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AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, October 28, 2013
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 Creve Coeur Government Center will be closed on Monday, November 11, 2013 in observance of Veteran's Day. The regularly scheduled Council meeting will be held on Tuesday, November 12, 2013.

1. CONSENT AGENDA

a. **Council minutes dated October 14, 2013**

b. **Resolution No. 1085 - A Resolution for the Approval Of Distribution Of Domestic Violence Funds For The Year 2014**
Summary: Recommendation of the City Administrator to allocate Municipal Court Domestic Violence Funds for equal distribution to seven agencies serving the St. Louis Metropolitan Area.

BILLS PAYABLE REPORT

For Information Only
Summary: A report of bills payable dated October, 22, 2013 in the amount of $262,601.23 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. **Bill No. 5456 - An Ordinance Amending The Official Zoning Map Of The City Of Creve Coeur To Rezone Property Addressed As 10360 And 10420 Old Olive Street Road From GC (General Commercial) District To CB (Core Business) And Approving A Conditional Use Permit For A Multi-Family Development Exceeding 20 Dwelling Units Per Acre On The property Addressed As 10360 Old Olive Street Road. First Reading**
   Summary: An application was made by David Braswell, of Covington Realty Partners to rezone 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, and to approve a conditional use permit for a multi-family development exceeding 20 dwelling units per acre for an apartment complex known as the The Vanguard at Creve Coeur. In accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10360 and 10420 Old Olive Street Road, to the Division of Planning. Planning and Zoning Commission recommended approval on October 7, 2013.

NEW BUSINESS

3. **Bill No. 5458 - An Ordinance Amending Section 405.120, Definition Of Terms, Of The Creve Coeur Zoning Ordinance To Clarify The Included Floor Area In The Definition Of Floor Area Ratio. First Reading**
   Summary: An application by the City of Creve Coeur was submitted for an amendment to Section 405.120, Definition of Terms, of the Creve Coeur Zoning Ordinance to clarify the included floor area in the definition of Floor Area Ratio (FAR). The Planning and Zoning Commission recommended approval on October 21, 2013.

4. **Resolution No. 1086 - A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Early Optional Redemption of the City's Special Obligation Bonds, Series 2004.**
   Summary: A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Early Optional Redemption of the City's Special Obligation Bonds, Series 2004, the Millennium Park debt. This action was anticipated in the City's Capital Improvement Plan and the annual budget.

APPOINTMENTS

5. **Appointments to Various Boards, Committees and Commissions**
   Summary: Nominating Committee recommendations to appoint new members to fill unexpired terms.

BUSINESS FROM THE MAYOR and CITY COUNCIL

6. **Citizen of the Year Nominees**
   Summary: Requested by Council Member D'Alfonso

BUSINESS FROM CITY ADMINISTRATOR

7. **Installation of Solar Panels at the Dielman Center**
   Summary: Microgrid has submitted a lease proposal for the installation of solar panels on the roof at the Dielman Center. The construction of this project and activation of the panels will allow for the panels to supplement the energy usage at the Dielman Center thus reducing our energy costs. As the cost of the contract is less than $20,000, Council approval is not needed but this item is being brought to Council for comments prior to contract execution.

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 10/24/13
Deborah Ryan, MPCC
City Clerk

MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, October 14, 2013
7:00 PM

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N New Ballas Road on Monday, October 14, 2013.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Mayor Glantz	Mayor
Ms. Kramer	Council Member Ward I
Mr. Kreuter	Council Member Ward I
Mrs. Lawrence	Council Member Ward II
Mr. Wang	Council Member Ward II
Mrs. D'Alfonso	Council Member Ward III
Mr. Hoffman	Council Member Ward III
Mrs. Rhoades	Council Member Ward IV – (arrived at 7:15 p.m.)
Mr. Saunders	Council Member Ward IV

COMMENTS FROM THE GENERAL PUBLIC

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

Robert Kent resident of 13084 Fern Trails Lane stated there are probably a lower number of truly disabled that are going to need to utilize valet trash service than previously thought. Suggested different ways to lower taxes for the citizens.

George Cibulka resident of 808 Fern View stated many of the residents don't use the rear yard service because they don't know about it. Suggested the city continue the service and advertise to all citizens that it is available. Article in West News magazine indicated that several adjacent municipalities offer the rear yard service at no charge to their citizens. This change is nothing but a push by staff to make the change as was the tax that was passed was a sell to elected officials by staff members to get more money.

Council Member D'Alfonso stated most of the adjacent municipalities do not provide rear yard service. The HEB and trash sub-committee has worked many hours to gather citizen input to see exactly what services they would like to see. This change was not a sell from staff and this was something that was pushed by residents. All of the information is available on the city's website for review containing actual facts.

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MINUTES
CITY COUNCIL MEETING
Monday, October 14, 2013
7:00 PM

ACCEPTANCE OF AGENDA

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

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

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

ANNOUNCEMENTS

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

However, Creve Coeur will be closed on Monday, November 11, 2013 in observance of Veteran's Day. The regularly scheduled Council meeting for that day will be moved to Tuesday, November 12, 2013.

1. CONSENT AGENDA

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

Council Minutes dated September 23, 2013

a. **Concrete picnic table donation by the Creve Coeur Kiwanis**

b. **Resolution No. 1082 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing Execution Of An Agreement With MTI Distribution For The Purchase Of A Used 2008 Toro Groundmaster 4500 D Countour Rough Mower In The Amount Not To Exceed $26,000.**

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

Council Member Kramer - Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye

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

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

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated October 8, 2013 in the amount of $455,748.96 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. **Bill No. 5453 - An Ordinance Authorizing A Master Sign Plan For Whitfield School Located At 175 S. Mason Road And Zoned "A" Single Family Residential. Final Reading and Passage**

City Clerk read Bill No. 5453 for the final time.

Council Member Rhoades moved, seconded by Council Member Wang to approve Bill No. 5453, with the vote upon the motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5453 becomes Ordinance No. 5336.

3. **Bill No. 5454 - An Ordinance Approving A Final Subdivision Plat For A Subdivision Known As The Villas On Mosley, City Of Creve Coeur, St. Louis County, Missouri. Final Reading and Passage**

City Clerk read Bill No. 5454 for the final time.

Council Member Hoffman moved, seconded by Council Member D'Alfonso to approve Bill No. 5454, with the vote upon the motion being as follows, to-wit:

Council Member Saunders – Aye

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Council Member Hoffman – Aye
Council Member Lawrence – Abstain
Council Member Kramer – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 7 ayes and 0 nays and one abstention, motion carried. Bill No. 5454 becomes Ordinance No. 5337.

4. Bill No. 5455 - An Ordinance Authorizing An Amendment To The Conditional Use Permit For The Creve Coeur Racquet Club, Located At 12691 Conway Road, To Allow Installation Of Two Platform Tennis Courts. Final Reading and Passage

City Clerk read Bill No. 5455 for the final time.

Council Member Hoffman moved, seconded by Council Member Wang to approve Bill No. 5455.

Paul Langdon stated at the last meeting Council requested sound level readings for platform courts similar to the ones that are being proposed. Readings were taken at Bellerive Country Club and were as follows:

- 74 decibels inside the actual court
- 63 decibels in the parking lot, approximately 75 feet away from the court
- 63 decibels at 150 feet away from the court

At 63 decibels it is no louder than the level of a normal conversation. Paul Langdon stated an amendment was proposed which sets time limits on the use of the courts so that play would stop at 9 and lights would be out at 9:30 p.m. The time limits are proposed due to the comments received by the neighbors.

Council Member D'Alfonso stated an email received by Council stated that there is a DJ in the summer months that play until 10:30 or 11 p.m. and that DJ would be louder than the proposed courts.

Paul Langdon stated correct.

Rick Randall partner of Creve Coeur Racquet Club stated the newer courts are constructed differently than ones that were previously on the property and would not be as loud.

Dan Apted partner of Creve Coeur Racquet Club stated he would like to request that the amendment for Item 6 be changed from 9 p.m. to 10 p.m. The Racquet Club has been in

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business for 45 years and the change would have them closing earlier than they are currently doing business.

Council Member Rhoades stated she understands the point that is being made regarding the hours that the business is currently being operated but the proposed courts will mainly be used in the winter and suggested a restriction from Labor Day to Memorial Day for the operating hours for the outside courts since light and sound tend to carry longer distances in the winter as there is less foliage and drier air.

Dan Apted stated they will be addressing the lighting issues with landscaping.

Council Member Hoffman stated he has no objections with changing the proposed amendment to 10 p.m. for the lighting.

Laura Shapiro resident of 12631 Conway Club Court read and submitted a statement for the record. (Exhibit A)

Paul Langdon reviewed the lighting requirements/restrictions for DeSmet High School.

Council Member Wang stated that he feels that 10 p.m. is acceptable.

Council Member Rhoades moved, seconded by Council Member Saunders to substitute Bill No. 5455 with the proposed amended Bill No. 5455, which contains condition #6 with the hours until 9 p.m.

Council Member Hoffman moved, seconded by Council Member Wang to amend the substitute Bill No. 5455, condition #6 to 10 p.m. instead of 9 p.m.

Council Member Kramer asked the restriction would be that play would stop at 9:30 p.m. and lights off at 10 p.m.

Mayor Glantz stated he believes play would stop at 10 p.m. and lights off at 10:30 p.m.

Council Member Hoffman stated that is the intent of the amendment.

Dan Apted stated there would be no need for the lighting to stay on until 10:30 p.m. as there is plenty of lighting on the campus for play and lighting on the court to end at 10 p.m.

Council Member D'Alfonso asked about the other outdoor activities that occur during the summer months, this amendment won't affect those activities.

Carl Lumley stated the way it is written now, the time limit would apply to everything.

Council Member Rhoades suggested making the hours apply from Labor Day to Memorial Day.

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Dan Apted stated he is fine with the proposed amendment and is agreeable if Council wanted to make the time 10 p.m. year round.

Council Member D'Alfonso asked about sunrise.

Dan Apted stated there are people that come and play at 6 a.m. during the summer months.

Carl Lumley stated the clarification that Council Member D'Alfonso is trying to make is that the way it is currently written activities are restricted from 10 p.m. until 9 a.m. So it would need to be changed to sunrise instead of 9 a.m. that would cover the early morning swimming.

Council Member D'Alfonso moved, seconded by Council Member Lawrence to amend condition #6 in the substituted Bill No. 5455 hours of operation will be from sunrise until 10 p.m. year round, for activities and lighting.

Carl Lumley stated if there is no objection then Council can roll all of the motions into one.

