Functionality and aesthetically integrates all proposed stormwater collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.	Criterion is met. The below ground detention area allows an additional greenspace in the northwest corner of the site.
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Having evaluated the specific elements of the project through the preceding table of design criteria, the Planning Commission is required, by Section 405-390.F, Review Criteria, to review the project as a whole against the following:

Review Criteria	Analysis
1. The proposed development is in harmony with the general purpose and intent of this Chapter, and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan and CBD Land Use Plan.	This is the most complex question to answer. The development is in keeping with the general zoning and design expectations of the Zoning Code and implements many of the site related goals of the Comprehensive Plan. As discussed above, however, it is difficult to fully conclude that there is a compelling reason to approve uses not encouraged by the Comprehensive Plan. This is a question faced by the City before: Is this a good project in the wrong place? Staff encourage the members of the Planning Commission to hear testimony from the public, review the pending assessment of the City's traffic consultant and consider the arguments of the applicant before forming a conclusion on this point.
(b) Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.	Although area residents may be accustomed to a relatively light traffic volume on Ladue Road, the reality is that Ladue Road is a state highway that traverses several jurisdictions. Even the most pessimistic assumptions about traffic generated by this site do not represent proportionally large increases for Ladue Road. Nonetheless, the City's traffic consultant will provide additional review of the submitted impact study for the Commission's consideration.
(c) The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.	As noted earlier, the internal circulation appears to need additional refinement for ease of use, but pedestrian crossings are well designed.
(d) Existing or proposed utility services are adequate for the proposed development.	All existing utilities are believed to be adequate.
(e) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.	Substantial buffers are provided and the applicant has met with adjacent property owners in an effort to address their individual concerns. The parking lots are moved as far from the surrounding subdivisions as is feasible and service areas are secluded within the complex. Although a specific lighting plan has not been developed, the applicant will have to meet the existing requirement that no light shine directly off the property. However, the site is currently vacant and has always been extremely low intensity in use. As a result, any new activity will likely be perceived by neighboring properties, especially those on Kingshill Drive who are closest to the skilled nursing building.
(f) Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.	All of the architecture is well-suited to the purpose and location of the development. The materials are residential in character and the buildings are designed to avoid appearing overly massive with varied shapes and surfaces surrounding internal and external greenspaces.
(g) Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.	The landscape plan is appropriate for the scale of development and consistent with applicable City codes, ordinances and standards.
(h) The proposed development preserves any significant architectural and environmental features of the property.	The only significant features that warrant protection on this current site at the stands of existing trees that are remnants from the original Thompson Center and these will be largely preserved.

(i) Operating and delivery hours are compatible with adjacent land uses.	As all of these uses are fundamentally residential, they are “operating” 24 hours per day, every day. However, as with most residences, institutional included, activity is minimal at night when it is of greatest concern to adjacent subdivisions. Also, the proposed zoning is residential, so quiet hours for trash pick-up and construction activities must be observed as with any residential area.
(j) The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.	The single family houses are equivalent to the prior approval and fully compatible with the surroundings. The skilled nursing and senior living buildings are more debatable. In general, the Zoning Code does not allow these uses in the residential districts and the Comprehensive Plan, specifically, recommends houses only for this site. The inference from these facts is that the community believes these uses to be incompatible with subdivision development. On the other hand, the proposal has the buildings located as far away from the houses but close to the school and counseling office as possible in order to minimize the potential adverse impacts. So, while the simple answer is that the uses might not be compatible, the applicant has made a credible effort to minimize any potential impacts. Technically, they may have succeeded, but the perception and preference of the residents in that area is quite the opposite.
(k) The proposed development complies with all other applicable codes and ordinances.	To the extent known at this level of design development, staff believe all other codes and ordinances have been addressed.
(l) The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.	The proposed layout leaves little opportunity for future subdivision or reallocation of uses. Any expansion would have to involve some form of structured parking and either vertical increase in the buildings or loss of greenspace. In any event, the planned development cannot be modified without repeating the approval procedure, including the public hearing and passage of an ordinance.
(m) There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405-390.B.	As stated earlier, putting this site back into productive use is a positive step, as would be the construction of effective stormwater management facilities. It is also true that Creve Coeur, like most cities, is seeing an aging of its population and the proposed facilities would provide a local option for residents who wish or need to leave their house but do not want to leave Creve Coeur. The question before the Commission is whether or not this particular project with the stated benefits is so beneficial to the community that special zoning approval is warranted. Staff cannot conclude that this project is uniquely capable of addressing the land utilization and stormwater problems; anyone completing the approved Belle Maison subdivision would also be addressing these issues. It is a generally well-designed project that might be able to sit quietly within the site, but the Planned Zoning Districts were created for a more robust purpose: they were created to address truly difficult zoning scenarios and to give the City a means to allow projects not previously anticipated but with clear advantages if it is allowed. As stated before, the project requires custom zoning that is contrary to the Comprehensive Plan and it is at least fairly debatable whether or not this proposal represents sufficient public benefits, beyond what any subdivision could accomplish, that it rises to the level of justifying the means necessary for approval.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site. As reviewed above, there are many facets to consider since a whole new zoning district is created that is unique to this project. The majority of the design facets have been effectively addressed by the applicant. Some issues, such as fire access and lighting will be subject to strict scrutiny going forward and staff expect that they can be managed effectively. Other issues, such as the community interest in approving a project that does not follow the Comprehensive Plan recommendation for the property, and the overall compatibility of the project with

the surrounding land uses are less clear. Based on the understanding of issues at this stage, it is the staff opinion that although the project features attractive buildings and attractive landscaping, the evidence submitted does not create a compelling argument for action inconsistent with the Comprehensive Plan, nor are there public benefits unique to this project that substantially justify the approval of a planned zoning district.

Nonetheless, the reports from the City's traffic consultant and the Fire Protection District are still pending as of this writing. In addition, a substantial response from residents is anticipated at the public hearing. Without this additional input, it is not possible for staff to provide a draft ordinance at this time. With these issues in mind, staff recommend that the Planning and Zoning Commission use October 15th to hear the presentations of the applicant and the public, and identify areas for further staff analysis or for applicant adjustments to the proposal. After receiving all testimony and discussing matters at hand, staff request that the Planning and Zoning Commission vote to continue the matter to a subsequent date of the Commission's choosing.

SUGGESTED ACTION

If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

"I move to continue application #12-027, the rezoning of the former Belle Maison subdivision to "PRD" Planned Residential Development for the Delmar Gardens Creve Coeur Renaissance project, to November 5, 2012, to allow for resolution of issues and preparation of a draft PRD ordinance."

Note that the Commission may substitute a different meeting date as they deem necessary.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

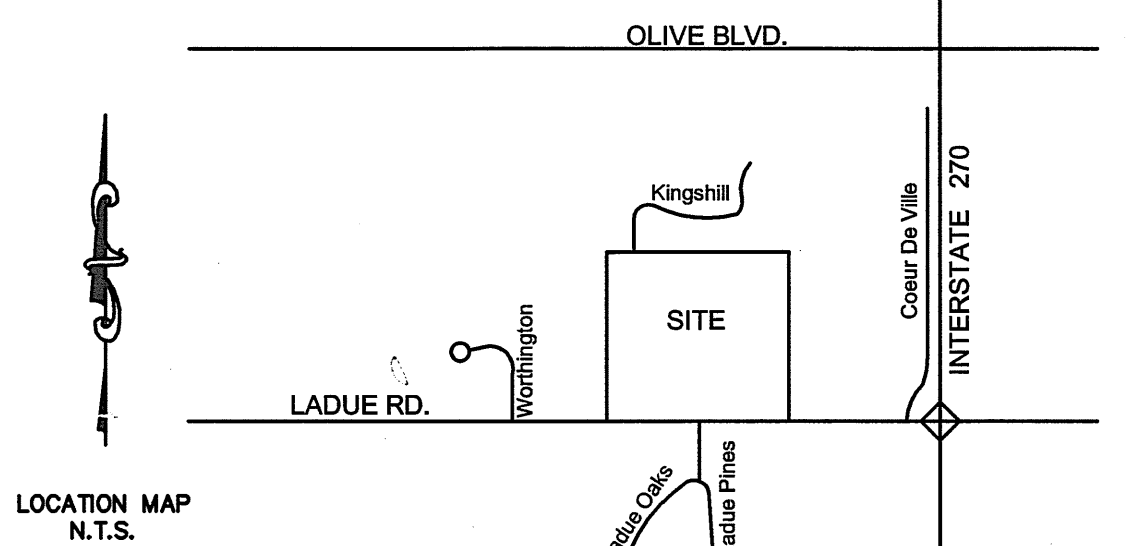
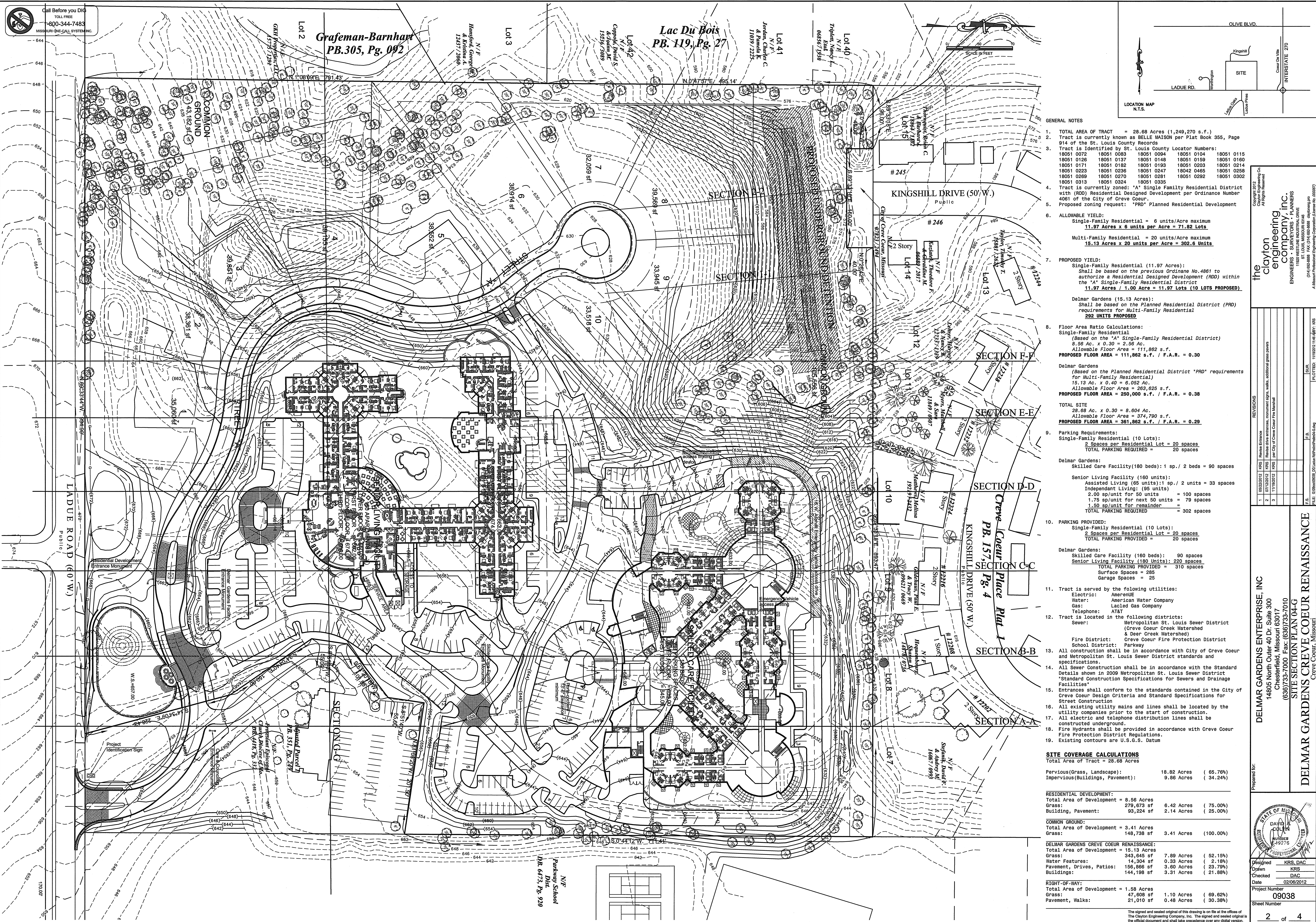
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 10/09/2012
	Description: View looking northwest from the current subdivision entrance showing the two incomplete houses.
	Description: View looking northeast from the current subdivision entrance. The building visible on the right is the Care and Counseling Center. The visible tree line is the eastern extent of the property.
	Description: View looking north from the intersection of the Belle Maison Lane and Court. Houses in the Creve Coeur Place subdivision are visible in the trees.

	Description: View looking northeast from the intersection of the Belle Maison Lane and Court. Houses in the Creve The middle school is barely visible through the trees.
	Description: View looking south from the end of Kingshill Drive toward the property. The underground detention basin would be located immediately beyond the tree line.
	Description: View looking southwest from the proposed project entry point toward the intersection of Ladue Road and Ladue Pines Drive at the crest of the hill. Note the sight distance to the approaching vehicle.



GENERAL NOTES

- TOTAL AREA OF TRACT = 28.68 Acres (1,249,270 s.f.)
- Tract is currently known as BELLE MAISON per Plat Book 355, Page 914 of the St. Louis County Records
- Tract is identified by St. Louis County Locator Numbers:
18051 0072 18051 0083 18051 0094 18051 0104 18051 0115
18051 0126 18051 0137 18051 0148 18051 0159 18051 0160
18051 0171 18051 0182 18051 0193 18051 0203 18051 0214
18051 0223 18051 0236 18051 0247 18042 0485 18051 0258
18051 0269 18051 0270 18051 0281 18051 0292 18051 0302
18051 0313 18051 0324 18051 0335
- Tract is currently zoned: "A" Single Family Residential District with (RDO) Residential Designed Development per Ordinance Number 4061 of the City of Creve Coeur.
- Proposed zoning request: "PRD" Planned Residential Development
- ALLOWABLE YIELD:**
Single-Family Residential = 6 units/Acre maximum
11.97 Acres x 6 units per Acre = 71.82 Lots
Multi-Family Residential = 20 units/Acre maximum
15.13 Acres x 20 units per Acre = 302.6 Units
- PROPOSED YIELD:**
Single-Family Residential (11.97 Acres):
Shall be based on the previous Ordinance No. 4861 to authorize a Residential Designed Development (RDO) within the "A" Single-Family Residential District
11.97 Acres / 1.00 Acre = 11.97 Lots (10 LOTS PROPOSED)
Delmar Gardens (15.13 Acres):
Shall be based on the Planned Residential District (PRD) requirements for Multi-Family Residential
292 UNITS PROPOSED
- Floor Area Ratio Calculations:**
Single-Family Residential
(Based on the "A" Single-Family Residential District)
8.98 Ac. x 0.30 = 2.69 Ac.
Allowable Floor Area = 111,862 s.f.
PROPOSED FLOOR AREA = 111,862 s.f. / F.A.R. = 0.30
Delmar Gardens
(Based on the Planned Residential District "PRD" requirements for Multi-Family Residential)
15.13 Ac. x 0.40 = 6.052 Ac.
Allowable Floor Area = 253,625 s.f.
PROPOSED FLOOR AREA = 250,000 s.f. / F.A.R. = 0.38
- TOTAL SITE**
28.68 Ac. x 0.30 = 8.604 Ac.
Allowable Floor Area = 374,790 s.f.
PROPOSED FLOOR AREA = 361,862 s.f. / F.A.R. = 0.29
- Parking Requirements:**
Single-Family Residential (10 Lots):
2 Spaces per Residential Lot = 20 spaces
TOTAL PARKING REQUIRED = 20 spaces
Delmar Gardens:
Skilled Care Facility (160 beds): 1 sp. / 2 beds = 90 spaces
Senior Living Facility (160 units):
Assisted Living (65 units): 1 sp. / 2 units = 33 spaces
Independent Living (95 units):
2.00 sp/unit for 50 units = 100 spaces
1.75 sp/unit for next 50 units = 79 spaces
1.50 sp/unit for remainder = 302 spaces
TOTAL PARKING REQUIRED = 302 spaces
- PARKING PROVIDED:**
Single-Family Residential (10 Lots):
2 Spaces per Residential Lot = 20 spaces
TOTAL PARKING PROVIDED = 20 spaces
Delmar Gardens:
Skilled Care Facility (160 beds): 90 spaces
Senior Living Facility (160 units): 220 spaces
TOTAL PARKING PROVIDED = 310 spaces
Surface Spaces = 285
Garage Spaces = 25
- Tract is served by the following utilities:
Electric: AmerenUE
Water: American Water Company
Gas: Laclede Gas Company
Telephone: AT&T
Sewer: Metropolitan St. Louis Sewer District (Creve Coeur Creek Watershed & Deer Creek Watershed)
Fire District: Creve Coeur Fire Protection District
School District: Parkway
- All construction shall be in accordance with the City of Creve Coeur and Metropolitan St. Louis Sewer District standards and specifications.
- All Sewer Construction shall be in accordance with the Standard Details shown in 2008 Metropolitan St. Louis Sewer District "Standard Construction Specifications for Sewers and Drainage Facilities"
- Entrances shall conform to the standards contained in the City of Creve Coeur Design Criteria and Standard Specifications for Street Construction
- All existing utility mains and lines shall be located by the utility companies prior to the start of construction.
- All electric and telephone distribution lines shall be constructed underground.
- Fire Hydrants shall be provided in accordance with Creve Coeur Fire Protection District Regulations.
- Existing contours are U.S.G.S. Datum

SITE COVERAGE CALCULATIONS
Total Area of Tract = 28.68 Acres

Pervious (Grass, Landscape):	18.82 Acres	(65.76%)
Impervious (Buildings, Pavement):	9.86 Acres	(34.24%)

RESIDENTIAL DEVELOPMENT:
Total Area of Development = 8.56 Acres
Grass: 279,673 sf 6.42 Acres (75.00%)
Building, Pavement: 93,224 sf 2.14 Acres (25.00%)

COMMON GROUND:
Total Area of Development = 3.41 Acres
Grass: 148,738 sf 3.41 Acres (100.00%)

DELMAR GARDENS CREVE COEUR RENAISSANCE:
Total Area of Development = 15.13 Acres
Grass: 343,645 sf 7.89 Acres (52.15%)
Water Features: 14,304 sf 0.33 Acres (2.18%)
Pavement, Drives, Patios: 156,866 sf 3.50 Acres (23.79%)
Buildings: 144,198 sf 3.31 Acres (21.89%)

RIGHT-OF-WAY:
Total Area of Development = 1.58 Acres
Grass: 47,608 sf 1.10 Acres (69.62%)
Pavement, Walks: 21,010 sf 0.48 Acres (30.38%)

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

DELMAR GARDENS ENTERPRISE, INC
14805 North Outer 40 Dr. Suite 300
Chestfield, Missouri 63017
(636)733-7000 Fax: (636)733-7010
SITE SECTION PLAN 04-G

DELMAR GARDENS CREVE COEUR RENAISSANCE
CREVE COEUR, MISSOURI

Prepared by: **KRS, DAC**
Designed: **KRS, DAC**
Drawn: **KRS**
Checked: **DAC**
Date: **02/06/2012**
Project Number: **09038**
Sheet Number: **2 of 4**



CHANGE OF ZONING APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Rezoning applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Lathrop Gage, LLP c/o John P. King Attorney for Owner

Applicant Address: 7701 Forsyth Boulevard, Suite 500
St. Louis, Missouri 63105
(314) 613-2809

Phone Number: _____

Fax Number: (314) 613-2801

Email: jpking@lathropgage.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: _____ Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: Delmar Gardens Creve Coeur Renaissance, LLC

Owner Address: 14805 North Outer Forty Drive, Suite 300
Chesterfield, Missouri 63017

Phone Number: (636) 733-7000

Fax Number: (636) 733-7010

PROPERTY INFORMATION

Property Address: 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

Existing Use: VACANT

Zoning District: "A" Single Family Residential w/RDD - Ordinance 4061

AREA DATA

Zoning of Area Properties

North: "B" S.F. Residential East: "A" S.F. Residential

South: "A" S.F. Residential West: "A" S.F. Residential

Land Use of Area Properties

North: S.F. Homes East: Parkway NE Middle School

South: Ladue Rd./S.F. Homes West: S.F. Homes

REQUEST

The applicant hereby requests a change of zoning district for the above described property from "A" S. F. Residential w/RDD Ord. #4061 zoning district to "PRD" Planned Residential District zoning district.

If the applicant proposes an entirely new zoning district be incorporated into the Zoning Code, please describe in detail, on an attached sheet, the nature and regulations of the proposed new zoning district.

The proposed use(s) underlying the request for a change of zoning district are (on attached sheet if necessary):

Senior Community w/ Skilled Care Nursing Facility, Independent

and Assisted Living Facility

Day Care Center within Skilled Care Nursing Facility

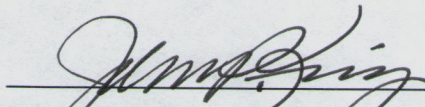
Single Family Residential Lots

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for rezoning should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

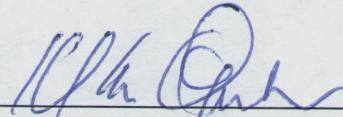
SIGNATURES

Lathrop & Gage, LLP


Applicant John P. King, Atty.

7-25-12
Date

Delmar Gardens Creve Coeur Renaissance


Property Owner or Agent Howard M. Oppenheimer
(if different from applicant)

7/25/12
Date

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

- Supplemental Request Information (if needed)
- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials

PROJECT NARRATIVE AND OVERVIEW

Delmar Gardens Creve Coeur Renaissance, LLC. seeks to rezone the property formerly know as Belle Maison per Plat Book 355, Page 914 of the St. Louis County Records Office. The existing site is comprised of 28 single family residential lots, common ground and street right-of-way. The site is currently owned by Delmar Gardens Creve Coeur Renaissance, LLC. (Delmar Gardens)

The total area of the site is 28.68 Acres and is currently zoned "A" Single Family Residential District with (RDD) residential Designed Development per Ordinance Number 4061 of the City of Creve Coeur. The change of zoning with this application is to "PRD" Planned Residential Development District per Section 405.390(D)(2)(a) of the City of Creve Coeur Zoning Code.

Delmar Gardens is desirous of developing the site as a planned community to include a Skilled Care (Nursing) Facility, Day Care center, Senior Living Facility (Independent and Assisted) and 10 Single-Family Residential Lots.

The existing site has been plagued with failed residential developments that have caused a number of problems for the adjoining residential neighbors. The site has experienced severe erosion and silt runoff. Delmar Gardens has been working extensively with the neighbors to fix the problems left from the undeveloped site.

Delmar Gardens has also met with the neighbors on numerous occasions to hear their concerns and comments and have presented the Preliminary Plan to them in presentations by all members of the Design Team for the Development. The plan as presented to the City with this application has also been submitted to the Metropolitan St. Louis Sewer District (MSD) and was granted Conceptual Approval of the plan and the proposed underground detention.

In response to the neighbors to the North (Creve Coeur Place) and West (Lac Du Bois) the design team pursued the underground detention through MSD. It should also be known that the proposed development, in meeting the most recent design criteria set forth by MSD, will have a lesser release rate from the developed site than if the site was left in its' undeveloped state.

The team has also met the neighbors to the South (Ladue Pines) to hear their concerns. In response to their concerns of existing traffic issues on Ladue Road, Delmar Gardens had a traffic study performed to determine the extent of the problem and to gather information to assist in possibly fixing the problem. Delmar Gardens, requested, from Missouri Department of Transportation (MoDOT), that they be permitted to install a traffic signal at the Ladue Pine intersection. MoDOT denied the request and determined the signal was inappropriate for the intersection, so Delmar Gardens sought the cooperation of the Care and Counseling Center, and have worked together to relocate the

proposed development entrance to utilize the existing Care and Counseling Center entrance location. In relocating the entrance, Delmar Gardens will no longer need the existing entrance that was constructed as part of the Belle Maison development and will not pursue that location opposite of Ladue Pines Drive.

The site falls approximately fifty feet (50') from Ladue Road to the northernmost property line. The preliminary grading of the site takes this into account and shows the Senior Living Facility main floor to be approximately ten feet (10') below Ladue Road. The three story building will have a four story rear elevation to accommodate the grade differential of the site. The Skilled Care Facility will be at the same elevation as the lower floor of the Senior Living Facility and will be a one story building with a two story rear elevation, again, to accommodate the grade differential.

This development incorporates extensive areas of lush landscape and generous buffer areas as part of the overall site development, and highlight both active and passive exterior activity spaces.

The entry drive wraps around a water feature that is part of the expanded Ladue Road frontage greenspace, creating an inviting sense of entry and arrival for residents and guests.

Along Ladue Road, buffering is provided with retained existing landscape and new landscape plantings. A new water feature is incorporated into the road frontage providing a visual amenity to the community as well as to the new development. Featuring two levels of water, this element will address functional stormwater needs along with providing an attractive announcement of the "front door" of this residential community.

Retained wooded areas provide buffering along the eastern, northern, western boundaries. These wooded areas are enhanced with extensive new landscaping of evergreen and deciduous trees and shrubs. Detailed design consideration was given to planting and landscape berm solutions to screen and buffer views of the new facilities from adjacent residents.

Street tree plantings are provided along the new single family residential roadway. Landscape berms are provided on the east side of the roadway providing visual and landscape screening of the future care facility from the future single family residences. Sidewalks will provide opportunities for walking along the east side of the roadway. The walk system will tie into additional pedestrian circulation network for residents and guests to stroll around the grounds.

The organization of buildings has created a number of exterior spaces which provide for active and passive uses. Consideration has been given to views from resident rooms and gathering locations, as well as the activities

programmed for the spaces. Flowering trees, shrubs and perennial plantings will provide seasonal interest and color to these areas. Pavements, pergola, and benches will provide opportunities for relaxing with friends and family.

Building materials utilized throughout the project will include brick , rusticated stone, and smooth stone veneer that are consistent with the existing quality and character of surrounding neighborhoods. These materials are residential in context and scale and echo the craftsmanship that is also expressed at feature window and entry locations.

Generous glass areas provide expansive views to the exterior landscape and activity spaces, and the sloped and shingled roofs respect neighboring residential styles.

The plan presented provides a better situation for the neighbors with regard to the treatment of storm water and runoff. The site will also provide approximately eighteen acres of pervious green space when developed.

When you evaluate the merits of this rezoning request, we strongly believe that there is sufficient rationale for positively supporting the request. Through an independent evaluation of the myriad of planning issues such as the site characteristics; surrounding land use; transportation; stormwater drainage; wetlands; historic and cultural resources; utilities; aesthetics; noise considerations; and economic impacts; and when one considers that our stormwater drainage requirements are going to dramatically improve and reduce the stormwater problems of the surrounding area, one must conclude that the project is beneficial to all of the City of Creve Coeur and its environs.

Rationale

The Delmar Gardens subject tract represents a transitional property. It is physically located between a heavy-institutional usage (Northeast Middle School-Parkway School District) to the immediate east, and single-family residential developments located to the north and west of the property. Ladue Road is immediately adjacent to the property along its southern boundary.

In a previously prepared Planning Report prepared by The Lang Gang, Inc. during 2011 it concluded that, “Based upon this overall analysis, the author of this Planning Report is of the professional opinion that the proposed project will have an overall beneficial impact upon the City of Creve Coeur and would recommend approval of the proposed project through application of a Planned Zoning District.”

The current Comprehensive Plan was adopted in 2000. The Plan was to have an annual review and update, with major revisions expected to occur every five years. Neither of these activities has occurred. We are not looking to place blame. However, it would be an understatement to say that the general economic climate, market conditions, and circumstances have changed during the last decade. As such, it is our belief that the Comprehensive Plan’s guidance for this subject tract is no longer viable or appropriate for the site.

Specifically, as it relates to the envisioned uses on the subject tract, the current adopted Comprehensive Plan states that,

“An aging Creve Coeur population offers a planning challenge. While population is aging nationwide, the trend is particularly pronounced in Creve Coeur. This trend will create housing planning issues in the future. Senior citizens often require or desire housing other than single-family homes on large lots. How Creve Coeur faces this challenge will determine whether its residents will be able to remain in the City as they age.”

This statement is more real today than when it was adopted by Creve Coeur more than a decade ago. This proposed project directly responds to this stated need in the Creve Coeur Comprehensive Plan.

While the adjacent Parkway School District and Care and Counseling Center properties are both zoned “A” Single-Family Residential, the intensity of these uses are certainly different than what is typically found under this zoning designation. Both are, in fact, being operated as legal non-conforming (grandfathered) uses. The placement of a Planned Residential Development (PRD)

zoning district on the subject tract allows this residential development trend to continue, albeit at a higher-density residential usage.

There are some whom would argue that the proposed uses are inconsistent with the current Comprehensive Plan. We would counter-argue that some deviation to the Plan is both expected and encouraged. The pertinent sections taken from the adopted Plan are as follows:

“Rather than identify a specific “end state” for the City of Creve Coeur, this plan is structured as a guide and as a call to future actions, based upon a 20-year vision for the City.”

The Plan further states that,

“This plan recognizes that no planning system can be entirely quantitative and objective. There will always be a need for subjective judgment to be exercised by elected and appointed officials particularly in a mature community with established patterns and institutions. The key to successful planning in this environment is to make subjective decisions that are wise, forward thinking, and consistent over time.”

The Comprehensive Plan goes on to say that,

“The purpose of this plan is not however to control exact land usage through specific zoning regulations or the use of eminent domain, but to serve as a general guide to develop in the City.”

Lastly, it must be recognized that any decision made on the rezoning of this subject tract has absolutely no bearing on any other parcel or rezoning under future consideration by the City. Each rezoning must stand upon its own merits.

When you evaluate the merits of this rezoning request, we strongly believe that there is sufficient rationale for positively supporting the request. Through an independent evaluation of the myriad of planning issues such as the site characteristics; surrounding land use; transportation; stormwater drainage; wetlands; historic and cultural resources; utilities; aesthetics; noise considerations; and economic impacts, one must conclude that that the project is beneficial to the City of Creve Coeur and its environs.

This rezoning and development plan, as proposed, is a responsible and responsive approach to meeting the expressed needs of senior housing as clearly stated in the City of Creve Coeur Comprehensive Plan. We ask for your thoughtful consideration of our request.



ENTRY VIEW TO SKILLED CARE FACILITY (PHASE ONE)



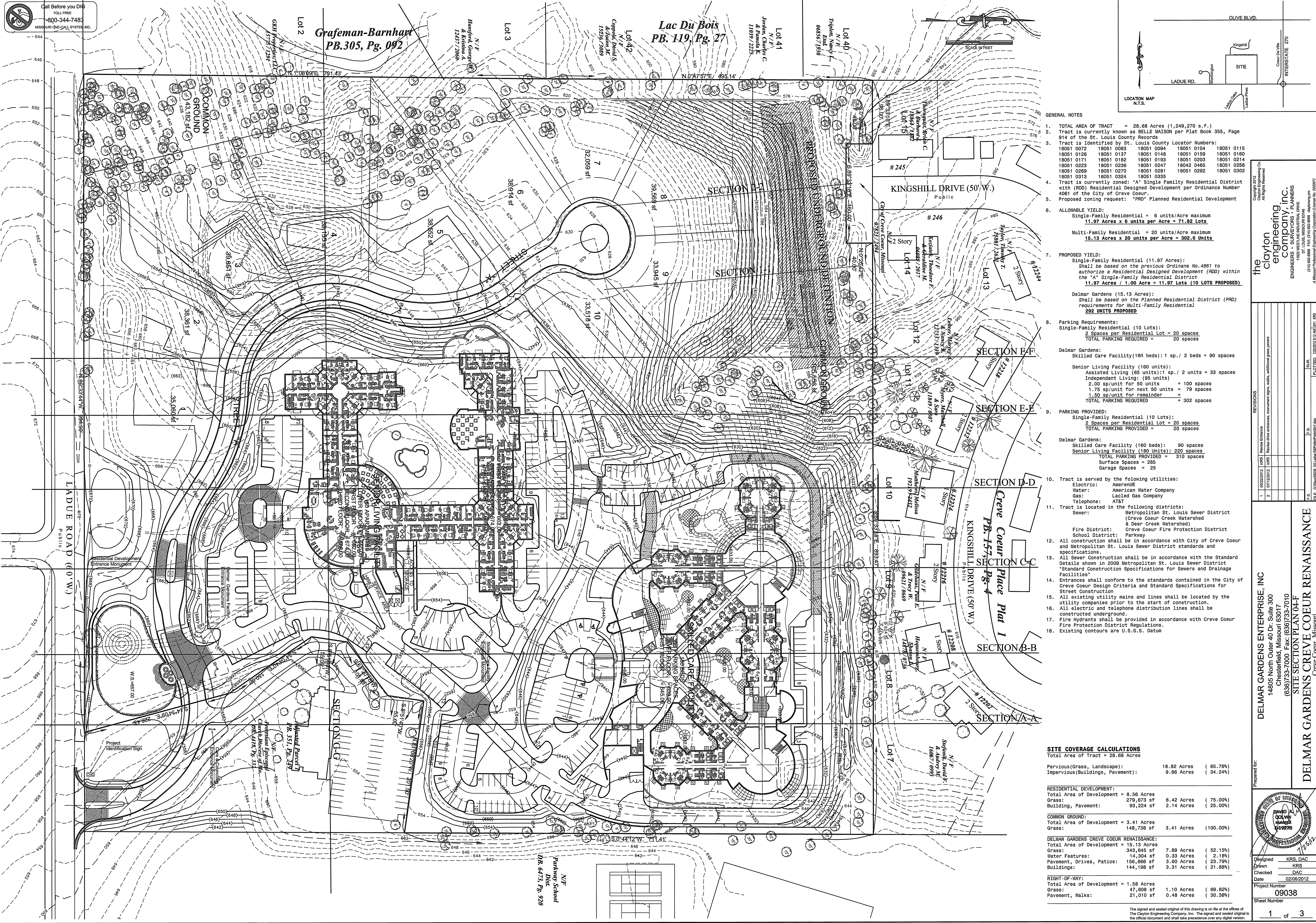
NORTH ELEVATION AT SKILLED CARE FACILITY (PHASE ONE)



ENTRY VIEW TO INDEPENDENT LIVING VILLAS (PHASE TWO)



COURTYARD VIEW TO ASSISTED LIVING DINING ROOM (PHASE TWO)
208



GENERAL NOTES

- TOTAL AREA OF TRACT = 28.68 Acres (1,249,270 s.f.)
- Tract is currently known as BELLE MAISON per Plat Book 355, Page 914 of the St. Louis County Records
- Tract is identified by St. Louis County Locator Numbers:
18051 0072 18051 0083 18051 0094 18051 0104 18051 0115
18051 0126 18051 0137 18051 0148 18051 0159 18051 0160
18051 0171 18051 0182 18051 0193 18051 0203 18051 0214
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18. Existing contours are U.S.G.S. Datum