Council Member Kreuter stated it seems like the platform tennis might be a little different and more cumbersome on the neighbors.

Council Member D'Alfonso stated from the information that was just given to us, the noise level isn't louder than a conversation at your property line.

Mayor called the question to approve substitute Bill No. 5455 and amend condition #6 in the substituted Bill No. 5455 hours of operation will be from sunrise until 10 p.m. year round, for outdoor activities and lighting, with the vote upon the motion being as follows, to-wit:

Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

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

Council Member Rhoades moved, seconded by Council Member Hoffman to approve substitute Bill No. 5455 as amended, with the vote upon the motion being as follows, to-wit:

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

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Council Member Saunders – Aye
Council Member Hoffman- Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5455 becomes Ordinance No. 5338.

NEW BUSINESS

5. **Bill No. 5457 - An Ordinance Authorizing The Installation Of One (1) Fire Hydrant For The West Side Of Mason Road South Of The Centerline Of Corum Way Drive In The City Of Creve Coeur, Missouri And Containing An Emergency Clause**

City Clerk read Bill No. 5457 for the first time.

Carl Lumley stated there is a substitute Bill on the dais that corrects references to Monarch's State Certificate instead of a franchise and then Council will need a motion for a second reading.

Council Member Hoffman moved, seconded by Council Member D'Alfonso to accept the substitute Bill and allow for the emergency reading, with the vote upon the motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

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

City Clerk read Bill No. 5457 for the final time.

Council Member Hoffman moved, seconded by Council Wang to approve Bill No. 5457, with the vote upon the motion being as follows, to-wit:

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

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Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5457 becomes Ordinance No. 5339.

6. **Bill No. 5456 - An Ordinance Amending The Official Zoning Map Of The City Of Creve Coeur To Rezone Property Addressed As 10360 And 10420 Old Olive Street Road From GC (General Commercial) District To CB (Core Business) And Approving A Conditional Use Permit For A Multi-Family Development Exceeding 20 Dwelling Units Per Acre On The property Addressed As 10360 Old Olive Street Road. First Reading**

City Clerk read Bill No. 5456 for the first time.

David Braswell of Covington Realty Partners of 135 N. Meramec Ave made a presentation regarding the application.

Paul Langdon made a presentation regarding the application.

Council Member Hoffman asked if Old Olive is a MoDOT road.

Paul Langdon stated yes.

Council Member Hoffman stated if both proposed projects along Old Olive are approved, could staff work with MoDOT about improving the area?

Paul Langdon stated if MoDOT sees movement to improve the area then they will likely begin to improve the right of way areas.

Council Member Hoffman asked if there is easy access to Lindbergh from Old Olive.

Paul Langdon stated yes.

Council Member Lawrence stated in reviewing the traffic study, it seemed odd that no counts were performed at Olive and Old Olive making the assumption that everyone is going to go down Pavilion. Council Member Lawrence stated she realizes this is a cart before the horse issue but with another apartment complex being considered for the Hamilton site, it would have been nice if the Council could have had a study that looked at the possible impact with both projects. Council Member Lawrence stated looking over the comments from the folks at Carriage House, their concerns are making a left turn from Guelbreth and asked what are the chances for a light at Guelbreth and Old Olive.

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Paul Langdon stated the difficulty with a light is that we are dealing with MoDOT approval. MoDOT operates fairly strictly on the warrant system and that if the area doesn't warrant a signal or someone can't justify a signal then it is very difficult to get a signal approved. When the city sat down and did a cursory review with MoDOT of this project and staff asked inquired about a light they were told the volume doesn't even come close to warrant a signal in this area. With the subsequent project, their comments may change. The next proposed project knows that they are the second project and their traffic study will take into account this project and the traffic generated as well as the proposed project.

Council Member Hoffman stated in the future we will need to look at adjusting the current traffic signals as they will need to be changed as traffic in the area increases.

Paul Langdon stated staff, MoDOT and the Hamilton applicant will be meeting next week and they will be setting the scope of the study.

Council Member D'Alfonso stated part of this application is changing the zoning from General Commercial to Core Business and a concern is if this proposed project falls through and then we are stuck with the zoning and a six story office building could potentially go on that site.

Paul Langdon stated that is the maximum allowed by right and it would be subject to site development review and staff would be looking at a lot of the same issues again. Under simple site development plan, it is more difficult to justify something as dramatic as we have seen with this project. Paul Langdon stated the other option available to the city is to revert the zoning back. It is always the city's option.

Council Member Hoffman stated he is pleased the city is moving forward to fill the vacancies in this area.

David Caldwell resident of 257 Brooktrail Court stated this project is bringing significant zoning changes. Mr. Caldwell suggested the Council request that the applicant make some infrastructure improvements to the area such as a bus shelter or pedestrian lighting to the area, which will in turn stress/pressure MoDOT for additional improvements.

Elizabeth Link resident of 920 Guelbreth stated she is concerned with property values as they have already seen significant decrease since the real estate market crash from a few years ago. The residents of Carriage House are also concerned with privacy, traffic, safety and pedestrian traffic. Ms. Link submitted a petition for the record of residents opposed to the project. (Exhibit B)

Linda Rezny resident of 104 Graeser Acres stated there is need for redevelopment in the area but there are better ways to redevelop without being intrusive to the current residents.

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Aris Woodham resident and President of the Condo Assoc for Carriage House stated the condo owners of Carriage House strongly oppose this development and are concerned for their property values as they have already lost 40 to 50% of their values in the last few years.

Mr. Brasswell stated there are plans to improve the area and right of way with landscaping, a water feature and lighting. Also, planning to remove a curb cut on the site.

Council Member Saunders stated he listened to the P & Z comments and is interested in improving streetscape along Olive. Council Member Saunders stated he feels this could be a pedestrian friendly area and could be increased with all of the commercial properties in close proximity.

7. **Resolution No. 1083 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The City Administrator To Execute The Necessary Documents For Forwarding The Project Proposal Application And Later Execute An Agreement For A Grant-In-Aid From The Municipal Parks Grant Commission.**

City Clerk read Resolution No. 1083.

Council Member Hoffman moved, seconded by Council Member Lawrence to approve Resolution No. 1083.

Council Member Saunders stated it is a little confusing on the intention of applying for the grant in phases and is this one just for the first phase.

Kirsten Barnes stated this grant would be just for the first phase which will be approximately $428,000 and requesting the city match about $40,000 of that. Items that were included in the energy audit will save approximately $40,000 and anticipate $10,000 in operational savings from a labor stand point. Expecting immediate payback on the city's matching funds.

Council Member Hoffman asked if this phase includes changing the parking area by the fourth green.

Kirsten Barnes stated no parking changes are planned with the first phase.

Mayor Glantz called the question for the approval of Resolution No. 1083, with the vote upon the motion being as follows, to-wit:

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

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Council Member Hoffman – Aye
Council Member Saunders – Aye

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

8. Resolution No. 1084 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A Contract Increase With Leritz Contracting, Inc., For The Chasselle Lane Roadway Improvements Project For The Amount Of $84,124.59.

City Clerk read Resolution No. 1084.

Council Member Hoffman moved, seconded by Council Member Rhoades to approve Resolution No. 1084.

Matt Wohlberg made a presentation regarding this project and request.

Council Member Kreuter recommended staff work with City Attorney on a solution for the cost increase from design errors.

Mayor Glantz called the question for the approval of Resolution No. 1084, with the vote upon the motion being as follows, to-wit:

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

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

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

9. Construction of ADA Compliant Ramps to Replace the Existing ADA Platform Lift

Jim Heines stated the ADA platform lift was installed at the Tappmeyer House in 2003 and remained mostly unused until 2011 and then only used a few times a year. Staff has had to continually call service where there is an event at the house or city maintenance has learned how to fix it. Currently staff has been working with the CDBG program to provide ADA compliant access to all city buildings. The city has 2012 CDBG funding remaining which has to be used fairly quickly or the funding has to be returned to the federal government. Staff has

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been working on a solution with Chesterfield Deck to design an ADA compliant ramp system for the site. There are two options for the ramp and plan to bid both out so that when a choice is made it can be set into motion immediately. Staff will be meeting with the Historic Preservation Committee on the 16th to get their input. Staff tried to meet with the Tappmeyer Foundation on the 8th but the meeting was cancelled. Staff would have preferred to have met with both committees prior to bringing before Council but time is of the essence if we would like to utilize the CDBG funding.

Lynn Berry resident of 626 Graser Road suggested the staff pick the design with the more direct ramp approach as it would be hard to maneuver a scooter or wheelchair on the other design.

Council agreed to allow staff to continue with the project.

Council Member Hoffman moved, seconded by Council Member Saunders to adjourn at 9:31 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

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

Submitted by:

Deborah Ryan	Barry Glantz
City Clerk	Mayor

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RESOLUTION NO. 1085

APPROVAL OF DISTRIBUTION OF
DOMESTIC VIOLENCE FUNDS FOR THE YEAR 2014

WHEREAS, Ordinance 2044, passed in January, 2000, authorizes the Municipal Court to assess a fee of $2 to each defendant who pleads guilty or is found guilty, on all criminal ordinance violations and all moving traffic violations for the purpose of providing operating expenses for shelters for battered persons, and

WHEREAS, the city issued a press release and mailed a copy to past recipients of funds soliciting applications for funding for the year 2014, and

WHEREAS, the city received applications from seven agencies as follows: Alive, Inc., Saint Louis Crisis Nursery, Kathy J. Weinman Shelter, International Crisis Aid – Safe Home, Lydia's House, The Women's Safe House, The Salvation Army Midland Division Family Haven.

WHEREAS, it is the recommendation of the City Administrator, that the allocation of funds for the year 2014 be equally distributed to the seven applicants.

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

1. Domestic violence funds shall be distributed equally to the seven agencies applying for funding.

2. This Resolution shall take effect from and after its adoption and execution.

Adopted this 28th day of October, 2013.

_____
Barry Glantz, Mayor

ATTEST:

_____
Deborah Ryan, MPCC, City Clerk

CITY OF CREVE COEUR

Memo

To: Mark Perkins, City Administrator

From: Sharon Stott, Assistant to the City Administrator

Date: October 28, 2013

Re: Domestic Violence Shelter Court Fund Applications for 2014

According to Ordinance 2044, passed in January, 2000, the Municipal Court is authorized to assess a fee of $2 to each defendant who pleads guilty or is found guilty, on all criminal ordinance violations and all moving traffic violations for the purpose of providing operating expenses for shelters for battered persons.

Each September the City accepts applications for the Domestic Violence Shelter Court Fund allocation for the next year. A press release was distributed August 29, 2013 to local media announcing the program and to the current and past recipients advising of the program.

Applications were received from seven (7) area providers of shelter services for consideration of funding from the Domestic Violence Shelter Court Fund. Six of the seven organizations have been funded by the City in the past. The City equally funded applicants in 2013, consistent with past funding allocation decisions.

The agencies have provided evidence of non-profit status, a listing of the directors and trustees, a budget for 2014, a summary of services and an estimate of the individuals served.

ALIVE, Inc.

- Provides an emergency shelter program called “Nights of Safety”
- Estimates serving 500 adults and children in the St. Louis area including 15 adults and children from Creve Coeur
- Estimates revenue of $232,000 and expenses of $230,000

Kathy Weinman Shelter

- Provides a safe, secure and undisclosed environment for victims of domestic violence and their children to reside up to 90 days
- Services include case management, therapeutic services, educational groups, crisis intervention and follow-up services

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- Served 141 women and 140 children in the previous year; six of those were Creve Coeur families
- Estimates revenues and expenses of $1,055,427 and expenses of $1,055,427

Lydia's House

- Provides transitional housing and support services for abused women and their children in a confidential location for a maximum of two years; offers a comprehensive family support services program
- Fifty-five women and 85 children were housed through the program in the previous year
- Estimates revenues of $1,121,031 and expenses of $1,103,938

St. Louis Crisis Nursery

- Provides safe care for children, birth through age 12, while assisting the parent with admission to a local domestic violence shelter
- 24-hour care provided to children by trained professional staff and volunteers
- Provided safe haven to 394 children from 202 families affected by domestic violence
- Estimates revenues of $3,799,091 and expenses of $3,799,091

The Salvation Army – Family Haven

- Provides emergency shelter and supportive services to single women and homeless families in a 20-room, 74-bed shelter located in St. Louis County
- Families remain at Family Haven for an average of 120 days
- Served and estimated 340 individuals; of those served approximately 10 were from zip codes in or near Creve Coeur
- Proposed revenues of $1,257,870 and expenditures of $1,508,722

The Women's Safe House

- Provides the county with the largest emergency domestic violence shelter for women and children
- Services include 24-hour Crisis Intervention Hotline, emergency shelter and support services, a children's program, aftercare, volunteer opportunities and community education
- Served 472 women and children in 2012; of those served, less than 1% were from Creve Coeur
- Estimates revenues of $1,476,859 and expenses of $1,380,350

International Crisis Aid – Safe Home

- Provides holistic specialized services and shelter for female sex trafficking victims who may reside anywhere from a few days up to 12 months based on individual needs
- Served 11 women since the home opened in December 2012
- Partners with other agencies to provide comprehensive services for victims such as medical, dental, and mental health care and substance abuse treatment

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- Receives referrals from federal and local law enforcement and other local agencies for female minors
- Estimates revenues of $620,000 and expenses of $619,008

A Resolution is attached to allocate the funds for 2014. A suggested allocation for 2014 is equal distribution to the seven applicants. Funds will be distributed in the first and third quarters of 2014.

Distributions from the fund to date:

1996	$5,278
1997	$3,991
1998	$4,735
1999	$4,993
2000*	$6,223
2001	$9,576
2002	$13,083
2003	$15,718
2004	$16,881
2005	$17,916
2006	$14,446
2007	$18,267
2008	$18,264
2009	$18,276
2010	$18,068
2011	$18,275
2012	$19,169
2013	$19,788

*January 2000, the City Council authorized an increase in the fee from $1.00 to $2.00, per Ordinance 2044.

cc: Dan Smith, Finance Director

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

DATE: October 22, 2013

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 October 22, 2013 in the amount of $256,708.23.

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

NO DEPT - NO DIV

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01811	P001639	65876	10-Oct-13	CREATIVE PRODUCT SOURCING	DARE SUPPLIES	01-00-00-2513	50.00
01811	P001639	65725	08-Oct-13	CREATIVE PRODUCT SOURCING	DARE SUPPLIES	01-00-00-2513	50.00
00066		223706	02-Oct-13	FROESEL OIL	250 GAL REG FUEL	01-00-00-1651	706.62
00066		223705	02-Oct-13	FROESEL OIL	1500 GAL DIESEL FULL	01-00-00-1653	4,847.25
00066		223706	02-Oct-13	FROESEL OIL	255 GAL DIESEL FUEL	01-00-00-1653	824.04
02069		10112013	11-Oct-13	PREMIER PARTY RENTALS	REFUND PARTIAL YR BL MOVED	01-00-00-4402	100.00
00092		52476	02-Oct-13	ST LOUIS COUNTY	ST LOUIS CNTY HOUSING FEES	01-00-00-2410	390.00
						Sum of Invoices	*6,967.91*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

LEGISLATIVE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00080		6638 118 5	14-Oct-13	DIERBERGS	COUNCIL MEETING-10-14-13	01-11-12-6264	122.61
						Sum of Invoices	*122.61*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

Administration

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01120		093013	30-Sep-13	ASI	FLEX ADMIN FEES FOR SEPT	01-12-11-6203	188.40
01447	P001708	19343	01-Oct-13	DIVERSIFIED PRINTING INC	10 STANDARD 8 PAGE NEWSLETTER	01-12-11-6203	1,058.00
00053		98987	04-Oct-13	MERCY CORPORATE HEALTH	PREPLACEMENT PHYSICAL	01-12-11-6271	95.00
00053		100107	04-Oct-13	MERCY CORPORATE HEALTH	PREPLACEMENT PHYSICAL	01-12-11-6271	95.00
01800		230449	15-Oct-13	PRIZE POSSESSIONS	ENGRAVING WORK WELL TROPHY	01-12-11-6203	76.41
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-12-11-6253	51.92
						Sum of Invoices	*1,564.73*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

IT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00139		XJ7TKXM26	10-Oct-13	DELL	E5510 LAPTOP BATTERIES	01-12-51-6213	208.77
00050		INV0031549	30-Sep-13	REJIS	REJIS-ADD NETMOTION ACCT	01-12-51-6213	20.75
01891	P001709	10922	18-Oct-13	TECHNOLOGIES, INC.	6 MONTHS IT OUTSOURCING	01-12-51-6202	6,400.00
						Sum of Invoices	*6,629.52*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

FINANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00005		1666460	02-Jul-13	AMERICAN STAMP	NEW INV DATE STAMP-PW	01-13-11-7304	32.34
02076		53592	09-Oct-13	BRINKER & DOYEN LLP	D. NAFAR VS CITY CASE	01-13-11-6201	314.50
00191		2161693	10-Oct-13	BUCK CONSULTANTS LLC	ACTUARIAL,BENFEIT CALC,PROJECT	01-13-11-6202	1,100.00
01758		2741598	14-Oct-13	GFOA	REPLACE BROKEN PLAQUE	01-13-11-6202	99.50
01765		38780	09-Oct-13	REVENUE	SALES TAX REPT-SEPT 13	01-13-11-6202	35.00
00072	P001721	MN00066297	28-Aug-13	HARRIS CORP	FY 14 LICENSE FEES/MAINT	01-13-11-6213	27,000.00
00072	P001721	MN00066297	28-Aug-13	HARRIS CORP	FY 14 LICENSE FEES/MAINT	01-13-11-6213	139.19
00748		289268	14-Oct-13	RYDIN DECAL	VENDING MACH STICKERS 14,15,16	01-13-11-7304	601.08
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	*CELL PHONES-SEPTEMBER*	01-13-11-6253	*51.92*
						Sum of Invoices	*29,373.53*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

MUNICIPAL COURT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00779	P001725	INV00013116	31-Jul-13	AMERICAN TRAFFIC SOLUTIONS, INC.	FY 14 RED LIGHT CAMERA FEES	01-13-14-6248	50,050.00
						Sum of Invoices	*50,050.00*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

INTERDEPARTMENTAL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00014	P001719	0215116 RDLB OCT	06-Oct-13	CHARTER COMMUNICATIONS	CABLE TV SERVICE AT	01-13-15-6255	71.54
00014	P001719	0215132 OCT 2013	06-Oct-13	CHARTER COMMUNICATIONS	CABLE TV SERVICE AT	01-13-15-6255	86.23
00045		673464059001	03-Oct-13	OFFICE DEPOT	CALCULATOR-COURT WINDOW	01-13-15-7312	41.99
00045		674012216001	08-Oct-13	OFFICE DEPOT	HANGING FOLDERS EXP BOX BOTTOM	01-13-15-7312	26.09
00045		6740122290001	08-Oct-13	OFFICE DEPOT	HANGING EXP BOX BOTTOM FOLDERS	01-13-15-7312	26.73
00045		674012337001	08-Oct-13	OFFICE DEPOT	*HANGING EXP BOX BOTTOM FOLDERS*	01-13-15-7312	*26.09*
00045		676346811001	01-Oct-13	OFFICE DEPOT	STORAGE BOXES EXPANDING WALLET	01-13-15-7312	93.84
00045		678669602001	15-Oct-13	OFFICE DEPOT	OFFICE SUPPLIES	01-13-15-7312	22.92
00045		667895959001	14-Oct-13	OFFICE DEPOT	LABELS, ERASERS	01-13-15-7312	18.38
00045		667896004001	14-Oct-13	OFFICE DEPOT	DESK CALENDAR	01-13-15-7312	11.04
00045		678669175001	05-Jan-13	OFFICE DEPOT	FILE FOLDERS, ENVELOPES, BOXES	01-13-15-7312	70.14
00046		270254I	08-Oct-13	OFFICE ESSENTIALS	CHAIRMAT	01-13-15-7312	141.83
00046		272839I	14-Oct-13	OFFICE ESSENTIALS	COPIER PAPER	01-13-15-7312	668.60
00166		288755	15-Sep-13	OFFICEMAX	TONER	01-13-15-7312	74.15
00166		616649	04-Oct-13	OFFICEMAX	OFFICE SUPPLIES	01-13-15-7312	92.02
00118	P001772	14583	04-Oct-13	OLD STYLE BODY COMPANY	REPAIR CAR 2409 DAMAGED BY	01-13-15-6220	907.60
00076		29288711	18-Oct-13	PEPSI-COLA	SODA-EMP LOUNGE	01-13-15-7304	247.17
00077		6391813	14-Oct-13	QUILL	TONER	01-13-15-7312	130.19
01169		3211307846	05-Oct-13	STAPLES ADVANTAGE	TONER CARTRIDGES	01-13-15-7312	375.16
01169		3212082557	12-Oct-13	STAPLES ADVANTAGE	OFFICE SUPPLIES	01-13-15-7312	58.24
00075		3669	09-Oct-13	WUSSLER BUSINESS FORMS	15000 WINDOW ENVELOPES	01-13-15-7312	484.05
						Sum of Invoices	*3,674.00*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