SITE COVERAGE CALCULATIONS
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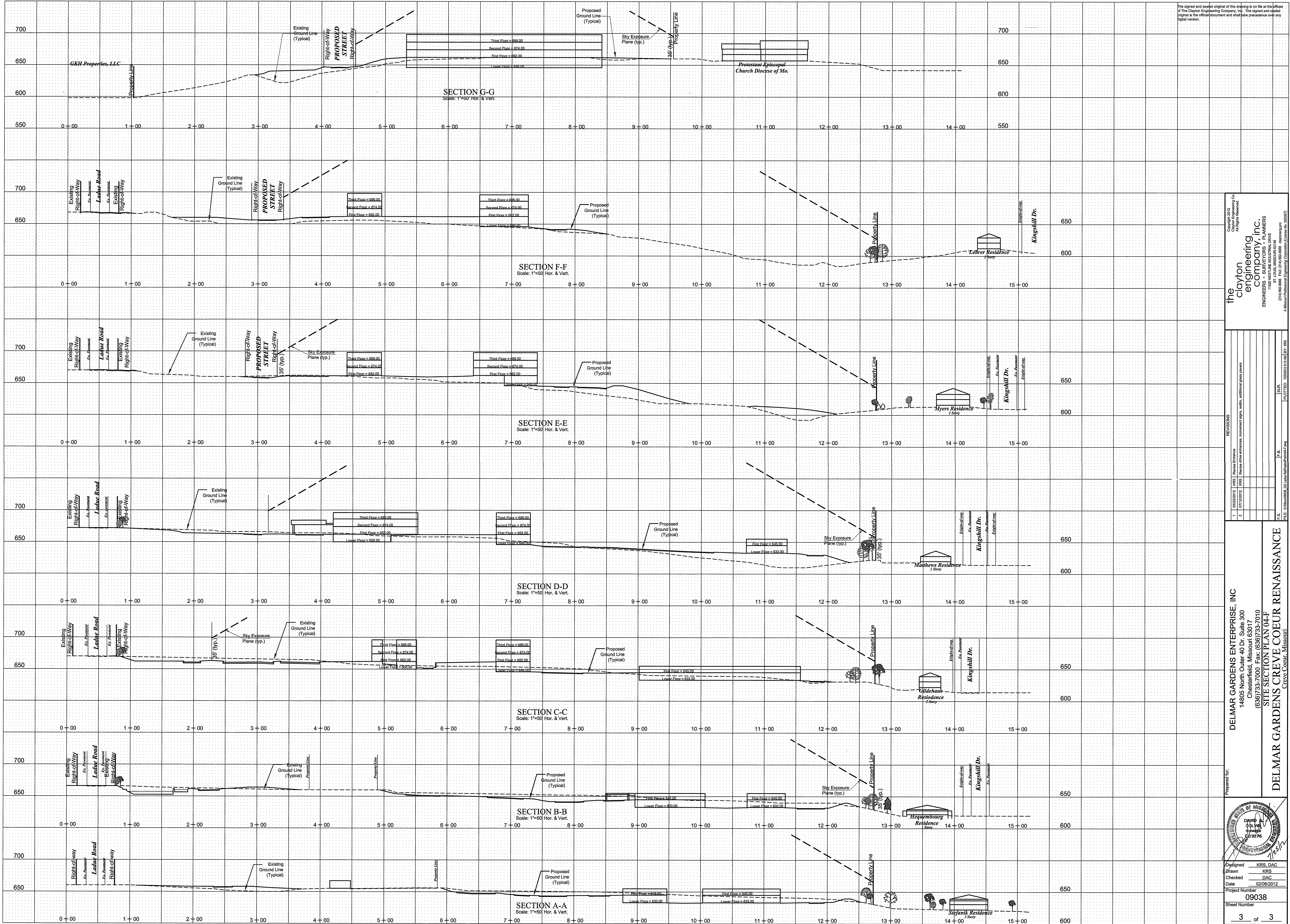
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DELMAIR GARDENS ENTERPRISE, INC.
14805 North Outer 40 Dr. Suite 300
Chesterfield, Missouri 63017
(636)733-7000 Fax: (636)733-7010
SITE SECTION PLAN 04-F
CREVE COEUR RENAISSANCE
CREVE COEUR, MISSOURI

DELMAIR GARDENS ENTERPRISE, INC.
14805 North Outer 40 Dr. Suite 300
Chesterfield, Missouri 63017
(636)733-7000 Fax: (636)733-7010
SITE SECTION PLAN 04-F
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CREVE COEUR, MISSOURI

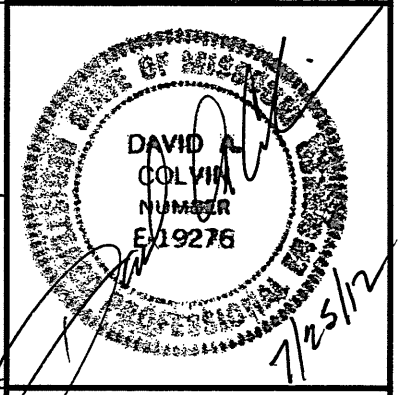


The signed and sealed original of this drawing is on file at the office of the Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

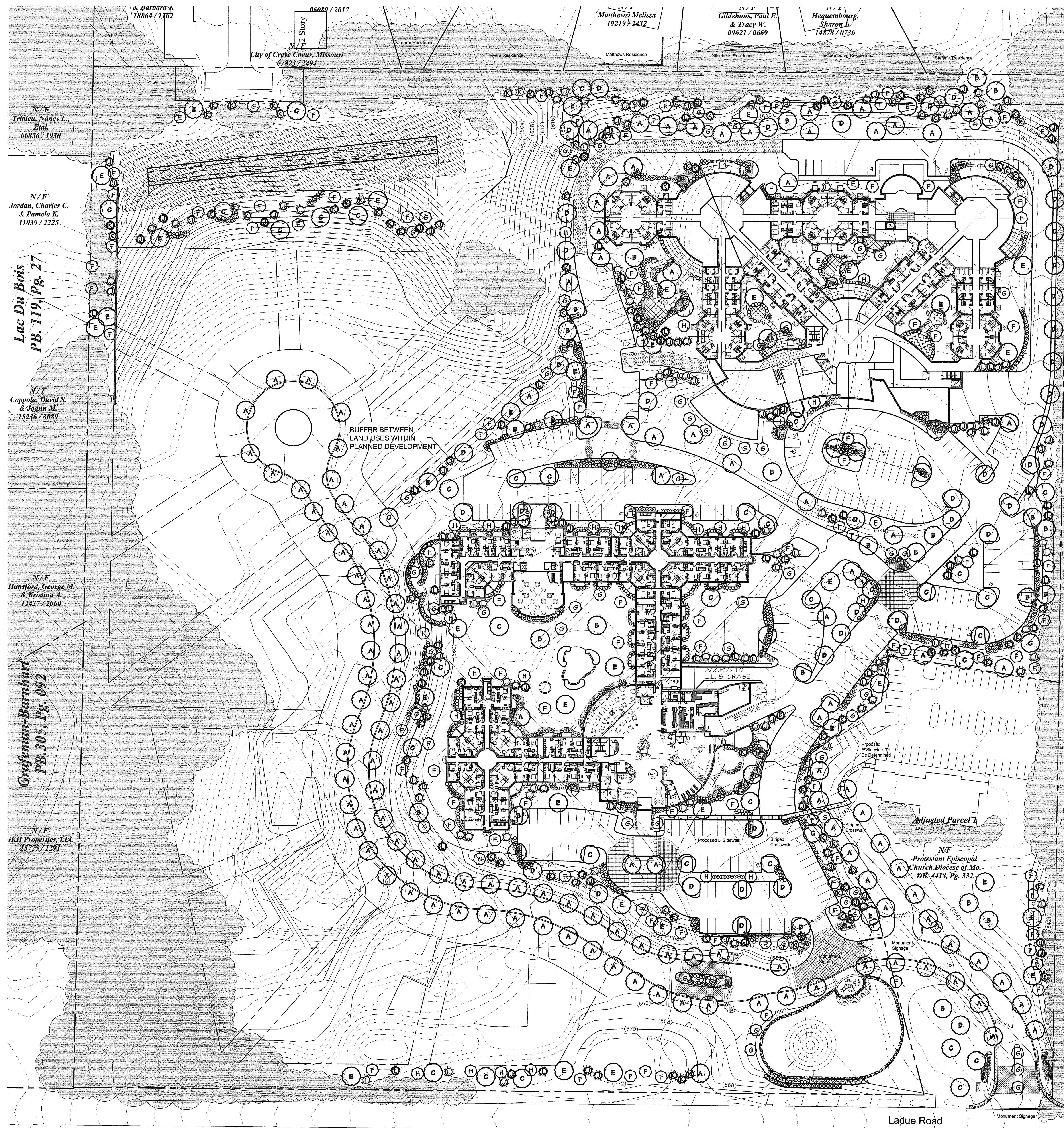
Copyright 2012
the clayton engineering company, inc.
ENGINEERS - SURVEYORS - PLANNERS
1100 S. W. 10th Ave.
ST. LOUIS, MISSOURI 63104
(314) 662-8888 FAX: (314) 662-8888 claytoneng.com
A Missouri Professional Engineering Corporation (License No. 00007)

REVISIONS	
1	02/22/2012 KRS Review Estimate
2	07/12/2012 KRS Review site entrance, document sign, walls, additional grass areas
F.E. 03/06/2012 JG Update RPT and Plan 04-F	
F.B. 02/22/2012 JG Update RPT and Plan 04-F	
F.B. 02/22/2012 JG Update RPT and Plan 04-F	

Prepared for:
DELMAR GARDENS ENTERPRISE, INC
14805 North Outer 40 Dr. Suite 300
Chesterfield, Missouri 63017
(636) 733-7000 Fax: (636) 733-7010
SITE SECTION PLAN 04-F
DELMAR GARDENS CREVE COEUR RENAISSANCE
Creve Coeur, Missouri



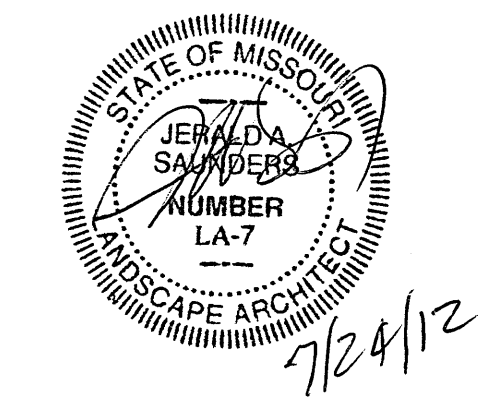
Designed: KRS, DAC
Drawn: KRS
Checked: DAC
Date: 02/06/2012
Project Number: 09038
Sheet Number: 3 of 3



- KEY
- 3" Canopy Tree
 - 2" Understory Tree
 - 6' Evergreen Tree
 - Existing Tree Mass To Remain
 - Proposed Large Shrubs
 - Proposed Small Shrubs
 - Structural Lawn (ie Grasscrete)

N/F
Parkway School
Dist.
DB. 6473, Pg. 920

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	141	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"	B&B
B	27	Gleditsia triacanthos inermis	Thornless Honey Locust	3"	B&B
C	36	Ginkgo biloba	Ginkgo	3"	B&B
D	43	Zelkova serrata	Japanese Zelkova	3"	B&B
E	41	Tilia cordata	Little Leaf Linden	3"	B&B
F	105	Cornus kousa	Kousa Dogwood	2"	B&B
G	63	Malus x Snowdrift	Snowdrift Crab	2"	B&B
H	33	Cercis canadensis	Redbud	2"	B&B
J	126	Pinus strobus	White Pine	6'	B&B
K	87	Picea pungens glauca	Colorado Blue Spruce	6'	B&B
L	66	Thuja Green Giant	Green Giant Arborvitae	6'	B&B
1,011		Large Shrubs		24"	
1,670		Small Shrubs		16"	





loomisAssociates
landscapeArchitectsPlanners
707 Spirit 40 Park Drive, Suite 105
Chesterfield, Missouri 63005-1194
630 519-5668 Fax 630 519-0792
e-mail: lae@loomis-associates.com

PREPARED FOR: Gray Design Group
Nine Sunnen Drive
St. Louis, MO 63143

BASE INFORMATION BY: The Clayton Engineering Company
11920 Westline Industrial Drive
St. Louis, Missouri 63146

Delmar Gardens Creve Coeur Renaissance

Sheet Title: Overall Concept Landscape Plan

Drawn By: JJ Checked By: RS Job Number: 660.038 Date: 7-24-2012

Date	Description	No.	Date	Description	No.

Sheet Number: L1

TRAFFIC IMPACT STUDY

FOR THE

DELMAR GARDENS RENAISSANCE

CREVE COEUR, MISSOURI



Prepared For:

Delmar Gardens Enterprises
14805 North Outer 40 Road, Suite 300
Chesterfield, Missouri 63017

August 2012

Prepared By:

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

TRAFFIC IMPACT STUDY

FOR THE

DELMAR GARDENS RENAISSANCE

CREVE COEUR, MISSOURI

UPDATED AUGUST 2012

Prepared For:

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CBB Job Number 168-09-1



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Executive Summary

Crawford, Bunte, Brammeier (CBB) has completed a traffic impact study for the proposed mixed use residential development, known as Delmar Gardens Renaissance, in Creve Coeur, Missouri. This traffic study addressed the impact to the surrounding roadway network that is expected in association with the proposed retirement community. Specifically, the study evaluated the number of trips that would be generated by the proposed development, assigned the trips to the area roadway system, identified the impact that these additional trips would have on operating conditions and evaluated the need for roadway improvements to mitigate those impacts.

CBB has been working with the development team on this project for the last two years. A Traffic Study was submitted to MoDOT in November of 2011. The 2011 study was based on a prior site plan that assumed access to the site would be provided via the existing roadway serving the site on Ladue Road opposite Ladue Pines Drive. However, there were concerns regarding the sight distance at the existing driveway, as well as concerns expressed by the residents off Ladue Pines Drive as to the potential impact of additional trips at the intersection.

The development team pursued a traffic signal (to be constructed at the developer's expense) at the intersection of Ladue Road and Ladue Pines Drive. However, a traffic signal was not supported by MoDOT since the side street volumes did not meet MoDOT's criteria for consideration of a traffic signal. A roundabout (to be constructed at the developer's expense) was also pursued at the intersection of Ladue Road and Ladue Pines Drive to address the sight distance and side-street delay concerns raised by the residents. A roundabout was also not supported by MoDOT, since they did not want to slow down traffic on Ladue Road for such a low side street volume.

Consequently, based on subsequent meetings with MoDOT, the development team, and the residents in the area, a shared access with the adjacent property, the Thompson Trust site which is currently occupied by the Care and Counseling Center, was pursued by Delmar Gardens and subsequently agreed upon by the adjacent property owner. This shared driveway would provide improved sight distance and traffic operations over the existing access drive serving the site opposite Ladue Pines Drive.

Existing and 2012 No Build Conditions

Based on an analysis of the existing and 2012 No Build conditions, the intersection of Ladue Road and Ladue Pines Drive has favorable operating conditions during the weekday morning and afternoon peak hours with all movements operating at LOS C or better.

Proposed Development

The proposed development would be located on the north side of Ladue Road approximately one third mile west of Interstate 270. The proposed mixed use residential development would contain 10 single family homes on individual residential lots, a 180 bed skilled care facility, and a 160 unit independent and supported living building for senior living. Access is proposed via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center (approximately 400 feet east of Ladue Pines Drive). The existing driveway would be improved

and widened to accommodate two lanes exiting the site (a right- and left-turn) and one lane entering the site.

Based on empirical data from existing Delmar Gardens' sites, the proposed retirement community and single-family homes would generate a total of 89 *new* trips during the a.m. peak hour and 108 *new* trips during the p.m. peak hour. The traffic generated by the proposed Delmar Gardens Renaissance and single-family housing development was assigned to the adjoining roadway system and then added to the 2012 No Build traffic volumes to generate the forecasted 2012 Build traffic volumes.

Intersection Sight Distance – Ladue Road and Shared Site Access with Care and Counseling

Ladue Road is owned and maintained by MoDOT, as such, the sight distance for the existing driveway serving the proposed shared access for the site was compared to MoDOT requirements outlined in their Permits Manual which has a desired intersection sight distance of 500 feet based on a posted speed of 45 mph. The measured Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 465 feet and looking to the east the Intersection Sight Distance exceeds the preferred 500 feet. Thus, the Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west is slightly less (approximately 35 feet) than the preferred 500 feet.

Based on a posted speed of 45 mph and a downgrade of approximately 5%, the recommended Stopping Sight Distance on Ladue Road at the shared access with the Care and Counseling Center Driveway is 393 feet. The measured Stopping Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 432 feet which exceeds the recommended 393 feet. As directed by MoDOT, the shared access would be allowed under permit by MoDOT since the measured Stopping Sight Distance does satisfy their minimum criteria.

2012 Build Conditions

Based on the 2012 Build traffic volumes at the intersection of Ladue Road and the shared access with the existing Care and Counseling Center, an eastbound left-turn lane is recommended on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed development.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very low additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by approximately 0.7 seconds during the a.m. peak hour and 0.5 seconds during the p.m. peak hours as compared to the 2012 No Build conditions.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS E during the a.m. peak hour and LOS F during the p.m. peak hour. Given the high volume of commuter traffic on Ladue Road during the peak hours, it is not

unusual for motorists on the side streets to incur lengthy delays turning onto Ladue Road as projected for the southbound approach exiting the proposed site. Although this delay is contained to motorists exiting the site only and does impact the operations along Ladue Road, we looked at alternative measures to reduce the projected delay for the southbound approach exiting the site onto Ladue Road.

One consideration would be to provide the ability to make a two-stage left-turn movement exiting the site via a two-way center left-turn lane (TWLTL), in which case the delay for the southbound left-turn exiting the site improves from LOS E/F to LOS C during the 2012 Build peak hours.

2032 Build Traffic Conditions

In an effort to determine the ability of the area road system to accommodate long-term traffic demands, “Design Year” 2032 traffic conditions were evaluated using an annual growth rate of 0.5 percent, provided by MoDOT, for 20 years along Ladue Road.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very low additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by approximately 1.0 second during the a.m. peak hour and 0.8 seconds during the p.m. peak hours as compared to the 2032 No Build conditions.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS F during the 2032 Build a.m. and p.m. peak hours. Again, with the ability to make a two-stage left-turn movement exiting the site via a TWLTL, the delay for the southbound left-turn exiting the site improves from LOS F to LOS C during the 2032 Build peak hours.

2012 Build Conditions - 28 Single-Family Homes

An evaluation of the forecasted operating conditions should the site be developed with 28 single-family homes with access opposite Ladue Pines Drive was completed to allow for a comparison of the operating conditions at the intersection of Ladue Road and Ladue Pines Drive between the proposed Delmar Gardens development and the currently zoned single-family housing development. The development of 28 homes would generate a total of 21 trips during the a.m. peak hour and 28 trips during the p.m. peak hour.

Although the currently zoned 28 homes would generate fewer trips than the proposed Delmar Gardens development, the intersection of Ladue Road and Ladue Pines Drive would actually operate better with the proposed Delmar Gardens development over the currently zoned 28 homes since the proposed site access for Delmar Gardens would not be opposite Ladue Pines Drive as it would be with the currently zoned 28 homes.

During the a.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 4.4 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes. During the p.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 3.1 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes.

We trust that this traffic impact analysis has adequately described the traffic conditions that should be expected in the vicinity of the proposed Delmar Gardens Renaissance development. If additional information is desired, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Shawn White". The signature is written in a cursive, flowing style.

Shawn Lerai White, P.E., PTOE
Senior Traffic Engineer

Introduction

Crawford, Bunte, Brammeier has prepared the following study to address the traffic impacts associated with the proposed mixed use residential development in Creve Coeur, Missouri. This study was prepared in accordance with parameters discussed with the Missouri Department of Transportation (MoDOT) at the commencement of the study. The site is located on the north side of Ladue Road approximately one third mile west of Interstate 270. **Figure 1** identifies the general location of the proposed development site.

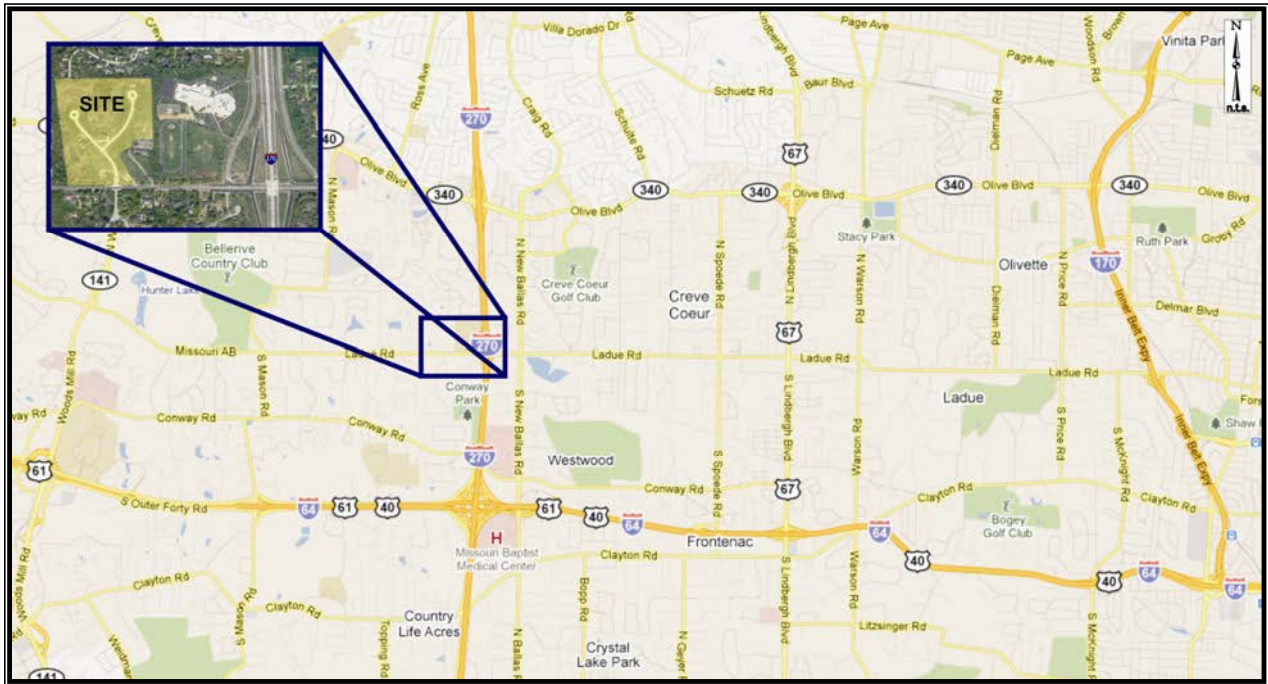


Figure 1: Study Area Location Map

It is our understanding that the proposed mixed use residential development would include the following:

- 10 single family homes on individual residential lots;
- 180 bed skilled care facility; and
- 160 unit independent and supported living building for senior living.

Access for the single-family homes, as well as the retirement community, would be provided via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center. The existing roadway serving the site on Ladue Road opposite Ladue Pines Drive would be removed. **Exhibit 1** depicts the current conceptual site plan.



Exhibit 1: Proposed Concept Plan (prepared by gray design 8-7-12)

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08/08/12

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

CBB has been working with the development team on this project for the last two years. A Traffic Study was submitted to MoDOT in November of 2011. The 2011 study was based on a prior site plan that assumed access to the site would be provided via the existing roadway serving the site on Ladue Road opposite Ladue Pines Drive. However, there were concerns regarding the sight distance at the existing driveway, as well as concerns expressed by the residents off Ladue Pines Drive as to the potential impact of additional trips at the intersection.

The development team pursued a traffic signal (to be constructed at the developer's expense) at the intersection of Ladue Road and Ladue Pines Drive. However, a traffic signal was not supported by MoDOT since the side street volumes did not meet MoDOT's criteria for consideration of a traffic signal. A roundabout (to be constructed at the developer's expense) was also pursued at the intersection of Ladue Road and Ladue Pines Drive to address the sight distance and side-street delay concerns. A roundabout was also not supported by MoDOT, since they did not want to slow down traffic on Ladue Road for such a low side street volume.

Consequently, based on subsequent meetings with MoDOT, the development team, and the residents in the area, a shared access with the adjacent property, the Thompson Trust site which is currently occupied by the Care and Counseling Center, was pursued by Delmar Gardens and subsequently agreed upon by the adjacent property owner. This shared driveway would provide improved sight distance and improved traffic operations over the existing access drive opposite Ladue Pines Drive.

The purpose of this study was to determine the number of additional trips that would be generated by the proposed development, evaluate the impact on the operating conditions for the adjacent roadways, determine the ability of motorists to safely enter and exit the site, and recommend roadway improvements (lane additions and/or traffic control modifications) as necessary to mitigate the impact of the development and to accommodate the additional traffic. The focus of this study was the a.m. and p.m. peak hours of a typical weekday. Specifically, the study focused on the operating conditions at the intersection of the Ladue Road with Ladue Pines Drive and with the proposed shared access drive.

The following report presents the methodology and findings relative to the Existing, 2012 No Build, 2032 No Build, 2012 Build, and 2032 Build conditions.

Existing Conditions

In order to identify the traffic impacts associated with the proposed development, it was first necessary to quantify the existing roadway, traffic, and operating conditions. To that end, an operational analysis of existing traffic volumes on the surrounding road system was performed.

Existing Road System

The study corridor can generally be characterized as urban in nature. Ladue Road in the vicinity of the proposed site provides access to several residential subdivisions, the Care and Counseling center, and a school via Coeur de Ville Drive. Ladue Road provides access to Interstate 270 via a signalized diamond interchange approximately 1,700 feet east of the proposed site. Ladue Road, adjacent to the site, is a two-lane Minor Arterial maintained by MoDOT. The road is approximately 24 feet wide with variable width shoulders and sidewalk on both sides of the road. The posted speed limit is 45 miles per hour (mph). A photo of Ladue Road in the vicinity of the proposed development is shown in **Figure 2**.



Figure 2: Ladue Road Cross Section

Ladue Pines Drive is a local road providing access to the Ladue Pines residential subdivision. The intersection of Ladue Road and Ladue Pines Drive is operated as a side-street STOP with Ladue Road having the right-of-way.

Existing Traffic Volumes

In order to establish existing traffic conditions, 24-hour machine counts were collected on Ladue Road in May of 2010 to identify the peak hours of traffic along Ladue Road. Based on our

conversations with MoDOT, they requested that 24-hour machine traffic counts be collected to verify the afternoon peak hour. Based on the 24-hour machine counts, the morning peak hour occurred from 7:15 a.m. to 8:15 a.m. with a total two-way traffic volume of approximately 1,450 vehicles per hour (vph). The afternoon peak hour occurred from 4:30 p.m. to 5:30 p.m. with a total two-way traffic volume of approximately 1,600 vph. For comparison purposes, the afternoon school dismissal/shift change for the proposed skilled care facility would occur from 2:30 p.m. to 3:30 p.m. which had a total two-way traffic volume of only 1,150 vph, which is significantly less than both the a.m. and p.m. commuter peak hours.

To that end, the 24-hour machine traffic counts confirmed that the highest traffic volumes along Ladue Road occurred during the morning and afternoon commuter travel times. As such, a manual peak period traffic count was conducted at the intersection of Ladue Road and Ladue Pines Drive from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. on Wednesday May 19, 2010. It was confirmed that the area schools were in session on the day of the traffic counts. In addition, field observations were conducted during these time periods in order to gain an understanding of the existing operating conditions.

From the manual counts, it was determined that the weekday morning peak hour occurred between 7:15 a.m. and 8:15 a.m. and afternoon peak hour occurred between 4:30 and 5:30 p.m. **Figure 3** summarizes the existing peak hour volumes on the surrounding roadways.

Existing Crash Statistics

Based on data obtained from the Missouri Highway Patrol website, there were a total of ten crashes at the intersection of Ladue Road and Ladue Pines Drive over a period of five years from January 2006 to December 2010. Specifically there were eight crashes in 2006, zero crashes in 2007 and 2008, two crashes in 2009, and zero crashes in 2010. Of these ten crashes, eight were property damage only and two involved injuries. The primary contributing factor in the ten crashes was as follows: four – due to inattention, three – due to animals in the road, two – following too close and one exceeding the speed limit.

It was brought to our attention by residents in the area that there may have been a pedestrian fatality recently at the intersection of Ladue Road and Ladue Pines Drive. Based on the data obtained from the Missouri Highway Patrol website, the nearest fatality crash was on Ladue Road near Babblers Road in 2009 which is approximately two miles west of Ladue Pines Drive, though this crash was a vehicular crash and did not involve a pedestrian.

Existing Traffic Conditions

The existing operating conditions at the study intersections were evaluated using SYNCHRO 7, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the *Highway Capacity Manual*, last updated in 2000 by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. LOS C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its

capacity. However, LOS D is considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.



Figure 3: Existing Traffic Volumes

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differ from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 1** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 1: Level of Service Thresholds

Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

The intersection of Ladue Road and Ladue Pines Drive was evaluated using the methodologies described above. The results of those evaluations are summarized in **Table 2**.

Table 2: Existing Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	A (9.9)	A (8.3)
Thru Movement	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	C (24.1)	C (17.5)

X (xx.x) - Level of Service (Average vehicular delay in seconds per vehicle)

As can be seen, the intersection of Ladue Road and Ladue Pines Drive has favorable operating conditions during the weekday morning and evening peak hours with all movements operating at LOS C or better.

No Build Conditions

Before analyzing the impacts of the proposed development, it was necessary to establish a baseline forecast to reflect traffic conditions without the development. Therefore, No Build traffic forecasts were necessary for the 2012 baseline and 2032 design year associated with the proposed development. The 2012 and 2032 No Build scenarios were developed to evaluate baseline conditions and to provide a basis of comparison between the No Build and Build conditions. To our knowledge there are no planned roadway or development projects that would impact the study area, thus no future development beyond background growth was considered in the No Build scenarios.

2012 No Build Traffic Conditions

The projected background growth rate of 0.5 % for Ladue Road was based on guidance provided by MoDOT. Two years of background growth at the aforementioned rate was added to the existing traffic volumes resulting in the 2012 No Build traffic volumes illustrated in **Figure 4**.

The 2012 No Build traffic volumes were then reanalyzed using the same methodology applied to the existing traffic volumes. The forecasted levels of service and average delay at the study intersection for the 2012 No Build conditions are summarized in **Table 3**.

Table 3: 2012 No Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	A (9.9)	A (8.3)
Thru Movement	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	C (24.6)	C (17.7)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 No Build conditions with all approaches for the intersection operating at LOS C or better during the a.m. and p.m. peak hours.



Figure 4: 2012 No Build Traffic Volumes

2032 No Build Traffic Conditions

As stated previously, a background growth rate of 0.5 % annually was used for Ladue Road. Twenty-two years of background growth at the rate of 0.5 % was added to the existing traffic volumes resulting in the 2032 No Build traffic volumes illustrated in **Figure 5**.



Figure 5: 2032 No Build Traffic Volumes

The 2032 No Build traffic volumes were then reanalyzed using the same methodology as before. The forecasted levels of service and average delay at the study intersection for the 2032 No Build conditions are summarized in **Table 4**.

Table 4: 2032 No Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	B (10.4)	A (8.5)
Thru Movement	A (0.5)	A (0.5)
Northbound Ladue Pines Drive	D (29.8)	C (21.5)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 No Build conditions with all approaches for the intersection operating at LOS D or better during the a.m. and p.m. peak hours.

With the increase in the background traffic volumes on Ladue Road, the delay for the northbound approach of Ladue Pines Drive would increase by approximately 5.7 seconds during the a.m. peak hour and 4.0 seconds during the p.m. peak hour.

Proposed Development

Once the baseline traffic conditions within the study area have been established for both the assumed occupancy year (year 2012) and the design year (year 2032), it was then necessary to consider the traffic associated with the proposed development. This section of the report presents the traffic generation associated with the proposed mixed use residential development and the assignment of the site's traffic to the area road system.

Site Access

Access for the proposed mixed use residential development would be provided via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center (approximately 400 feet east of Ladue Pines Drive). The existing driveway would be improved and widened to accommodate two lanes exiting the site (a right- and left-turn) and one lane entering the site.

Intersection Sight Distance

Ladue Road is owned and maintained by MoDOT, as such, the sight distance for the proposed shared driveway serving the site was compared to MoDOT requirements outlined in their Permits Manual. Adequate sight distance is necessary at intersections to allow drivers to perceive potentially conflicting vehicles and allow those motorists sufficient time to adjust their speed to avoid a collision or make a choice of when to cross or enter the mainline traffic flow. All drivers approaching or stopped at the intersection should have an unobstructed view of the entire intersection so that potential collisions can be avoided.

It should be noted that MoDOT recently revised their sight distance guidelines to more closely reflect the guidelines found in "A Policy on Geometric Design of Highways and Streets" published by the American Association of State Highway and Transportation Officials often referred to as the *Green Book*. The *Green Book's* guidelines for minimum safe sight distance for entrances reflect the speed of the major road and the gap time required for a vehicle on the minor road to enter or cross the major road.

Based on a posted speed of 45 mph, the recommended Intersection Sight Distance on Ladue Road adjacent to the site is 500 feet. If a proposed entrance has inadequate Intersection Sight Distance, but meets minimum Stopping Sight Distance, then an entrance may be approved by MoDOT as long as the following conditions are met:

- The proposed entrance location has the maximum sight distance available for the property frontage.
- The applicant is advised of minor work on their property that could improve sight distance such as grading or brush removal.
- There is no other access available which has greater sight distance (i.e. county road, city street, or cross-access).
- The applicant agrees to sign the permit application with the following *Applicant's Responsibility Clause*: "The sight distance is the minimum distance necessary for a

vehicle traveling at the posted speed to complete a stop prior to the entrance. Applicant understands the presence of this entrance creates a potential sight distance problem and has been so informed in writing by the Department. Applicant is aware the sight distance of this entrance is severely restricted.”

The measured Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 465 feet (473 feet measured by MoDOT) and looking to the east the Intersection Sight Distance exceeds the required 500 feet. Thus, the Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west is slightly less (approximately 35 feet) than the preferred 500 feet.

Based on a posted speed of 45 mph and a downgrade of approximately 5%, the recommended Stopping Sight Distance on Ladue Road at the shared access with the Care and Counseling Center Driveway is 393 feet.

The measured Stopping Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 432 feet (454 feet measured by MoDOT) which does exceed the recommended 393 feet.

As directed by MoDOT, the shared access would be allowed under permit by MoDOT since the measured Stopping Sight Distance does satisfy their criteria. Photos of the available sight distance at the existing Care and Counseling Center driveway are shown in **Figure 6**.



Sight Distance Looking East from Driveway



Sight Distance Looking West from Driveway

Figure 6: Sight Distance at the Existing Care and Counseling Center Driveway (Thompson Trust Site)

Careful consideration should be given to sight distance obstructions when planning any future aesthetics enhancements, such as berms, fencing and landscaping, to ensure that these improvements do not obstruct the view of entering and exiting traffic at the proposed entrance onto Ladue Road. It is generally recommended that all improvements higher than 3.5 feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.

Site-Generated Traffic Volumes

Based on data provided by Delmar Gardens Enterprises, the proposed mixed use residential development would consist of the following:

- 10 single family homes on individual residential lots;
- 180 bed skilled care facility; and
- 160 unit independent and supported living building for senior living.

By offering a range of housing options, be it independent living units with periodic visits from on-site medical staff, assisted living units with more routine care, or skilled nursing units with 24-hour medical assistance, a Delmar Gardens retirement community can be an individual's last home.

Given the unique characteristics of a Delmar Gardens retirement community, empirical data based on existing Delmar Gardens' sites was collected in April 2011 to assist in determining the projected trip generation. Specifically, 24-hour traffic count data was collected on the drives serving the Delmar Gardens retirement communities in O'Fallon and Florissant, Missouri for a period of approximately one week.

The rates provided in the *Trip Generation Manual*, Eighth Edition, published by the Institute of Transportation Engineers (ITE) were also evaluated to provide a basis of comparison. The following is a summary of the actual data collected and the land uses rates from the *Trip Generation Manual* used for determining the trip generation characteristics of the proposed retirement community:

❖ Retirement Community

- Based on the empirical data from existing Delmar Gardens' sites, the average rates are as follows:
 - Weekday ADT - 3.57 trips per occupied unit and/or bed
 - AM Peak Hour (7:00-9:00 a.m.) – 0.24 trips per occupied unit and/or bed
 - PM Peak Hour (4:00-6:00 p.m.) – 0.29 trips per occupied unit and/or bed
- Land Use Codes 252-*Senior Housing*, 254-*Assisted Living*, 620-*Nursing Home*, and 255-*Continuing Care* were used for comparison.

Using the empirical data from existing Delmar Gardens' sites and the rates provided in ITE, the number of trips that would be generated by the proposed development was calculated, as shown in **Table 5**.

As shown in the table, the empirical data collected for similar sites results in an estimated trip generation very similar to ITE Code 255 - *Continuing Care* and slightly higher than the alternative calculation derived from the summation of the separate ITE uses (252-*Senior Housing*, 254-*Assisted Living*, 620-*Nursing Home*).

Table 5: Delmar Gardens Renaissance Trip Generation Estimate

Land Use	Units	Weekday (ADT)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Forecasted Trips Using Empirical Data for Existing Delmar Gardens Communities								
Retirement Community	340 units	1,214	52	29	81	47	51	98
Total New Trips (Based on Empirical Data)			52	29	81	47	51	98
Forecasted Trips Using Separate ITE Rates								
ITE Code 252 Attached Senior Housing	100 units	348	2	3	5	5	3	8
ITE Code 254 Assisted Living	60 units		5	3	8	6	7	13
ITE Code 620 Nursing Home	180 units	420	20	11	31	13	27	40
Total New Trips (Based on ITE Separate Uses)			27	17	44	24	37	61
Forecasted Trips Using Continuing Care ITE Rates								
ITE Code 255 Continuing Care	340 units	955	39	22	61	47	51	99
Total New Trips (Based on ITE Continuing Care)			39	22	61	47	51	99

The *Trip Generation Manual* used by professionals nationwide is supplemented with the *Trip Generation Handbook* which provides guidance on interpreting the data provided in the *Trip Generation Manual*. The *Trip Generation Manual* is intended to provide average trip generation rates for various uses; however, not all uses and sizes are represented in the manual. Depending on the range and correlation of the study sites used in the *Trip Generation Manual*, it may be necessary to collect trip generation data specific to a proposed development. As stated in the manual, engineering judgment should be used when determining whether to apply the ITE rates or to collect data specific to the actual proposed development.