COMMUNITY SERVICES

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01140		55415	01-Oct-13	ARCHWAY BOWLING & TROPHY	TREE MEMORIAL	01-14-11-7304	25.00
01754		3211307845	05-Oct-13	STAPLES ADVANTAGE	IMAGING DRUM FOR PRINTER	01-14-11-7304	47.18
						Sum of Invoices	*72.18*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

ICE ARENA

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00249		73011	04-Oct-13	AMERICAN CARNIVAL MART	PARTY SUPPLIES/B-DAY PARTIES	06-14-31-7304	220.70
01550		452-6645280	15-Oct-13	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES/WIPE TOWELS	06-14-31-7301	0.88
01550		452-6619328	08-Oct-13	ARAMARK UNIFORM SERVICES	CLEAN SUPPL/WIPE TOWEL 10-08	06-14-31-7301	0.88
01550		452-6645280	15-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORMS	06-14-31-7308	3.96
01550		452-6619328	08-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORMS 10-08	06-14-31-7308	3.96
00080		7027-121-5	12-Oct-13	DIERBERGS	B-DAY CAKE FOR PARTY	06-14-31-7304	21.99
00081		9264873069	09-Oct-13	GRAINGER	ROLLER CHAIN FOR OLY REPAIR	06-14-31-6211	70.02
00081		9266042556	10-Oct-13	GRAINGER	CHAIN FOR OLY	06-14-31-6211	29.44
00081		9264873069	09-Oct-13	GRAINGER	PLUNGER	06-14-31-6212	10.48
00081		9264873069	09-Oct-13	GRAINGER	CHAIN DETACHER FOR OLY REPAIR	06-14-31-7302	47.34
00082		0760416	08-Oct-13	METROLIFT PROPANE	PROPANE FOR OLY	06-14-31-7307	175.70
00048		203619	30-Sep-13	PAVYER	OLY BLADE SHARPENING	06-14-31-6211	75.80
01754		3211307845 EF	05-Oct-13	STAPLES ADVANTAGE	IMAGING DRUM FOR PRINTER	06-14-31-7304	47.18
01048		9712479897 EF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	06-14-31-6253	51.92
						Sum of Invoices	*760.25*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

GOLF MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00010		935150	11-Oct-13	BRANNEKY HARDWARE	RAIN GAUGES	06-14-32-6212	25.11
00010		935150	11-Oct-13	BRANNEKY HARDWARE	BATTERIES	06-14-32-6212	8.49
01084		CD1731976	10-Oct-13	R&R PRODUCTS, INC.	BEARINGS FOR ROUGH MOWER	06-14-32-6211	54.16
						Sum of Invoices	*87.76*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

PRO SHOP

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01140		55414	01-Oct-13	ARCHWAY BOWLING & TROPHY	CITY INVITATIONAL AWARDS	06-14-33-7304	134.50
00217		954062888	07-Oct-13	NIKE USA INC	GOLF BALLS RESALE	06-14-33-8324	76.50
01754		5 EF	05-Oct-13	STAPLES ADVANTAGE	IMAGING DRUM FOR PRINTER	06-14-33-7304	47.17
						Sum of Invoices	*258.17*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

SNACK BAR

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-6645280	15-Oct-13	ARAMARK UNIFORM SERVICES	TOWELS	06-14-34-7301	3.58
01550		452-6619328	08-Oct-13	ARAMARK UNIFORM SERVICES	08	06-14-34-7301	3.58
00116		7054 8182	07-Oct-13	SAM'S CLUB	FOOD FOR RESALE	06-14-34-8315	7.46
00116		7054 8182	07-Oct-13	SAM'S CLUB	SNACKS FOR RESALE	06-14-34-8319	250.57
						Sum of Invoices	*265.19*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

BUILDING MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-6645279 10-15	15-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL	01-16-11-7308	7.92
01550		452-6619326	08-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 10/8/13	01-16-11-7308	7.92
01448		705435	01-Oct-13	BUILDINGSTARS	CLEANING-CITY HALL	01-16-11-6212	2,770.00
00164		037426	10-Oct-13	LTD.	TOWELS FOR RESTROOMS-CITY HALL	01-16-11-6212	153.85
00087		47847	27-Sep-13	SYSTEMAIRE	HEAT PUMP IN GYM	01-16-11-6212	1,000.60
00087		47872	27-Sep-13	SYSTEMAIRE	REPAIR HEAT PUMP WORKOUT ROOM	01-16-11-6212	336.00
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-16-11-6253	32.23
00054		02032968	02-Oct-13	WALTER KNOLL FLORIST	MNTHY PLANT MAINTENANCE NOV	01-16-11-6212	80.00
						Sum of Invoices	*4,388.52*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

POLICE-ADMIN

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00125		303042	15-Oct-13	LEON UNIFORM	CUSTOM ORDER BADGES & CASES	01-21-11-7306	184.00
00125		303026	10-Oct-13	LEON UNIFORM	REFURBISH (2) BADGES	01-21-11-7308	40.00
00053		100111	04-Oct-13	MERCY CORPORATE HEALTH	2 HEP A & 3 HEP B FOR FEDDER	01-21-11-6271	143.00
01378		05941	30-Sep-13	PERSONNEL EVALUATION INC.	(18) JV PEP BILLING FEES	01-21-11-6203	360.00
01964		1092013	09-Oct-13	ROBERT CRAIL PHOTOGRAPHY	(6)5X7 CUSTOM PRINTS FOR PD	01-21-11-7306	30.00
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-21-11-6253	84.15
01048		9712732302	04-Oct-13	VERIZON WIRELESS	4G BROADBAND -PD IPAD	01-21-11-6253	40.01
01436	P001707	14-004	01-Oct-13	WEST CENTRAL DISPATCH CENTER	WCDC QUARTERLY USAGE FEES	01-21-11-6202	82,896.00
						Sum of Invoices	*83,777.16*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

POLICE-INVESTIGATIONS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01228		1432814-20130930	30-Sep-13	LEXISNEXIS	7 PHONE SEARCH SEPT USER FEE	01-21-21-6202	173.50
00273		T1409010	02-Oct-13	ST LOUIS UNIVERSITY	TOXICOLOGY LABORATORY FEES	01-21-21-6202	275.00
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-21-21-6253	193.38
						Sum of Invoices	*641.88*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

POLICE-PATROL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00234		396758	14-Oct-13	ED. ROEHR SAFETY PRODUCTS	UNIFORM ITEMS FOR COLEMAN	01-21-22-5107	372.00
00234		396760	14-Oct-13	ED. ROEHR SAFETY PRODUCTS	UNIFORM ITEMS FOR COATS	01-21-22-5107	372.00
00096		135642	13-Oct-13	EVS	MULTIL-VEHICLE REPAIRS	01-21-22-6210	96.26
00094		167838	11-Oct-13	FIRESTONE	CAR 2405 REAR BRAKES	01-21-22-6210	374.84
00125		305920	11-Oct-13	LEON UNIFORM	POLO SHIRTS FOR COMMAND STAFF	01-21-22-7308	110.97
01584	P001773	I206948	18-Sep-13	RESPONDER PUBLIC SAFETY EQUIPMENT	INSTALLATION	01-21-22-9502	600.00
01584	P001773	I206948	18-Sep-13	RESPONDER PUBLIC SAFETY EQUIPMENT	EMERGENCY LIGHTS/EQUIPMENT PAC	01-21-22-9502	2,491.90
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-21-22-6253	361.68
00178		205367	02-Oct-13	WARNER COMMUNICATIONS CORP.	WALKIE REPAIR	01-21-22-6211	99.19
						Sum of Invoices	*4,878.84*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

PUBLIC WORKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00303		1041568	26-Sep-13	MISSOURI LAWYERS MEDIA	TRASH SVC ADVERTISE FOR BID	01-31-11-6260	277.20
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-31-11-6253	187.99
						Sum of Invoices	*465.19*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00131		9913455528	30-Sep-13	AIRGAS	GAS RENTAL-SHOP	01-31-41-7307	51.85
01550		452-6619324	08-Oct-13	ARAMARK UNIFORM SERVICES	SUPPLIES - 10/08/13	01-31-41-6212	8.91
01550		452-6619324	08-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENALT - 10/08/13	01-31-41-7308	42.26
01550		452-6389018	07-Aug-13	ARAMARK UNIFORM SERVICES	CORR INV PRICING ERR	01-31-41-7308	-108.29
01550		452-6645277	15-Oct-13	ARAMARK UNIFORM SERVICES	SUPPLIES 10/15/13	01-31-41-6212	8.91
01550		452-6645277	15-Oct-13	ARAMARK UNIFORM SERVICES	SUPPLIES 10/15/13	01-31-41-7308	52.75
01980		638547	01-Oct-13	BLUE CHIP EXTERMINATING	PEST CONTROL-SHOP	01-31-41-7301	26.00
00712		P15130	04-Oct-13	BOBCAT COMPANY	BROOM PARTS FOR BOBCAT	01-31-41-6211	32.83
00712		P14493	23-Sep-13	BOBCAT COMPANY	CHAIN LINK-BOBCAT	01-31-41-6211	7.42
00010		935028	09-Oct-13	BRANNEKY HARDWARE	FLOODLIGHTS-BALLAS RD ISLANDS	01-31-41-6212	43.98
00010		934650	04-Oct-13	BRANNEKY HARDWARE	CLEANERS	01-31-41-7301	50.45
00010		935240	15-Oct-13	BRANNEKY HARDWARE	CLEANING SUPPLIES-SHOP	01-31-41-7301	27.96
00010		935387	17-Oct-13	BRANNEKY HARDWARE	SMALL TOOLS	01-31-41-7302	28.69
00010		935386	17-Oct-13	BRANNEKY HARDWARE	WIRE/CLAMPS-SHOP	01-31-41-7302	144.79
00010		935102	09-Oct-13	BRANNEKY HARDWARE	FLASHLIGHTS & HINGES-SHOP	01-31-41-7302	16.27
00010		934650	04-Oct-13	BRANNEKY HARDWARE	SMALL ITEMS FOR SHOP	*01-31-41-7304*	*53.82*
00010		935285	16-Oct-13	BRANNEKY HARDWARE	GUARDRAIL ITEMS-TEALWOOD SOUTH	01-31-41-7305	7.47
00010		935387	17-Oct-13	BRANNEKY HARDWARE	GLOVES	01-31-41-7308	9.99
00013		1763-216957	04-Oct-13	CARQUEST AUTO PARTS	WASHER FLUID/CARB CLEANER	01-31-41-6210	44.88
00013		1763-216926	03-Oct-13	CARQUEST AUTO PARTS	COIL PACK-TRUCK 105	01-31-41-6210	38.26
00013		1763-217207	10-Oct-13	CARQUEST AUTO PARTS	AIR FILTERS FOR TON TRUCKS	01-31-41-6210	22.38
00013		1763-217338	14-Oct-13	CARQUEST AUTO PARTS	RUBBER AIR HOSE	01-31-41-6210	23.31
00013		1763-217335	14-Oct-13	CARQUEST AUTO PARTS	SEA FOAM MTR TREAT/RAIN X	01-31-41-6210	66.12
00013		1763-217335	14-Oct-13	CARQUEST AUTO PARTS	SEA FOAM MTR TREAT/RAIN X	01-31-41-6211	66.12
00013		1763-217265	11-Oct-13	CARQUEST AUTO PARTS	3000 LBS WINCH FOR SHOP	01-31-41-7302	196.72
00099		1315506	30-Sep-13	CEEKAY SUPPLY	GAS RENTAL FEE-SEPT	01-31-41-7307	62.1
00394		11-4670	16-Oct-13	CHUCK'S BOOTS	WORK CLOTHING-BILL KELLEY	01-31-41-7308	204.98
01466		140045724	15-Oct-13	CROSS MIDWEST TIRE	TIRE REPLACEMENT-TRUCK 106	01-31-41-6210	664.36
01466		140045876	15-Oct-13	CROSS MIDWEST TIRE	TIRE REPLACEMENT-BACKHOE	01-31-41-6211	435.25
00049		36135	16-Oct-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL-WE 10/13/13	01-31-41-6207	2,872.32
00049		36111	09-Oct-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL-WE 10-06-13	01-31-41-6207	2,872.32
00049		36089	02-Oct-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL-W/E 09/29/13	01-31-41-6207	2,693.79
01979		D-37038	17-Sep-13	FASTSIGNS OF BRIDGETON	SIGN SUPPLIES	01-31-41-7311	180
00023		359554	15-Oct-13	FRED WEBER	ROCK FOR SHOP BACK LOT	01-31-41-6207	717.02
00023		356861	02-Oct-13	FRED WEBER	GABION STONE FOR SHOP	01-31-41-6212	102.15

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00023		359888	16-Oct-13	FRED WEBER	PATCHING MATERIAL-TEALWOOD	01-31-41-7305	236
00023		358935	11-Oct-13	FRED WEBER	PATCHING MATERIAL-MAGNA CARTA	01-31-41-7305	236
00023		358729	10-Oct-13	FRED WEBER	PATCHING MATERIAL-MAGNA CARTA	01-31-41-7305	413
00023		359310	14-Oct-13	FRED WEBER	PATCHING MATERIAL-TEALWOOD	01-31-41-7305	118
00023		358111	08-Oct-13	FRED WEBER	ASPHALT MAT FOR MAGNA CARTA	01-31-41-7305	413
00023		357174	03-Oct-13	FRED WEBER	ASPHALT MAT -MAGNA CARTA	01-31-41-7305	236
00023		356753	01-Oct-13	FRED WEBER	ASPHALT MAT-COEURDE VILLE	01-31-41-7305	295
01636		0347-000160499	30-Sep-13	JOHNNY ON THE SPOT	PORTA JOHN FEE 2 SITES	01-31-41-6266	164.22
01134		3211229	08-Oct-13	KIMBALL MIDWEST	DRILL BITS/CAP SCREWS-SHOP	01-31-41-7302	346.98
00156		57607	11-Oct-13	L & C TRUCK REPAIR, INC.	REPL HYDRALIC TANK-TRUCK 205	01-31-41-6210	734.84
00156		57624	14-Oct-13	L & C TRUCK REPAIR, INC.	ENGINE REPAIR-TRUCK 105	01-31-41-6210	275.69
02009		122877	31-Aug-13	LANDVATTER READY MIX, INC.	GRAVEL/CONCRET REPR-LADUE EST	01-31-41-7305	290.34
00042		I113151	08-Oct-13	MPR SUPPLY	DIAPHRAM FOR 1.5" VALVE IRRIG	01-31-41-6211	31.50
00608		81652	06-Aug-13	NORTHWEST TIRE & AUTO	ADAPTOR FOR DUMP TRUCK	01-31-41-6210	28.95
00809		127827	27-Sep-13	RED BUD SUPPLY, INC.	SAFETY GLASSES	01-31-41-7308	81.68
00110		315998	30-Sep-13	RICMAR INDUSTRIES	GREASE FOR SHOP	01-31-41-6210	50.31
00110		315998	30-Sep-13	RICMAR INDUSTRIES	GREASE FOR SHOP	01-31-41-6211	50.30
02070		RG00016	10-Oct-13	SIEVERS EQUIPMENT CO.	EQUIPMENT RENTAL-SKIDLOADER	01-31-41-6266	885.00
00092		52603	04-Oct-13	ST LOUIS COUNTY	CORE TESTING	01-31-41-6202	22.00
00270		64372-00	14-Oct-13	TERMINAL SUPPLY CO.	ELECTRIAL SUPPLIES-SHOP	01-31-41-6212	217.82
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-31-41-6253	85.54
						Sum of Invoices	*16,980.31*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

HEALTH & WELFARE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01836		85383	25-Sep-13	CRITTER CONTROL	REMOVE DEAD ANIMALS-CITY WIDE	01-31-42-6214	895.00
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-31-42-6253	32.23
						Sum of Invoices	*927.23*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

PARKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01644		97498	08-Oct-13	AA KEY & LOCK SERVICE	LOCKS MANFORD GATE-GOLF COURSE	01-31-43-7302	281.00
01550		452-6619324	08-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENALT - 10/08/13	01-31-43-7308	42.25
01550		452-6389018	07-Aug-13	ARAMARK UNIFORM SERVICES	CORR INV PRICING ERR	01-31-43-7308	-108.30
01550		452-6645277	15-Oct-13	ARAMARK UNIFORM SERVICES	SUPPLIES 10/15/13	01-31-43-7308	52.75
00129		I969680	27-Sep-13	ART'S LAWN MOWER SHOP	WAND FOR GATOR SPRAYER	01-31-43-6211	90.26
01980		638547	01-Oct-13	BLUE CHIP EXTERMINATING	PEST CONTROL-SHOP	01-31-43-7301	26.00
00010		934807	04-Oct-13	BRANNEKY HARDWARE	TAPPMEYER VOLUNTEER GROUP	01-31-43-6212	528.82
00010		935240	15-Oct-13	BRANNEKY HARDWARE	CLEANING SUPPLIES-SHOP	01-31-43-7301	27.96
00013		1763-217165	09-Oct-13	CARQUEST AUTO PARTS	ANITFREEZE PARKS BATHROOMS	01-31-43-7301	84.42
01979		D-37038	17-Sep-13	FASTSIGNS OF BRIDGETON	BIOSWALE SIGN TAPPMEYER HOUSE	01-31-43-6212	39.00
00040		818922	08-Oct-13	MILBRADT	SVC CHRG FOR CHAIN SAW	01-31-43-6211	25.00
00608		82578	17-Sep-13	NORTHWEST TIRE & AUTO	ADAPTOR FOR TRAILER	01-31-43-6211	43.90
00809		127827	27-Sep-13	RED BUD SUPPLY, INC.	SAFETY GLASSES	01-31-43-7308	81.67
00110		316065	08-Oct-13	RICMAR INDUSTRIES	CHEMICALS-PARKS RESTROOMS	01-31-43-7301	356.23
01352		1529905	20-Aug-13	ST LOUIS COMPOSTING, INC.	GARDEN MIX-BIO SWALE TAPPEMEYE	01-31-43-6212	48.00
00173		IN115120	08-Oct-13	SUPREME TURF PRODUCTS	WEED KILLER-CONWAY LAKE	01-31-43-7301	197.50
00173		IN115055	02-Oct-13	SUPREME TURF PRODUCTS	CHEMICALS-CONWAY LAKE	01-31-43-7301	510.00
00173		IN115055	02-Oct-13	SUPREME TURF PRODUCTS	GRASS SEED	01-31-43-7303	145.00
00593	P001724	18342	31-Aug-13	THE GREENWOOD GROUP LLC	PARKS MOWING SERVICES	01-31-43-6212	4,394.00
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-31-43-6253	37.58
						Sum of Invoices	*6,903.04*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00303		10416866	30-Sep-13	MISSOURI LAWYERS MEDIA	P&Z PUBLIC NOTICE 10-21-13 MTG	01-32-11-6260	35.96
00303		10416878	30-Sep-13	MISSOURI LAWYERS MEDIA	P&Z PUBLIC NOTICE 10-21-13	01-32-11-6260	32.48
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-32-11-6253	149.03
						Sum of Invoices	*217.47*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00112		42876	18-Oct-13	MPS	BLDG PERMIT CARDS	01-32-61-7304	144.00
00112		42870	11-Oct-13	MPS	BLDG INSPECTION REQUEST	01-32-61-7304	324.00
01048		9712479897 GF	01-Oct-13	VERIZON WIRELESS	CELL PHONES-SEPTEMBER	01-32-61-6253	203.38
01048		9712732302	04-Oct-13	VERIZON WIRELESS	INSPECTOR TABLETS	01-32-61-6253	150.00
						Sum of Invoices	*821.38*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/22/2013

CAPITAL IMPROVEMENTS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02075		10142013	14-Oct-13	DAVIE, RICHARD	SEWER LATERAL REIMBURSEMENT	02-00-00-1901	4,992.00
00956		980470	02-Oct-13	KIRCHNER BLOCK & BRICK	BRICK STOCK-STORM WATER PRJ	02-61-71-9509-14522	150.00
02009		124256	12-Oct-13	LANDVATTER READY MIX, INC.	CONCRETE MAT-#15 TEALWOOD	02-61-71-9509-14522	528.35
01333	P001705	100913	09-Oct-13	M & H CONCRETE	CONCRETE PAVEMENT REPLACEMENT	02-61-71-9510-14602	31,211.01
						Sum of Invoices	*36,881.36*

Grand Total All Invoices 256,708.23

BILL NO. 5456 **ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE PROPERTY ADDRESSED AS 10360 AND 10420 OLD OLIVE STREET ROAD FROM GC (GENERAL COMMERCIAL) DISTRICT TO CB (CORE BUSINESS) AND APPROVING A CONDITIONAL USE PERMIT FOR A MULTI-FAMILY DEVELOPMENT EXCEEDING 20 DWELLING UNITS PER ACRE ON THE PROPERTY ADDRESSED AS 10360 OLD OLIVE STREET ROAD.