Based on our engineering judgment, the empirical data from existing Delmar Gardens' sites is more reliable than the data provided by ITE, thus the empirical data collected was used to determine the site-generated trips. The proposed retirement community would generate a total of 81 *new* trips during the a.m. peak hour and 98 *new* trips during the p.m. peak hour.

As mentioned previously, the site would also contain 10 single-family homes. Land Use Code 210 - *Single-Family Dwelling Unit* in the ITE *Trip Generation Manual* was used to determine the estimated trip generation for the proposed 10 homes. The resulting trip generation estimate for the proposed 10 homes is summarized in **Table 6**.

Table 6: Proposed Single-Family Homes Trip Generation Estimate

Land Use	Units	Weekday (ADT)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Home	10 homes	96	2	6	8	6	4	10
Total Residential Trips			2	6	8	6	4	10

Site-Generated Traffic Assignment

The traffic generated by the proposed Delmar Gardens Renaissance and single-family housing development was assigned to the adjoining roadway system based on the proposed site's access and the existing and projected traffic patterns. The anticipated distribution of site-generated traffic used for the study was approximately 70% to and from the east on Ladue Road and 30% to and from the west on Ladue Road.

The site-generated traffic volumes for the a.m. and p.m. peak hours are shown in **Figure 7**.

**Figure 7: Site-Generated Traffic Volumes**

Build Conditions

2012 Build Traffic Conditions

The traffic generated by the proposed development (Figure 7) was aggregated with the 2012 No Build traffic volumes (Figure 4) to reflect the 2012 Build, or forecasted, traffic volumes following construction of the Delmar Gardens development and to identify any roadway and/or traffic control improvements that may be necessary to mitigate its impact. **Figure 8** reflects the 2012 Build traffic volumes.



Figure 8: 2012 Build Traffic Volumes

As requested by MoDOT, the shared access drive off Ladue Road serving the proposed development was evaluated to determine if auxiliary left- or right-turn lanes are recommended on Ladue Road per MoDOT's *Access Management Manual*.

Utilizing the figure for *Right Lane Warrant for Two-Lane Roadway* with a posted speed of 45 mph, an advancing volume of 1,039 vph, and a right-turn volume of 39 vph during the p.m. peak hour 2012 Build conditions, a right-turn lane is recommended by MoDOT as shown in **Figure 9**. However, given the low right-turn volume anticipated for this westbound movement and the fact that the westbound approach is forecasted to operate at LOS A with no delay as a shared thru and right-turn lane, a separate westbound right-turn lane on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site is not recommended.

Based on discussions with MoDOT, a separate westbound right-turn lane on Ladue Road at this location would not be required.

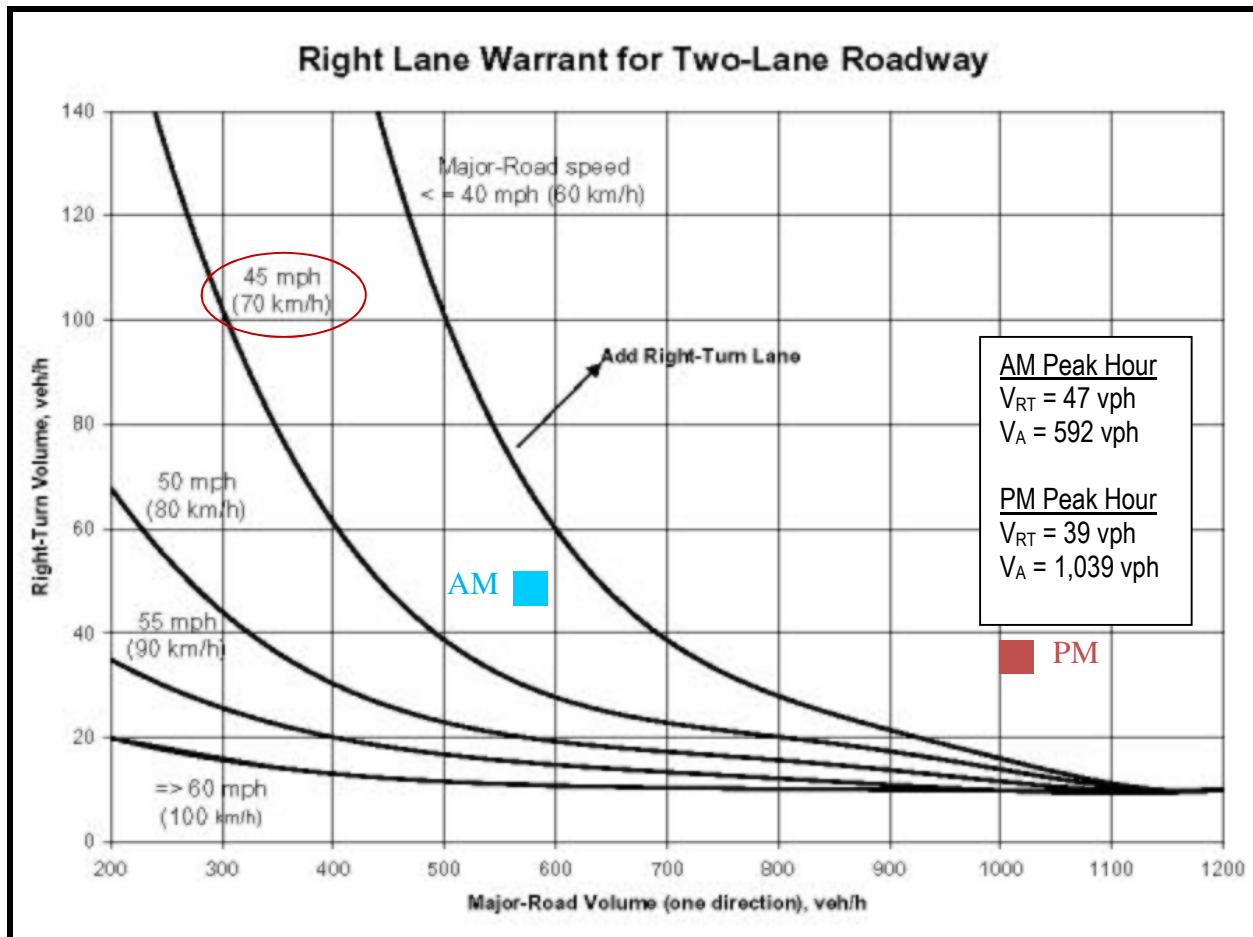


Figure 9: 2012 Build Conditions: Right-Turn Lane Warrant Evaluation

Utilizing the figure for *Left Lane Warrant for Two-Lane Roadway* – 45 mph, with an advancing volume of 454 vph, an opposing volume of 1,039 vph and a left-turn volume of 17 vph during the p.m. peak hour 2012 Build conditions, a left-turn lane is recommended by MoDOT as shown in **Figure 10**. Although the eastbound left-turn volume is very low, the provision of providing a separate left-turn lane allows left turning vehicles a place to wait and make their turning maneuver without impeding the eastbound thru traffic in Ladue Road. As such, it is recommended that an eastbound left-turn lane be provided on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site.

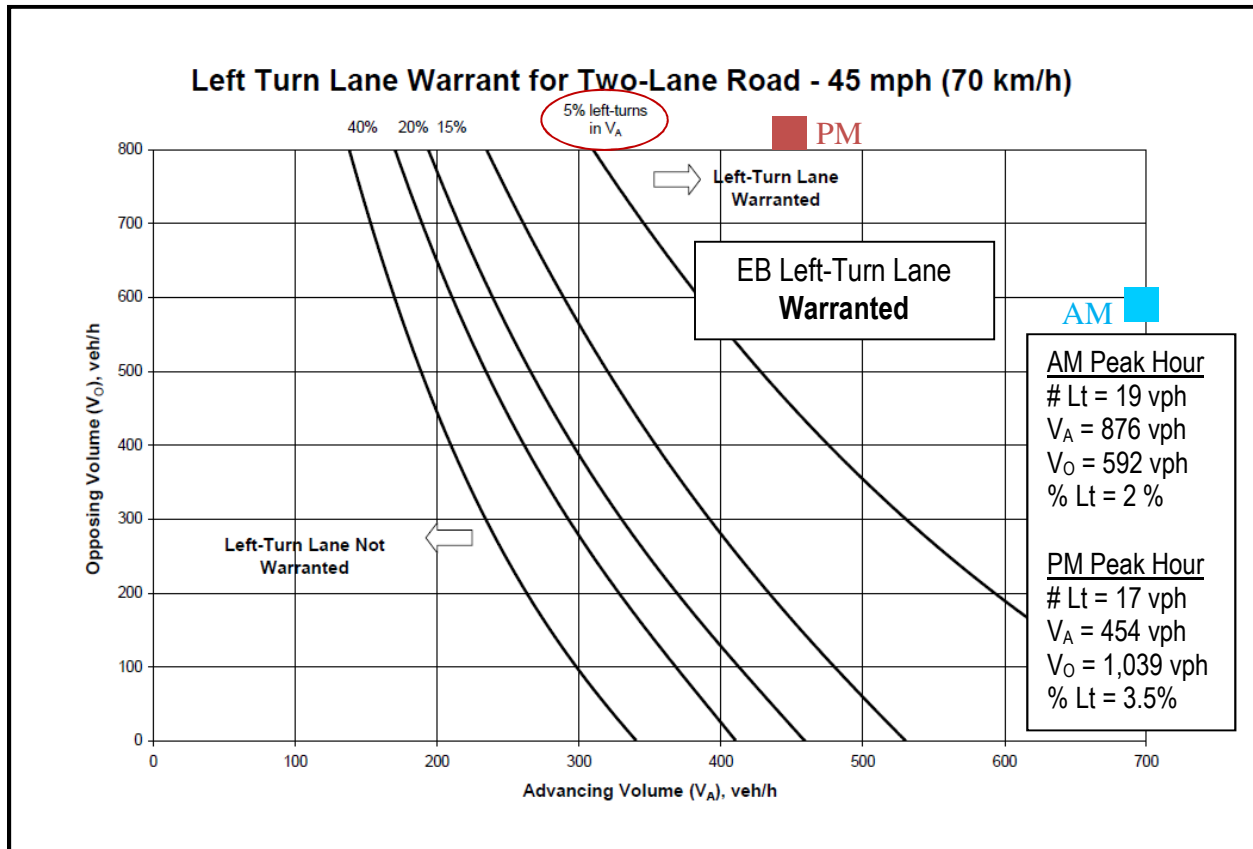


Figure 10: 2012 Build Conditions: Left-Turn Lane Warrant Evaluation (45mph)

The 2012 Build traffic volumes were reanalyzed using the same methodology as before in an effort to identify the impacts of the proposed development and to evaluate the adequacy of the roadway network to accommodate the proposed development. The recommended eastbound left-turn lane on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site was included in the analysis. No modifications were assumed at the existing intersection of Ladue Road and Ladue Pines Drive.

Table 7 summarizes the 2012 Build Levels of Service and average delay at the study intersections during the weekday a.m. and p.m. peak hours with the recommended eastbound left-turn lane on Ladue Road discussed above. The LOS and delay for the eastbound and westbound through movements on Ladue Road at the shared access are not shown in the table since the eastbound and westbound thru traffic would not have to stop for turning vehicles.

As shown in the table, the intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very few additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by only 0.7 seconds during the a.m. peak hour and 0.5 seconds during the p.m. peak hours as compared to the 2012 No Build conditions.

Table 7: 2012 Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	B (10.0)	A (8.4)
Thru Movement	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	D (25.3)	C (18.2)
Ladue Road and Site/Care and Counseling Driveway (Side-Street Stop)		
Eastbound Ladue Road		
Left-Turn Movement	A (8.9)	B (11.0)
Southbound Site/Care and Counseling Driveway	Overall - E (38.4)	Overall - F (62.1)
Left-Turn Movement	E (46.4)	F (64.1)
Right-Turn Movement	B (12.5)	C (20.3)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS E during the a.m. peak hour and LOS F during the p.m. peak hour. However, it is not unusual for motorists on the side streets to incur longer delays turning onto Ladue Road during the peak hours and this delay would be solely incurred by trips exiting the proposed Delmar Gardens site and would not impact motorists on Ladue Road.

It is worth mentioning that by relocating the access for the proposed development from opposite Ladue Pines Drive to the adjacent Thompson Trust site, the LOS for both the northbound approach exiting Ladue Pines and the southbound approach exiting the proposed development would be improved significantly over the previously considered four-way intersection at Ladue Pines Drive. This is due to the fact that the opposing side street movements would not be competing for the same gap in the traffic flow on Ladue Road as they would if the north and south legs are opposite each other.

Given the high volume of commuter traffic on Ladue Road during the peak hours, it is not unusual for motorists on the side streets to incur longer delays turning onto Ladue Road as projected for the southbound approach exiting the proposed site. Although this delay is contained to motorists exiting the site only and does impact the operations along Ladue Road, we looked at alternative measures to reduce the projected delay for the southbound approach exiting the Delmar Gardens site onto Ladue Road.

As discussed previously, although both a traffic signal and a roundabout would provide acceptable levels of service for all movements at the intersection of Ladue Road and the shared access drive, MoDOT does not support either improvement. Another consideration is the provision of a two-way center left-turn lane (TWLTL) at the intersection to allow for two-stage left-turn movements exiting the site. With the ability to make a two-stage left-turn movement

exiting the site, the delay for the southbound left-turn exiting the site improves from LOS E/F to LOS C during the peak hours.

2032 Build Traffic Conditions

In an effort to determine the ability of the area road system to accommodate long-term traffic demands, “Design Year” 2032 traffic conditions were evaluated. The traffic generated by the proposed development (Figure 7) was aggregated with the 2032 No Build traffic volumes (Figure 5) to reflect the 20-year forecasted traffic volumes. **Figure 11** reflects the 2032 Build traffic volumes.



Figure 11: 2032 Build Traffic Volumes

The 2032 Build conditions were analyzed using the same methodology applied previously. The results of the 2032 Build operating conditions, assuming the construction of the recommended eastbound left-turn lane at the proposed shared access for the Delmar Gardens and existing Care and Counseling Center, are summarized in **Table 8**.

Table 8: 2032 Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	B (10.4)	A (8.5)
Thru Movement	A (0.5)	A (0.6)
Northbound Ladue Pines Drive	D (30.8)	C (22.3)
Ladue Road and Site/Care and Counseling Driveway (Side-Street Stop)		
Eastbound Ladue Road		
Left-Turn Movement	A (9.1)	B (11.7)
Southbound Site/Care and Counseling Driveway	Overall - E (49.8)	Overall - F (95.5)
Left-Turn Movement	F (61.0)	F (95.8)
Right-Turn Movement	B (13.2)	C (23.2)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

As shown in the table, the intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very few additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by only 1.0 second during the a.m. peak hour and 0.8 seconds during the p.m. peak hours as compared to the 2032 No Build conditions.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the 2032 Build peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS F during the a.m. and p.m. peak hours. However, it is not unusual for motorists on the side streets to incur longer delays turning onto Ladue Road during the peak hours and this delay would be solely incurred by trips exiting the proposed Delmar Gardens site and would not impact motorists on Ladue Road.

As discussed previously, with the ability to make a two-stage left-turn movement exiting the site via a TWLTL, the delay for the southbound left-turn exiting the site improves from LOS F to LOS C during the 2032 Build peak hours.

Forecasted Operating Conditions Based on Existing Zoning Approved

It is our understanding that the existing Delmar Gardens site under consideration is approved for the development of 28 single-family homes. Furthermore, it is our understanding no roadway improvements, i.e. left- or right-turn lanes on Ladue Road would be required to develop the site with single-family homes.

An evaluation of the forecasted operating conditions should the site be developed with 28 single-family homes with access opposite Ladue Pines Drive was completed to allow for a comparison on the operating conditions at the intersection of Ladue Road and Ladue Pines Drive between the proposed Delmar Gardens development and the zoned single-family home development.

Site-Generated Traffic Volumes – Single-Family Homes

Land Use Code 210 - *Single-Family Dwelling Unit* in the *ITE Trip Generation Manual* was used to determine the estimated trip generation for the currently zoned 28 homes. The resulting trip generation estimate is summarized in **Table 9**.

Table 9: Currently Zoned Single-Family Homes Trip Generation Estimate

Land Use	Units	Weekday (ADT)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Home	28 homes	268	5	16	21	18	10	28
Total Residential Trips			5	16	21	18	10	28

Site-Generated Traffic Assignment – Single-Family Homes

The traffic generated by the currently zoned single-family homes was assigned to the adjoining roadway system based on the existing site access opposite Ladue Pines Drive and the existing traffic patterns for the Ladue Pines subdivision. The anticipated distribution of the currently zoned single-family homes used for this analysis was approximately 65% to and from the east and 35% to and from the west on Ladue Road during the a.m. peak hour and approximately 75% to and from the east and 25% to and from the west on Ladue Road during the p.m. peak hour.

The site-generated traffic volumes for the currently zoned single-family homes during the weekday a.m. and p.m. peak hours are shown in **Figure 12**.



Figure 12: Site-Generated Traffic Volumes – 28 Single-Family Homes

2012 Build Traffic Conditions– Single-Family Homes

The traffic generated by the currently zoned single-family homes (Figure 12) was aggregated with the 2012 No Build traffic volumes (Figure 4) to reflect the 2012 Build, or forecasted, traffic volumes should the site be developed as currently zoned. **Figure 13** reflects these 2012 Build traffic volumes.

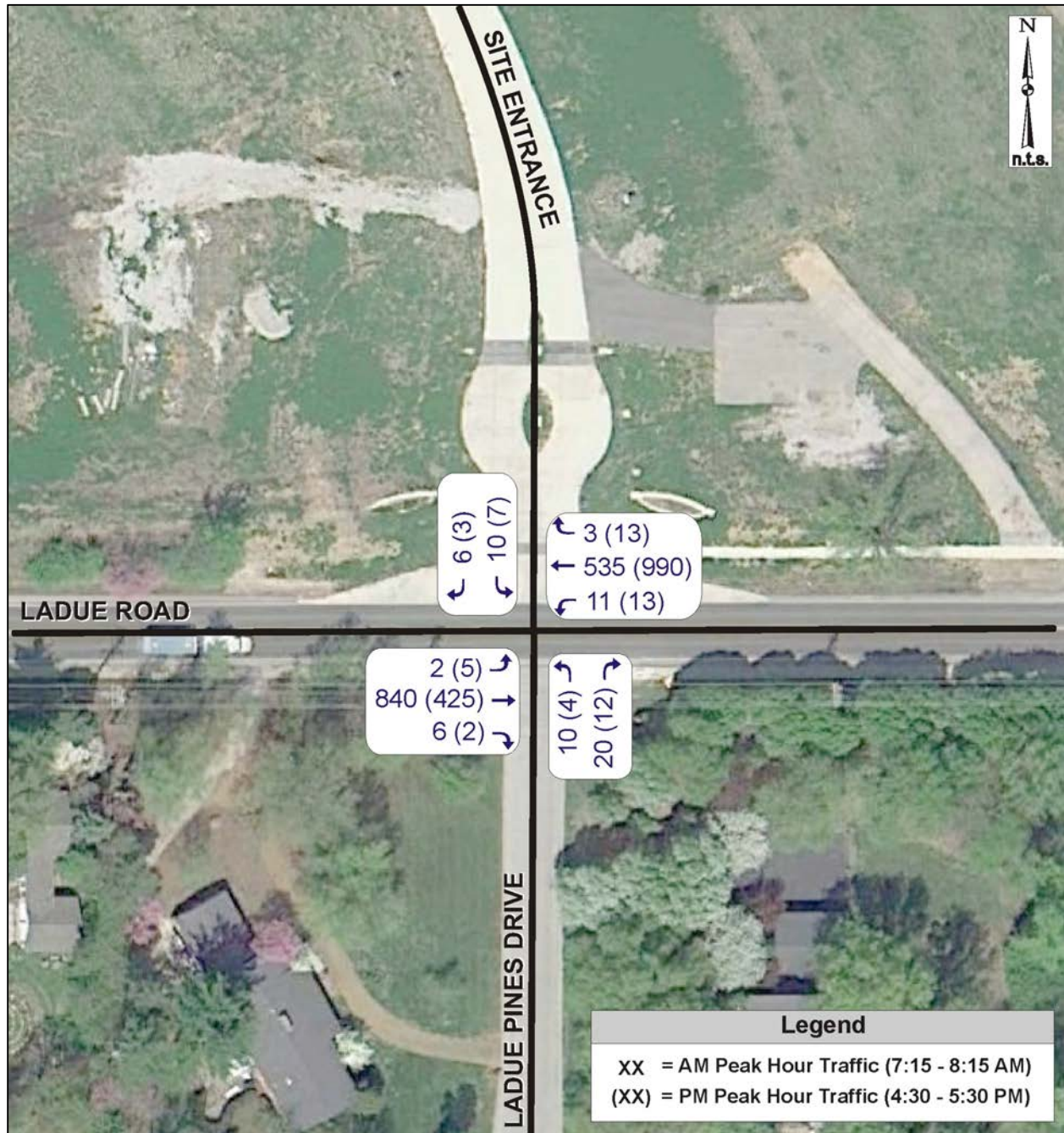


Figure 13: 2012 Build Traffic Volumes– 28 Single-Family Homes

Table 10 summarizes the 2012 Build Levels of Service and average delay at the intersection of Ladue Road and Ladue Pines Drive during the weekday a.m. and p.m. peak hours assuming the site develops as 28 single-family homes with access opposite Ladue Pines Drive.

Table 10: 2012 Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
	28 Homes	Delmar Gardens	28 Homes	Delmar Gardens
Ladue Road and Ladue Pines Drive (Side-Street Stop)				
Eastbound Ladue Road Left-Turn Movement	A (8.6)	N/A	B (10.7)	N/A
Thru Movement	A (0.1)		A (0.2)	
Westbound Ladue Road Left-Turn Movement	A (9.9)	B (10.0)	A (8.3)	A (8.4)
Thru Movement	A (0.4)	A (0.4)	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	D (29.7)	D (25.3)	C (21.3)	C (18.2)
Southbound Single-Family Homes Site Drive	E (38.6)	N/A	C (43.7)	N/A

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

As shown in the table, although the currently zoned 28 homes would generate fewer trips than the proposed Delmar Gardens development, the intersection of Ladue Road and Ladue Pines Drive would actually operate better with the proposed Delmar Gardens development over the currently zoned 28 homes since the proposed site access would not be opposite Ladue Pines Drive as it would be with the currently zoned 28 homes.

During the a.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 4.4 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes. During the p.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 3.1 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes.

Conclusions

In conclusion, we have completed a study to address the traffic impacts associated with the mixed use residential development, known as Delmar Gardens Renaissance, in Creve Coeur, Missouri.

Based on an analysis of the existing and 2012 No Build conditions, the intersection of Ladue Road and Ladue Pines Drive has favorable operating conditions during the weekday morning and afternoon peak hours with all movements operating at LOS C or better.

Access for the proposed mixed use residential development would be provided via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center.

Ladue Road is owned and maintained by MoDOT, as such, the sight distance for the shared driveway serving the site was compared to MoDOT requirements outlined in their Permits Manual which is 500 feet based on a posted speed of 45 mph. The measured Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 465 feet and looking to the east the Intersection Sight Distance exceeds the preferred 500 feet. Thus, the Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west is slightly less (approximately 35 feet) than the preferred 500 feet.

Based on a posted speed of 45 mph and a downgrade of approximately 5%, the recommended Stopping Sight Distance on Ladue Road at the shared access with the Care and Counseling Center Driveway is 393 feet. The measured Stopping Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 432 feet which exceeds the recommended 393 feet. As directed by MoDOT, the shared access would be allowed under permit by MoDOT since the measured Stopping Sight Distance does satisfy their criteria.

The proposed mixed-use residential development would generate a total of 89 *new* trips during the a.m. peak hour and 108 *new* trips during the p.m. peak hour. The traffic generated by the proposed Delmar Gardens Renaissance and single-family housing development was assigned to the adjoining roadway system and then added to the 2012 No Build traffic volumes to generate the forecasted 2012 Build traffic volumes.

Based on the 2012 Build traffic volumes at the intersection of Ladue Road and the shared access with the existing Care and Counseling Center, an eastbound left-turn lane is recommended on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS E during the a.m. peak hour and LOS F during the p.m. peak hour. Given the high volume of commuter traffic on Ladue Road during the peak hours, it is not unusual for motorists on the side streets to incur lengthy delays turning onto Ladue Road as projected for the southbound approach exiting the proposed site. Although this delay is contained to motorists exiting the site only and does impact the operations along Ladue Road, residents Nevertheless, we looked at alternative measures to reduce the projected delay for the southbound approach exiting the site onto Ladue Road.

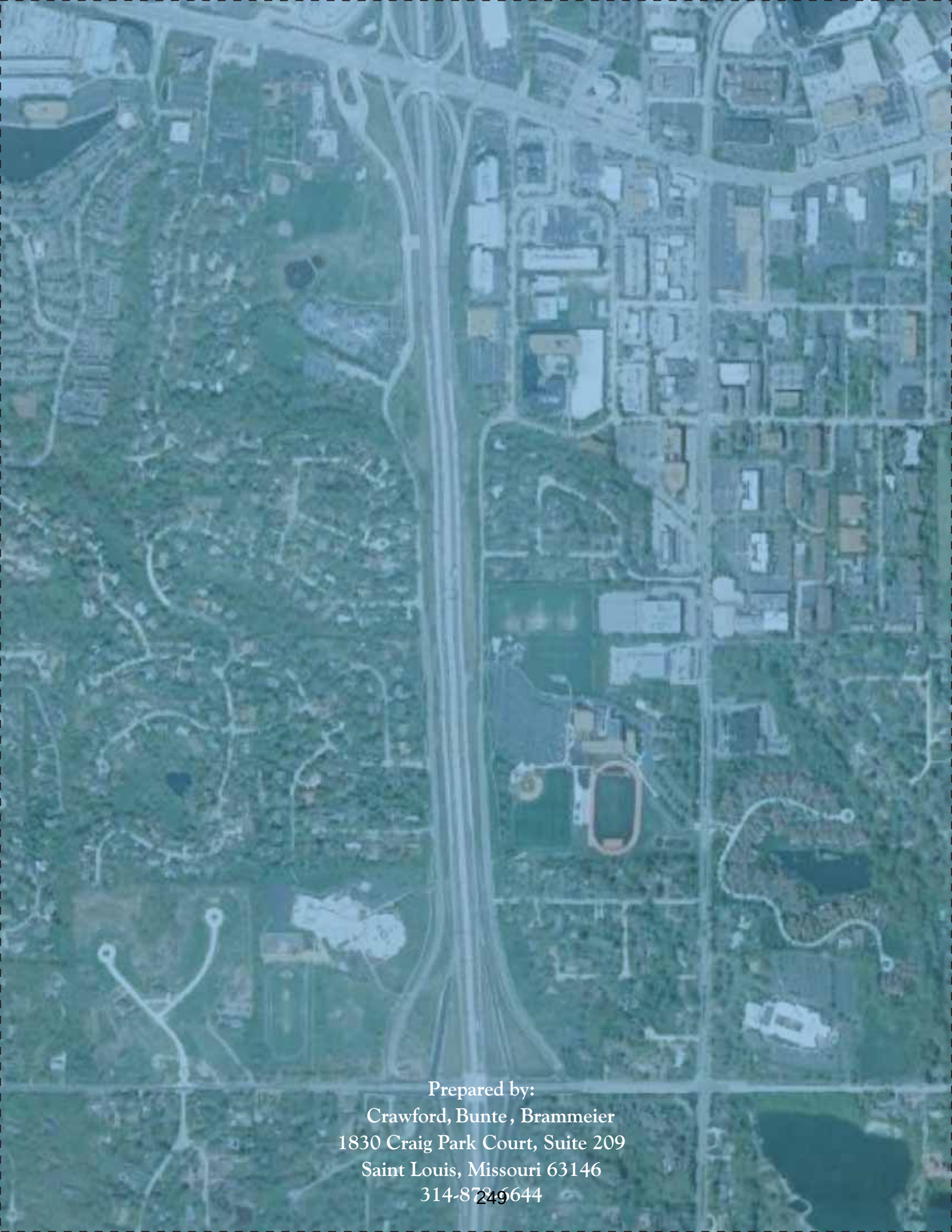
With the ability to make a two-stage left-turn movement exiting the site via a two-way center left-turn lane (TWLTL), the delay for the southbound left-turn exiting the site improves from LOS E/F to LOS C during the 2012 Build peak hours.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS F during the 2032 Build a.m. and p.m. peak hours. Again, with the ability to make a two-stage left-turn movement exiting the site via a TWLTL, the delay for the southbound left-turn exiting the site improves from LOS F to LOS C during the 2032 Build peak hours.

An evaluation of the forecasted operating conditions should the site in question be developed with 28 single-family homes with access opposite Ladue Pines Drive was completed to allow for a comparison on the operating conditions at the intersection of Ladue Road and Ladue Pines Drive between the proposed Delmar Gardens development and the currently zoned single-family housing development. The development of 28 homes would generate approximately 21 trips during the a.m. peak hour and 28 trips during the p.m. peak hour.

Although the currently zoned 28 homes would generate fewer trips than the proposed Delmar Gardens development, the intersection of Ladue Road and Ladue Pines Drive would actually operate better with the proposed Delmar Gardens development over the currently zoned 28 homes since the proposed site access for Delmar Gardens would not be opposite Ladue Pines Drive as it would be with the currently zoned 28 homes.



Prepared by:
Crawford, Bunte, Brammeier
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Saint Louis, Missouri 63146
314-878-5644

MEMORANDUM

To: Mr. Paul Langdon, AICP, City Planner
City of Creve Coeur, Missouri

From: Daniel T. Shane, P.E., PTOE
George Butler Associates, Inc.

Date: November 15, 2012

Subject: Traffic Impact Study Assessment
Delmar Gardens Renaissance

GBA, Inc. has completed its review of the Traffic Impact Study associated with the proposed Delmar Gardens Renaissance development for the City of Creve Coeur. This review was based on the study prepared by CBB, dated August 2012, and provided to GBA on October 3, 2012. Supplemental correspondence between the Missouri Department of Transportation and CBB was also provided to GBA on October 17, 2012. A preliminary site development plan was provided to GBA by the City to supplement this traffic engineering review. This review was completed to investigate the validity of the traffic study and traffic flow relating to the preliminary site development plan. It should be noted that this review does not consist of reanalyzing intersection capacity, or the recalculation of trip generation or traffic assignment.

The traffic study reviewed the impacts associated with the above referenced development near the intersection of Ladue Pines Drive and Ladue Road, located approximately one-third of a mile west of the Interstate 270 interchange. We understand this site has been reviewed by CBB over the past two years, specifically regarding land use and access location. The ultimate access configuration for the proposed site will consist of a shared access with the Thompson Trust Site, which is occupied by the Care and Counseling Center, and not opposite of Ladue Pines Drive.

Proposed Development, Intersection Sight Distance

The consultant reviewed the existing sight distance as part of their traffic impact study. Based on their analysis and measurements, the available intersection sight distance for westbound traffic exceeds minimum requirements, as published by the AASHTO Greenbook, A policy on Geometric Design of Highways and Streets, 2011. However, the available intersection sight distance for eastbound traffic was found to be about 35 feet short of the recommended 500 feet. We understand MoDOT has accepted this, contingent on permit application and Responsibility Clause by the applicant.

I spoke with Shawn White of CBB regarding some of the background history with MoDOT and St. Louis County Department of Highways and Traffic. It is our understanding that MoDOT will maintain jurisdiction of Ladue Road (Route AB), and has accepted the proposed access location as the best alternative.

Available intersection sight distance at Ladue Pines Drive was reviewed and considered to be a less desirable condition than with the drive located to the east. CBB used the posted speed limit of 45 miles per hour (mph) to establish minimum sight distance requirements; however, according to CBB, MoDOT has suggested the posted speed on Ladue Road may be too high, and may consider lowering the posted speed limit. A 5 mph reduction in the posted speed limit could result in better operational characteristics in terms of existing roadway geometry and intersection sight distance. This would be a benefit to the motorists attempting to make turning movements from the proposed drive. Although speed studies were not completed as part of this study, any change to the posted speed limit, or implementation of advisory speed limits, would require engineering speed studies and approval by MoDOT.

We understand from our discussion with Ms. White that passenger cars will be the predominate vehicle to and from the site; therefore design considerations for single unit or combination trucks were not considered regarding intersection sight distance. Based on our observation of the existing Delmar Gardens site in O'Fallon, Missouri, we agree that a passenger car is an acceptable design vehicle. It should be noted that this assessment does not suggest that the ability of trucks or fire trucks to access the site is restricted due to the roadway and intersection geometry.

Site Generated Traffic Volumes

The consultant compares ITE Trip Generation Manual rates and empirical data based on existing Delmar Gardens sites in O'Fallon and Florissant, Missouri. We concur with the use of empirical data over ITE rates to establish site generated volumes in this particular scenario, as it provides a more conservative approach to trip generation for this site. Due to the unique characteristics and special services offered by Delmar Gardens, it appears that the use of ITE trip generation rates would underestimate the projected traffic impacts. Our observation and knowledge of the Delmar Gardens in O'Fallon support the use of empirical data for site trip generation.

Build Conditions, 2012 Build Traffic Conditions

The consultant recommends the proposed site to share access with the adjacent Thompson Trust site, in an effort to minimize vehicular conflicts. We understand MoDOT has approved this configuration, contingent on permit application and Responsibility Clause by the applicant. The study notes that an eastbound dedicated left turn lane is recommended at the proposed site drive; however, an exclusive westbound right turn lane is not recommended, even though it meets warrants for construction. It is also noted that a two-way-turn-lane would improve traffic operations for the southbound movements at the proposed site drive by allowing a "two stage" turning maneuver. However, the study does not make a conclusive recommendation between the two intersection geometric treatments. Due to the close proximity of the shared site drive and Ladue Pines Drive intersection, it is our opinion that a two-way-turn-lane be constructed between the two points of access.

We appreciate the opportunity to be of service to you. If you should have any questions or concerns regarding the information in this memorandum, please feel free to contact us at 636.240.2444.

GEORGE BUTLER ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "Daniel T. Shane". The signature is fluid and cursive, with the first name "Daniel" being more prominent.