WHEREAS, an application was made by David Braswell, of Covington Realty Partners to rezone 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, and to approve a conditional use permit for a multi-family development exceeding 20 dwelling units per acre for an apartment complex known as the The Vanguard at Creve Coeur at 10360 Old Olive Street Road; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10360 and 10420 Old Olive Street Road, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 1st, 2013, 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 City of Creve Coeur Board of Adjustment granted variances on May 16, 2013 allowing all of the parking above ground and the setback from Olive Boulevard to exceed 80 feet; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the rezoning and conditional use permit, subject to conditions, at its meeting on October 7, 2013; 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 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.

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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: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

Parcel 1

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD; THENCE DEPARTING THE SOUTH LINE OF OLD OLIVE STREET ROAD, WITH THE WEST LINE OF SAID PHASE 1 OF CARRIAGE HOUSE MANOR AND ITS DIRECT PROLONGATION, SOUTH 02°33'25" WEST 717.36 FEET TO A POINT; THENCE NORTH 89°10'06" WEST 262.20 FEET TO A POINT; THENCE NORTH 43°14'28" WEST 70.62 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WEST OAK, LLC RECORDED IN DEED BOOK 13540 PAGE 1294 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF WEST OAK, LLC TRACT, NORTH 71°45'37" EAST 134.54 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID WEST OAK, LLC TRACT, NORTH 02°03'00" EAST 383.03 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE, NORTH 87°57'00" WEST 50.00 FEET TO A POINT; THENCE NORTH 02°03'00" EAST 169.00 FEET TO A POINT; THENCE NORTH 17°04'08" EAST 90.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF OLD OLIVE ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 219.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.60 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Parcel 2

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD;

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THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 84°43'00" WEST 219.51 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE DEPARTING SOUTH LINE OF OLD OLIVE STREET ROAD, SOUTH 17°04'08" WEST 90.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 169.00 FEET TO A POINT; THENCE SOUTH 87°57'00" EAST 50.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 383.03 FEET TO A POINT; THENCE SOUTH 71°45'37" WEST 134.54 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF PAVILION NO. 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID LOT 3 AND ITS DIRECT PROLONGATION, NORTH 02°01'22" EAST 691.25 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID OLD OLIVE STREET ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Section 2: A Conditional Use Permit is authorized to be issued for the property described as Parcel 1 (10360 Old Olive Street Road) in Section 1 hereof and pursuant to Section 4 hereof for the construction and operation of a multi-family residential complex with a gross density of 48.33 units per acre and no more than 174 individual apartments.

Section 3: As required by Section 405.1080 of the Zoning Ordinance, the approval of said rezoning request and conditional use permit are subject to the property being developed in accordance with the site development plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. 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 Concept Plan/Site Improvements," last dated September 4, 2013, and the "Concept Landscape Plan" dated October 9, 2013 as submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
2. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations, courtyard landscapes, roof top deck and the club house entrance shall be in substantial conformance with the elevation drawings titled "The Vanguard at Creve Coeur," received September 27, 2013, and Courtyard Landscape Plans/Signage," dated October 9, 2013,as bound together and submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
3. Any trash enclosures located outside of the principle buildings and parking garage shall be constructed of materials that are consistent with the building and composed in a similar fashion.
4. The existing buildings at 10360 Old Olive Street Road shall be demolished within one year of the approval of the rezoning, or prior to the issuance of any building permit, whichever ever comes first.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

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7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. Prior to issuance of any building permits related to the approved plans, the property owner shall record cross-access easements between "Parcel 1" and "Parcel 2" on the Site Concept Plan/Site Improvements" plan in a form approved by the City Attorney.
9. The applicant shall provide written proof of ownership of any former Olive Boulevard right-of-way acquired from the Missouri Department of Transportation (MoDOT) prior to issuance of any building permits for the project approved herein.
10. The applicant shall provide written acceptance by MoDOT of the proposed Old Olive Street Road access and any modifications to the roadway prior to the issuance of any building permits for the project approved herein.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved pursuant to Section 405.1080 of the Zoning Code.
12. 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.
13. 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.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter and the conditions stated above.

ADOPTED THIS ____ DAY OF _____, 2013.

_____
SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

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BILL NO. 5456 **ORDINANCE NO. _____**

APPROVED THIS ____ DAY OF _____, 2013.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

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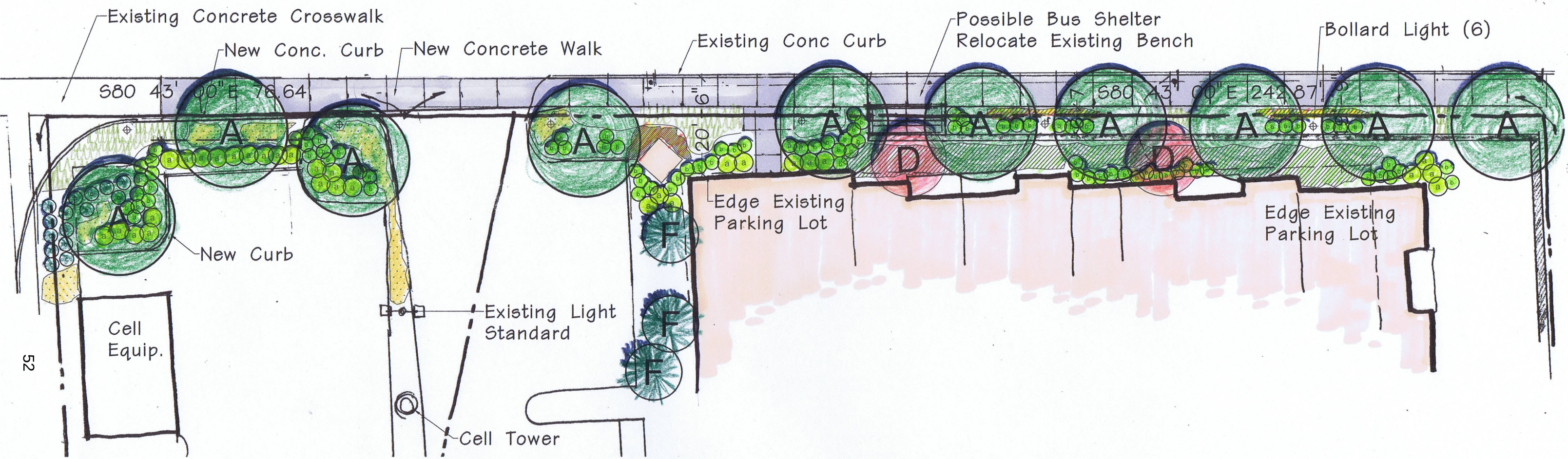


Preliminary Planting Legend

Symbol	Description	Size	Plant Types
A	Street Tree	3" Cal.	Village Green Jap. Zelcova
D	Flowering Tree	2" Cal.	Red Bud
F	Evergreen Tree	6' H.	Norway Spruce
	Evergreen Shrub	30-36"	Hicks Yew, Inkberry
	Flowering Shrubs	18-24"	Itea, AW Spirea
	Low Shrubs	18-24"	Broadmoor Juniper
	Ornamental Grass	1 gal	Dwarf Fountain Grass
	Groundcover & Perennials		

Douglas A. DeLong, Landscape Architect LA-81

DeLong Landscape Architecture, LLC
7620 West Bruno Ave.
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #2013000145

CLIENT: Covington Development, LLC

PROJECT:
The Vanguard at Creve Coeur
Creve Coeur, Mo.

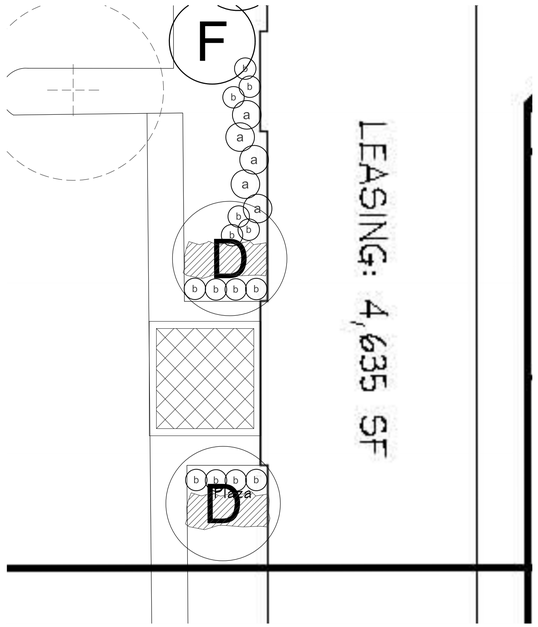
Date: 10/16/2013 Drawn By: DAD Checked By: DAD Job Number: 123.003

Revisions:

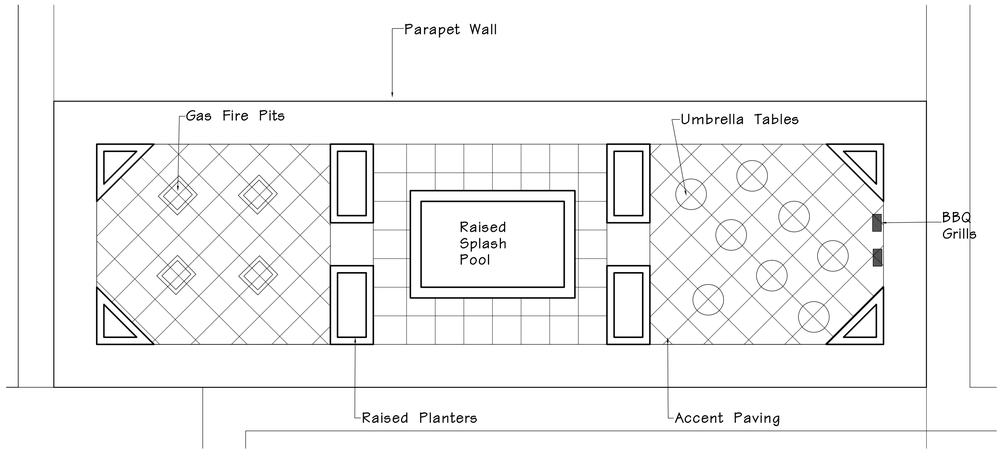
Date	Description	No.
10/23/13	City Comments	1

SHEET TITLE:
Streetscape Plan

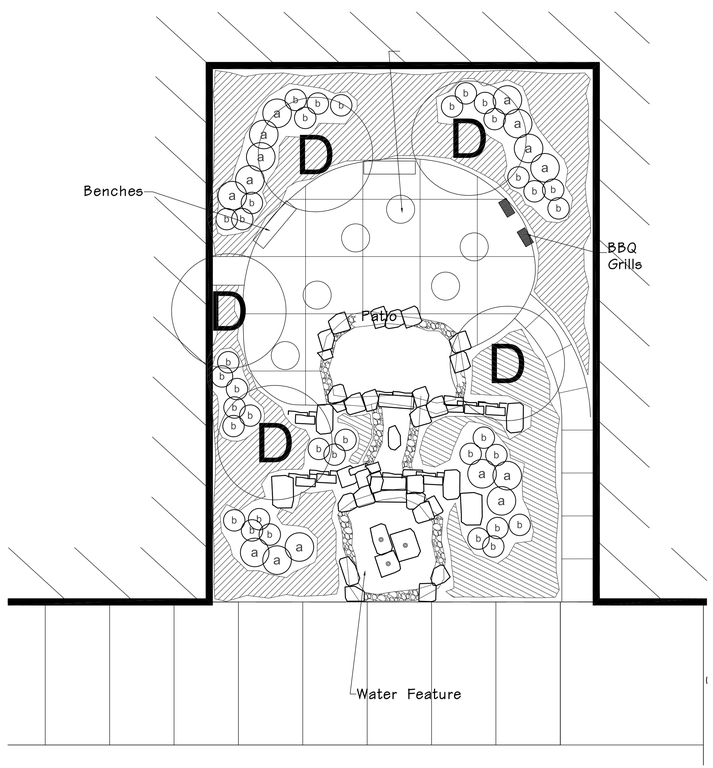
SHEET NUMBER:
1 OF 1



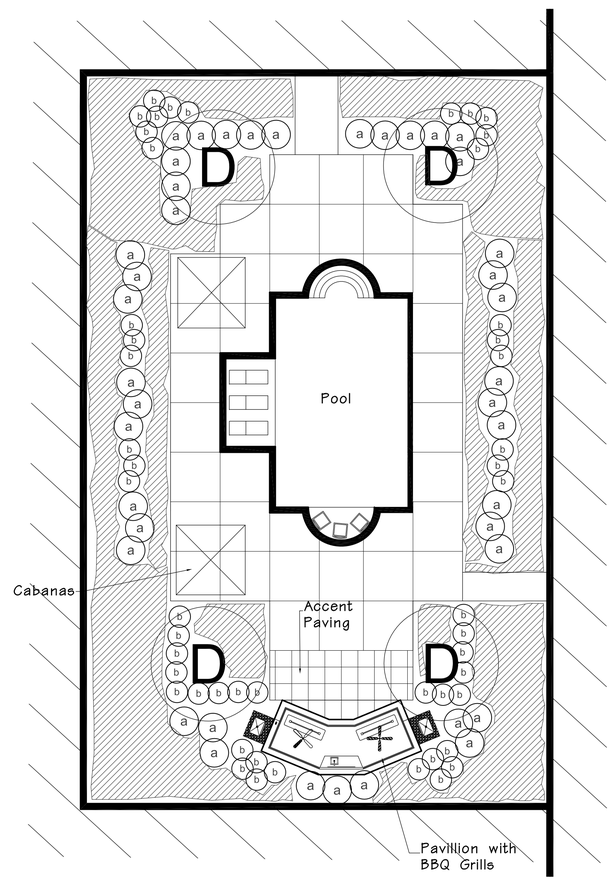
Club House Entrance
SCALE 1"=10'



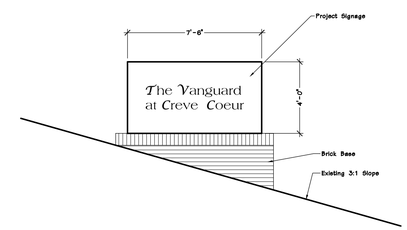
Roof Top Deck
SCALE 1"=10'



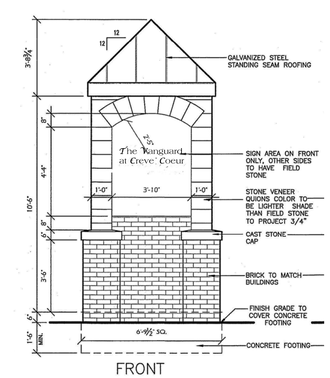
North Courtyard Plan
SCALE 1"=10'



South Courtyard Plan
SCALE 1"=10'



1 Project Sign at Olive Blvd
SCALE 1/4"=1'-0"



2 Monument at Old Olive
SCALE 3/4"=1'-0"

STATE OF MISSOURI
DOUGLAS A. DeLONG
NUMBER LA-81
LANDSCAPE ARCHITECT

10/9/2013
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions:

Date	Description	No.

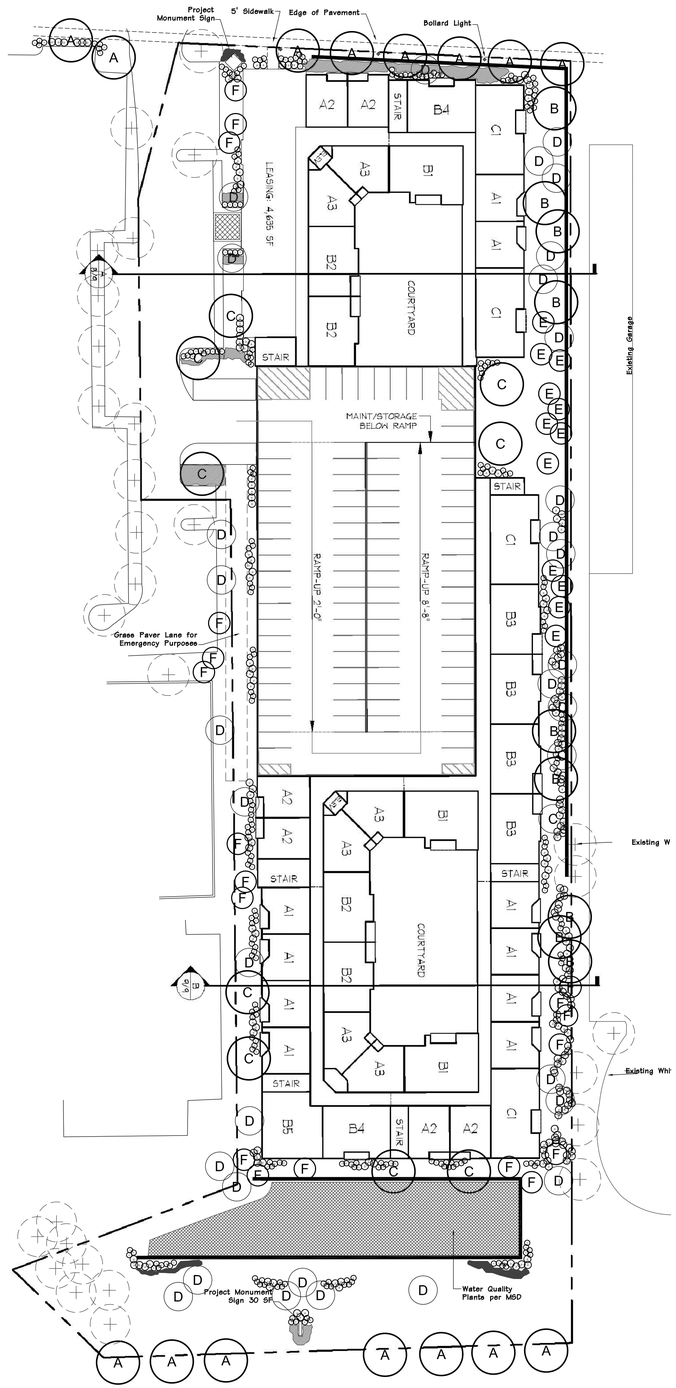
Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Courtyard Landscape Plans/Signage

Sheet No: L-2

Date: 10/9/2013
Job #: 123.003



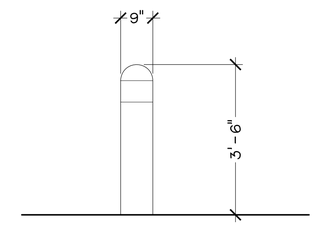
Landscape Plan

SCALE 1"=40'

Preliminary Planting Legend

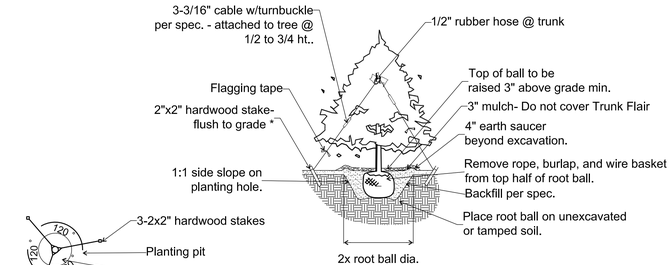
Symbol	Qty.	Description	Size	Plant Types	Mature Height
A	15	Street Tree	3" Cal.	Village Green Jap. Zelcova	75'-90'
B	9	Upright Tree	3" Cal.	Columnar Red Maple	70'-80'
C	14	Yard Tree	3" Cal.	Skyline Honeylocust	50'-60'
D	34	Flowering Tree	2" Cal.	Red Bud	20'-30'
E	12	Accent Tree	6' H.	Bald Cypress	50'-80'
F	19	Evergreen Tree	6' H.	Norway Spruce	50'-80'
	264	Evergreen Shrubs	30-36"	Bayberry Hicks Yew Castle Spire Holly	8-9' 6-8' 6-8'
	336	Flowering Shrubs	18-24"	Spirea hydrangea Itea	3-4' 3-4' 3-4'
		Groundcover & Perennials			

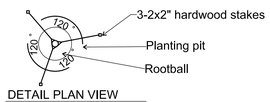
General Notes:
1) All disturbed areas will be seeded.
2) Existing trees to remain will be protected during construction if required.
3) Parcel 1 all trees are to be removed.
4) Parcel 2 the trees to be removed are indicated with an X through them.
5) In ground irrigation system to be provided.