Daniel T. Shane, P.E., PTOE
Associate, Project Manager

cc: Paul Bertrand, P.E., PTOE

PETITION

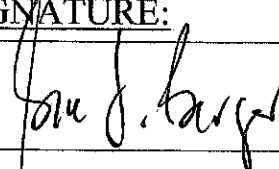
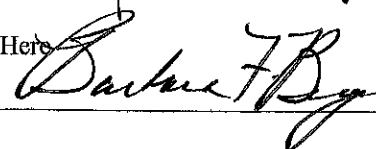
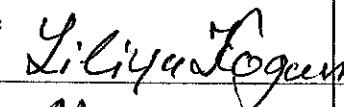
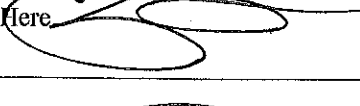
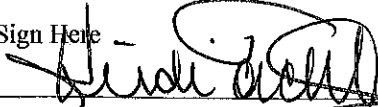
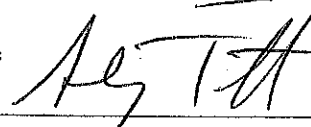
THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: ELEANOR M. THOMAS	Address: 153 LADUE OAKS DR 63141	Sign Here: <i>Eleanor M. Thomas</i>	10.6.2012
Print Name of Petitioner: EDWIN R. THOMAS JR	Address 153 LADUE OAKS DR 63141	Sign Here <i>Edwin R. Thomas Jr</i>	10-06-12
Print Name of Petitioner: <i>Randolph P. Meyer</i>	Address 156 Ladue Oaks Dr 63141	Sign Here <i>Randolph P. Meyer</i>	10-6-12
Print Name of Petitioner: <i>Cheryl A. Meyer</i>	Address 156 Ladue Oaks Dr. 63141	Sign Here <i>Cheryl A. Meyer</i>	10-6-12
Print Name of Petitioner: VELMA BOYER	Address 148 LADUE OAKS Dr. 63141	Sign Here <i>Velma Boyer</i>	10-6-12
Print Name of Petitioner: DAVID E. DRAKE	Address 127 LADUE OAKS DR 63141	Sign Here <i>David E. Drake</i>	10-6-12
Print Name of Petitioner: Renee G. Shields	Address 127 Ladue Oaks Dr 63141	Sign Here <i>Renee G. Shields</i>	10.6.12
Print Name of Petitioner: DONALD J. SHAW	Address 136 LADUE OAKS DR. 63141	Sign Here <i>Donald J. Shaw</i>	10-6-12
Print Name of Petitioner: JoAnn M. Shaw	Address 136 Ladue Oaks Dr 63141	Sign Here <i>JoAnn M. Shaw</i>	10-6-12
Print Name of Petitioner: Helaine G Goldenberg	Address 183 Ladue Oaks Ct 63141	Sign Here <i>Helaine G. Goldenberg</i>	10-6-12

SCAN

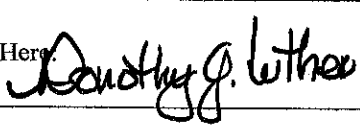
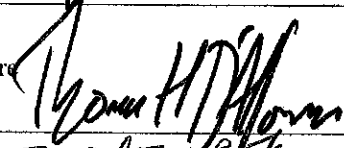
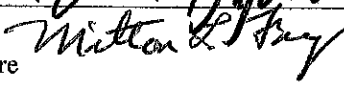
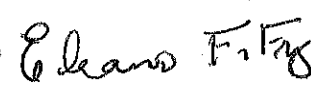
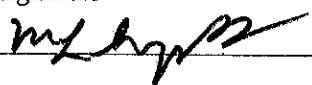
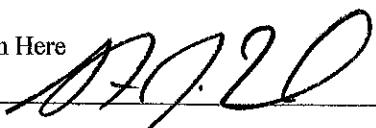
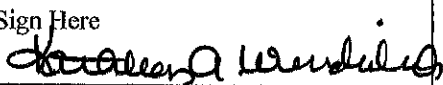
PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Doron J Berger	Address: 133 Ladue Oaks Dr. 63141	Sign Here: 	10/6/2012
Print Name of Petitioner: Barbara F. Berger	Address: 133 Ladue Oaks Dr 63141	Sign Here: 	10-6-12
Print Name of Petitioner: GENNADY KOGAN	Address: 195 Ladue Oaks Ct 63141	Sign Here: 	10.6-12
Print Name of Petitioner: Liliya Kogan	Address: 195 Ladue Oaks Ct 63141	Sign Here: 	10.6.12
Print Name of Petitioner: ANTHONY SORR	Address: 236 Ladue Oaks Dr. 63141	Sign Here: 	10/6/12
Print Name of Petitioner: TAMMY SORR	Address: 236 Ladue Oaks Dr 63141	Sign Here: 	10/6/12
Print Name of Petitioner: HEIDI TOUCHETTE	Address: 243 Ladue Oaks Dr	Sign Here: 	10/6/12
Print Name of Petitioner: Andy Touchette	Address: 243 Ladue Oaks 63141	Sign Here: 	10-6-12
Print Name of Petitioner: CHIEN-HUAN CHEN	Address: 12215 LADUE WOODS DR. 63141	Sign Here: 	10-7-12
Print Name of Petitioner: LI-SHUN CHEN	Address: 12215 Ladue Woods Drive 63141	Sign Here: 	10/7/2012

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Dorothy G. Luther	Address: 177 Ladue Oaks Ct. 63141	Sign Here: 	10/6/12
Print Name of Petitioner: GEORGE A. LUTHER 63141	Address: 177 LADUE OAKS CT.	Sign Here: 	10/6/12
Print Name of Petitioner: Thomas H D'Afonso	Address: 128 Ladue Oaks Dr 63141	Sign Here: 	10/7/12
Print Name of Petitioner: MILTON L. FRY	Address: 12242 Ladue Woods Dr 63141	Sign Here: 	10/7/12
Print Name of Petitioner: ELEANOR F. FRY	Address: 12242 Ladue Woods Dr 63141	Sign Here: 	10/7/12
Print Name of Petitioner: CHRISTIAN J. MAZUREK	Address: 303 LADUE WOODS Ct. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: MAUREEN L. MAZUREK	Address: 303 LADUE WOODS Ct 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Robert A. Wunderlich, Jr.	Address: 12202 Ladue Woods Dr. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Steve J. Mach	Address: 331 Ladue Woods Ct. St. L. Mo 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Kathleen A. Wunderlich	Address: 12202 Ladue Woods Dr. 63141	Sign Here: 	10/7/12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: VIRGINIA H. KURTEN	Address: 12110 LADUE WDS. DR. 63141	Sign Here: <i>Virginia H. Kurten</i>	10-8-12
Print Name of Petitioner: JAMES T. KURTEN	Address: 12170 LADUE WOODS DR. 63141	Sign Here: <i>James T. Kurt</i>	10-8-12
Print Name of Petitioner: Ann Beattie King	Address: 12243 Ladue Woods Dr 63141	Sign Here: <i>Ann Beattie King</i>	10-8-12
Print Name of Petitioner: ARLENE W. HONEYWELL	Address: 1163 Mill Crossing Dr #101 63141	Sign Here: <i>Arlene Honeywell</i>	10/9/12
Print Name of Petitioner: IRIS G. SOKOL	Address: 1175 Mill Crossing Dr #201 63141	Sign Here: <i>Iris G. Sokol</i>	10/9/12
Print Name of Petitioner: JoAnn M. Sanditz	Address: 10937 Chalet Court 63141	Sign Here: <i>JoAnn M. Sanditz</i>	10/9/12
Print Name of Petitioner: JERRY F. WILSON	Address: 12216 LADUE WOODS DRIVE 63141	Sign Here: <i>Jerry F. Wilson</i>	10/9/12
Print Name of Petitioner: LEA CARYL WILSON	Address: 12216 LADUE WOODS DRIVE 63141	Sign Here: <i>Lea Caryl Wilson</i>	10/9/12
Print Name of Petitioner: Lindsey Wilson	Address: 12216 Ladue Woods Drive 63141	Sign Here: <i>Lindsey Wilson</i>	10/9/12
Print Name of Petitioner: Steve Schmitt	Address: 120 Ladue Pines Dr 63141	Sign Here: <i>Steve Schmitt</i>	10/9/12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Richard T. Schainker	Address: 12133 Hibler Dr. 63141	Sign Here: <i>Richard T. Schainker</i>	10/9/12
Print Name of Petitioner: Michael Zetlmeisl	Address: 12161 Hibler Dr. 63141	Sign Here: <i>M. Zetlmeisl</i>	10/12/12
Print Name of Petitioner: Erika Rolland	Address: 12180 Hibler Dr 63141	Sign Here: <i>E. Rolland</i>	10/12/12
Print Name of Petitioner: SUSAN L. BOYLE	Address: 407 ROYALWOOD DR 63141	Sign Here: <i>Susan Boyle</i>	10/12/12
Print Name of Petitioner: Mary Zetlmeisl	Address: 12161 Hibler Drive 63141	Sign Here: <i>Mary Zetlmeisl</i>	10/12/12
Print Name of Petitioner: MARIAN KOSTECKI	Address: 12133 HIBLER DR. 63141	Sign Here: <i>Marian Kosteki</i>	10/12/12
Print Name of Petitioner: RONALD KOSTECKI	Address: 12133 HIBLER DR. 63141	Sign Here: <i>R. Kosteki</i>	10/12/12
Print Name of Petitioner: DAVE BRAWLEY	Address: 12106 HIBLER DR. 63141	Sign Here: <i>Dave Brawley</i>	10/12/12
Print Name of Petitioner: CHARLES CROSS	Address: 12114 HIBLER DR. 63141	Sign Here: <i>Charles Cross</i>	10/12/12
Print Name of Petitioner: Lillian G Umphres	Address: 12128 Hibler Dr 63141	Sign Here: <i>Lillian G. Umphres</i>	10/12/12

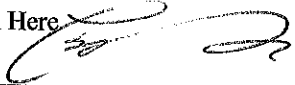
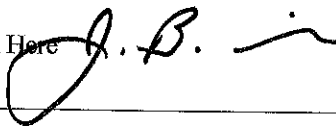
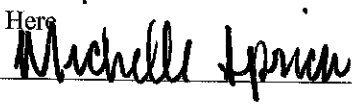
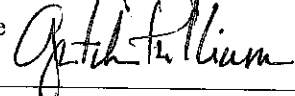
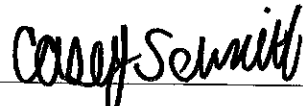
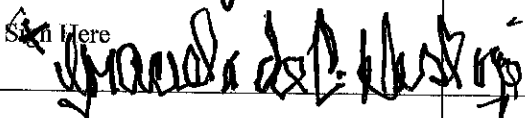
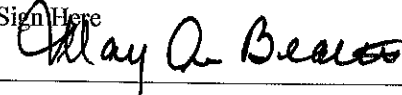
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Thomas Edward Umphress	Address: 12128 Hibler Dr. CREVE COEUR MO 63141	Sign Here: Thomas Umphress	10-12-12
Print Name of Petitioner: Douglas J. Weber	Address: 12134 Hibler C.C. Mo 63141	Sign Here: Douglas J. Weber	10-12-12
Print Name of Petitioner: Sheryl L. Weber	Address: 12134 Hibler C.C. Mo 63141	Sign Here: Sheryl L. Weber	10-12-12
Print Name of Petitioner: Connie L. Brawley	Address: 12106 Hibler Drive 63141	Sign Here: Connie Brawley	10-13-12
Print Name of Petitioner: Liliana M. Cuesta	Address: 12121 Hibler Dr. 63141	Sign Here: Liliana Cuesta	10-13-12
Print Name of Petitioner: Kenneth A. Tinnell	Address: 12121 Hibler Dr. 63141	Sign Here: Kenneth A. Tinnell	10-13-12
Print Name of Petitioner: Mary Y. Tanner	Address: 12145 Hibler Dr. 63141	Sign Here: Mary Y. Tanner	10-13-12
Print Name of Petitioner: Dorothy A. Schunk	Address: 12153 Hibler Dr. 63141	Sign Here: Dorothy A. Schunk	10-13-12
Print Name of Petitioner: GREGORY E. THANDION	Address: 12183 Hibler Dr. 63141	Sign Here: Gregory E. Thandion	10-14-12
Print Name of Petitioner: Marcia Thandion	Address: 12183 Hibler Drive 63141	Sign Here: Marcia Thandion	10-14-12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Jeffrey J. Brinker	Address: 171 Ladue Oaks Ct 63141	Sign Here: 	10/7/12
Print Name of Petitioner: TANJA M. BRINKER	Address: 171 LADUE OAKS CT 63141	Sign Here: 	10/7/12
Print Name of Petitioner: JAMES B. Sprick	Address: 159. Ladue Oaks Dr. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: MICHELLE M. Sprick	Address: 159 Ladue Oaks Dr. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Charles S. Pulliam	Address: 168 Ladue Oaks Dr. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Gretchen Pulliam	Address: 168 Ladue Oaks Drive 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Cynthia K Schmitt	Address: 120 Ladue Pines Dr. 63141	Sign Here: 	10/9/12
Print Name of Petitioner: Casey Schmitt	Address: 120 Ladue Pines Dr. 63141	Sign Here: 	10/9/12
Print Name of Petitioner: GRACIEL de C Desloge	Address: 12360 Ladue Woods Dr. 63141	Sign Here: 	10/11/12
Print Name of Petitioner: Mary Ann Beattie	Address: 12243 Ladue Woods Dr. 63141	Sign Here: 	10/11/12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: SYLVIA TRELS 63141	Address: 131 PETITE ROYALE CT	Sign Here: Sylvia Treels	10-9-12
Print Name of Petitioner: DONNA Schwartz	Address: 105 Royal Gate Dr 63141	Sign Here: Donna Schwartz	10/9/12
Print Name of Petitioner: JERRY TABAK	Address: 12608 Royal Manor Dr. 63141	Sign Here: Jerry Tabak	10/9/12
Print Name of Petitioner: Cary Magerman	Address: 12641 Royal Manor Dr. 63141	Sign Here: Cary Magerman	10/9/12
Print Name of Petitioner: DON WHITLOCK	Address: 12633 ROYAL MANOR DR 63141	Sign Here: Don Whitlock	10/9/12
Print Name of Petitioner: TOM OKOFFE	Address: 12649 ROYAL MANOR DR 63141	Sign Here: Tom Okoffe	10/9/12
Print Name of Petitioner: WARREN STEFFENS	Address: 136 ROYALGATE 63141	Sign Here: Warren Steffens	10/9/12
Print Name of Petitioner: WALTER GUSDONE	Address: 12553 ROYAL MANOR DR 63141	Sign Here: Walter Gusdone	10/9/12
Print Name of Petitioner: JIM OBUEN	Address: 12553 ROYAL MANOR DR 63141	Sign Here: Jim O'Brien	10/9/12
Print Name of Petitioner: MERCEDES SEBBIO	Address: 128 ROYAL GATE DR 63141	Sign Here: Mercedes Sebbio	10/9/12

WOODBRIDGE MANOR
1st page of 5

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Sandra Spalding	Address: 15 Woodbridge Manor	Sign Here: Sandra S. Spalding	10/11/12
Print Name of Petitioner: ELLEN W. SVENSON	Address: 16 WOODBRIDGE MANOR RD	Sign Here: Ellen W. Svenson	10/11/12
Print Name of Petitioner: JAMES C. Gould	Address: 12 Woodbridge Manor Rd	Sign Here: James C. Gould	10/12/12
Print Name of Petitioner: JANE D. GERTITZER	Address: 11 Woodbridge Manor Rd	Sign Here: Jane D. Gertitzer	10/13/12
Print Name of Petitioner: RAY A. GERTITZEN	Address: 11 WOODBRIDGE MANOR RD	Sign Here: Ray A. Gertitzen	10-13-12
Print Name of Petitioner: CHARLES EBERT	Address: 5 WOODBRIDGE MANOR RD	Sign Here: Charles Ebert	10-14-12
Print Name of Petitioner: Agnes M. Ebert	Address: #3 Woodbridge Manor	Sign Here: Agnes M. Ebert	10-14-12
Print Name of Petitioner: Waine Bishop	Address: 2 Woodbridge Manor	Sign Here: Waine Bishop	10/14/12
Print Name of Petitioner: Benjamin M. Bishop	Address: 2 Woodbridge Manor	Sign Here: Benjamin M. Bishop	10/14/12
Print Name of Petitioner: Joan Hawkes	Address: 20 Woodbridge Manor	Sign Here: Joan Hawkes	

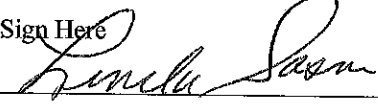
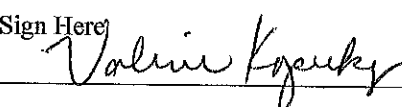
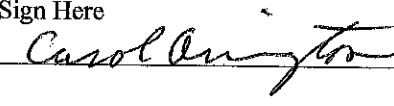
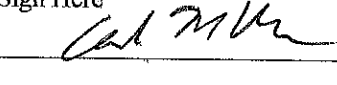
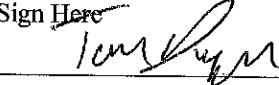
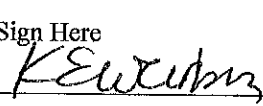
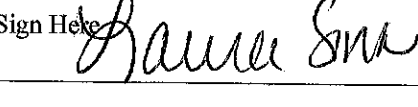
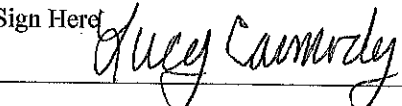
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Tak Lee</i>	Address: <i>12259 Winrock Dr.</i>	Sign Here: <i>Tak Lee</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>Wei Chu</i>	Address: <i>12259 Winrock Dr.</i>	Sign Here: <i>Wei Chu</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>BOB CHILDS</i>	Address: <i>12164 WINROCK</i>	Sign Here: <i>Bob Childs</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>CHRIS AMOS</i>	Address: <i>14 Beacon Hill</i>	Sign Here: <i>Chris Amos</i>	<i>10-9-12</i>
Print Name of Petitioner: <i>Jerry Metz Amos</i>	Address: <i>Jerry Metz Amos</i>	Sign Here: <i>Jerry Metz Amos</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>FOX, Luan</i>	Address: <i>28 Beacon Hill Dr</i>	Sign Here: <i>Luan Fox</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>MARSHA SCHUMAN</i>	Address: <i>19 Beacon Hill 63141</i>	Sign Here: <i>Marsha Schuman</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>DAVID SCHUMAN</i>	Address: <i>19 Beacon Hill 6314</i>	Sign Here: <i>David Schuman</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>Audrey Stefanik</i>	Address: <i>12202 Kingshill Dr.</i>	Sign Here: <i>Audrey Stefanik</i>	<i>10-9-12</i>
Print Name of Petitioner: <i>DAVID STEFANIK</i>	Address: <i>12202 Kingshill DR</i>	Sign Here: <i>David Stefanik</i>	<i>10.9.12</i>

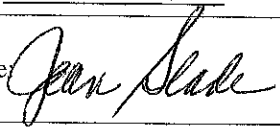
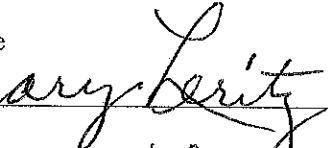
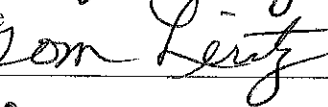
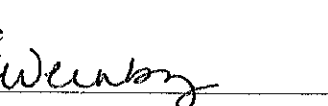
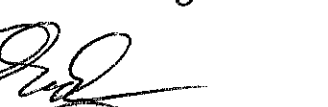
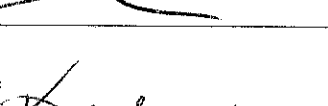
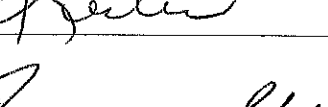
PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: SHARON HOLLANDER	Address: 348 Royal Valley Dr 63141	Sign Here: 	10/7/12
Print Name of Petitioner: ROBERT HOLLANDER	Address: 348 ROYAL VALLEY DR 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Pamela SOSNA	Address: 330 Royal Valley	Sign Here: 	10/7/12
Print Name of Petitioner: Valerie Kopecky	Address: 342 Roya Valley	Sign Here: 	10/7/12
Print Name of Petitioner: CAROL Arrington	Address: 336 ROYAL VALLEY	Sign Here: 	10/7/12
Print Name of Petitioner: Andrew Keeler	Address: 366 Royal Valley Dr.	Sign Here: 	10-7-12
Print Name of Petitioner: Tom Dugan	Address: 12146 Royal Valley	Sign Here: 	10-7-12
Print Name of Petitioner: Kristin Weinberg	Address: 12190 Royal Valley Dr	Sign Here: 	10/7/12
Print Name of Petitioner: Laura Sime	Address: 12203 Royal Valley Dr.	Sign Here: 	10/7/12
Print Name of Petitioner: LUCY CARMODY	Address: 12209 ROYAL VALLEY DR	Sign Here: 	10-7-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: JEAN SLADE	Address: 12154 COUNTRY MANOR LANE	Sign Here: 	10/10/12
Print Name of Petitioner: FRAN Michel	Address: 12132 Royalwood Ct	Sign Here: 	10/10/12
Print Name of Petitioner: Mary Leritz	Address: 12227 Country Manor Lane	Sign Here: 	10/10/12
Print Name of Petitioner: Tom Leritz	Address: 12227 Country Manor Lane	Sign Here: 	10/10/12
Print Name of Petitioner: ANNA ROTHENBERG	Address: 12147 Royal Valley Dr.	Sign Here: 	10/12/12
Print Name of Petitioner: Kristin Weinberg	Address: 12190 Royal Valley Dr	Sign Here: 	10/12/12
Print Name of Petitioner: Steve Erikson	Address: 12148 Royalwood Ct.	Sign Here: 	10/12/12
Print Name of Petitioner: Gene Sardon	Address: 12131 Royalwood Ct #62141	Sign Here: 	10/12/12
Print Name of Petitioner: Roxie Hester	Address: 12155 Royalwood Ct.	Sign Here: 	10/12/12
Print Name of Petitioner: Jerome Byrd	Address: 12101 Country Manor Lane	Sign Here: 	10/12/12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Judy Wasserman	Address: 272 Prince Towne Dr.	Sign Here: Judith B. Wasserman	Oct. 6, 2012
Print Name of Petitioner: Stephen Wasserman	Address: 272 Prince Towne Dr.	Sign Here: Stephen SWB	10/6/12
Print Name of Petitioner: NINDER PANESAR	Address: 281 Prince Towne Dr	Sign Here: Ninder Panes	10/6/12
Print Name of Petitioner: TARLOK PANESAR	Address: 281 Prince Towne Dr	Sign Here: Tarlok Panesar	10/6/12
Print Name of Petitioner: Deborah Grace	Address: 284 Prince Towne Dr	Sign Here: Deborah A. Grace	10/6/12
Print Name of Petitioner: April Gaither	Address: 289 Prince Towne Dr	Sign Here: April Gaither	7 Oct 12
Print Name of Petitioner: BRIAN GAITHER	Address: 289 PRINCE TOWNE	Sign Here: Brian M	10-7-12
Print Name of Petitioner: MARJORY SACKS	Address: 23 SPOEDE LANE	Sign Here: Marjory Sacks	10/7/12
Print Name of Petitioner: MARTY SACKS	Address: 23 SPOEDE LANE	Sign Here: Marty Sacks	10/7/12
Print Name of Petitioner: Larry Sacks	Address: 23 Spoeede Lane	Sign Here: Larry Sacks	10/7/12

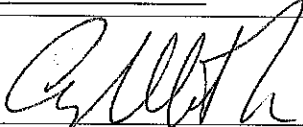
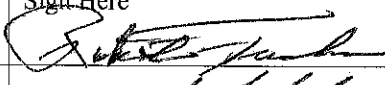
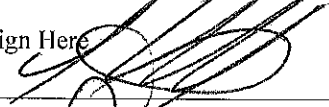
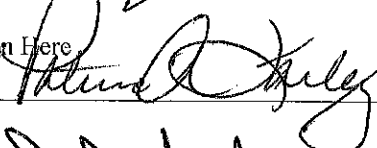
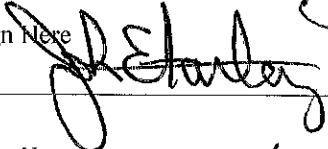
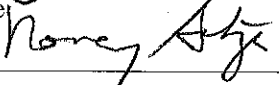
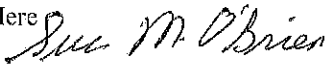
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: GARY L. MORGAN	Address: 17 BEACON HILL	Sign Here: <i>Gary L Morgan</i>	10/8/12
Print Name of Petitioner: Linda F. Morgan	Address: 18 Beacon Hill	Sign Here: <i>Linda F. Morgan</i>	10/8/12
Print Name of Petitioner: Janet Juang	Address: 318 Prince Towne Dr. 63141	Sign Here: <i>Janet J J</i>	10/8/12
Print Name of Petitioner: Marie Fischer	Address: 12206 Prince Towne 63141	Sign Here: <i>Marie Fischer</i>	10/9/12
Print Name of Petitioner: ALLEN FISCHER	Address: 12206 PRINCE TOWNE 63141	Sign Here: <i>Allen Fischer</i>	10-9-12
Print Name of Petitioner: Janet Meglio	Address: 12214 Prince Towne 63141	Sign Here: <i>Janet Meglio</i>	10-9-12
Print Name of Petitioner: ANTONIO MEGLIO	Address: 12214 Prince Towne 63141	Sign Here: <i>Antonio Meglio</i>	10-9-12
Print Name of Petitioner: Barbara Winnerman	Address: 416 Conway Wold Byway 63141	Sign Here: <i>Barbara Winnerman</i>	10/10/12
Print Name of Petitioner: Susan Fields	Address: 12205 Prince Towne Dr	Sign Here: <i>Susan K. Fields</i>	10-10-12
Print Name of Petitioner: Thomas D. Fields	Address: 12205 Prince Towne Dr	Sign Here: <i>Thomas D Fields</i>	10-10-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: AMY WORTH	Address: 12207 WINROCK DR.	Sign Here: 	10-10-12
Print Name of Petitioner: Susan Fuchs	Address: 12601 Royal Manor Dr. 63145	Sign Here: 	10-14-12
Print Name of Petitioner: ROBERT FUCHS	Address: 12601 ROYAL MANOR DR. 63141	Sign Here: 	10-14-12
Print Name of Petitioner: Stephen Fledderman	Address: 12270 Prince Towne Dr	Sign Here: 	10-14-2012
Print Name of Petitioner: PATRICIA FARLEY	Address: 12265 Prince Towne Dr 63141	Sign Here: 	10-14-2012
Print Name of Petitioner: John E Farley	Address: 12265 Prince Towne Dr. 63141	Sign Here: 	10-14-2012
Print Name of Petitioner: Nancy Setzer	Address: 12324 Country Glen Ln.	Sign Here: 	10-14-12
Print Name of Petitioner: Patty C. Taylor-Phillips	Address: 650 Country Manor Lane	Sign Here: 	10-14-12
Print Name of Petitioner: MATTHIAS S. PHILLIPS	Address: 650 COUNTRY MANOR LN	Sign Here: 	10-14-12
Print Name of Petitioner: SUE M. O'BRIEN	Address: 12300 FAIRGAMER LANE	Sign Here: 	10-14-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Julie L. Rovics	Address: 222 WEYBRIDGE DR, 63141	Sign Here: Julie L. Rovics	10-10-12
Print Name of Petitioner: Jack A. Jablonow	Address: 232 Weybridge Drive 63141	Sign Here: Jack A. Jablonow	10-13-12
Print Name of Petitioner: JOSEPH REISS	Address: 245 WEYBRIDGE DR. 63141	Sign Here: Joseph J. Reiss	10-13-12
Print Name of Petitioner: JOHN N. BAROLAK	Address: 12125 LADUE HTS. DR. 63141	Sign Here: John N. Barolak	10/13/12
Print Name of Petitioner: Betty Jo Kieffer	Address: 12142 LADUE HEIGHTS DR, 63141	Sign Here: Betty Jo Kieffer	10/13/12
Print Name of Petitioner: JANET N. REISS	Address: 245 WEYBRIDGE 63141	Sign Here: Janet N. Reiss	10/14/12
Print Name of Petitioner: SHERYL S. CORMAN	Address: 12111 LADUE HEIGHTS DR 63141	Sign Here: Sheryl S. Corman	10/14/12
Print Name of Petitioner: David E. Corman	Address: 12111 Ladue Heights Dr 63141	Sign Here: David E. Corman	10/14/12
Print Name of Petitioner: PATRICK BAROLAK	Address: 12125 LADUE HTS. DR 63141	Sign Here: Patrick Barolak	10/14/12
Print Name of Petitioner: EUGENE A. BLANKENMEISTER	Address: 12151 Ladue Heights Dr 63141	Sign Here: Eugene A. Blankenmeister	10/14/12

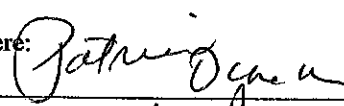
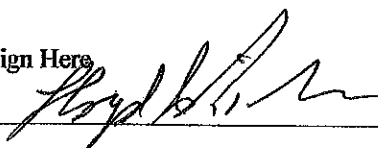
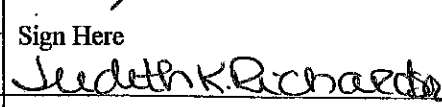
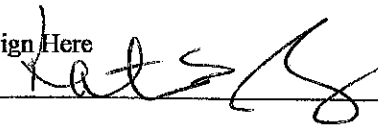
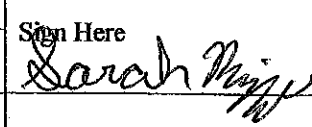
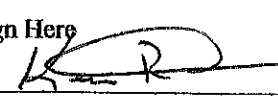
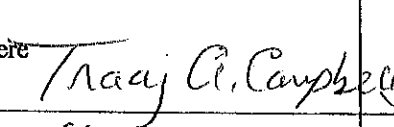
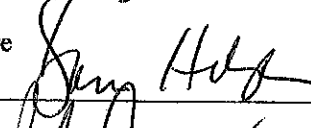
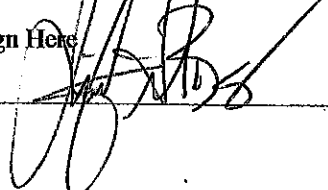
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Michelle Goldstein 63141	Address: 12360 Country Glen Lane	Sign Here: Michael Goldstein	10-7-12
Print Name of Petitioner: ANVER A. TAYOB 63141	Address: 358 FALAISE DRIVE 63141	Sign Here: [Signature]	10/10/12
Print Name of Petitioner: FAZILA TAYOB	Address: 358 FALAISE DRIVE 63141	Sign Here: [Signature]	10/10/12
Print Name of Petitioner: Gregory P Metzger	Address: 12405 Montsauris Dr 63141	Sign Here: [Signature]	10/10/12
Print Name of Petitioner: Chelsea Hallenbeck	Address: 12405 Montsauris Dr 63141	Sign Here: Chelsea Hallenbeck	10/10/12
Print Name of Petitioner: LOREN LANDAU	Address: 365 LYONNAIS 63141	Sign Here: [Signature]	10/12/12
Print Name of Petitioner: Jennifer S. Lyons	Address: 206 Carillon Court 63141	Sign Here: [Signature]	10/13/12
Print Name of Petitioner: ANTHONY LYON	Address: 806 Carillon Court 63141	Sign Here: [Signature]	10/13/12
Print Name of Petitioner: RON Signore	Address: 771 ARAMIS DR 63141	Sign Here: [Signature]	10/13/12
Print Name of Petitioner: Kathy Markofsky	Address: 9820 Varrington Square 63141	Sign Here: Kathy Markofsky	10/11/12

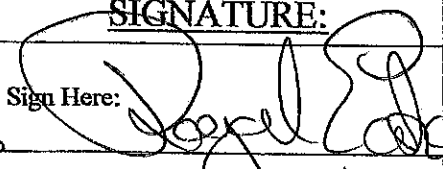
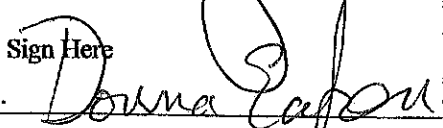
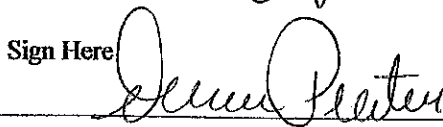
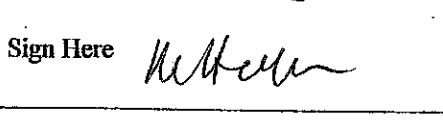
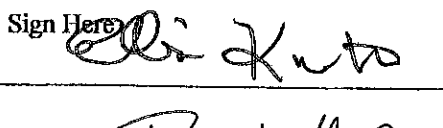
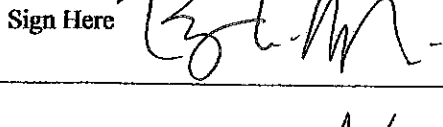
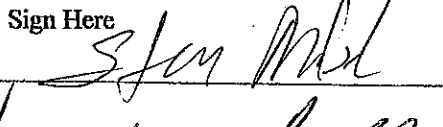
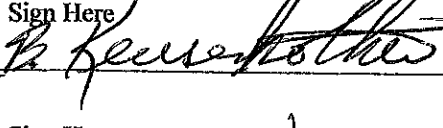
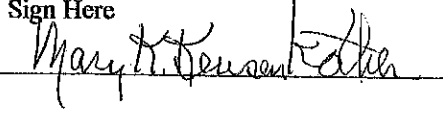
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Patrika Ochanski	Address: 324 Falaise	Sign Here: 	10-14-12
Print Name of Petitioner: MARK OCHENSKI	Address: 324 FALAISE	Sign Here: 	10/14/12
Print Name of Petitioner: LLOYD RICHARDSON	Address: 346 FALAISE	Sign Here: 	10/14/12
Print Name of Petitioner: JUDITH K. RICHARDSON	Address: 346 Falaise	Sign Here: 	10-14-12
Print Name of Petitioner: KATHLEEN S. RIZZO	Address: 911 Fernway LN 63141	Sign Here: 	10-14-12
Print Name of Petitioner: Sarah K Rizzo	Address: 911 Fernway LN 63141	Sign Here: 	10-14-12
Print Name of Petitioner: KEVIN RIZZO	Address: 911 FERNWAY LN 63141	Sign Here: 	10-14-12
Print Name of Petitioner: TRACY A. CAMPBELL	Address: 314 GONNALLIS 63141	Sign Here: 	10-13-12
Print Name of Petitioner: Donna Hiblen	Address: 357 Falaise Drive 63141	Sign Here: 	10/15/12
Print Name of Petitioner: Jennifer Burges	Address: 321 Falaise Dr. 63141	Sign Here: 	10-15-12

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: RONALD J. EATON	Address: 12410 MONTSOURIS	Sign Here: 	10/14/12
Print Name of Petitioner: DONNA EATON	Address: 12410 MONTSOURIS 63141	Sign Here: 	10/14/12
Print Name of Petitioner: DONNA PRENTICE	Address: 301 FA LAISE DRIVE 63141	Sign Here: 	10/14/12
Print Name of Petitioner: MICHAEL HOBAN	Address: 301 FA LAISE DRIVE 63141	Sign Here: 	10/14/12
Print Name of Petitioner: JACKIE KANTOR	Address: 12365 MONTSOURIS	Sign Here: 	10/14/12
Print Name of Petitioner: ELLIS KANTOR	Address: 12365 MONTSOURIS	Sign Here: 	10/14/12
Print Name of Petitioner: TRACY L. MONDSCHHEIN	Address: 342 LYONNAIS 63141	Sign Here: 	10/14/12
Print Name of Petitioner: STEVEN MONDSCHHEIN	Address: 342 LYONNAIS DR. 63141	Sign Here: 	10/14/12
Print Name of Petitioner: BERNARD KEUSENKOTHE	Address: 12372 MONTSOURIS DR	Sign Here: 	10/14/12
Print Name of Petitioner: MARY K. KEUSENKOTHE	Address: 12372 MONTSOURIS DR.	Sign Here: 	10/14/12

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Angela Early</i>	Address: <i>16 Morwood Lane 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>DAN HAGRMAN</i>	Address: <i>374 Falaise Dr 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>SHANNON HAGRMAN</i>	Address: <i>374 Falaise Dr. Creve Coeur mo 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>David Coppola</i>	Address: <i>12303 GAILLARD DR 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>Johann Coppola</i>	Address: <i>12303 Gaillard Dr 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>Judy A. Campbell</i>	Address: <i>314 Lyonnais Dr. 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Karen Colarelli</i>	Address: <i>332 Falaise</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>A. SOTO</i>	Address: <i>296 h formois Dr 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>DAVID WEARE</i>	Address: <i>12355 Montsouls Dr</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Shelli Wille</i>	Address: <i>12355 MONTSEUL'S</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>

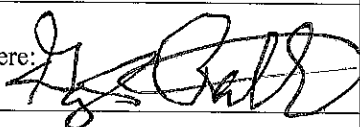
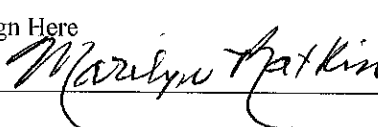
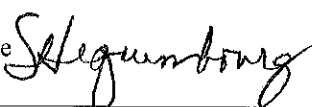
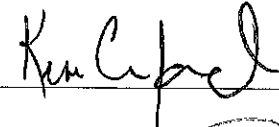
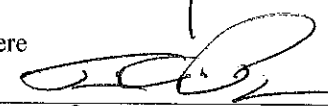
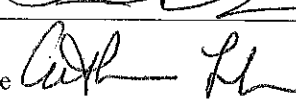
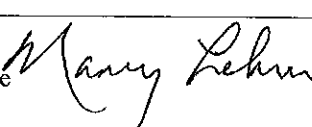
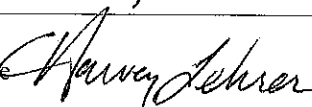
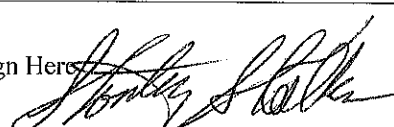
PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: CLAYTON G. CARY JR	Address: 261 FALSE DR. 63141	Sign Here: Clayton G. Cary Jr	10-11-12
Print Name of Petitioner: Dorothy J. Neals	Address: 12335 Gaillard Dr. 63141	Sign Here: Dorothy J. Neals	10-12-12
Print Name of Petitioner: Marvin Neals	Address: 12335 Gaillard Dr. 63141	Sign Here: Marvin Neals	10-12-12
Print Name of Petitioner: Joyce Katz	Address: 234 Chamonix CT 63141	Sign Here: Joyce Katz	10-12-12
Print Name of Petitioner: EDWARD KATZ	Address: 234 CHAMONIX CT.	Sign Here: Edward Katz	10-12-12
Print Name of Petitioner: SHELLAM GROSS	Address: 221 CHAMONIX CT. 63141	Sign Here: Shellam Gross	10-12-12
Print Name of Petitioner: Janice Pierson (Pauli)	Address: 309 False Dr. 63141	Sign Here: Janice Pierson (Pauli)	10-13-12
Print Name of Petitioner: ANN H. WILLIS	Address: 938 SOMERFORD PL 63141	Sign Here: Ann H. Willis	10-13-12
Print Name of Petitioner: STEPHEN T. WILLIS	Address: 938 SOMERFORD PL 63141	Sign Here: Stephen T. Willis	10-13-12
Print Name of Petitioner: Donna Adams	Address: 12371 Cross Creek 63141	Sign Here: Donna Adams	10-13-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Gary A. Ratkin	Address: 12217 Kingshill	Sign Here: 	10/6/12
Print Name of Petitioner: Marilyn Ratkin	Address: 12217 Kingshill	Sign Here: 	10/6/12
Print Name of Petitioner: Samuel Bell	Address: 12247 Kingshill Drive 63141	Sign Here: 	10/6/12
Print Name of Petitioner: Sharon Hequembourg	Address: 12208 Kingshill Dr.	Sign Here: 	10/9/12
Print Name of Petitioner: Kim Crawford	Address: 12269 Kingshill Dr	Sign Here: 	10/10/12
Print Name of Petitioner: Tim Taylor	Address: 12244 Kingshill Dr.	Sign Here: 	10/10/12
Print Name of Petitioner: CATHERINE Lutz / William Thomas	Address: 12233 Kingshill Dr 63141	Sign Here: 	10/10/12
Print Name of Petitioner: Nancy Lehrer	Address: 12238 Kingsberg 63141	Sign Here: 	10/11/12
Print Name of Petitioner: Harvey Lehrer	Address: 12238 Kingshill Dr 63141	Sign Here: 	10/11/12
Print Name of Petitioner: Stanley Kulkor	Address: 259 Prince Tower Dr	Sign Here: 	10.15.12

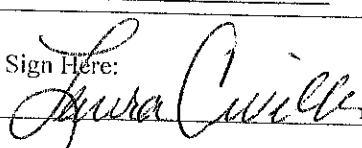
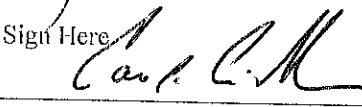
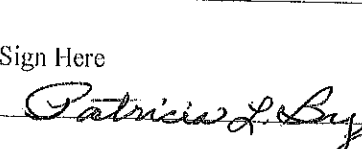
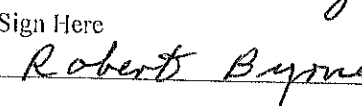
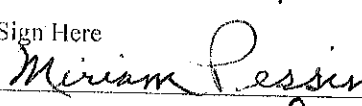
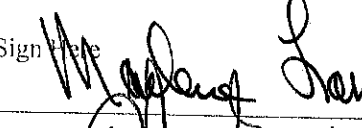
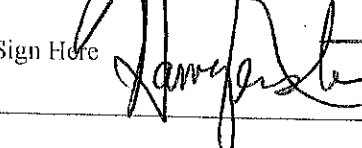
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: DEBORAH JOHNSON	Address: 370 Ladue Oaks Circle 63141	Sign Here: Deborah Johnson	10-7-12
Print Name of Petitioner: TERRY R. JOHNSON	Address: 270 Ladue Oaks Circle 63141	Sign Here: Terry R. Johnson	10-7-12
Print Name of Petitioner: ROSEMARY K. MOSHER	Address: 304 LADUE WOODS CT 63141	Sign Here: Rosemary K Mosher	10/8/12
Print Name of Petitioner: ROBERT J. MOSHER	Address: 304 LADUE WOODS CT 63141	Sign Here: Robert J. Mosher	10/8/12
Print Name of Petitioner: THOMAS E. WILCOX	Address: 315 LADUE WOODS CT 63141	Sign Here: Tom Wilcox	10/8/12
Print Name of Petitioner: LOU ANN WILCOX	Address: 315 Ladue Woods Ct 63141	Sign Here: Lou Ann Wilcox	10/8/12
Print Name of Petitioner: PHYLLIS OSTER	Address: 226 LADUE OAKS CIR 63141	Sign Here: Phyllis Oster	10/10/12
Print Name of Petitioner: RICHARD J. OSTER	Address: 226 Ladue Oaks Cir 63141	Sign Here: Richard J. Oster	10/10/12
Print Name of Petitioner: ANDREA D. SIMPKES	Address: 139 Ladue Oaks Dr. 63141	Sign Here: Andrea D. Simpkes	10/10/12
Print Name of Petitioner:	Address:	Sign Here:	

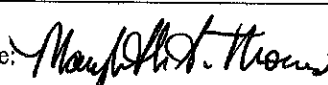
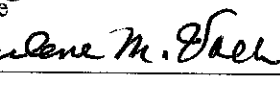
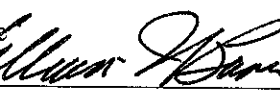
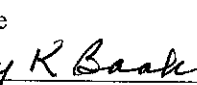
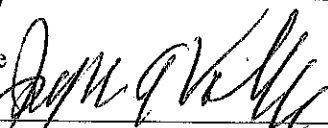
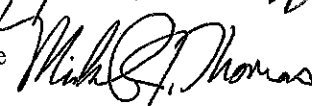
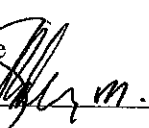
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Laura Civella	Address: 167 Ladue Pines Dr. 63141	Sign Here: 	10-6-12
Print Name of Petitioner: Carl Civella	Address: 167 Ladue Pines Dr. Creve Coeur MO 63141	Sign Here: 	10-6-12
Print Name of Petitioner: PAGE MCLETON IVIE	Address: 191 LADUE PINES DR. CREVE COEUR MO 63141	Sign Here: 	10.6.12
Print Name of Petitioner: PATRICIA BYRNE	Address: 180 LADUE PINES DR. 63141	Sign Here: 	10/6/12
Print Name of Petitioner: ROBERT BYRNE	Address: 180 LADUE PINES DR. 63141	Sign Here: 	10/6/12
Print Name of Petitioner: MIRIAM PESSIN	Address: 130 LADUE PINES DR. 63141	Sign Here: 	10/06/12
Print Name of Petitioner: Marlene Lander	Address: 185 Ladue Pines 63141	Sign Here: 	10/6/12
Print Name of Petitioner: Harvey Gerstein	Address: 11910 Sackston Ridge 63141	Sign Here: 	10/10/12
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:	SIGNATURE:	DATE:
Print name of Petitioner: Marybeth A. Thomas Address: 154 Laduemont DR. 63141	Sign Here: 	10/24/12
Print Name of Petitioner: Julie M. Baak Address: 12542 Hibler Woods Dr 63141	Sign Here: 	10-24-2012
Print Name of Petitioner: Marlene M. Volk Address: 380 Hackmann Ln 63141	Sign Here: 	10/25/12
Print Name of Petitioner: SUSAN EILEEN FRONCKIEWICZ Address: 217 LADUEMONT DR 63141	Sign Here: 	10/27/12
Print Name of Petitioner: WILLIAM W. BAAK Address: 514 COEUR DE ROYALE APT 405 63141	Sign Here: 	10/28/12
Print Name of Petitioner: Betty K. BAAK Address: 514 COEUR de Royale APT 405 63141	Sign Here: 	10/28/12
Print Name of Petitioner: Joseph A. Volk Address: 380 Hackmann 63141	Sign Here: 	10/31/2012
Print Name of Petitioner: MICHAEL J. THOMAS 63141 Address: 154 LADUEMONT DR. 63141	Sign Here: 	10-25-12
Print Name of Petitioner: Steve M. Baak, MD 63141 Address: 1542 Hibler Woods	Sign Here: 	10-24-12
Print Name of Petitioner: Address:	Sign Here:	

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Nancy Gelb	Address: 370 Lyonnais Dr 63141	Sign Here: Nancy Gelb	11/3/12
Print Name of Petitioner: Larry Gelb	Address: 370 Lyonnais Dr 63141	Sign Here: Larry Gelb	11/3/12
Print Name of Petitioner: SAMI ARAFIN 63141	Address: 12451 MONTGOMERY DR. 63141	Sign Here: [Signature]	11/4/12
Print Name of Petitioner: Ellen Seeherman	Address: 200 Carlyle Lake Dr 63141	Sign Here: [Signature]	11/10/12
Print Name of Petitioner: Dianne Bomkamp	Address: 612 Fairways Cr. 63141	Sign Here: Dianne J. Bomkamp	11/10/12
Print Name of Petitioner: Gert Spielblock	Address: 539 Coeur de Royale	Sign Here: Maxine Spielblock Gert Spielblock	11/10/12
Print Name of Petitioner: Selma Kramer	Address: 65 Le Sueur Estates Dr 63141	Sign Here: Selma Kramer	11-10-12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Shirley Mosinger</i>	Address: <i>14 Sackston Woods, 63141</i>	Sign Here:	<i>10/13/12</i>
		<i>Shirley Mosinger</i>	
Print Name of Petitioner: <i>Greg A. Campbell</i>	Address <i>314 Lyonnais Dr. 63141</i>	Sign Here	<i>10/14/12</i>
		<i>Greg A. Campbell</i>	
Print Name of Petitioner: <i>ALBERT HARRIS</i>	Address <i>334 LYONNAIS St. Louis 63141</i>	Sign Here	<i>10-15-12</i>
		<i>Albert Harris</i>	
Print Name of Petitioner: <i>Gordy M. Harris</i>	Address <i>334 Lyonnais Dr St. Louis, Mo 63141</i>	Sign Here	<i>10-15-12</i>
		<i>Gordy M. Harris</i>	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

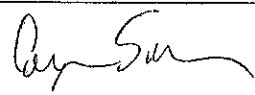
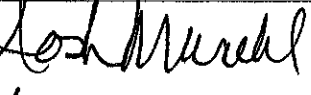
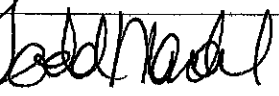
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Xelhorah Davis</i>	Address: <i>12175 Hebler Dr 63141</i>	Sign Here: <i>Xelhorah Davis</i>	<i>10-14-12</i>
Print Name of Petitioner: <i>Romonda Davis</i>	Address: <i>12175 Hebler Dr 63141</i>	Sign Here: <i>Romonda Davis</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Nicole Gorovsky Burgess</i>	Address: <i>12166 Hebler Dr. 63141</i>	Sign Here: <i>N. Burgess</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Breck K. Burgess</i>	Address: <i>12166 Hebler Dr. 63141</i>	Sign Here: <i>Breck K. Burgess</i>	<i>10-14-12</i>
Print Name of Petitioner: <i>EVAN SCHENBERG</i>	Address: <i>12176 WINDROCK DR 63141</i>	Sign Here: <i>E. Schenberg</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>Thomas J. Rolland</i>	Address: <i>12180 Hebler Dr. 63141</i>	Sign Here: <i>Thomas J. Rolland</i>	<i>10/15/12</i>
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Caryn Sandweiss	Address: 302 LYONNAIS DR. 63141	Sign Here: 	10/15/12
Print Name of Petitioner: Sydney Levinson	Address: 302 LYONNAIS DR. 63141	Sign Here: 	10/15/12
Print Name of Petitioner: JEREMY LEVINSON	Address: 302 LYONNAIS DR 63141	Sign Here: 	10/15/12
Print Name of Petitioner: Mia Mandel	Address: 345 Fabrice Dr. 63141	Sign Here: 	10/15/12
Print Name of Petitioner: Josh Mandel	Address: 345 Fabrice Dr. 63141	Sign Here: 	10/15/12
Print Name of Petitioner: TODD Mandel	Address: 345 Fabrice Dr. 63141	Sign Here: 	10/15/12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: William J. Schierman	Address: 13 Beacon Hill Lane	Sign Here: <i>W.J. Schierman</i>	10/11/12
Print Name of Petitioner: Sue Vandegriffe	Address: 7 Beacon Hill Lane	Sign Here: <i>Sue Vandegriffe</i>	10/12/12
Print Name of Petitioner: DIANE DEBELLIS	Address: 23 Beacon Hill Dr	Sign Here: <i>Diane DeBellis</i>	10/12/12
Print Name of Petitioner: Patricia C. Freund	Address: #21 Beacon Hill Lane	Sign Here: <i>Patricia C. Freund</i>	10/13/12
Print Name of Petitioner: JOHN E. FREUND	Address: 21 BEACON HILL LANE	Sign Here: <i>John E. Freund</i>	10/13/12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>TERESA SANS Souci</i>	Address: <i>320 Hibler Ct. Creve Coeur, Mo</i>	Sign Here: <i>T. Sans Souci</i>	<i>10.13.2012</i>
Print Name of Petitioner: <i>Michelle Petri</i>	Address: <i>358 Hibler Ct. Creve Coeur</i>	Sign Here: <i>Michelle Petri</i>	<i>10.13.12</i>
Print Name of Petitioner: <i>Robert Dannenmueller</i>	Address: <i>381 HIBLER COURT</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>GWEN DANNENMUELLER</i>	Address: <i>381 HIBLER CT.</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>PATRICIA MEROLA</i>	Address: <i>373 HIBLER CT</i>	Sign Here: <i>Patricia Merola</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>355 Hibler Ct</i>	Address: <i>Penka Popova</i> ↕	Sign Here: <i>P. Popova</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>RUTH LEVIN</i>	Address: <i>352 HIBLER CT.</i>	Sign Here: <i>Ruth Levin</i>	<i>10/14/12</i>
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Kathe Dugan	Address: 12196 Royal Valley Dr.	Sign Here: Kathe Dugan	10-13-12
Print Name of Petitioner: Judy Koller	Address: 254 Prince Towne Dr	Sign Here: Judy Koller	10-15-12
Print Name of Petitioner: JOHN H. WINTER	Address: 12205 BLACKHEATH CT	Sign Here: John Winter	10/15/12
Print Name of Petitioner: ROSEMARY R. WINTER	Address: 12205 BLACKHEATH CT.	Sign Here: Rosemary R. Winter	10/15/12
Print Name of Petitioner: LINDA J. VESTER	Address: 9 BENWOOD LN 63141	Sign Here: Linda Vester	10/15/12
Print Name of Petitioner: Susan Sokolik	Address: 437 Staines CT 63141	Sign Here: Susan Sokolik	10/15/12
Print Name of Petitioner: RICHARD SOKOLIK	Address: 437 STAINES 63141	Sign Here: Richard Sokolik	10/15/12
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Melissa Koziatek	Address: 253 Kingshill Drive	Sign Here: M. Koziatek	10/13/12
Print Name of Petitioner: Gerry Koziatek	Address: 246 Kingshill Dr	Sign Here: G. Koziatek	10/13/12
Print Name of Petitioner: Ted Koziatek	Address: 246 Kingshill Dr	Sign Here: T. Koziatek	10/13/12
Print Name of Petitioner: CHRIS SCHAKE	Address: 253 Kingshill Drive	Sign Here: Chris Schake	10/13/12
Print Name of Petitioner: Judi Rotsko F	Address: 200 PRINCE TOWNE DR	Sign Here: Judi Rotsko F	10/13/12
Print Name of Petitioner: Ken Rotsko F	Address: 200 PRINCE TOWNE DR	Sign Here: Ken Rotsko F	10/13/12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	

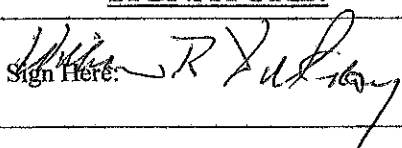
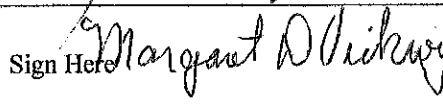
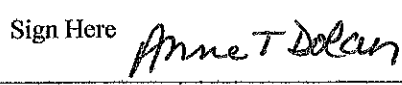
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: BRIAN T. GOGGINS	Address: 12229 LADUE WOODS 63141	Sign Here: <i>Brian T Goggins</i>	10/11/12
(Kathleen) Print Name of Petitioner: Kaye Goggins	Address: 12229 Ladue Woods Dr.	Sign Here: <i>Kaye Goggins</i>	10/11/12
Print Name of Petitioner: BEVERLY J. MACH	Address: 331 LADUE WOODS CT. 63141	Sign Here: <i>Beverly Mach</i>	10/14/12
Print Name of Petitioner: Eileen K. Nasrallah	Address: 312 Ladue Woods Ct. 63141	Sign Here: <i>Eileen K. Nasrallah</i>	10/15/12
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

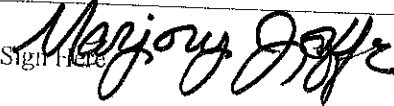
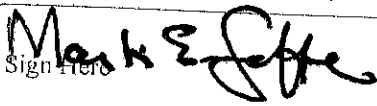
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: WILLIAM R VICKROY	Address: 12329 BOOTHBAY CT 63141	Sign Here: 	10-10-12
Print Name of Petitioner: Joanne B. Schwartz	Address: 12351 Boothbay Ct 63141	Sign Here: 	10-10-12
Print Name of Petitioner: PAMELA WOLLENBERG	Address: 12359 BOOTHBAY COURT 63141	Sign Here: 	10-10-12
Print Name of Petitioner: Margaret D Vickroy	Address: 12309 Boothbay Ct. 63141	Sign Here: 	10-13-12
Print Name of Petitioner: Anne Dolan	Address: 12318 Boothbay Ct 63141	Sign Here: 	10-14-12
Print Name of Petitioner: PATRICK DOLAN	Address: 12318 BOOTHBAY CT.	Sign Here: 	10-14-12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	

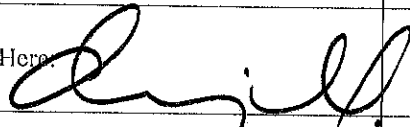
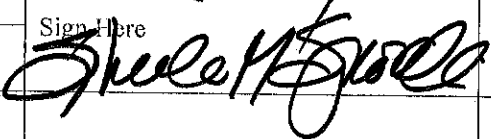
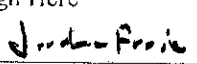
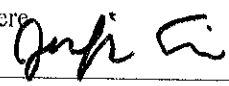
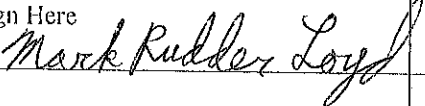
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: BRIAN TANNER	Address: 1145 HIBLER DR 63141	Sign Here: 	10/13/12
Print Name of Petitioner: David F. Schmid	Address: 277 Weybridge 63141	Sign Here: 	10/13/12
Print Name of Petitioner: Jean F. Gloriod	Address: 262 Weybridge 63141	Sign Here: 	10/14/12
Print Name of Petitioner: Terry L. Gloriod	Address: 262 Weybridge Dr 63141	Sign Here: 	10/14/12
Print Name of Petitioner: MARGORY JAFFE	Address: 12173 WINROCK DR. 63141	Sign Here: 	10/14/12
Print Name of Petitioner: Martin Jaffe	Address: 12173 Winrock Dr. 63141	Sign Here: 	10/14/12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

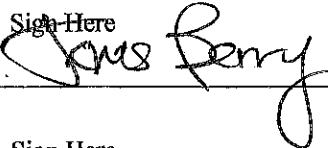
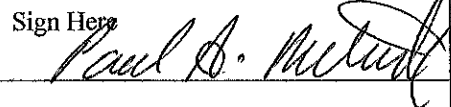
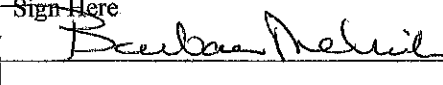
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: A. J. SIGWORELLI		Sign Here 	10/14/12
Address: 12256 LADUE WOODS DR. 63141			
Print Name of Petitioner: Sheila Sigworelli		Sign Here 	10/14/12
Address: 12256 LADUE WOODS DR. 63141			
Print Name of Petitioner: Jordan Freie		Sign Here 	10/14/12
Address: 12230 Ladue Woods Dr. 63141			
Print Name of Petitioner: Jennifer Freie		Sign Here 	10/14/12
Address: 12230 Ladue Woods Dr. 63141			
Print Name of Petitioner ^{mark} : MARK FRANCIS RUDDER LOYD		Sign Here 	10/14/12
Address: 311 LADUE OAKS DRIVE 63141			
Print Name of Petitioner: FRANCES M. LOYD		Sign Here 	10/14/12
Address: 311 LADUE OAKS DRIVE 63141			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			

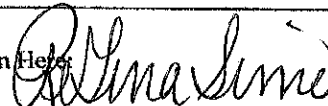
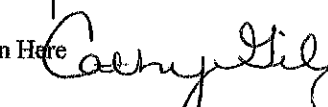
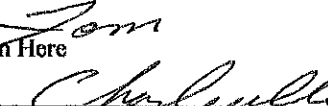
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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner:	SCOTT BERRY 63141	Sign Here: 	10/12/12
Address:	150 ROYALGATE DR. CREVE COEUR		
Print Name of Petitioner:	JANIS BERRY	Sign Here: 	10/12/12
Address:	150 Royalgate Dr 63141		
Print Name of Petitioner:	Sue Maneson	Sign Here: 	10/13/12
Address:	12530 Royal Manor 63141		
Print Name of Petitioner:	PAUL Melnik	Sign Here: 	10/13/12
Address:	144 Royalgate Dr 63141		
Print Name of Petitioner:	Barbara Melnik	Sign Here: 	10/13/12
Address:	144 Royalgate Drive 63141		
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Regina Simo	Address: 6 Spode Ridge Lane 63141	Sign Here: 	10/10/12
Print Name of Petitioner: Cathy Gilje	Address: 12392 Creek Run Drive - Apt. K 63141	Sign Here: 	10/11/12
Print Name of Petitioner: Frank Simo	Address: 6 Spode Ridge Lane 63141	Sign Here: 	10/12/12
Print Name of Petitioner: Ann Perryman	Address: 1163 Mill Crossing Unit 206 63141	Sign Here: 	10/12/12
Print Name of Petitioner: Hitoshi Tada	Address: 12932 Autumn View Dr. 63146	Sign Here: 	10/12/12
Print Name of Petitioner: Thomas W. Charleville	Address: 505 N. Mason Rd 63141	Sign Here: 	10-12-12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Cheryl O'Connor</i>	Address: <i>12390 Montsowis Dr. #3141</i>	Sign Here:	<i>10-15-12</i>
		<i>Cheryl O'Connor</i>	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
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Print Name of Petitioner	Address	Sign Here	
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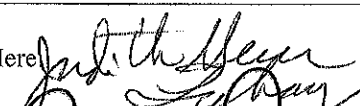
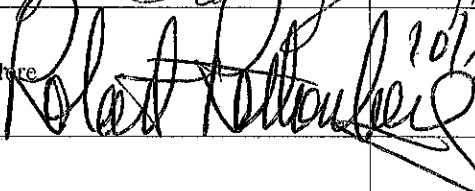
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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:	JOHN S. DANIELS	Sign Here	10-16-12
Address	19 Woodbridge MANOR Rd		
Print Name of Petitioner:	LANCE P. CIMAROLLI	Sign Here	10-16-12
Address	19 Woodbridge MANOR Rd		
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
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Print Name of Petitioner:		Sign Here	
Address			

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
	Print name of Petitioner: <u>Judith Greer Lahay</u> Address: <u>4729 Royalwood DR 63141</u>	Sign Here 	<u>10/12/12</u>
	Print Name of Petitioner: <u>ROBERT ROTHENBERG</u> Address: <u>12147 Royalwood DR 63141</u>	Sign Here 	<u>10/13/12</u>
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Melissa Matthews</i>	Address: <i>12224 Kinghill Dr</i>	Sign Here: <i>M. Matthews</i>	<i>10-7-12</i>
Print Name of Petitioner: <i>Karen Greiner</i>	Address: <i>12224 Kinghill Dr.</i>	Sign Here: <i>K. Greiner</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>James Oakley</i>	Address: <i>371 Country Glen Ln</i>	Sign Here: <i>J. M. Oakley</i>	<i>10-13-12</i>
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: SERWYN PICKER	Address: 12215 ROYAL VALLEY DR.	Sign Here: <i>Serwyn Picker</i>	OCT 7 2012
Print Name of Petitioner: EDWARD DAHL	Address: 12233 Royal Valley Dr	Sign Here: <i>Edward J Dahl</i>	10/7/12
Print Name of Petitioner: Linda Dahl	Address: 12233 Royal Valley Dr.	Sign Here: <i>Linda Dahl</i>	10/7/12
Print Name of Petitioner: HELEN PRUETT	Address: 395 ROYAL VALLEY DR	Sign Here: <i>Helen Pruett</i>	10/07/12
Print Name of Petitioner: Badri Behbahani	Address: 354 Royal Valley Dr	Sign Here: <i>Behbahani</i>	10/12/12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
	Print name of Petitioner: Mervi Lyn Bisch Address: 1536 Lakeshore Dr 63141	Sign Here: Mervi Lyn Bisch	10/15/12
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Mary Igo</i>	Address: <i>12225 Kingshill Drive 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>Jeffrey M. Igo</i>	Address: <i>12225 Kingshill</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>COREY S. BERGER</i>	Address: <i>116 LADUE WOODS ESTS. D.C.</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <u>Lynn S. Berry</u>	Address: <u>626 GRAESER RD. 63141</u>	Sign Here: <u>[Signature]</u>	10/15/12
Print Name of Petitioner: <u>HENRY L. CLOUSE</u>	Address: <u>626 GRAESER RD 63141</u>	Sign Here: <u>[Signature]</u>	10/15/12
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: JACKIE RASP	Address: 12171 Ladue Hgts Dr. 63141	<i>Jackie Rasp</i> Sign Here:	10/14/12
Print Name of Petitioner: BOB RASP		Sign Here: <i>Robert J. Rasp</i>	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: _____	Address: _____	Sign Here: _____	10/11/12
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	10/11/12
Print Name of Petitioner: LINDA A STRICKLAND	Address: 4 WOODBRIDGE MANOR Rd.	Sign Here: Linda A Strickland	10/14/12
Print Name of Petitioner: JAMES C. STRICKLAND	Address: 4 WOODBRIDGE MANOR Rd	Sign Here: James C. Strickland	10/14/12
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Spalding	Address: 5 Woodbridge Manor	Sign Here: Spalding	10/11/12
Print Name of Petitioner: ELLEN W. SWEENY	Address: 16 WOODBRIDGE MANOR RD	Sign Here: Ellen W. Sweeny	10/11/12
Print Name of Petitioner: ELIZABETH M SASSE	Address: 5 WOODBRIDGE MANOR RD 63141	Sign Here: Elizabeth M. Sasser	10-13-12
Print Name of Petitioner: WILLIAM F SASSE	Address: 5 WOODBRIDGE MANOR RD 63141	Sign Here: William F Sasser	10-13-12
Print Name of Petitioner: MARJORIE L. SCHATZEN	Address: 6 WOODBRIDGE MANOR RD 63141	Sign Here: Marjorie L. Schatzgen	10-13-12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:	Jane Walker	Sign Here	10/14/12
Address:	17 Woodbridge Manor		
Print Name of Petitioner:	INGRID N DORTON	Sign Here	10/15/12
Address:	48 Country Fair Lane		
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Samuel Spalding	Address: 15 Woodbridge Manor	Sign Here: Samuel Spalding	10/11/12
Print Name of Petitioner: THOMAS W. SWEENEY	Address: 11 WOODBRIDGE MANOR RD	Sign Here: Thomas W. Sweeney	10/11/12
Print Name of Petitioner: JUDITH GALL	Address: 14 WOODBRIDGE MANOR RD	Sign Here: Judith Gall	10-14-12
Print Name of Petitioner: IRA GALL	Address: 14 WOODBRIDGE MANOR RD	Sign Here: Ira Gall	10-14-'12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

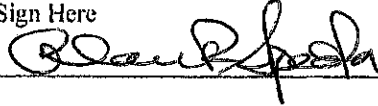
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: RONALD GREENSPAN	Address: 269 Litcheford Court 63141	Sign Here: <i>Ronald Greenspan</i>	10-11-12
Print Name of Petitioner: Diane B. Greenspan	Address 269 Litcheford Ct. 63141	Sign Here <i>Diane B. Greenspan</i>	10/11/12
Print Name of Petitioner: RICHARD PRICE	Address 253 Litcheford Ct. 63141	Sign Here <i>Richard Price</i>	10/11/12
Print Name of Petitioner: PEGGY PRICE	Address 253 LITCHEFORD CT 63141	Sign Here <i>Peggy D. Price</i>	10/11/12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Ann Spector	Address: 280 Litchford Court 63141	Sign Here: 	10/13/12
Print Name of Petitioner: ALAN SPECTOR	Address: 280 LITCHFORD COURT 63141	Sign Here: 	10/13/12
Print Name of Petitioner: Albert M Schluter	Address: 288 Litchford Ct 63141	Sign Here: 	10/14/12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: Address:	Jean Marie Grewe 63141 149 Royal Manor Ct Creve Coeur	Sign Here: 	10/10/2012
Print Name of Petitioner: Address	VAL JOHN GREWE 149 ROYAL MANOR CT, 63141	Sign Here 	10/10/12
Print Name of Petitioner: Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner: Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>R. ROSEN</i> 63141	Address: <i>140 LAQUE PINES DR</i>	Sign Here: <i>R. Rosen</i>	<i>10/5/12</i>
Print Name of Petitioner: <i>DAN ROSEN</i>	Address: <i>140 Laque Pines Dr</i> 63141	Sign Here: <i>Dan Rosen</i>	<i>10/6/12</i>
Print Name of Petitioner: <i>Dolores Cytron</i>	Address: <i>151 Laque Pines Dr.</i> 63141	Sign Here: <i>Dolores Cytron</i>	<i>10/6/12</i>
Print Name of Petitioner: <i>Elliott Cytron</i>	Address: <i>151 Laque Pines</i> 63141	Sign Here: <i>Elliott Cytron</i>	<i>10/6/12</i>
Print Name of Petitioner: <i>JAMES KESSE</i>	Address: <i>160 Laque Pines</i> 63141	Sign Here: <i>James Kesse</i>	<i>10/6/12</i>
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

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<u>NAME and ADDRESS:</u>	<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Barry Spiegelglass</i> Address: <i>12323 Boothbay Ct. 63141</i>	Sign Here: <i>Barry Spiegelglass</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Renee Spiegelglass</i> Address: <i>12323 Boothbay Ct 63141</i>	Sign Here <i>Renee Spiegelglass</i>	<i>10/14/12</i>
Print Name of Petitioner: Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner: Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner Address	Sign Here	

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Barbara A. Weil</i>	Address: <i>140-169 Belle Maison Lane</i>	Sign Here: <i>[Signature]</i>	<i>10/11/2012</i>
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

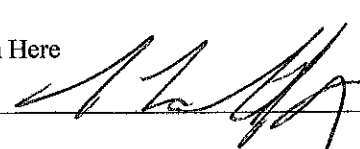
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Marlene N. Hammerman</i>	Address: <i>211 Hewlett Ct 63141</i>	Sign Here: <i>Marlene N. Hammerman</i>	<i>10/11/12</i>
Print Name of Petitioner: <i>Rhonda K. Goldfeder</i>	Address: <i>219 Hewlett Ct. 63141</i>	Sign Here: <i>Rhonda K. Goldfeder</i>	<i>10/11/12</i>
Print Name of Petitioner: <i>Shirley D. [unclear]</i>	Address: <i>219 Hewlett Ct 63141</i>	Sign Here: <i>Shirley D. [unclear]</i>	<i>11/11/12</i>
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

PETITION

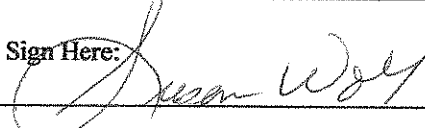
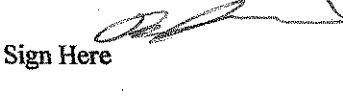
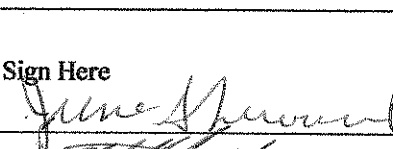
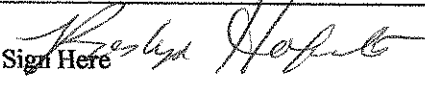
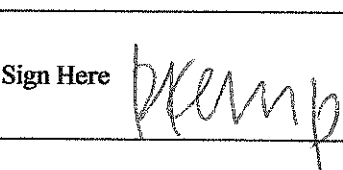
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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner:	Jill D. Schantz	Sign Here: 	10/13/2012
Address:	316 Ladue Oaks 63141		
Print Name of Petitioner:	Spencer Schantz	Sign Here	
Address:	316 Ladue Oaks 63141		10/13/2012
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner		Sign Here	
Address			
Print Name of Petitioner		Sign Here	
Address			
Print Name of Petitioner		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
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Print Name of Petitioner		Sign Here	
Address			
Print Name of Petitioner		Sign Here	
Address			
Print Name of Petitioner		Sign Here	
Address			

PETITION

RECEIVED ON
DEC 06 2012
BY CITY CLERK'S OFFICE

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: SUSAN WOLF	Address: 10911 Brooktrail 63141	Sign Here: 	11-19-12
Print Name of Petitioner: TOD GREENBERG	Address: 122 Plantation 63141	Sign Here: 	12-2-12
Print Name of Petitioner: Lecilia Yu	Address: 11453 Ladmond 63141	Sign Here: 	12/4/12
Print Name of Petitioner: Z A Seimov	Address: 220 Runny Meadow Preserve	Sign Here: 	12/2/12
Print Name of Petitioner: CENGIE SUMER	Address: 220 Du Armande 63141	Sign Here: 	12-2-12
Print Name of Petitioner: ROBERT GREEN	Address: 433 MARFORD 63141	Sign Here: 	12-2-12
Print Name of Petitioner: JUNE SHERWOOD	Address: 411 Marford 63141	Sign Here: 	12/2/12
Print Name of Petitioner: MACK HOFSTEIN	Address: 429 Staines Court 63141	Sign Here: 	12/2/12
Print Name of Petitioner: RASHA HOFSTEIN	Address: 429 Staines Ct. 63141	Sign Here: 	12/2/12
Print Name of Petitioner: RACHEL KEMP	Address: 456 Staines Ct 63141	Sign Here: 	12/2/12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: JOE P. BRENT	Address: 461 STAINES 63141	Sign Here <i>Joe Brent</i>	12/2/12
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
① Print name of Petitioner:		③ Sign Here:	④
① Address: 2002 31P COLE			
Print Name of Petitioner: Kate Anderson		Sign Here: [Signature]	11-20-12
Address: 447 Magna Carta 63141			
Print Name of Petitioner: LEWIN ROH ANDERSON		Sign Here: [Signature]	11/20/12
Address: 447 MAGNA CARTA DR			
Print Name of Petitioner: LINDA HYKEW		Sign Here: [Signature]	11/30/12
Address: 11622 LADUE Rd. 63141			
Print Name of Petitioner: Stella Marie Leonard		Sign Here: [Signature]	12/2/12
Address: 123 Plantation Drive 63141			
Print Name of Petitioner: Meghan D Neff		Sign Here: [Signature]	12/2/12
Address: 465 Marford Dr 63141			
Print Name of Petitioner: RYAN NEFF		Sign Here: [Signature]	
Address: 465 Marford Dr 63141			
Print Name of Petitioner: HOWARD M. ACKERMAN		Sign Here: [Signature]	12-2-12
Address: 423 MARFORD 63141			
Print Name of Petitioner: SHARIE LEE REYNOLDS		Sign Here: [Signature]	12/2/12
Address: 436 MARFORD DR 63141			
Print Name of Petitioner: Baye Brent		Sign Here: [Signature]	12/2/12
Address: 461 STAINES CT. 63141			

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Annalee Zuehl	Address: 470 Staines Ct 63141	Sign Here: Annalee Zuehl	12/2/12
Print Name of Petitioner: Darryl Zuehl	Address: 470 Staines Ct 63141	Sign Here: Darryl Zuehl	12/2/12
Print Name of Petitioner: Michael Greenberg	Address: 482 Staines Ct 63141	Sign Here: Michael Greenberg	12/2/12
Print Name of Petitioner: Susie Brent	Address: 489 Staines Ct 63141	Sign Here: Susie Brent	12/2/12
Print Name of Petitioner: Katherine A. Durham	Address: 483 Staines Ct 63141	Sign Here: Katherine A. Durham	12/2/12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: Karen T Perkins	Address: 703 Montauban Dr BP 6314	Sign Here: Karen T Perkins	12-3-12
Print Name of Petitioner: JOHN SULLIVAN	Address 10923 LADUE RD 63141	Sign Here John Sullivan	12-3-12
Print Name of Petitioner: KEN MIESNER	Address 10923 LADUE RD 63141	Sign Here Kenneth A Miesner	12/3/12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

12/5 2x

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print Name of Petitioner: <i>Susan Balk 63141</i>	Address: <i>135 Mystic Meadows</i>	Sign Here: <i>Susan Balk</i>	<i>12/5/2012</i>
Print Name of Petitioner: <i>Kenneth Balk 63141</i>			
Address: <i>135 Mystic Meadows</i>		Sign Here: <i>Kenneth Balk</i>	<i>12/5/2012</i>
Print Name of Petitioner:		Sign Here	
Address			
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**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, NOVEMBER 19, 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, November 19, 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
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of November 5, 2012

Mr. Eberhardt moved approval of the draft minutes; with the proposed changes of changing the applicant name on Application #12-027 from Mr. King to Mr. Gabe Grossberg. Mr. Howard seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. Application #12-027: A request to allow rezoning and re-subdivision of the former Belle Maison subdivision from “A” Single-Family Residential with a Residential Design Development (RDD) to approval to “PRD” Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.

Applicant: Gabe Grossberg
 Delmar Gardens Creve Coeur

Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

Mr. Gabe Grossberg, President/CEO Delmar Gardens Enterprises, introduced the Design Development Team, thanked the Commission and Staff. Mr. Grossberg turned the presentation over to Mr. Ken Schaeffler.

Mr. Schaeffler presented responses and modifications from the Public Hearing on October 15, 2012. Mr. Schaeffler addressed the concerns from the Fire Marshall regarding the plans and eliminated the grass pavers and put them back as asphalt, but with devices to limit the traffic access to emergency vehicles only. Mr. Schaeffler also addressed the parking lot layout, stating they would like to keep greenspace between the paved areas and provide better buffering. Mr. Schaeffler also stated the parking on the plan breaks down parking calculations and Delmar Gardens finds the parking requirements excessive and, if they could provide less parking, there will be more greenspace. Mr. Schaeffler also addressed Staff's concerns with the floor area ratio and explained in detail the developments and their floor area ratios.

Ms. Shawn White, Crawford, Bunte, Brammeier (CBB), 1830 Craig Park Court, addressed the traffic concerns raised at the last meeting. Ms. White stated senior living establishments are typically not high traffic areas. Ms. White stated that, based on a traffic count conducted in October 2012, traffic on Ladue Road has decreased. She pointed out that MoDOT and the City's traffic consultant agree with CBB's study and findings.

Mr. Howard Oppenheimer, Executive Vice-President, Delmar Gardens, closed Delmar's presentation by reiterating points. Mr. Oppenheimer stated the proposal addresses the Comprehensive Plan's call for more senior living, stated the beneficial financial/economic impacts on the community, and how the site is unique and state of the art.

List of Creve Coeur residents who spoke in opposition of this application:

1. Doron Berger – 133 Ladue Oaks Drive – Traffic concerns
2. Jeff Igou – 12225 Kingshill – Traffic, no more senior living, no benefit to residents
3. Joan Stradal – 510 N Spoede – Should remain residential, enough senior housing in area
4. Elliot Cytron – 151 Ladue Pines – Traffic concerns
5. Judy Campbell – 314 Lyonnais Drive – Traffic concerns
6. Ted Thomas – 153 Ladue Oaks – Zoning changes cannot be taken lightly
7. Loren Landau – 365 Lyonnais – Stormwater concerns, traffic concerns
8. Marybeth Thomas – 154 Laduemont – Character of proposed development ruins neighborhood
9. Gary Ratkin – 12217 Kingshill – PRD is difficult to understand, traffic study is based on empirical data
10. Eleanor Thomas – 153 Ladue Oaks – Opposed to project
11. Audrey Stefanik – 12202 Kingshill Drive – Grass pavers replaced with asphalt not good for children, emergency lanes will be used for traffic
12. Marjory Jaffe – 12173 Winrock Drive – Development does not belong in neighborhood, Delmar should sell property for homebuilder to buy
13. Charles Pullium – 168 Ladue Oaks Drive – No justification to approve plan, plan does not meet criteria

14. Judy Wasserman – 272 Prince Towne Drive – Pointed out Care in Counseling received 2 \$10,000 donations from Delmar Gardens

Residents who spoke in favor of this application:

1. Ron Koenig – 17 Beacon Hill Lane – Improve tax rates, add tax dollars, good for community
2. Marlene Horowitz – 1401 Orchard Lake Drive – Old Delmar site is in poor condition but the facility involves community in activities
3. Jeanna Woods – 614 Glen Summit – Seniors need to live in residential setting, existing facility cannot meet current needs
4. Marilyn Jones – 850 Country Manor Lane – Old facility is crowded and would like bigger facility
5. Jill Henderson – 572 Coeur De Royale Drive
6. Beatrice Frieson – 850 Country Manor Lane – Too crowded in current facility
7. Dale Kuhn – 12141 Ladue Road – Delmar is a good company and does what they say they are going to do
8. Jamie Howes – 12319 Conway Road – Nice to see the land developed, make community nicer

Residents who spoke neutrally about the application:

1. Fran Cantor – 11700 Tarrytown Drive – Hopes Creve Coeur would hold high standards for landscaping if passed
2. David Caldwell – 257 Brooktrail Court – Public transit question: does traffic study take into account that this site does not offer public transit?

Mr. Paul Langdon, Director, Community Development, City of Creve Coeur, spoke to the new concerns raised. First, the City's traffic consultant was to look for failures and did not find any and the empirical data is consistent with the proposed project, however the study is not suggesting there is less traffic, just the separation from Ladue Pines make it more functional. Secondly, the parking as proposed is more than enough and a recently proposed assisted living facility was approved with one parking space for every two beds, so the same should be done for the assisted living beds in this project. Mr. Langdon pointed out the PRD is vague for a reason. The PRD is meant to be an outlet for projects that cannot not find a place in conventional zoning but are so clearly beneficial that the community has a legitimate interest in approving them. He pointed out that a benefit of the PRD is the advantage of determining now what the future of the project will be (what uses, what is allowed on site). Mr. Langdon stated the standards for the landscaping would be maintained and enforced like any other applicant. Lastly, Mr. Langdon reminded the Commission, the Comprehensive Plan is not a law, but rather a guide and P&Z Commission should take it into careful consideration because it is a significant zoning change.

Mr. Eberhardt expressed his appreciation of the applicant's proposed project. While Mr. Eberhardt feels this is a well thought out, high quality project, the requirements for approving this type of zoning have not been met.

Mr. Howard stated he thought the project would bring significant change to the character of the neighborhood and, by the Comprehensive Plan specifically calling this property out, he believes it should remain residential.

Mr. Faron stated he agreed with Mr. Eberhardt.

Ms. Kramer said she believes the community does have an aging population and with that comes a need for these types of developments, however, the public benefit is not being adequately addressed.

Chairman Madden also stated he believed the property should remain residential.

Mr. Eberhardt motioned to approve Application #12-027 with respect to the rezoning of the former Belle Maison Subdivision to “PRD” Planned Residential Development for the Delmar Gardens Creve Coeur Renaissance project. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Faron – nay

Ms. Kramer – nay

Mr. Howard – nay

Mr. Eberhardt – nay

Chair – nay

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 10:36 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, NOVEMBER 5, 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, November 5, 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
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. UNFINISHED BUSINESS

- B. Application #12-027: A request to allow rezoning and re-subdivision of the former Belle Maison subdivision from “A” Single-Family Residential with a Residential Design Development (RDD) to approval to “PRD” Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.**

REQUEST FOR CONTINUANCE

Applicant: Delmar Gardens Creve Coeur Renaissance, LLC
 14805 N. Outer Forty Drive, Suite 300
 Chesterfield, MO 63017

Mr. Langdon, Director, Community Development, explained the continuance was sought out due to waiting for the report from the City’s traffic consultant.

Mr. Eberhardt motioned Application #12-027, Delmar Gardens, be postponed from this evenings meeting to the next Planning and Zoning meeting, November 19, 2012. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Mr. Howard – aye

4. 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 8:50 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, OCTOBER 15, 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, October 15, 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*
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. James Faron
 Mr. Ken Howard
 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
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written, with the exception to hear Application #12-029 before Application #12-027.

3. APPROVAL OF MINUTES

Draft Minutes of September 17, 2012

Mr. Eberhardt moved approval of the draft minutes as written, and Mr. Faron seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. **NEW BUSINESS**

B. PUBLIC HEARING

Application #12-027: A request to allow rezoning and re-subdivision of the former Belle Maison subdivision from “A” Single-Family Residential with a Residential Design Development (RDD) approval to “PRD” Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.

Applicant: John P. King, Lathrope and Gage, LLP, on behalf of
Delmar Gardens Creve Coeur Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

Mr. Paul Langdon, Director of Community Development, City of Creve Coeur, presented to the Commission the history of the property and explained the property in correlation to the Comprehensive Plan. Mr. Langdon went on to explain the proposed project. Mr. Langdon stated he did not believe the property could be used in the manner the applicant proposed it; however he does believe it to be a good project, just not the right place. Mr. Langdon also pointed out the land has remained vacant because Delmar Gardens owns it.

Mr. Howard Oppenheimer, 14805 N. Outer 40, presented the application to the Commission. Mr. Oppenheimer spoke about the vision of the property and explained there would be approximately 340 senior citizens able to occupy the units proposed. Mr. Oppenheimer presented a slideshow presentation.

Mr. Larry Milles, Gray Design Group, 9 Sunnen Drive, St. Louis, MO 63143, presented a slide show of the site, pointing out access points, roads, amenities, and features. Mr. Milles pointed out at the northern edge there is an 80 foot landscape buffer, 8 foot berm for buffering, 160 units in the independent and assisted living spaces, and the proposal consists of high quality materials (stones for landscaping and lighting, etc.).

Ms. Shawn White, Crawford, Bunte, Brammeier, 1830 Craig Park Ct, presented the traffic study addressing the impacts of the site. The study was developed in accordance with MoDOT’s guidance. Ms. White pointed out there would be shared access with existing Caring Counseling Center. Ms. White stated they have been working with the development team on this project for over 2 years. Initially, the access for the site was across from Ladue Pines and there was a traffic signal sign proposed, however MoDOT denied the request. Ms. White stated the data was collected in spring 2010, and the study highlighted peak hours, which consist of morning, afternoon, and school peaks. Ms. White added there would only be a 2% increase of traffic onto Ladue Road.

Mr. Ken Schaeffler, The Clayton Engineering Company, explained the specifics of the site. Mr. Schaeffler provided numbers, infrastructure and take all the storm water problems and get them worked out. Mr. Schaeffler stated the proposed application yields 10 single-family lots and 292 units for the Delmar Gardens skilled care and assisted/independent living facility. Mr. Schaeffler pointed out the numbers came from the zoning of the property (Single-family residential) and the proposed zoning change (Planned Residential District). The required

parking spaces for the site are 302 and the proposal includes 310. Mr. Schaeffler showed the civil engineering plans and pointed out entry points.

Mr. Dan Lang, The Lang Gang, 15 Fox Valley Drive, Lake Saint Louis, MO 63367, spoke to the City's Comprehensive Plan. Mr. Lang stated the Comp Plan should be used as guide and subjective judgment should be used. Mr. Lang also stated he believed the Comp Plan needed to reassessed, that aging proposes planning issues and senior housing, Delmar Gardens, offers the Planning issues that arise. Mr. Lang spoke to the changing of the Zoning districts and how the Planned Residential District allows for the proposed plan to stay on track. Mr. Lang pointed out the economic benefits of the project, stating 210 permanent positions and 300 construction jobs. Lastly, Mr. Lang listed the benefits of the project, listing landscaping and buffering issues solved, addressing the Comp Plan need for senior housing, storm water control, improved access, and high quality buildings and materials with rich landscaping that can happen now.

Mr. Gabe Grossberg, President, Delmar Gardens, stated in closing remarks, that he has been in this business for 37 years. Mr. Grossberg said Delmar Gardens are ready, willing, and able to get the project done to the standards the City requires.

List of Creve Coeur residents who spoke in opposition of this application:

1. Jeff Igou – 12225 Kingshill
2. Robert Hahn – 131 Ambleside Lane
3. Marsha Schuman – 19 Beacon Hill Drive
4. Judy Campbell – 314 Lyonnais Drive
5. Steve Wasserman – 272 Prince Towne Drive
6. Judy Wasserman – 272 Prince Towne Drive
7. Gary Ratkin – 12217 Kingshill
8. Doron Berger – 133 Ladue Oaks Drive
9. Edwin Thomas – 153 Ladue Oaks Drive
10. Elliot Cytron – 151 Ladue Pines
11. Charles Pullium – 168 Ladue Oaks Drive
12. Colman Kraus – 12427 Royal Manor
13. Cheryl Orlet – 106 Ambleside Lane
14. Loren Landau – 365 Lyonnais
15. Ken Rotskoff – 260 Prince Towne Drive
16. Barbara Berger – 133 Ladue Pines
17. Marjory Jaffe – 12173 Winrock Drive
18. Robert Fry – 805 Country Manor Lane
19. Gwen Dannenmueller – 381 Hibler Court
20. Audrey Stefanih – 12202 Kingshill Drive

Residents who spoke in favor of this application:

1. George Hansford – 12237 Ladue Road, 12243 Ladue Road, 12249 Ladue Road
2. Brian Thornquist – 245 Kingshill Drive

During the comments from the audience, Mr. David Caldwell, 257 Brooktrail Court, asked a question in regards to the traffic study, and wanted to know if there would be public transportation coming to this area.

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

(This ends the Public Hearing; see verbatim transcript for further information)

The Commission decided to defer this topic to the next scheduled meeting, November 5, 2012, pending a report from City's traffic consultant.

Mr. Howard motioned to continue application #12-027, the rezoning of the former Belle Maison, subdivision to "PRD" Planned Residential Development for the Delmar Gardens Creve Coeur Renaissance project, to November 5, 2012, to allow for resolution of issues and preparation of a draft PRD ordinance. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Ms. Kramer – aye
Chair – aye

Mr. Faron – aye
Mr. Schnarr – aye

Mr. Howard – aye
Dr. Barton - 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 9:30 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



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

November 20, 2012

Mr. Gabe Grossberg
Delmar Gardens Creve Coeur
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

Re: Application #12-027: Allow Subdivision and Rezoning of the former Belle Maison Subdivision
Delmar Gardens Creve Coeur

Mr. Grossberg:

The Planning and Zoning Commission, at its meeting of November 19, 2012, reviewed your request for the subdivision and rezoning of the former Belle Maison subdivision from "A" Single-Family Residential with Residential Design Development to a "PRD" Planned Residential District.

By unanimous vote, the Planning Commission recommended against approval of the subdivision and rezoning. The application, along with the record of the Planning Commission's negative recommendation, will be considered by the City Council at their meeting scheduled for Monday, November 26th, 2012. You or a representative should plan to be in attendance to speak for the application.

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

**AN ORDINANCE ADDING SECTION 210.205 TO THE CODE OF ORDINANCES
REGARDING DISTURBANCE OF FUNERAL AND BURIAL SERVICES.**

WHEREAS, every citizen may freely speak, write and publish their sentiments on all subjects, but should not abuse such rights by imposing their sentiments on others and thereby disrupt or disturb funeral or burial services; and

WHEREAS, a significant governmental interest exists in protecting the peace and privacy of mourners accessing and participating in a funeral or burial service; and

WHEREAS, the City Council has determined that the City should protect the peace and privacy of mourners from disruption and disturbance for a short time and in the limited area immediately around such services, without limiting alternative channels for communication;

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. A new Section 210.205 entitled "Disturbance of Funeral and Burial Services" is hereby added to the Code of Ordinances, to read as follows:

A. No person shall knowingly picket or engage in other protest activities, nor shall any association or corporation knowingly cause picketing or other protest activities to occur, within three hundred (300) feet of any residence, cemetery, funeral home, church, synagogue, or other establishment or location during or within one (1) hour before or one (1) hour after any actual funeral or burial service at that place.

BILL NO. 5405

ORDINANCE No. _____

B. As used in this Section, "other protest activities" means any action that is disruptive or undertaken to disrupt or disturb a funeral or burial service.

C. As used in this Section, "funeral" and "burial" services mean the ceremonies and memorial services held in conjunction with the burial or cremation of the dead, but this Section does not apply to processions while they are in transit beyond any three hundred (300) foot zone that is established under Subsection (A) above.

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
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

AN ORDINANCE ACCEPTING DEDICATION OF WARSON DOWNS ROAD AS A PUBLIC STREET.

WHEREAS, Warson Downs Road was platted as a private street on subdivision plat recorded in Plat Book 353, Page 52, of the St. Louis County Records; and

WHEREAS, the property owners of Warson Downs subdivision have requested that the City accept the dedication of the Warson Downs Road right-of-way and improvements, including pavement and street lighting, as a public street; and

WHEREAS, the Public Works Department has determined that the street has been improved to City standards and recommends acceptance of the proposed dedication for the benefit of the traveling public; and

WHEREAS, acceptance of this dedication was recommended by the Planning & Zoning Commission at their meeting held on November 5, 2012; 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 AS FOLLOWS:

SECTION 1: Acceptance of the proposed dedication of Warson Downs Road as a public street pursuant to Deed of Dedication in the form attached hereto as "Exhibit A" is hereby approved and the City Administrator is authorized to execute Exhibit A on behalf of the City and the City Clerk is authorized and directed to attest thereto. The final dedication document 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, and the matters herein authorized.

SECTION 2: This ordinance shall become effective pursuant to Section 3.11(g) of the City Charter.

Passed this ____ day of _____ 2012.

Robert Hoffman
President of City Council

Approved this ____ day of _____ 2012.

Barry Glantz
Mayor

Attest:

Deborah Ryan, City Clerk



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: December 4, 2012

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Approval of Dedication Request for Warson Downs Subdivision

Warson Downs Subdivision was approved by P&Z and City Council as a private subdivision in June of 2004. Over the next several years, the construction efforts on this project were able to complete the site grading, storm water systems, detention area, curbs and most of the road pavement. In addition, a number of housing units were also constructed and sold.

Due to the downturn in the housing market, the developer went bankrupt leaving a number of smaller items for the Warson Downs Homeowners Association to complete. City staff was contacted by one of the Warson Downs Trustees in the spring of 2011 to inspect the site and let them know what items required repairs or completion to pursue becoming a public street.

Over the past year the trustees have repaired the deficiencies and applied the final asphalt lift on the road surface. They also installed an Ameren U.E. street light in the cul-de-sac island which they have also requested the city to accept the maintenance costs. Public works staff witnessed the placement of these final improvements and confirms that they meet our standard road specifications.

Most recently, city staff has been working with the trustees to prepare and execute the appropriate paperwork to transfer the ownership of the right-of-way (ROW) to the city as well as maintenance responsibilities of the street curb and pavement and the maintenance and energy cost of the street light to the city. Responsibility of the storm inlets and pipe system will still belong to MSD, however responsibilities related to the detention area and landscaping/lawn maintenance of the ROW and cul-de-sac island will remain with the Warson Downs Homeowners Association.

We must also make mention that during the original P&Z discussions about this private subdivision there was interest in installing a gate at the Warson Rd. intersection. If this street is accepted as a public street the property owners have been notified that a gate will not be allowed on a public street.

Staff presented the dedication and acceptance of Warson Downs subdivision to the Planning and Zoning Commission at their meeting on November 5, 2012. The commission recommended for Council to accept this street and ROW as a public street as well as the maintenance of the street light in the cul-de-sac island.

Recommendation

All of the final paperwork has been received by staff and the Public Works department recommends that Council accept Warson Downs Rd. and ROW as a public street. In addition we recommend that the city accepts the paying the cost of power and maintenance for street light in the cul-de-sac island.

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: DEED OF DEDICATION
(Warson Downs Subdivision)

DATE OF DOCUMENT: OCTOBER 17, 2012

GRANTORS: JOSEPH AND GENEVIEVE BIANCO;
BRIAN AND RENAI LOWRY;
DOUGLAS MILLER;
LORELEI ZAVAGLIA TRUSTEE OF THE
LORELEI P. ZAVAGLIA LIVING TRUST
U/A DDT 12/29/95;
MARY JO WILSON TRUSTEE OF THE
REVOCABLE LIVING TRUST OF MARY
JO WILSON DATED JUNE 1, 1987;
UNION REALTY & SECURITIES CO.;
JOSEPH AND PHYLLIS FRESTA;
RBRE, INC.;
CAROLE L. BUCK, TRUSTEE OF THE
BUCK FAMILY RESIDENCE TRUST
DATED DECEMBER 7, 2000;
CAROLE L. BUCK;

Mailing Address: c/o BRIAN LOWRY
3 WARSON DOWNS
ST. LOUIS, MISSOURI 63141

GRANTEE: CITY OF CREVE COEUR

Mailing Address: 300 N. NEW BALLAS ROAD
CREVE COEUR, MISSOURI 63141

LEGAL DESCRIPTION: All Lots in the Warson Downs Subdivision per
Plat recorded in Plat Book 353 Page 52

REFERENCE BOOK & PAGE: PLAT BOOK 353, PAGE 52

DEED OF DEDICATION
(Warson Downs Subdivision)

THIS DEED, made and entered into as of the 17th day of October, 2012, by and between Joseph Bianco and Genevieve Bianco, Brian Lowry and Renai Lowry, Douglas Miller and Nancy Miller, Lorelei Zavaglia Trustee of the Lorelei P. Zavaglia Living Trust U/A DDT 12/29/95, Mary Jo Wilson Trustee of the Revocable Living Trust of Mary Jo Wilson dated June 1, 1987, Union Realty & Securities Co., Joseph Fresta and Phyllis Fresta, RBRE, Inc., Carole L. Buck, Trustee of the Buck Family Residence Trust dated December 7, 2000, and Carole L. Buck, being the owners of all lots of Warson Downs Subdivision, a residential subdivision located in the City of Creve Coeur, St. Louis County, Missouri, as reflected in the subdivision plat recorded in Plat Book 353, Page 52, in the Office of the Recorder of Deeds of St. Louis County, Missouri, and whose address is c/o Brian Lowry, 3 Warson Downs, St. Louis, Missouri, 63141, hereinafter Grantors, and the City of Creve Coeur, Missouri, a municipal corporation, of the County of St. Louis, State of Missouri, hereinafter Grantee, whose address is Attn City Clerk, 300 N. New Ballas Road, Creve Coeur, Missouri 63141.

WITNESSETH, that the said Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid to them by Grantee, the receipt and sufficiency of which are hereby acknowledged by Grantors, do by these presents *Dedicate, Grant, Bargain and Sell, Convey and Confirm*, unto the Grantee, the following described real estate, situated in the County of St. Louis, State of Missouri, to-wit: the real estate and improvements, including pavement and street lighting, consisting of Warson Downs Road as reflected in the subdivision plat recorded in Plat Book 353, Page 52, in the Office of the Recorder of Deeds of St. Louis County, Missouri,

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and its successors and assigns, for public roadway use forever, subject to the full authority of the City over the maintenance and use thereof,

The said Grantors hereby covenanting that said Grantors and the heirs, executors, administrators, and assigns of such Grantors, shall and will **WARRANT AND DEFEND** the title to the aforesaid property unto the said Grantee, and to the successors and assigns of such Grantee forever, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have executed these presents the day and year first above written.

OWNERS OF WARSON DOWNS SUBDIVISION

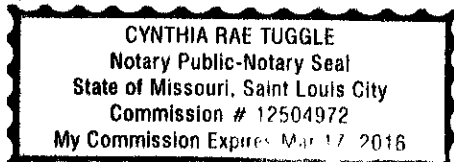
Joseph B. Bianco
Joseph Bianco

Genevieve Bianco
Genevieve Bianco

STATE OF MISSOURI)
City OF ST. LOUIS) SS

On this day of 10/18, 2012, before me appeared Joseph Bianco, to me personally known, who, being by me duly sworn, did say that he executed the foregoing instrument and acknowledged said instrument to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.



Cynthia Rae Tuggle
Notary Public

My commission expires:

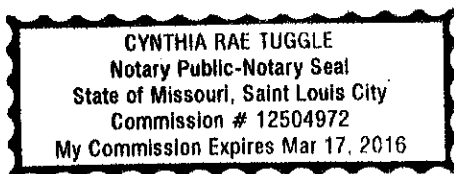
STATE OF MISSOURI)
City OF ST. LOUIS) SS

On this day of 10/18, 2012, before me appeared Genevieve Bianco, to me personally known, who, being by me duly sworn, did say that she executed the foregoing instrument and acknowledged said instrument to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Cynthia Rae Tuggle
Notary Public

My commission expires:



Brian Lowry
Brian Lowry

Renai Lowry
Renai Lowry

STATE OF MISSOURI)
) SS
County OF ST. LOUIS)

On this day of July, 2012, before me appeared Brian Lowry, to me personally known, who, being by me duly sworn, did say that he executed the foregoing instrument and acknowledged said instrument to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

 JUDY WARDLOW
My Commission Expires May 14, 2016
St. Louis County
Commission #12504926

Judy Wardlow
Notary Public

STATE OF MISSOURI)
) SS
County OF ST. LOUIS)

On this day of July, 2012, before me appeared Renai Lowry, to me personally known, who, being by me duly sworn, did say that she executed the foregoing instrument and acknowledged said instrument to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Judy Wardlow
Notary Public

My commission expires:

 JUDY WARDLOW
My Commission Expires May 14, 2016
St. Louis County
Commission #12504926

Douglas Miller
Douglas Miller

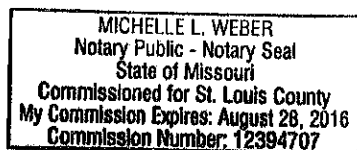
STATE OF MISSOURI)
) SS
County OF ST. LOUIS)

On this ^{6th} day of Nov, 2012, before me appeared Douglas Miller, to me personally known, who, being by me duly sworn, did say that he executed the foregoing instrument and acknowledged said instrument to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Michelle L. Weber
Notary Public

My commission expires: 8/28/2016

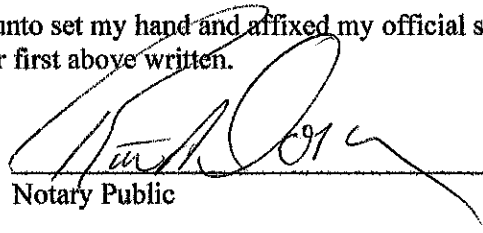


Lorelei Zavaglia, Trustee of the Lorelei P. Zavaglia Living Trust
Lorelei Zavaglia, Trustee of the Lorelei P. Zavaglia
Living Trust U/A DDT 12/29/95

STATE OF MISSOURI)
) SS
County OF ST. LOUIS)

On this 2 day of October 2012, before me appeared Lorelei Zavaglia, to me personally known, who, being by me duly sworn, did say that she is Trustee of the Lorelei P. Zavaglia Living Trust U/A DDT 12/29/95, and that she executed the foregoing instrument by authority of said trust; and that she acknowledged said instrument to be her free act and deed, as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My commission expires:

RITA A. DORSAM
Notary Public - Notary Seal
State of Missouri, St. Charles County
My Commission Expires July 7, 2015
Commission #11451106

Mary Jo Wilson, Trustee
Mary Jo Wilson, Trustee of the Revocable Living Trust
of Mary Jo Wilson dated June 1, 1987.

Florida
STATE OF MISSOURI)
County of Lee) SS
~~OF ST. LOUIS~~)

On this ^{19th} day of oct, 2012, before me appeared Mary Jo Wilson, to me personally known, who, being by me duly sworn, did say that she is Trustee of the Revocable Living Trust of Mary Jo Wilson dated June 1, 1987, and that she executed the foregoing instrument by authority of said trust; and that she acknowledged said instrument to be her free act and deed, as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Ellen Danahy
Notary Public

My commission expires:



Union Realty & Securities Co.

By:

Title:

Janet Keefe
PRESIDENT

STATE OF MISSOURI)

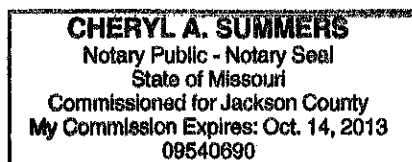
County OF JACKSON) SS

On this day of 20 Nov 2012, before me appeared JANET Keefe, to me personally known, who, being by me duly sworn, did say that he/she is PRESIDENT of Union Realty & Securities Co., and that he/she executed the foregoing instrument by authority of said corporation; and that he/she acknowledged said instrument to be her free act and deed, as PRESIDENT.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Cheryl A. Summers
Notary Public

My commission expires:



Joseph Fresta
Joseph Fresta

Phyllis Fresta
Phyllis Fresta

STATE OF MISSOURI)
) SS
City OF ST. LOUIS)

On this day of 10/18, 2012, before me appeared Joseph Fresta, to me personally known, who, being by me duly sworn, did say that he executed the foregoing instrument and acknowledged said instrument to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the city and State aforesaid, the day and year first above written.

Fran M. Pulizzo
Notary Public

My commission expires:

1/20/2014



FRAN M. PULIZZO
My Commission Expires
January 20, 2014
St. Louis County
Commission #09440377

STATE OF MISSOURI)
) SS
City OF ST. LOUIS)

On this day of 10/18, 2012, before me appeared Phyllis Fresta, to me personally known, who, being by me duly sworn, did say that she executed the foregoing instrument and acknowledged said instrument to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the city and State aforesaid, the day and year first above written.

Fran M. Pulizzo
Notary Public

My commission expires:

1/20/2014



FRAN M. PULIZZO
My Commission Expires
January 20, 2014
St. Louis County
Commission #09440377

RBRE, Inc.

By: _____

Title: _____

[Signature]
CVP

STATE OF MISSOURI)

County OF ST. LOUIS)

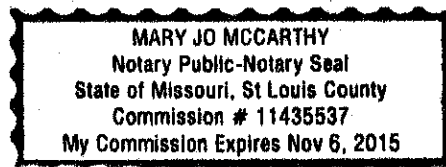
) SS

On this ^{17th} day of October 2012, before me appeared Mitchell P. Baden to me personally known, who, being by me duly sworn, did say that he/she is E.V.P. of RBRE, Inc., and that he/she executed the foregoing instrument by authority of said corporation; and that he/she acknowledged said instrument to be her free act and deed, as E.V.P.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My commission expires: 11/6/15



Carole L. Buck

Carole L. Buck, Trustee of the Buck Family
Residence Trust dated December 7, 2000

Carole L. Buck

Carole L. Buck

STATE OF MISSOURI)

County OF ST. LOUIS)

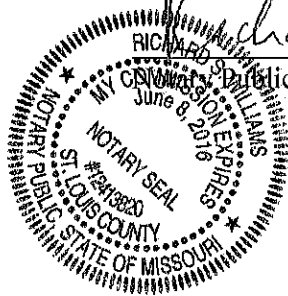
) SS

On this day of 13, 2012, before me appeared Carole L. Buck, to me personally known, who, being by me duly sworn, did say that she is Trustee of the Buck Family Residence Trust dated December 7, 2000, and that she executed the foregoing instrument by authority of said trust; and that she acknowledged said instrument to be her free act and deed, as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires:

6/18/2016



STATE OF MISSOURI)

County OF ST. LOUIS)

) SS

On this day of 11/13/12, 2012, before me appeared Carole L. Buck, to me personally known, who, being by me duly sworn, did say that he executed the foregoing instrument and acknowledged said instrument to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires:

6/18/2016



Richard S. Williams
Notary Public

Acknowledgement of Political Subdivision:

I hereby acknowledge, on behalf of the City of Creve Coeur, Missouri, the dedication of right-of-way and street improvements as reflected in the above Deed of Dedication and further acknowledge that the governing body of the City has taken action to accept such deed and dedication of right-of-way and street improvements, including pavement and street lighting, for public roadway purposes subject to full authority of the City over maintenance and use thereof, which acceptance, however, expressly does not include the cul-de-sac island within the right-of-way or any landscaping, any storm water facilities, or any liability for any claim which arose prior to the date of this acceptance.

By: Mark Perkins
Title: City Administrator

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

Now on this _____ day of _____, 2012 appeared before me, Mark Perkins, who stated that he is the City Administrator of the City of Creve Coeur, Missouri, and that he executed the foregoing Acknowledgement on behalf of the City as authorized by the City's governing body.

IN WITNESS WHEREOF, I have placed my hand and my official seal on the day and year first above written.

My commission expires: _____
Notary Public

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCE 1470 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 2,368
SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT LOCATED AT 12637
OLIVE BOULEVARD WITHIN THE WEST PARK CENTER, AND CONTAINING AN
EMERGENCY CLAUSE.**

WHEREAS, under Section 405.370(C), all eating and drinking places in the "CB", Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Anitha Koppara of Anis, L.L.C., for a conditional use permit for a 2,368 square-foot, 48-seat eating and drinking establishment at 12637 Olive Boulevard within the West Park Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 3, 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 4-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on December 3, 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 Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its next regular meeting, 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 Number 1470 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12637 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park Center, whose legal description is as follows:

Parcel No. 1:

Lots 1B and Lot 2 of the "Final Subdivision Plat of West Park Center-East", a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 350 page 460 of the St. Louis County Records.

Parcel No 2:

The non-exclusive rights and easements for private drives and utility easements appurtenant to and for the benefit of the above described Parcel 1 created and established by the West Park Easement and Dedication Plat (the "1987 Plat"), executed by Broken Heart Venture, a Missouri limited partnership ("BHV"), on January 22, 1987, filed for record January 26, 1987 in the Office of the Recorder of Deeds in and for St. Louis county, Missouri, (the "Office of the Recorder of Deeds") in Plat Book 257, page 33, as amended by: (1) the First Amendment to the West Park Easement and Dedication Plat (the "First Amendment") executed by BHV on January 12, 1988 and filed for record January 19, 1988 in Book 8258, page 2158 in the Office of the Recorder of Deeds; and (2) the Second Amendment to West Park easement and Dedication Plat Re St. Louis County Water Company (the "second Amendment") executed by BHV on February 18, 1988 and filed for record February 19, 1988 in book 8271, page 1965 in the office of the Recorder of Deeds (the 1987 Plat, the First Amendment and the Second Amendment are hereinafter collectively called the "1987 Plat") over those portions of the real property described in the 1987 Plat (the "West Park Property") designated therein as Center Park Drive and other Drives, expressly including that part of Road "C" lying outside of the boundaries of Parcel 1 described herein above.

Parcel No. 3:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Easement Declaration (the "Easement Declaration") dated March 19, 1987, executed by the First National Bank of Chicago, not personally, but as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust, Institutional Real Estate Fund ("F") under Declaration of Trust dated December 1, 1982, as amended, filed for record May 7, 1987 in the Office of Recorder of Deeds in Book 8119, page 1598, including, but not by way of limitation:

(I) The non-exclusive rights and easements for the discharge of storm and surface waters from Parcel 1;

(II) The non-exclusive rights and easements for access, ingress and egress to install, maintain, repair, replace and remove drainage facilities necessary for the discharge of storm and surface waters from Parcel 1, as aforesaid; over those portions of the real property more particularly described on Whispering Hills Plat Four, filed for record in the Office of the Recorder of Deeds in Plat Book 123, page 23, delineated by cross hatching on Exhibit B to the Easement Declaration.

Parcel No. 4:

The non-exclusive rights and easements appurtenant to and for the benefit of the above described parcel 1, in accordance with and upon the terms and conditions of the Restated Declaration of Covenants, Easements and Restrictions (the "1996 Declaration") dated as of March 15, 1996 executed by and among AMC Realty, Inc., Olive-Mason, L.P. and John

Hancock Mutual Life Insurance Company, filed for record March 27, 1996 in the Office of the Recorder of Deeds in Book 10780, page 197, including, but not by way of limitation;

(i) The non-exclusive rights and easements for various parking areas, unobstructed access to public streets and unobstructed pedestrian and vehicular passage over those portions of the common Area, as defined therein.

(ii) The non-exclusive rights and easements for storm sewers, a single sanitary sewer and water lines, over, under and through portions of West Park Property, as defined therein.

(iii) The non-exclusive rights and easements for the construction, maintenance and use of all apparatus necessary to provide utility services to the above described Parcel 1, including but not by way of limitation, telephone, electricity, natural gas, cable television, water, storm and sanitary sewers, and above ground and underground storm water drainage outlets to retention basins, over, under, and through all or any portion of the common Area as defined therein. (iv) The non-exclusive rights and easements for the temporary occupation of all or any part of the West Park Property in order to facilitate the construction and/or maintenance of the improvements located thereon, as defined therein.

Parcel No. 5:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Reciprocal easement, Joint Use, Construction and Maintenance Agreement (the "REA") dated January 25, 1989, by and between Broken Heart Venture, L.P., a Missouri limited partnership, and Mary Partnership, L.P., a Missouri limited partnership, filed for record February 13, 1989 in the Office of the Recorder of Deeds in Book 8461, page 1189, for the construction, inspections, use, maintenance, replacement and repair of a roadway and median in and across the real property more particularly described and defined therein, together with

(I) The temporary non-exclusive rights and easements for the construction and maintenance of said roadway and median appurtenant to and for the benefit of the above described Parcel 1, created and granted by the REA over those portions of real property necessary for the construction and maintenance of said roadway and median, as defined therein.

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 the operation of 2,368 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 48 seats for indoor dining, and no outdoor dining.
3. Hours of operation shall not exceed 11:00 am to 10:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. 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.

9. 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.
10. 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.
11. 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 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 5: This ordinance shall become effective as emergency measure 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 THE PLANNING AND ZONING COMMISSION
#12-035 FOR A NEW CONDITIONAL USE PERMIT FOR ANIS HYDERABAD
HOUSE INDIAN RESTAURANT LOCATED IN WEST PARK CENTER
FOR THE MEETING OF: December 3, 2012**

LOCATION: 12637 Olive Boulevard

REQUEST:

Anitha Koppara, of Anis Hyderabad House Indian Restaurant, has submitted a request for a conditional use permit for a 2,368 square foot eating and drinking establishment, at 12637 Olive Boulevard within the West Park Retail Center. The restaurant will have 48 interior seats. The property is zoned "CB" Core Business District.

ADDITIONAL INFORMATION:

All eating and drinking places are permitted by conditional use permit in the "CB" Core Business District [Section 405.370(C)(1)(g)].

Key Issues:

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

Comp. Plan References

- Health and Connectivity Goals
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References

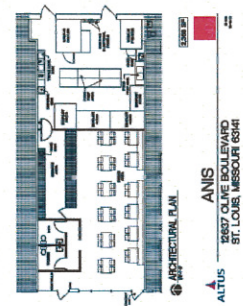
- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT:

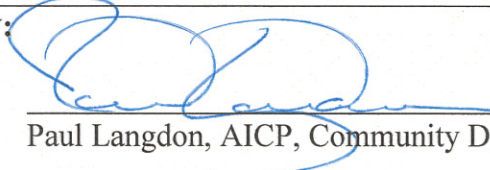
Anitha Koppara
Anis, L.L.C.
1212 Cold Spring Drive
O'Fallon, MO 63368

**PROPERTY
OWNER:**

West Park Retail, L.L.C.
10560 Old Olive Street
Rd., Suite 200
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP, Community Development Director

11/29/2012
Date

ATTACHMENTS: Applicant's Materials received October 19, 2012
Draft Ordinance

PROPOSAL AND ZONING HISTORY

The inline retail portion of West Park Center was originally built in 1987 under the “CB” Core Business Zoning. Since that time, the City has approved several conditional use permits for a variety of restaurants within the entire West Park Center development that includes two office towers, the AMC Theater, a free-standing restaurant and the inline center. Currently in effect are Ordinance Number 2055 for Gas House Grille (originally Malone’s Grill), Ordinance Numbers 1618 and 2213 for Pastries of Denmark, and Ordinances 1345, 1480, 1498 and 1678 for Buffalo Wild Wings (formerly Marc’s, Stazione Restaurant, and Dockrockers). An additional Ordinance (Number 1470) was approved in 1991 for a restaurant at 12629 Olive Boulevard called “Jandira’s.” That restaurant vacated some time ago and subsequent ordinances have apparently been approved on the assumption that the old CUP is abandoned.

The applicant proposes to establish a new restaurant within the inline center between the Pastries of Denmark and the Gas House Grill. It will be 2,368 square feet and have a maximum of 48 indoor seats. No changes to the exterior of the building or the parking lot are proposed.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Building	“CB” Core Business District	N/A
South	Hospital and Office Building	“PH” Planned Hospital District, “CB” Core Business District	Olive Boulevard
East	Supermarket, inline center	St. Louis County “C8”	Park Center Drive (east)
West	Retail and Office Building	“CB” Core Business District	Park Center Drive (west)

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor that encourages a high-quality, contained business area that connects with and coexists in a compatible fashion with adjacent single-family neighborhoods. The proposed use is integrated into the existing facility, with no modification to the exterior of the building or site. Since there are no known concerns with the existing development, it appears that the request meets with the Goals and Objectives of the Comprehensive Plan.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the Creve Coeur Shopping Center that has a mix of retail businesses. No changes to the exterior of the building or site are being proposed so no site development plan review is necessary.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: “One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in

an outdoor seating area.” Based on this regulation, the proposed business is required to provide at least 26 seats. The following table shows the parking calculations for the entire center:

Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Gas House Grill	restaurant	3,281(+144 indoor seats + 32 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	66
Pastries of Denmark	retail	2,315 (+47 indoor seats + 24 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	28
American Prestige	office	1,865	4/1000	8
QT Care	medical	1,450	4/1000	6
West Park Cleaners	retail	1,500	4/1000	6
Studio Branca	retail	5,578	4/1000	23
Painting with a Twist	retail	1,922	4/1000	8
Dental Office	medical	1,618	4/1000	7
HRC	medical	1,791	4/1000	8
Proposed Anis Indian Restuarant	restaurant	2,368(+48 indoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	26
Vacant	Retail (assumed)	1,840	4/1000	8
Total Building:		22,247	Total Required:	194

Also sharing the parking lot with the inline center is Advance Vision that is located in the freestanding building fronting Olive Boulevard (12601 Olive Boulevard). The parking regulations allow a reduction in their floor area of 8,400 square feet to 85% for a medical office of this size, before applying the 4 sp./1000 sq.ft. multiplier for an additional parking requirement of 29 spaces. This brings the total parking demand for the lot between these buildings to 223 parking spaces, although only 206 parking spaces are provided in this lot.

However, the property owner has provided a copy of a shared parking agreement allowing users of these two facilities to park on the lot the west that is shared with Buffalo Wild Wings and the West Park 1 office building. Those two buildings are required to provide 106 and 277 parking spaces, respectively, while the parking field surrounding them has 466 parking spaces. This brings the grand total of all shared parking demand to 606 parking spaces (223+106+277) and the total of all shared parking available to 672 spaces (206+466). This indicates a regulatory surplus of 66 parking spaces, thus the parking requirements are met.

Form of the Ordinance

As indicated in the zoning history discussion above, there have been a variety of ordinances approved for this property relating to restaurant uses. Although most of them are still applicable to the existing facilities, Ordinance Number 1470, for Jandira’s, was never formally repealed.

To eliminate any future confusion, and given that the ordinance does not reference current code sections and does not follow current conventions for such CUPs, staff has included a repeal of Ordinance Number 1470 in the current draft for this application.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance. Conditions listed below are the standard general conditions for eating and drinking establishments which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 2,368 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 48 seats for indoor dining, and no outdoor dining.
3. Hours of operation shall not exceed 11:00 am to 10:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. 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 attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should 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 Application #12-035 for a Conditional Use Permit for a eating and drinking establishment located at 12637 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of December 3, 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



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/21/2012
 A photograph showing the storefront of a commercial building. The building has a brick facade with large glass windows and doors. The sign "AMERICAN PRESTIGE" is visible above the entrance. The entrance is decorated with greenery and red bows. The foreground is a paved parking lot.	View of the proposed tenant space from the parking lot.
 A photograph showing a wider view of the commercial building. The building is a long, single-story structure with a brick and stone facade. A black arrow points to a specific section of the building, indicating the location of the proposed tenant space. Several cars are parked in the lot in front of the building.	View looking north showing the tenant space in the larger context of the building. Arrow indicates tenant location.
 A photograph showing a view from a parking lot looking west. In the foreground, there is a yellow fire hydrant and a small landscaped area. In the background, there is a large parking lot with many cars and a building, which is the lot shared with Buffalo Wild Wings and West Park 1.	View looking west from parking in front of tenant space toward lot shared with Buffalo Wild Wings and West Park 1.

ANIS HYDERABAD HOUSE

General Description Of Business :

We like to introduce **ANIS HYDERABAD HOUSE** Indian Restaurant to St.Louis at 12637 Olive Blvd in 2,368 Sq.Ft place. We have one location in Ofallon,MO We are pleased to inform you that we are keeping the same menu <http://www.anisusa.com/menu.php?LM=210> with delicious choices, quality of Food with the help of professional chefs.Liquor is also available along with food.

Our aim is to provide genuine and authentic Indian cuisine to our customers at reasonable rates. We strive for prompt, efficient and courteous service to leave an impressionable mark on our customers.

Our food speaks for itself. We have specialized chefs who give their very best to cater to the customized needs of our guests. Our service is very friendly and our staff treats every guest with utmost respect and also takes every step to assure that our guests are provided with the excellent quality of service. Above all ANIS is about promoting healthy human relations that are invaluable. It is not only about food, it is about reinforcing our guests that they are unique, special and invaluable, by providing them the attention and the best service ever possible. ANIS is about providing a "Home away from Home", with its pleasant environment, appealing food and meticulous service.

Number of Seats for restaurant only : 48

Number of Employess : 5

Number Of Employees at the busiest shift : 6

Hours of Operation :

Lunch:

11:00am - 2:00pm on weekdays

11:00pm - 2:30pm on weekends

Dinner:

5:00pm - 09:30pm on weekdays

5:00pm - 10:00pm on weekends

Thanking you ,

Your's Sincerely,
Anitha Koppa
614-787-2567.

[Type text]

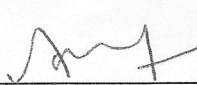
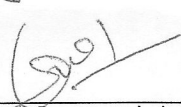


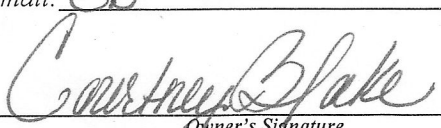
city of **CREVE COEUR**
PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Name <u>ANITHA KOPPARA</u>	Name <u>ANIL K JUKANTI</u>
Company (If Applicable) <u>ANIS LLC</u>	Company (If Applicable)
Address <u>1212 COLD SPRING DR</u>	Address <u>1212 Cold Spring Dr</u>
Address <u>OFALLON, MO. 63368</u>	Address <u>Ofallon, MO. 63368.</u>
Telephone # <u>614-787-2567</u>	Telephone # <u>614-787-2564</u>
Fax #	Fax #
Email: <u>KOPPARA.anitha@gmail.com</u>	Email: <u>anik-jukanti@yahoo.com</u>
 Applicant's Signature	 Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
Address <u>12601-12645 Olive Blvd.</u>	Name <u>West Park Retail, LLC</u>
Address <u>St. Louis MO 63141</u>	Company (If Applicable)
Development Name (if any) <u>West Park Retail</u>	Address <u>10560 Old Olive St. Rd.</u>
Current Zoning <u>Commercial</u>	Address <u>Ste. 200 St. Louis MO 63141</u>
Prior CUP Approvals (if known)	Telephone # <u>314-569-5000</u>
	Fax # <u>314-569-5059</u>
	Email: <u>CB</u>
	 Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: We like to introduce ANIS HYDERABAD HOUSE
Sorliar Restaurant to St. Louis at 12637 Olive Blvd in 2,368 sq. ft place.
we have one location in fallon, Mo. we are pleased to inform you that we are
keeping same menu <http://www.anisusa.com/menu.php?LM=210>.

Gross Floor Area – Existing and Proposed: 2,368 sq. ft

Number of Seats (for restaurant only): 45-48

Number of Employees at the busiest shift: 6

Hours of Operation: 11:00AM - 2:00PM weekdays, 5:00PM - 09:30 PM weekdays
11:00AM - 2:30PM weekends 5:00PM - 10:00PM weekends

Current or Most Recent Use of the Property: political office

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

Rationale

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

Submittal Checklist

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

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

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

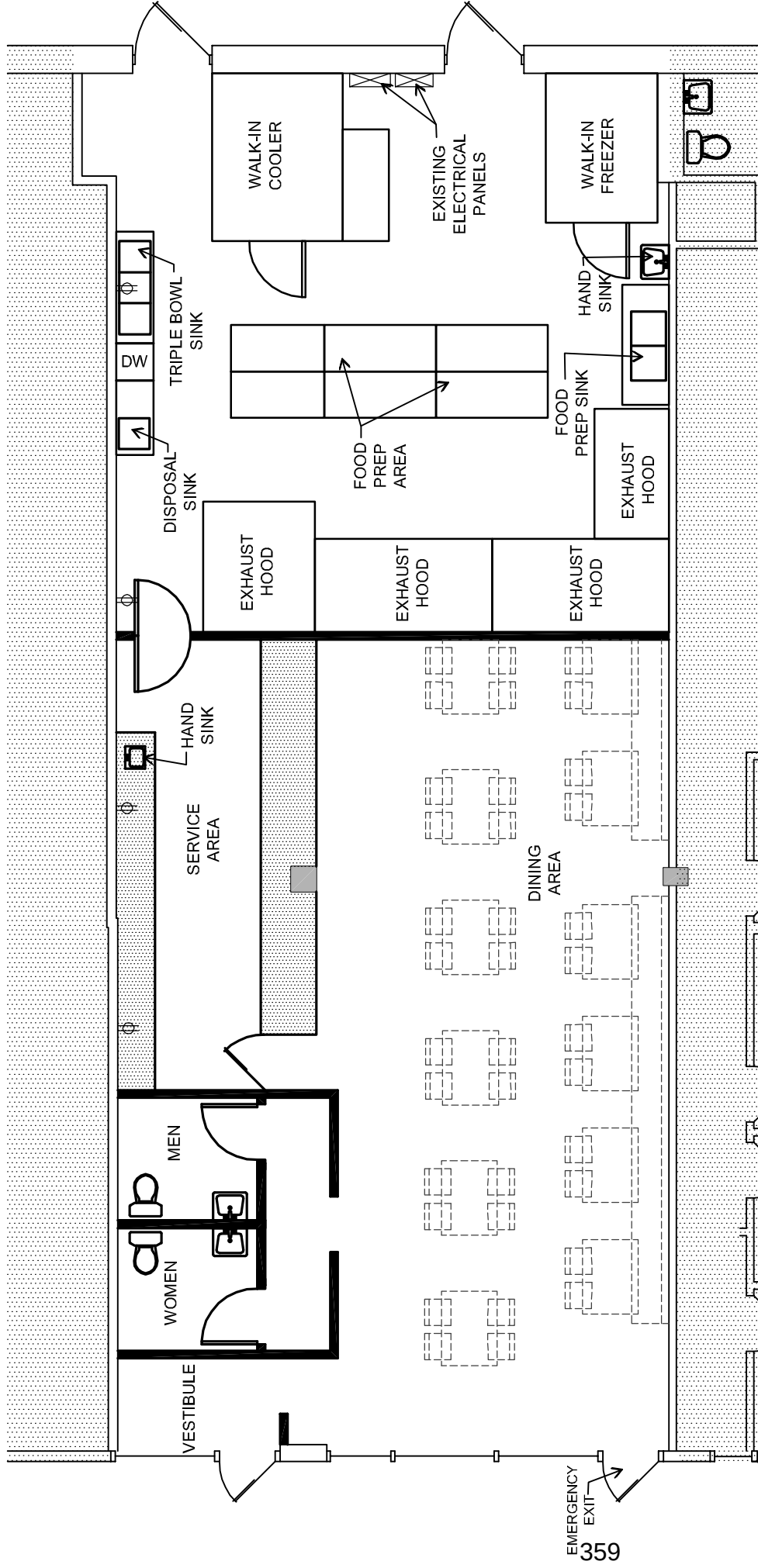
____ All Sections Complete
____ All Documents, incl. e-Copies
____ Fees Paid

Received By: _____

Date: _____

Paul Langdon, AICP, Planning Director
Whitney Kelly, AICP, City Planner
Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11



ARCHITECTURAL PLAN

1/8"=1'-0"

2,368 SF



ANIS

12637 OLIVE BOULEVARD
ST. LOUIS, MISSOURI 63141



12-106
10-18-12



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, DECEMBER 3, 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, December 3, 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
 Ms. Cynthia Kramer

OTHERS PRESENT: ***Mr. Carl Lumley, City Attorney***
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

6. NEW BUSINESS

B. PUBLIC HEARING

Application #12-035: A request for a conditional use permit for a 2,368 square-foot eating and drinking establishment, at 12637 Olive Boulevard within the West Park Retail Center.

Applicant: Anitha Koppara
 Anis, L.L.C.
 1212 Cold Springs Drive
 O'Fallon, MO 63368

Ms. Anitha Koppara, 1212 Cold Springs Drive, presented the application for an authentic Indian food restaurant, Anis Hyderabad. Ms. Koppara stated they serve authentic Indian cuisine, at reasonable prices, and they strive to be efficient and courteous. The plan for the restaurant is to provide 48 seats and 5 employees. Ms. Koppara explained the hours of operations, which are 10 am to 2pm (lunch) weekdays, 5pm to 9:30pm (dinner) weekdays and 11am to 2:30pm (lunch) weekends, 5pm to 10pm (dinner) weekends.

Mr. Faron asked what the Gashouse Bar & Grill operating hours were, for a similar use comparison. Mr. Mark Youngquist, Altus Properties, stated since they are also a drinking establishment, he believed they closed after 10pm.

Ms. Kramer asked if the applicant was good with the five conditions listed in the staff report. Ms. Koppara stated she understood and was willing to comply.

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

(This ends the Public Hearing; see verbatim transcript for further information)

Ms. Kramer motioned approval of Application #12-035 for a Conditional Use Permit for a eating and drinking establishment located at 12637 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of December 3, 2012. Mr. Eberhardt seconded the motion with the resultant vote as follows:

Mr. Faron – aye

Ms. Kramer – aye

Mr. Eberhardt – aye

Chair – 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 7:45 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

0001

1 PLANNING AND ZONING COMMISSION PUBLIC HEARING
2 CITY OF CREVE COEUR, MISSOURI
3 300 NORTH NEW BALLAS ROAD
4 MONDAY, DECEMBER 3, 2012
5 7:00 P.M.
6

7 THOSE IN ATTENDANCE:

8 Mr. Tim Madden, Chairman
9 Mr. Gary Eberhardt
10 Mr. James Faron
11 Ms. Cynthia Kramer
12 Mr. Carl Lumley, City Attorney
13 Mr. Paul Langdon, Director of Community Development
14 Ms. Whitney Kelly, City Planner
15 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
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314)487-2259

0002

1 CHAIRMAN MADDEN: Like to call to order the
2 Planning Zoning Commission meeting for the City of Creve
3 Coeur, Missouri for Monday, December 3rd, 2012.

4 We'll begin with roll call.

5 I don't see Dr. Barton.

6 Mr. Gary Eberhardt?

7 MR. EBERHARDT: Present.

8 CHAIRMAN MADDEN: Mr. James Faron?

9 MR. FARON: Present.

10 CHAIRMAN MADDEN: I know Mr. Howard won't be
11 here.

12 Ms. Cynthia Kramer?

13 MS. KRAMER: Present.

14 CHAIRMAN MADDEN: Don't see Mr. Schnarr.

15 Mr. Carl Lumley, our City 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 Judy Lowery, our Recording
24 Secretary?

25 MS. LOWERY: Present.

0003

1 CHAIRMAN MADDEN: That'll move us to Letter B,
2 Public Hearing, Application No. 12-035, a request for a
3 conditional use permit for a 2,368 square foot eating and
4 drinking establishment at 12637 Olive Boulevard within the

West Park Retail Center.

Before we -- if there's going to be anybody coming up to talk about this, please come up and be sworn in.

(The speakers were sworn in.)

ANITHA KOPPARA: Good evening, everyone.

This is Anitha. I like to introduce Anis Hyderabad House Indian Restaurant to Creve Coeur at 12637 Olive Boulevard, and 2,368 square feet of space. And we have one location in O'Fallon, Missouri.

And I -- I mean we even have website, anisusa.com, where you can check our menu and for, you know, location address and everything.

So we serve -- our main aim is to provide authentic Indian cuisine to our customers at a reasonable price. We strive for efficient and courteous service to leave an impressionable mark on our customers.

So our food itself speaks. We have very specialized chefs who give their very best to cater to the customized needs of our guests. Our service is very friendly, and our staff treats every guest with utmost

respect, and also takes every step to assure that our guests are provided with the excellent quality of service.

So we have 48 -- I mean I'm planning to have 48 seats in the restaurant and planning to have five employees.

So my business hours will be from 10 a.m. [sic] to 2 p.m. on weekdays for lunch, and again 5 p.m. to 9:30 p.m. on weekends [sic] for dinner. And on weekends, 11 p.m. to 2:30 p.m. on weekends, and 5 p.m. to 10 p.m. on weekends for dinner we'll be open.

CHAIRMAN MADDEN: Any questions?

MR. EBERHARDT: I'm sorry, please say again how -- what days the -- the restaurant would be open beyond 10 p.m.

ANITHA KOPPARA: No, we will be closed by 10 p.m. on the weekday -- on weekends, we'll be closed by 10 p.m.

MR. EBERHARDT: Is there any time when you're proposing to be open longer than 10 a.m. -- 10 p.m.?

ANITHA KOPPARA: Longer than 10 p.m., no.

MR. EBERHARDT: No, not on the weekends or any other time?

ANITHA KOPPARA: No. On weekends to 10 p.m. On weekdays it's going to be till 9:30 p.m.

MR. EBERHARDT: Thank you.

ANITHA KOPPARA: You're welcome.

Any questions?

CHAIRMAN MADDEN: Mr. Faron.

MR. FARON: One question. The Gas House Grill, what are their hours, does anybody -- is it roughly the same, anybody know, by chance?

MR. LANGDON: I'm not sure off the top of my head.

MR. FARON: Yeah.

MR. LANGDON: The property manager might know.

CHAIRMAN MADDEN: Could you come forward and state your name and address, please.

MR. YOUNGQUIST: It's Mark Youngquist and with Altus Properties. We own the property.

MR. LANGDON: Mark -- Mark, were you sworn in?

16 MR. YOUNGQUIST: I was.
 17 MR. LANGDON: You were, okay.
 18 MR. YOUNGQUIST: The hours of operation -- I
 19 think food for Gas House is -- is ten o'clock, but have it
 20 being a drinking establishment as well, I think it's open
 21 later.
 22 CHAIRMAN MADDEN: It is.
 23 MR. YOUNGQUIST: But I think their -- their
 24 grill closes at ten.
 25 CHAIRMAN MADDEN: I'm not sure about when the
 0006
 1 grill closes, but I know they have a bar.
 2 MR. FARON: Yeah. Just getting clarification
 3 for a similar use in that space. And I don't think
 4 anything else in there is of that nature would be open
 5 that late, so thank you.
 6 MR. YOUNGQUIST: Yeah.
 7 CHAIRMAN MADDEN: Thank you.
 8 Ms. Kramer.
 9 MS. KRAMER: Hi. I just wanted to doublecheck
 10 for the record, so the conditions that were listed in the
 11 staff report, 1 through 5, are -- you're aware of all
 12 those, and you're fine with meeting all those conditions,
 13 the -- about the operation and maximum seating and hours
 14 of operation, employee parking, signs and banners?
 15 ANITHA KOPPARA: Yes, I'm clear on it.
 16 MS. KRAMER: And those are -- and you're --
 17 ANITHA KOPPARA: Yes.
 18 MS. KRAMER: -- fine with all those, correct?
 19 Thank you very much.
 20 ANITHA KOPPARA: Thank you.
 21 CHAIRMAN MADDEN: Is there anybody in the
 22 audience that has a question or a comment? No. All
 23 right.
 24 MR. FARON: I move --
 25 MR. LUMLEY: I've got my exhibits.
 0007
 1 CHAIRMAN MADDEN: Okay. I'm sorry. Enter your
 2 exhibits.
 3 MR. LUMLEY: Offer the following exhibits into
 4 the record of this public hearing: Documentation in
 5 possession of the City Clerk and the public notice that
 6 was provided, and the staff's report, the application and
 7 the City Code of Ordinances and Charter, the City's
 8 Comprehensive Plan and public file regarding the
 9 application.
 10 CHAIRMAN MADDEN: And that'll end our public
 11 hearing so.
 12 (The public hearing was ended.)
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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 hearing.
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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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

December 6, 2012

Ms. Anitha Koppara
Anis, L.L.C.
1212 Cold Springs Drive
O'Fallon, MO 63368

Re: Application #12-035: Request for a conditional use permit for a restaurant
Anis Hyderabad – 12637 Olive Boulevard

Ms. Koppara:

The Planning and Zoning Commission, at its meeting of December 3, 2012, reviewed your request for a conditional use permit for an eating and drinking establishment, located at 12637 Olive Boulevard.

By unanimous vote, the Planning Commission recommends approval of the conditional use permit for Anis Hyderabad, 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, December 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

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES
NUMBER 928 AND 1727 AND AUTHORIZING THE ISSUANCE OF A NEW
CONDITIONAL USE PERMIT FOR A 2,050 SQUARE-FOOT EATING AND
DRINKING ESTABLISHMENT LOCATED AT 11921 OLIVE BOULEVARD WITHIN
THE CREVE COEUR SHOPPING CENTER, AND CONTAINING AN EMERGENCY
CLAUSE.**

WHEREAS, under Section 405.370(C), all eating and drinking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Mark Lucas of Fozzie’s Sandwich Emporium, for a conditional use permit for a 2,050 square-foot, 46-seat eating and drinking establishment with 12 outdoor seats at 11921 Olive Boulevard within the Creve Coeur Shopping Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 3, 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 4-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on December 3, 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 Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council’s cancellation of its next regular meeting, 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: Ordinances Number 928 and 1727 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 11921 Olive Boulevard, in the "CB" Core Business zoning district, within the Creve Coeur Shopping Center, whose legal description is as follows:

Lot B of Banque West, according to the plat thereof recorded In plat book 173 page 30 of the St. Louis County Records, excepting there from the part conveyed to the City of Creve Coeur, Missouri, by deed recorded in book 9383 page 2100, together with all improvements thereon known and numbered as 11921-11949 Olive.

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 the operation of 2,050 square-foot, eating and drinking establishment at 11921 Olive Boulevard.
2. Maximum seating permitted is limited to 46-seat indoors and 12 seats outdoors.
3. Hours of operation shall be 11:00 am to 9:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. 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.
9. 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.
10. 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.
11. 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

BILL NO. 5408

ORDINANCE NO. _____

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 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 5: This ordinance shall become effective as emergency measure 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
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**APPLICATION TO THE PLANNING AND ZONING COMMISSION
#12-036 FOR A NEW CONDITIONAL USE PERMIT FOR FOZZIE'S
SANDWICH EMPORIUM RESTAURANT LOCATED IN CREVE COEUR
SHOPPING CENTER**

FOR THE MEETING OF: December 3, 2012

LOCATION: 11921 Olive Boulevard

REQUEST:

Mark Lucas, of Fozzie's Sandwich Emporium, has submitted a request for a conditional use permit for a 2,050 square-foot eating and drinking establishment with 46 interior seats and 12 outdoor seats in the space formerly occupied by Pacific Café and Mr. Goodcents Subs. Creve Coeur Shopping Center is located on the north side of Olive Boulevard, between Rue de la Banque West and Orchard Lakes Drive, in the "CB" Core Business zoning district.

ADDITIONAL INFORMATION:

All eating and drinking places are permitted by conditional use permit in the "CB" Core Business District [Section 405.370(C)(1)(g)]. Ordinance No. 1727 authorized the conditional use permit for Mr. Goodcents Subs with a maximum of 16 indoor seats. Any enlargement, extension, expansion 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.

Key Issues:

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

Comp. Plan References

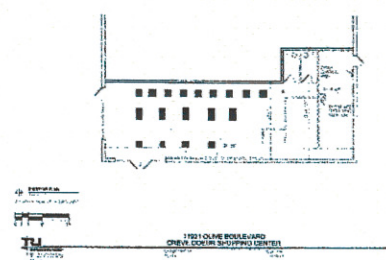
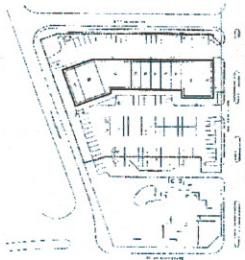
- Health and Connectivity Goals
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References

- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Mark Lucas
Fozzie's Sandwich Emporium
1170 S. Big Bend Boulevard
St. Louis, MO 63117

PROPERTY OWNER: Drury Development Corp.
721 Emerson Road, Suite 200
Creve Coeur, MO 63141



REPORT PREPARED BY:

Paul Langdon, AICP, Community Development Director

Date

ATTACHMENTS: Applicant's Materials received October 22, 2012
Draft Ordinance

PROPOSAL AND ZONING HISTORY

Creve Coeur Shopping Center, located north of Olive Boulevard between Rue de la Banque West and Orchard Lakes Drive, was approved and constructed in 1977 on a 2.2 acre site. The property was zoned "O" Office at the time of development, but the district was later renamed and redefined as the "CB" Core Business district. The center consists of a single inline retail building, currently housing 10 tenant spaces with a total of 20,374 square feet of leasable area. The overall development is legally pre-existing, with non-conforming site coverage. Subsequently, in 1979, the City purchased the land between the center and Olive Boulevard for the construction of Fountain Park. The original park lot was 1.0 acre and includes a row of 20 parking spaces that are contiguous with the shopping center parking. The City voluntarily donated 0.1 acres of the park to MoDOT for Olive Boulevard widening, thus allowing the original area to still be used in development regulations, per Section 400.020 of the Municipal Code.

On January 14, 1980, the City Council approved CUP Ordinance Number 928, for Peking Inn Chinese Food Restaurant with a maximum of 3,000 square feet and no seating limitation 11923 Olive Boulevard. That restaurant no longer exists, and it appears from subsequent approvals on the site that the conditional use was assumed to be abandoned. On August 14, 1995, the City Council approved CUP Ordinance Number 1727 for a Goodcents Subs restaurant with an area of 2,045 square feet and a maximum of 16 inside-only seats at 11921 Olive Boulevard.

In 2003, and in light of Zoning Code changes that had been recently developed, the City entered into an agreement with the property owners of the center to not only share all of the parking spaces, but to also include all of the land area in any site calculations needed for the approval of a restaurant CUP. The agreement was signed by the City Administrator on June 10, 2003. With this agreement, the shopping center effectively has 3.2 acres and 137 parking spaces. Subsequently, a new CUP (Ordinance #4010) was approved on April 6, 2006, for a second restaurant (Flavor of India) with 4,800 square feet and 80 seats at 11939 Olive Boulevard. It should also be noted that the existing Domino's Pizza Delivery outlet was interpreted to be a bakery and, as such, not subject to a conditional use permit.

After the departure of the Goodcents restaurant, the space was occupied by "Pacific Café" who did not require any enlargement and, therefore, operated under the same CUP. Pacific Café has now vacated the space. The proposed restaurant will occupy the same location, although the area is now shown as 2,050 square-feet. The applicant is not proposing any changes to the exterior of the building or site.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-family detached and multi-family residences	Unincorporated St. Louis County C3 Residential	Rue de la Banque Connector
South	Hotel, restaurant and auto dealership	"CB" Core Business District	Olive Boulevard
East	Bank	"CB" Core Business District	Rue de la Banque West
West	Multi-family residences	"CB" Core Business District	Orchard Lakes Drives

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District that encourages a mix of uses, including retail, residential, government, and park uses. The goals listed under the Community Health and Connectivity of the Comprehensive Plan include requiring new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate (page 22). The proposed use will replace the former Pacific Cafe, in space that was originally developed for a variety of uses, in compliance with the Comprehensive Plan. The outdoor seating also provides public sitting amenities. Therefore, the request meets with the Goals and Objectives of the Comprehensive Plan.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the Creve Coeur Shopping Center that has a mix of retail businesses. No changes to the exterior of the building or site are being proposed so no site development plan review is necessary.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: "One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area." Based on this regulation, the proposed business is required to provide at least 26 seats. The following table shows the parking calculations for the entire center:

Tenant	Address	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Vacant	11949	retail	1,848	4/1000	8
Midwest Martial Arts	11947	retail	3,196	4/1000	13
Flavor of India	11939	restaurant	4,280 (actual) 4,800 (per CUP)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	44
Chiropractic	11935	medical	1,200	4/1000	5
Dominos	11933	Pizza bakery- delivery only	1,200	4/1000	5
Enterprise Car Rental	11931	retail	1,200	4/1000	5
Vacant	11929	retail	1,240	4/1000	5
Nature Health Center	11927	medical	1,240	4/1000	5
Allied Financial / Equity Title	11925/11923	financial, real estate	2,920	4/1000	12
Proposed Fozzie's Sandwich Emporium	11921	restaurant	2,050	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	26
Total Building:			20,374	Total Required:	128
				Total Provided:	136

As shown by the table, there is a surplus of eight parking spaces, based on the Zoning Code requirements. Due to the small surplus, the CUP should limit the size of the restaurant and eliminate any past ordinances to preclude future parking problems.

Form of the Ordinance

As indicated in the zoning history discussion above, there have been a variety of ordinances approved for this property relating to restaurant uses. Currently, the only other restaurant in the center is Flavor of India and they are operating under Ordinance 4010. Due to the limited parking surplus and the possible argument that past ordinances are still active, the draft ordinance repeals all inactive approvals, specifically Ordinances 928 and 1727.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance. Conditions listed below are the standard general conditions for eating and drinking establishments which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 2,050 square-foot eating and drinking establishment at 11921 Olive Boulevard.
2. Maximum seating permitted is limited to 46 seats for indoor dining, and 12 seats for outdoor dining.
3. Hours of operation shall be 11:00 am to 9:00 pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. 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 attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should 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 Application #12-036 for a Conditional Use Permit for a eating and drinking establishment located at 11921 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of December 3, 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



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/21/2012
 A photograph showing a single-story commercial building with a tan facade and a brown roof. A tall sign on the left side of the building reads "Olive Coast Shopping Center". Several cars are parked in the asphalt lot in front of the building. The sky is clear and blue.	View of the proposed tenant space from the parking lot.
 A photograph of a multi-story commercial building with a blue and grey facade, viewed from across a parking lot. A blue SUV is parked in the foreground on the right. The sky is clear and blue.	View from in front of the proposed tenant space looking south.
 A photograph showing a brick wall and a glass door of a building. A concrete sidewalk leads from the door towards a grassy area with trees. In the background, other buildings and a street are visible.	View from east side of the proposed tenant space looking north toward Rue de la Banque and apartments beyond. This area will be used for outdoor seating.

October 22, 2012

City of Creve Coeur – Planning Division
Attn: Mr. Paul Langdon
300 N. New Ballas Rd.
Creve Coeur, MO 63141

RE: Conditional Use Permit
11921 Olive Blvd.

Dear Mr. Langdon,

Enclosed, please find the following items in conjunction with our requested Conditional Use Permit.

- CUP Application
- Rationale which is written on the 2nd page of the CUP Application
- Site Plan which details access, parking including calculations for parking and existing landscape islands.
- Legal Description
- Floor Plan detailing the proposed number of seats, inside and out.
- Two (2) checks in the amount of \$250 and \$2,000 (refundable deposit) issued to the City of Creve Coeur.
- Note: Electronic copies of all have been emailed to you at plangdon@ci.creve-coeur.mo.us

Additionally, I wanted to take this opportunity to share with you and the planning division who we are and what we do at Fozzie's Sandwich Emporium.

Fozzie's is a family owned gourmet sandwich shop that prides itself on its use of fresh, local ingredients. We offer a wide array of specialty sandwiches as well as a few classic staples, fresh seasonal salads, homemade spreads and delicious desserts. We can satisfy the carnivore or the vegetarian in you, there is something for everyone.

We want to make life taste better and at Fozzie's; we only use the freshest ingredients. We have our own garden with many fresh herbs and vegetables, we use local suppliers and we showcase seasonal fruits and vegetables on our menu.

At Fozzie's we care about our food, our environment and the future.

Please feel free to stop by our location at 1170 S. Big Bend Blvd. in Richmond Heights and see for yourself why we are so proud of our food.

We appreciate the opportunity and look forward to becoming a part of the city of Creve Coeur.

Sincerely,

Mark Lucas
Owner

Cc: Mark Kohl, Drury Development
Jason Morgan, Prudential Alliance Commercial



city of **CREVE COEUR**
PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<u>Mark Lucas</u> Name	 Name
<u>Fozzie's Sandwich Emporium</u> Company (If Applicable)	 Company (If Applicable)
<u>7831 Greensfelder Lane</u> Address	 Address
<u>University City, MO 63130</u> Address	 Address
<u>314-249-9466</u> Telephone #	 Telephone #
 Fax #	 Fax #
<u>fozziesandwichemporium@gmail.com</u> Email:	 Email:
<u>[Signature]</u> Applicant's Signature	 Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
<u>11921-11949 Olive</u> Address	<u>11921 Olive, LLC</u> Name
<u>Creve Coeur, MO 63141</u> Address	<u>c/o Drury Development Corporation</u> Company (If Applicable)
<u>Creve Coeur Shopping Center</u> Development Name (if any)	<u>721 Emerson Rd.</u> Address
<u>Core Business</u> Current Zoning	<u>Suite 200, Creve Coeur, MO 63141</u> Address
<u>Ordinance #4010-Flavor of India</u> Prior CUP Approvals (if known)	<u>314-587-2511</u> Telephone #
<u>Ordinance #1727-Mr. Goodcents</u>	<u>314-989-3411</u> Fax #
<u>#1727 to be replaced/revised to current application.</u>	<u>mark.kohl@ddcmail.com</u> Email:
	<u>[Signature]</u> Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: The Premises will be used to operate a restaurant selling specialty deli sandwiches, salads, spreads and desserts.

Gross Floor Area – Existing and Proposed: 2,050 SF

Number of Seats (for restaurant only): 58

Number of Employees at the busiest shift: 10

Hours of Operation: MONDAY - SUNDAY 11:00 AM - 10:00 PM

Current or Most Recent Use of the Property: Restaurant (Paradise Cafe)

Will the applicant apply for a liquor license: Yes _____ No X

*** Rationale**

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

*In order for a Fozzie's Sandwich Emporium to be successful in the proposed location, we will require the number of seats being requested.

Submittal Checklist

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

Preferred Public Hearing Date: Monday, NOVEMBER 19, 2012.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete	Received By: _____
☐ All Documents, incl. e-Copies	_____
☐ Fees Paid	Date: _____

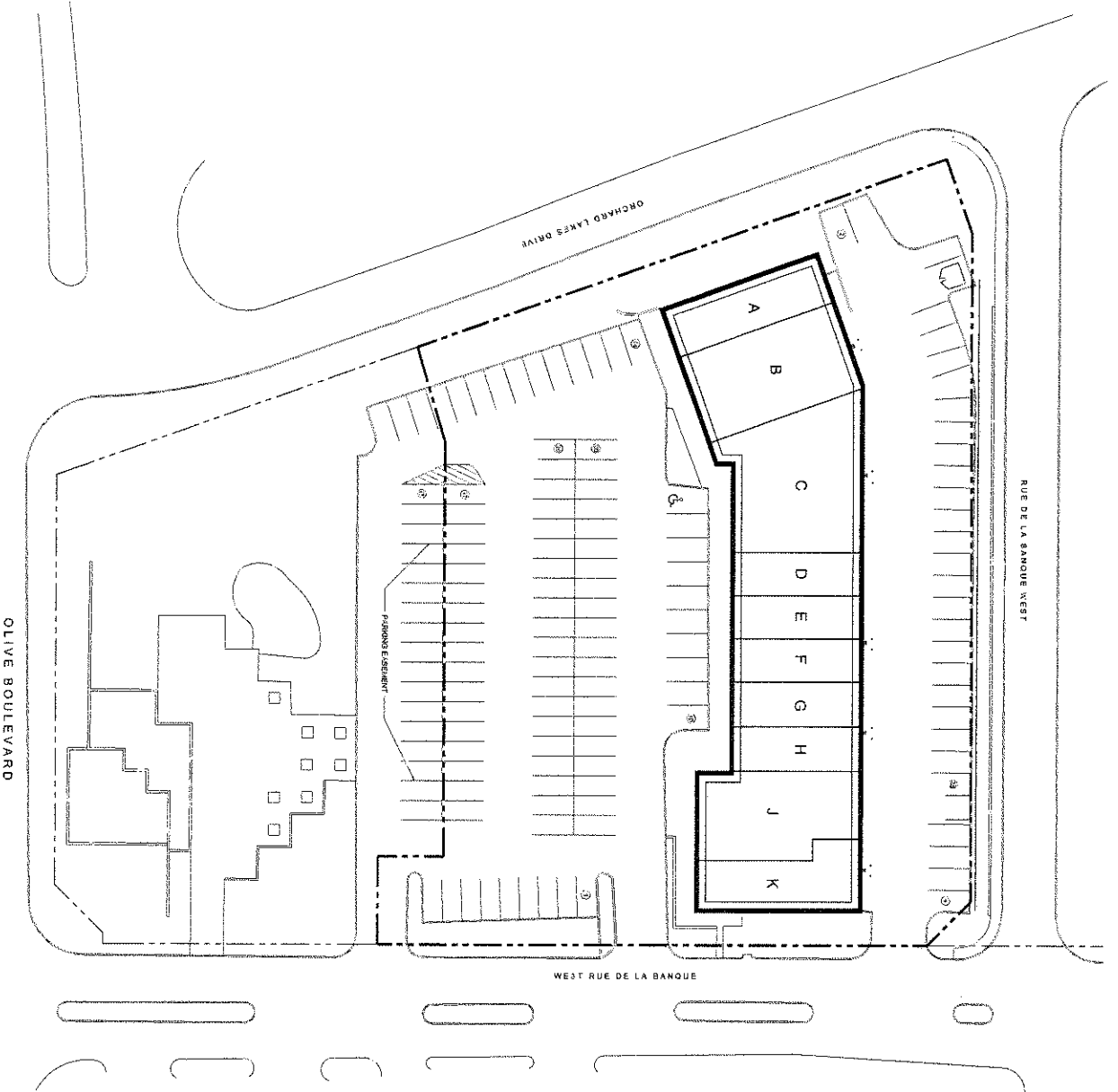
Paul Langdon, AICP, Planning Director
Whitney Kelly, AICP, City Planner
Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11

CREVE COEUR SHOPPING CENTER

CREVE COEUR,
12-118

MISSOURI
10-19-12



PROJECT DATA

TENANT SPACE	SQ. FT.
A RETAIL	1,846 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	8 P.S.
B RETAIL	3,198 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	13 P.S.
C RESTAURANT (60 SEATS)	4,280 S.F.
PARKING REQUIRED: 1 PS / 2 SEATS = 1 PS / 250 SF = 1 PS / 8 PATIO SEATS	44 P.S.
D MEDICAL	1,200 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	5 P.S.
E RESTAURANT - CARRY OUT	1,200 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	5 P.S.
F RETAIL	1,200 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	5 P.S.
G RETAIL	1,240 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	5 P.S.
H MEDICAL	1,240 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	5 P.S.
J FINANCE / INSURANCE / REAL ESTATE	2,920 S.F.
PARKING REQUIRED: 400 PS / 1,000 SF	12 P.S.
K RESTAURANT (48 SEATS / 12 PATIO SEATS)	2,050 S.F.
PARKING REQUIRED: 1 PS / 2 SEATS = 1 PS / 250 SF = 1 PS / 8 PATIO SEATS	25 P.S.

TOTAL PARKING REQUIRED: 127 P.S.
TOTAL PARKING PROVIDED: 136 P.S.

PARKING STUDY PLAN

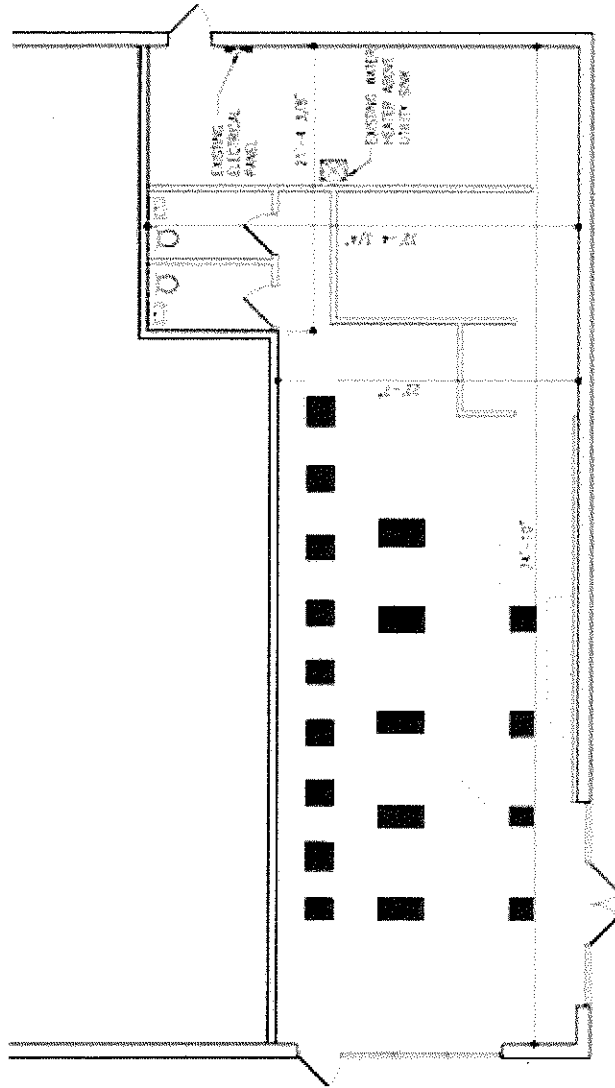
SCALE: 1" = 20'-0"
0 5 10 20 40

Creve Coeur Shopping Center - Tenant Summary

<u>Parking Study Reference</u>	<u>Tenant</u>	<u>Address</u>	<u>Use</u>	<u>Size</u>	<u>Parking Regulations</u>	<u># of spaces</u>
A	Vacant	11949	retail	1,848	4/1000	8
B	Midwest Martial Arts	11947	retail	3,196	4/1000	13
C	Flavor of India	11939	restaurant	4,280	1 per 3 seats in C.U.P.=80 + 1/250 sf + 1 per 8 patio seats	44
D	Chiropractic	11935	medical	1,200	4/1000	5
E	Dominos	11933	restaurant-carry out only	1,200	4/1000	5
F	Enterprise Car Rental	11931	retail	1,200	4/1000	5
G	Vacant	11929	retail	1,240	4/1000	5
H	Nature Health Center	11927	medical	1,240	4/1000	5
J	Allied Financial/Equity Title	11925/11923	finance/ins./real estate	2,920	4/1000	12
K	Vacant	11921	restaurant	2,050	1 per 3 seats in C.U.P.=46 + 1/250 sf + 1 per 8 patio seats=12	25
			Total Building SF	20,374	Total Required	127
					Total Provided	136

EXHIBIT A

LOT B OF BANQUE WEST, ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 173 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS,
EXCEPTING THEREFROM THE PART CONVEYED TO THE CITY OF CREVE
COEUR, MISSOURI, BY DEED RECORDED IN BOOK 9383 PAGE 2100,
TOGETHER WITH ALL IMPROVEMENTS THEREON KNOWN AND NUMBERED
AS 11921-11949 OLIVE.



EXISTING PLAN
As of 10/1/17
 Approximate Square Feet: ~ 2,050 (+/-)



**11921 OLIVE BOULEVARD
 CREVE COEUR SHOPPING CENTER**

MISSOURI
 13-16-17

CREVE COEUR
 12-118



Square Footage of Premises:	2,050 +/-
Total Number of Interior Seats:	46
Total Number of Exterior Seats:	12



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, DECEMBER 3, 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, December 3, 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
 Ms. Cynthia Kramer

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

6. NEW BUSINESS

C. PUBLIC HEARING

Application #12-036: A request for a conditional use permit for a 2,050 square-foot eating and drinking establishment within the Creve Coeur Shopping Center at 11921 Olive Boulevard.

Applicant: Mark Lucas
 Fozzie's Sandwich Emporium
 1170 S. Big Bend Boulevard
 St. Louis, MO 63117

Mr. Mark Kohl, 22 Lemp Road, Kirkwood, MO, representative of the owner of the property, pointed out that he has worked with Mr. Lucas in his review of the property and the overall parking ratios throughout the remainder of the mixture of the retail tenants and have established a number of seats, both indoors and outdoors, based upon an adequate number of parking spaces for the good and successful operation of all the tenants in the center.

Mr. Mark Lucas, 7831 Greensfelder Lane, University City, explained he has a Fozzie's Sandwich Emporium in Richmond Heights and has been looking for another location for a while, and he believes Creve Coeur would be a great place.

Mr. Faron asked if Mr. Lucas was aware of the five conditions contained in the staff report, and Mr. Lucas stated he was aware and they are willing to comply. Mr. Faron also asked about the exterior seating and where it was located. Mr. Lucas explained it was located on the patio area and some seating on the sidewalk at the end of the building.

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

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Faron motioned to recommend approval of Application #12-036 for a Conditional Use Permit for a eating and drinking establishment located at 11921 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of December 3, 2012. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Ms. Kramer – aye

Mr. Eberhardt – 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 7:45 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

Fozzie's Public Hearing Transcript.txt

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1 PLANNING AND ZONING COMMISSION PUBLIC HEARING
2 CITY OF CREVE COEUR, MISSOURI
3 300 NORTH NEW BALLAS ROAD
4 MONDAY, DECEMBER 3, 2012
5 7:00 P.M.
6

7 THOSE IN ATTENDANCE:

8 Mr. Tim Madden, Chairman
9 Mr. Gary Eberhardt
10 Mr. James Faron
11 Ms. Cynthia Kramer
12 Mr. Carl Lumley, City Attorney
13 Mr. Paul Langdon, Director of Community Development
14 Ms. Whitney Kelly, City Planner
15 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
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314)487-2259

0002

1 CHAIRMAN MADDEN: Like to call to order the
2 Planning Zoning Commission meeting for the City of Creve
3 Coeur, Missouri for Monday, December 3rd, 2012.

4 We'll begin with roll call.

5 I don't see Dr. Barton.

6 Mr. Gary Eberhardt?

7 MR. EBERHARDT: Present.

8 CHAIRMAN MADDEN: Mr. James Faron?

9 MR. FARON: Present.

10 CHAIRMAN MADDEN: I know Mr. Howard won't be
11 here.

12 Ms. Cynthia Kramer?

13 MS. KRAMER: Present.

14 CHAIRMAN MADDEN: Don't see Mr. Schnarr.

15 Mr. Carl Lumley, our City 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 Judy Lowery, our Recording
24 Secretary?

25 MS. LOWERY: Present.

0003

25

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1 CHAIRMAN MADDEN: Okay. That'll move us to C,
Page 1

2 another public hearing, Application No. 12-036, a request
3 for a conditional use permit for 2,050 square foot eating
4 and drinking establishment within the Creve Coeur Shopping
5 Center at 11921 Olive Boulevard.

6 Anybody that might be -- questions or comments,
7 please come forward and be sworn in also.

8 (The speakers were sworn in by the court
9 reporter.)

10 CHAIRMAN MADDEN: Okay, Gentlemen.

11 MR. KOHL: Hi, my name is Mark Kohl, and I
12 reside at 721 Lemp Road, and we're -- I'm representative
13 of the owner of the property.

14 And I just wanted to point out that we worked
15 with Mr. Lucas and his review of the property and -- and
16 the overall parking ratios throughout the remainder of the
17 mixture of the retail tenancy and have established the
18 number of seats, both indoors and outdoors, based upon
19 what we feel is a -- is a adequate number for the good and
20 successful operation of all the tenants throughout the
21 center.

22 And Mark can share with you some about his
23 business.

24 If you have questions related to that or any for
25 me.

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1 CHAIRMAN MADDEN: Thank you.

2 State your name and address, please.

3 MR. LUCAS: Mark Lucas. My home address is 7831
4 Greensfelder in U City.

5 I have a current location Fozzie's on Big Bend
6 in Richmond Heights, and we've been looking for another
7 location for a while, and we think Creve Coeur would be a
8 great fit for us, so that's what we'd like to propose.

9 CHAIRMAN MADDEN: Any questions?

10 MR. FARON: I'll again ask, as Cynthia said,
11 you're aware of the Conditional 1 through 5 and those
12 hours are what you propose?

13 MR. LUCAS: Yeah, I think for now. Maybe once
14 we get going we might stay open until eight or move it up
15 to ten, but we're not -- we don't serve alcohol, so we
16 really have no reason.

17 MR. FARON: Probably do a big lunch?

18 MR. LUCAS: Big lunch, yeah, that's going to be
19 probably our main focus.

20 MR. FARON: Is the exterior seating, is that
21 going to be on the east side of the building or up in
22 front? I know you have a door.

23 MR. LUCAS: There is a door there, and there's a
24 little patio area through there and some along the actual
25 sidewalk, I think, we're just talking like two tops.

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1 MR. FARON: Be over there. All right. Thank
2 you.

3 CHAIRMAN MADDEN: Any other questions?

4 Anybody in the audience have a question or
5 comment? No. Okay.

6 Enter your official documents.

7 MR. LUMLEY: Enter the following exhibits into
8 the record of this public hearing: Documentation in
9 possession of the City Clerk reflecting the notice
10 provided to the public, staff's report, the City's Code of
11 Ordinances and Charter, the City's Comprehensive Plan and
12 public file regarding the application.

CHAIRMAN MADDEN: Thank you.
And that'll close our public hearing.
(The public hearing was closed.)

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3 COUNTY OF ST. LOUIS)

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

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



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

December 6, 2012

Mr. Mark Lucas
Fozzie's Sandwich Emporium
1170 S. Big Bend Boulevard
St. Louis, MO 63117

Re: Application #12-036: Request for a conditional use permit for a restaurant
Fozzie's Sandwich Emporium – 11921 Olive Boulevard

Mr. Lucas:

The Planning and Zoning Commission, at its meeting of December 3, 2012, reviewed your request for a conditional use permit for an eating and drinking establishment, located at 11921 Olive Boulevard.

By unanimous vote, the Planning Commission recommends approval of the conditional use permit for Fozzie's Sandwich Emporium, 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, December 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

BILL NO. 5409

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ADOPTED 2012-2013 GENERAL FUND, ENTERPRISE FUND AND CAPITAL FUND
BUDGETS OF THE CITY OF CREVE COEUR BY AUTHORIZING ADDITIONAL APPROPRIATIONS
AND UNAPPROPRIATIONS FROM OPERATING DEPARTMENTS

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET
ADOPTED ON JUNE 25, 2012 BY ORDINANCE NO. 5259.

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE ADDITIONAL APPROPRIATIONS TO
PAY FOR UNBUDGETED AND UNANTICIPATED EXPENDITURES AND TO UNAPPROPRIATE ITEMS BUDGETED BUT
NOT COMPLETED IN VARIOUS CATEGORIES AS PROVIDED IN THE CITY CHARTER AND THE CITY CODE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR AS FOLLOWS:

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL, ENTERPRISE AND CAPITAL FUNDS
FOR THE 2012-2013 FISCAL YEAR AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING ADDITIONAL APPROPRIATIONS
IN THE AMOUNT OF \$335,523 IN THE FOLLOWING DEPARTMENTS:

GENERAL FUND

CITY CLERK	6,600
NON-DEPARTMENTAL	14,500
COMMUNITY SERVICES	5,500
BUILDING MAINTENANCE	9,200
POLICE - ADMIN	850
POLICE - INVESTIGATIONS	9,600
POLICE - PATROL	119,428
PUBLIC WORKS - STREETS	35,000
PUBLIC WORKS - HEALTH & SAFETY	4,000
COMMUNITY DEVELOPMENT - ADMINISTRATION	12,000
BUILDING INSPECTION	2,000
TOTAL ADDITIONAL APPROPRIATIONS-GENERAL FUND	<u>\$ 218,678</u>

ENTERPRISE FUND

ICE ARENA	9,100
GOLF MAINTENANCE	9,000
PRO SHOP	11,000
TOTAL ADDITIONAL APPROPRIATIONS-ENTERPRISE FUND	<u>\$ 29,100</u>

CAPITAL FUND

STORM WATER MASTER PLAN	\$ 5,850
CONWAY ROAD IMPROVEMENTS	44,200
CAPITAL EQUIPMENT	37,695
TOTAL ADDITIONAL APPROPRIATIONS-CAPITAL FUND	<u>\$ 87,745</u>

TOTAL ALL ADDITIONAL APPROPRIATIONS	<u><u>\$ 335,523</u></u>
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BILL NO. 5409

ORDINANCE NO. _____

SECTION 2. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FUND AND ENTERPRISE FUND FOR THE 2012-2013 FISCAL YEAR AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING ADDITIONAL UNAPPROPRIATIONS IN THE AMOUNT OF \$228,730.

GENERAL FUND	
COMMUNITY SERVICES	\$ 4,000
POLICE-ADMIN	105,478
POLICE-INVESTIGATIONS	58,464
POLICE-PATROL	12,000
PUBLIC WORKS-STREETS	30,000
PUBLIC WORKS-PARKS	5,000
BUILDING INSPECTIONS	2,788
TOTAL UNAPPROPRIATIONS-GENERAL FUND	<u>\$ 217,730</u>
ENTERPRISE FUND	
ICE ARENA	\$ 9,000
GOLF MAINTENANCE	-
GOLF PROSHOP	2,000
TOTAL UNAPPROPRIATIONS-ENTERPRISE FUND	<u>\$ 11,000</u>
TOTAL ALL ADDITIONAL UNAPPROPRIATIONS	<u><u>\$ 228,730</u></u>

SECTION 3. THE ANNUAL GENERAL FUND OPERATING BUDGET FOR FISCAL YEAR 2011-2012 AS ADOPTED, IS HEREBY AMENDED BY THE FOLLOWING INCREASES OR (DECREASES) IN BUDGETED REVENUES:

ACCOUNT	AMOUNT
PROPERTY TAX	<u>\$ (120,000)</u>
TOTAL GENERAL FUND REVENUES	<u>\$ (120,000)</u>

SECTION 4. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2012.

APPROVED THIS _____ DAY OF _____ 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

ATTEST:

BARRY GLANTZ
MAYOR

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: December 6, 2012

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Budget Adjustments Fiscal Year 2013

During the year, the finance department reviews budget appropriations to actual activity and recommends adjustments based upon the actual operating results. Some additional items have been approved by City Council or were unforeseen during the budget process. Conversely some budgeted items have not been completed due to various reasons and are adjusted to reflect actual activity.

Section 1 of the attached ordinance shows the requested additional appropriations for the operating budget. These are primarily due to unforeseen circumstances or additional activity related expense. Additional appropriations include:

1. General Fund
 - a. Non-departmental - Health Insurance cost for Retirees is higher than anticipated.
 - b. Maintenance - Unanticipated repair work related to the Government Center HVAC system.
 - c. Police-Patrol - Additional costs will be incurred due to a change in allocation of manpower to patrol from administrative and investigations. Savings will be seen in these areas.
 - d. Public Works - Streets - Additional cost in temporary employees due to various vacancies among permanent employees. Also, additional water and sewer cost due to increased irrigation.
 - e. Community Development Administration - The final GIS costs were not paid until FY 2013 therefore additional funds are required.
2. Enterprise
 - a. Water and Sewer – Golf Maintenance – A hot dry summer has resulted in higher water usage at the Golf Course.
 - b. Vehicle Maintenance-Pro Shop – Replacement batteries for golf cars were not budgeted.
3. Capital Fund – Three 2012 projects were largely completed in FY 2012 but certain costs were incurred in FY 2013:
 - a. Storm Water Master Plan
 - b. Conway Road Improvements
 - c. Purchase of a leaf vacuum in the capital equipment account

Section 2 of the attached ordinance shows the requested unappropriations. Major un-appropriations include:

1. General Fund
 - a. Police - Admin – Originally seven positions were budgeted in Administration for FY2013. Only six positions will be filled. The extra position was moved to patrol.
 - b. Police - Investigations – Savings due to only five positions being filled for the first six months of FY2013. During the second six months, a supervisor position will be filled. There is no change in the number of positions budgeted in Police for FY2013.
 - c. Public Works - Streets – There were vacancies in certain full-time positions that resulted in savings for FY2013. However, such vacancies resulted in the need for additional temporary personnel.
2. Enterprise
 - a. Ice Arena – The Director position was not filled until late August. Therefore, savings were generated in this area.

Section 3 of the attached ordinance relates to requested revenue adjustments in the General Fund. The only adjustment required at this time is in property taxes, which were reduced as a result of lowering of the tax levy in September.

I would be pleased to respond to any questions.

Salaries-Perm-Ice Arena	06-14-31-5101	Vacancy in Director's position	-7000	
Technical and Professional Services-Ice Arena	06-14-31-6202	Web-site not updated this year	-2000	
Professional services- Ice Arena	06-14-31-6203	Consulting on Rink Maintenance service RFP required	2400	
Wearing Apparel- Ice Arena	06-14-31-7309	Staff tee shirts needed and Hockey Jerseys for summer leagues (covered by additional revenues)	3200	
Water and Sewer- Ice Arena	06-14-31-6254	Higher cost than anticipated	3500	100
Building and Grounds Maintenance- Golf Maintenance	06-14-32-6212	Repairs to roof and Garage Door unanticipated	2000	
Water and Sewer- Golf Maintenance	06-14-32-6254	Hotel, summer required more water usage on Golf Course	7000	9000
Professional and Technical Services-Pro Shop	06-14-33-6202	Website not updated this year	-2000	
Vehicle Maintenance-Pro Shop	06-14-33-6210	Replacement Batteries for Golf Carts not Budgeted	10100	
Equipment Rental-Pro Shop	06-14-33-6266	Chill Bowl Carts needed for April and June Tournaments	900	9000
TOTAL ENTERPRISE FUND EXPENDITURE ADJUSTMENTS			18100	18100
TOTAL CAPITAL FUND REVENUE ADJUSTMENTS			0	
		CAPITAL FUND EXPENDITURES		
Storm Water Master Plan	02-61-71-9509-12521	Project was finished in FY 2013 but Budgeted in FY 2012	5850	
Conway Road Improvements	02-61-71-9510-12603	Project was finished in FY 2013 but Budgeted in FY 2012	44200	
Capital Equipment	02-61-71-9516	Budgeted and encumbered in 2012 but paid for in 2013	37695	
GENERAL FUND ADDITIONAL APPROPRIATIONS			218 678	
GENERAL FUND UNAPPROPRIATIONS			(217,730)	
ENTERPRISE FUND ADDITIONAL APPROPRIATIONS			29100	
ENTERPRISE FUND UNAPPROPRIATIONS			-11000	
NET INCREASE/DECREASE IN ENTERPRISE FUND APPROPRIATIONS			18100	
CAPITAL FUND ADDITIONAL APPROPRIATIONS			87745	
CAPITAL FUND UNAPPROPRIATIONS				
NET INCREASE/DECREASE IN CAPITAL FUND APPROPRIATIONS			87745	
TOTAL ADDITIONAL APPROPRIATIONS ALL FUNDS			336 523	
TOTAL UNAPPROPRIATIONS ALL FUNDS			(228,730)	
		REVENUE SUMMARY		
GENERAL FUND ADDITIONAL REVENUES			0	
GENERAL FUND REDUCTION IN REVENUES			-125000	
ENTERPRISE FUND ADDITIONAL REVENUES			0	
ENTERPRISE FUND REDUCTION IN REVENUES			0	
CAPITAL FUND ADDITIONAL REVENUES			0	
CAPITAL FUND REDUCTION IN REVENUES			0	

RESOLUTION NO. 1034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI ADOPTING THE WATERSHED MANAGEMENT PLAN UPDATE REPORT AS AN UPDATE TO THE CITY'S STORMWATER MASTER PLAN.

WHEREAS, the City's existing Stormwater Master Plan was last updated in 1999 with the Stormwater Evaluation Final Report;

WHEREAS, conditions and needs have changed through time and as a result of projects to improve stormwater-related issues, and stormwater regulations and requirements have changed significantly since 1999;

WHEREAS, the Watershed Management Plan Update was completed in 2012 to evaluate and prioritize existing, known, and reported stormwater issues to provide a framework through which these issues can be evaluated and addressed for the benefit of the residents of the City of Creve Coeur;

WHEREAS, the City's Stormwater Committee and the City's Planning and Zoning Commission have each reviewed and recommended the adoption of the Watershed Management Plan Update report.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Watershed Management Plan Update report, attached hereto by reference through "Exhibit A," is hereby adopted as a reference guide. The Watershed Management Plan Update as adopted shall be in substantially the form of that which is referenced in "Exhibit A," with such changes therein as shall be approved by the officers of the City, 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 and the matters herein authorized.

Adopted this 10th day of December, 2012.

Barry Glantz
Mayor

Attest:

Deborah Ryan
City Clerk

EXHIBIT A

The Watershed Management Plan Update report can found in its entirety on the website of the City of Creve Coeur at:

www.creve-coeur.org > Legislative > Stormwater Committee

Alternatively, these documents can be accessed by following the links below:

Watershed Management Plan Update report (6.4 MB)

<http://mo-crevecoeur.civicplus.com/DocumentCenter/View/3619>

Appendix (69.2 MB)

<http://mo-crevecoeur.civicplus.com/DocumentCenter/View/3622>

Please note that these documents are fairly large and may take a few minutes to open.



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: December 5, 2012

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation of Approval
Stormwater Master Plan Update

Following separate recommendations for approval from the City's Stormwater Committee and Planning and Zoning Commission, and in light of the recent discussion of the report with the City Council at the November 26 work session, City staff recommends the approval of the Stormwater Master Plan Update report.

One purpose of this report is to be a tool that the City can use to determine how to prioritize funding for repairs among the various stormwater issues. As such, staff proposes to use the report as a basis for the following discussions with the City's Stormwater Committee:

1. Near-term stormwater priorities will be organized into a five-year capital plan that can be considered during the upcoming discussions to formulate the next capital improvement plan. This discussion is proposed to take place at the Stormwater Committee's December meeting.
2. Criteria will be developed for the suggested cost-sharing program for the implementation of rehabilitation measures, and the feasibility and applicability of such a program will be evaluated. This discussion will require several meetings of the Stormwater Committee, and it is likely that the discussion will last through much of 2013.

Provided that the Stormwater Master Plan Update report receives approval from the City Council, staff will proceed with the discussions outlined above.



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: November 20, 2012

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation for Approval
Stormwater Master Plan Update

The Stormwater Master Plan Update project is nearing completion after nearly two years of development. A final draft report has been reviewed by the City's Stormwater Committee, the Planning and Zoning Commission, and City staff, and all parties have recommended that the City Council consider approval of the document in its current form.

Master Plan Purpose and Misconceptions

The purpose of the Stormwater Master Plan is twofold. First, the Master Plan serves as an account of the known stormwater issues in Creve Coeur, listing these issues, site assessment notes, and cost estimates for improvements to the sites. The current update to the report included introducing the list of project sites to a geographic information system (GIS) environment so that the various sites can be reviewed on a map. With 48 sites included in the report, the GIS interface will make the inventory of sites easier to use than the same information listed on paper in several large binders.

The Master Plan's second purpose is to provide an objective prioritization methodology that allows for the various sites to be compared effectively. The report adopts the evaluation methodology used by the Metropolitan St. Louis Sewer District (MSD) due to its level of sophistication and ease of use for issues identified in the future. Using MSD's ranking system also allows the City to better communicate the benefit-to-cost ratio of each repair, which will be necessary for future requests for financial assistance to address the identified issues.

A common misconception of the Stormwater Master Plan update is that it is a repackaged form of the recent discussion about requiring stormwater mitigation for residential development. Another is that the report makes a recommendation for a specific order in which the various issues should be addressed or for the allocation of funds for this purpose. The report is or does none of these: the report simply documents the known issues and provides an objective means of prioritizing them for future consideration.

Project Summary and Timeline

The City retained the professional engineering services of Horner & Shifrin, Inc., in the spring of 2011 to evaluate various storm water concerns in an effort to update the City's Stormwater Master Plan. The City's Stormwater Master Plan had last been updated in 1999, and much of the report had been either addressed or become outdated. The work by Horner & Shifrin was to

update the master plan to incorporate new concerns, to re-evaluate on-going issues identified in the 1999 report, and to make the master plan easier to navigate.

Field investigations were performed in the fall and winter of 2011. Horner & Shifrin compiled its findings into a preliminary draft report, which was delivered to the City in February 2012. This preliminary draft was reviewed by the City's Stormwater Committee and City staff, and the resulting comments were incorporated into a final draft of the report. The final draft report, which was delivered to the City in May 2012, was distributed to members of the Stormwater Committee upon arrival and, later, to the Planning and Zoning Commission for review and comment.

Summary of Findings

The site analysis performed by Horner & Shifrin found that addressing 46 of the 48 sites would total approximately \$3.9 million. (The two remaining sites called for potentially extensive projects, as each involved several homes located within the 100-year floodplain.) The issues can be broken down into the following categories, approximated as follows:

Erosion	\$ 2,556,000	65%
Flooding and Erosion	\$ 567,000	14%
Infrastructure	\$ 431,000	11%
Ponding	\$ 281,000	7%
Flooding only	\$ 61,000	2%

The repair assessments and cost estimates included for each site are preliminary and should be considered as such. In-depth investigations into each site may find that more or less work and/or cost is involved with addressing each site.

Financing Repairs

As summarized above, a significant amount of funding will be necessary to address the various issues included in the Stormwater Master Plan report. The capital improvement plan appears to be the most appropriate mechanism for weighing the cost associated with each site with the various other issues needing attention in the City. The current plan is for the Stormwater Committee to annually evaluate the various sites and make a recommendation for the consideration of the highest-priority sites for funding through the annual capital improvement plan.

Along with the Stormwater Committee's recommendation to the City for funding of stormwater projects, City staff and the Stormwater Committee will make the same request to MSD for each issue. MSD is charged with operating and maintaining the stormwater and sanitary systems throughout Creve Coeur, and the hope is that there will be an opportunity to partner with MSD for the implementation the rehabilitation of some of these issues. In addition, a copy of the Stormwater Master Plan report will be provided to MSD for their information and use.

The possibility or feasibility of other funding mechanisms (e.g. taxes or bond issues) were not evaluated as part of this report.

Reviews and Recommendations

The Stormwater Master Plan Update report has been in some state of review since the spring of 2012. As part of the review process, the report has been discussed at a joint committee meeting, with the City's Stormwater Committee, and the with the City's Planning and Zoning Commission.

Joint Committee Meeting. Recognizing that interest in the Stormwater Master Plan was not limited to the Stormwater Committee, City staff held a joint committee meeting on August 21,

2012 to discuss the report and the project. Members of the Planning and Zoning Commission, the Finance Committee, the Horticulture, Environment, and Beautification (HEB) Committee, and the Stormwater Committee were invited to attend. The meeting was also open to the public.

City staff received several stormwater-related comments at this meeting, ranging in topic from the report's methodology to financing repairs to the use of rain barrels. These questions and comments have been addressed and are attached to this report.

Stormwater Committee Recommendation. The final draft of the report was discussed at the Stormwater Committee's meeting on October 11, 2012, where the Committee recommended that the City approve and adopt the report without further revision.

Planning and Zoning Commission Recommendation. The final draft of the Stormwater Master Plan Update report was provided to the members of the Planning and Zoning Commission for their review at the Commission's meeting on July 16, 2012. City staff returned to discuss the report with the Commission at its meeting on November 5, 2012, where the Commission provided its recommendation for approval of the report to the Creve Coeur City Council.

City staff is pleased to bring these recommendations for approval of the Stormwater Master Plan Update report to the Creve Coeur City Council for consideration.