1 Bollard Light

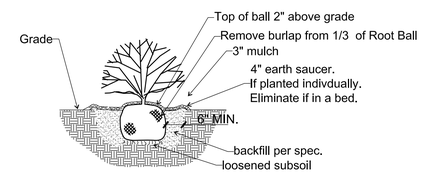
NTS





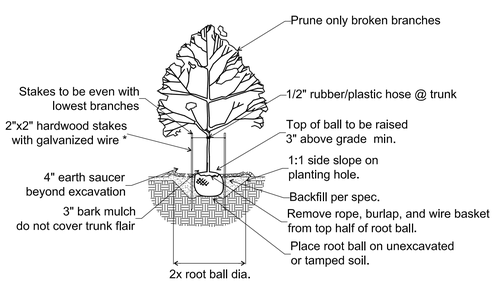
TYPICAL EVERGREEN PLANTING

* Staking should be done only when:
- Planting in soft, loose soils
- Root balls with sandy soil, or wet clay
- Trees located in an extremely windy location

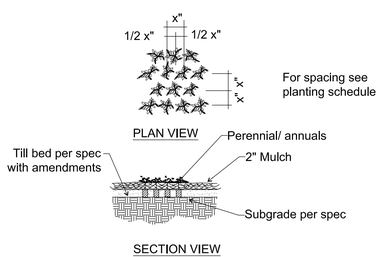


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



DECIDUOUS TREE PLANTING



TYPICAL PERENNIAL PLANTING

STATE OF MISSOURI
DOUGLAS A. DeLONG
NUMBER LA-81
LANDSCAPE ARCHITECT

10/09/2013

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

DeLong landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 10/9/2013
Job #: 123.003

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 #13-003 FOR BOUNDARY ADJUSTMENT AND REZONING OF 5.26 ACRES TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: October 7, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the boundary adjustment between 10360 and 10420 Old Olive Street Road, rezoning of the 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. Two variances for above-ground parking and the setback from Olive Boulevard were granted by the Board of Adjustment on May 16, 2013. This report is an update to the reports provided for the meetings of August 5 and September 16, 2013 and should be read in concert with those reports.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References
- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References
- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

REPORT PREPARED BY:

Paul Langdon, Community Development Director — 10/3/2013 Date

ATTACHMENTS: Applicant's revised elevations and site plans.
Petition against project
Draft ordinance.

PROJECT UPDATE

On August 5, 2013, the Planning Commission further reviewed this application and received additional comments from the public. Most of the public comment concerned the appearance of the complex from the Carriage House condominiums. The applicant reviewed plans with the Commission, but there was concern among the members that they did not fully appreciate the character of the space that would be created between the three-story Carriage House and the three and four story Vanguard Apartments. As a result, the Commission voted to continue the discussion to September 3rd to allow the applicant time to prepare cross-section drawings that included both complexes. Those illustrations took longer to prepare than expected and so their presentation was further delayed until September 16th. On the 16th, the Planning Commission voiced concerns regarding the long, flat face of the building facing the Carriage House condominiums and the narrowness of the side setback near the south end of the project. The applicant indicated that further changes could be examined and, in response, the Commission voted to continue the application to October 7th to allow time for possible design changes.

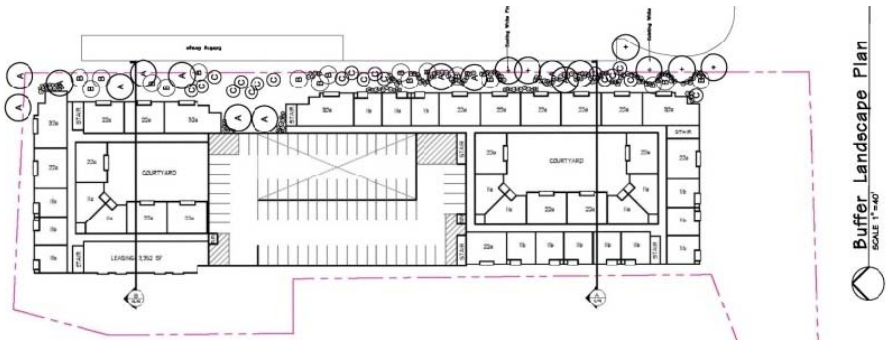
As a reminder to the Commission, the City Council approved a text amendment on August 26th to the Core Business (CB) district to allow residential projects to follow the standard CB setbacks and height limitations. As a result, the applicant's plans will not have to change to provide larger setbacks and lower building heights unless specifically required to do so through approval conditions of the conditional use permit and site development plan.

DESIGN REVISIONS

The applicant's cross sections are attached to this report and reveal a couple of key considerations:

The applicant has further revised the building and the updated elevations and site plans are attached to this report. Of particular note are:

- The new building design utilizes a staggered floor plan that is as low as two stories in the area nearest the condominiums but rises back to three stories to continue concealing the majority of the parking garage. To compensate for some of the lost rentable units, and as suggested in the September 16th staff report, the southwest corner now drops one level into the hillside, bringing the lowest level units even with the lowest level of the adjacent office building. Aside from helping the applicant preserve the yield of the project, it also creates a more attractive south elevation that will be visible from Olive Boulevard. Further, the relocation of the third floor units from the east elevation has exposed the second floor roof surface that is now available as an additional patio area. These changes introduce more human-scale activity to the building and generally increase its overall conformance with the design guidelines by creating a public space, introducing more character into the shape of the building and allowing the development to better follow the natural contours of the site.
- Some additional reshaping of the building footprint has resulted in a wider east-side setback along the south half of the building that is now 18 feet wide where it had been 10 feet before. With the additional space, the applicant has also proposed a revised landscape buffer plan for the east setback area. The buffer includes an almost-continuous row of trees with an elaborate understory of mixed shrubs. Visually, this will obscure much of the east elevation from the Carriage House condominiums and represents a significant improvement over the prior landscape plan.



One unresolved issue is the landscape between the new lower level apartments and the adjacent office building. Since privacy issues will be key in this narrow location, a combination of planted and built elements may be necessary. If the applicant is able to present an acceptable plan for this area at the October 7th meeting, the Commission will need to approve a motion to include the plan in the draft ordinance. If an acceptable plan is not presented, the Commission should vote to continue the discussion to the October 21st meeting.

CONCLUSION AND SUGGESTED ACTION

The proposal still represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. Staff believe that the Comprehensive Plan envisioned substantial changes for this area, that this area is still in need of substantial changes to reverse the slow decline of the area, and that this project represents such a change. As discussed in a prior staff report, this area is intended to be a center of activity (hence the "Commerce Center" title in the Comprehensive Plan), not a sleepy corner that is largely ignored.

If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more "Core Business" in nature than "General Commercial." The revised design appears to meet the design guidelines to a higher degree and the landscape regulations are met.

If, after viewing the revised building design and site plans, the members of the Planning Commission believe that the project still is not appropriately sized or positioned, then the item should be continued to allow the applicant to consider their option. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to "CB" District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevelopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, and the associated site development plan, are accommodated in one ordinance and can be disposed in one vote. Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project as a whole, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

> "I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording.." (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

> "I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff reports on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of October 7, 2013." (Conditions may be added, eliminated, or modified by preceding motion).

If the Planning and Zoning Commission believes that a recommendation should be held until an undetermined future date, the following is an example motion for tabling the application:

> "I move to continue application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project to allow the applicant to investigate further solutions to the issues identified by the Planning Commission in our deliberations on October 7, 2013."

Note that the Commission may choose to table the discussion if a specific meeting date cannot be immediately determined.

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

0 100 200 300 400 500
Feet

N
W E
S

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.

BILL NO. _____ **ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE LAND FROM GC (GENERAL COMMERCIAL) DISTRICT TO CB (CORE BUSINESS) AND APPROVING A CONDITIONAL USE PERMIT FOR A MULTI-FAMILY DEVELOPMENT EXCEEDING 20 DWELLING UNITS PER ACRE ON THE PROPERTY ADDRESSED AS 10360 AND 10420 OLD OLIVE STREET ROAD.

WHEREAS, an application was made by David Braswell, of Covington Realty Partners to rezone 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, and to approve a conditional use permit for a multi-family development exceeding 20 dwelling units per acre for an apartment complex known as the The Vanguard at Creve Coeur; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10360 and 10420 Old Olive Street Road, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 1st, 2013, 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 City of Creve Coeur Board of Adjustment granted variances on May 16, 2013 allowing all of the parking above ground and the setback from Olive Boulevard to exceed 80 feet; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the rezoning and conditional use permit, subject to conditions, at its meeting on October 7, 2013; 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 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: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

Parcel 1

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD; THENCE DEPARTING THE SOUTH LINE OF OLD OLIVE STREET ROAD, WITH THE WEST LINE OF SAID PHASE 1 OF CARRIAGE HOUSE MANOR AND ITS DIRECT PROLONGATION, SOUTH 02°33'25" WEST 717.36 FEET TO A POINT; THENCE NORTH 89°10'06" WEST 262.20 FEET TO A POINT; THENCE NORTH 43°14'28" WEST 70.62 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WEST OAK, LLC RECORDED IN DEED BOOK 13540 PAGE 1294 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF WEST OAK, LLC TRACT, NORTH 71°45'37" EAST 134.54 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID WEST OAK, LLC TRACT, NORTH 02°03'00" EAST 383.03 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE, NORTH 87°57'00" WEST 50.00 FEET TO A POINT; THENCE NORTH 02°03'00" EAST 169.00 FEET TO A POINT; THENCE NORTH 17°04'08" EAST 90.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF OLD OLIVE ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 219.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.60 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Parcel 2

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD;

THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 84°43'00" WEST 219.51 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE DEPARTING SOUTH LINE OF OLD OLIVE STREET ROAD, SOUTH 17°04'08" WEST 90.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 169.00 FEET TO A POINT; THENCE SOUTH 87°57'00" EAST 50.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 383.03 FEET TO A POINT; THENCE SOUTH 71°45'37" WEST 134.54 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF PAVILION NO. 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID LOT 3 AND ITS DIRECT PROLONGATION, NORTH 02°01'22" EAST 691.25 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID OLD OLIVE STREET ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Section 2: A Conditional Use Permit is authorized to be issued for the property described in Section 1 hereof and pursuant to Section 4 hereof for the construction and operation of a multi-family residential complex with a gross density of 48.33 units per acre and no more than 174 individual apartments.

Section 3: As required by Section 405.1080 of the Zoning Ordinance, the approval of said rezoning request and conditional use permit are subject to the property being developed in accordance with the site development plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. 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 Concept Plan/Site Improvements," last dated September 4, 2013, and the "Concept Landscape Plan" dated July 5, 2013 except as modified by the "East Buffer Plan" dated October 2, 2013 as submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
2. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations, courtyard landscapes, roof top deck and the club house entrance shall be in substantial conformance with the elevation drawings titled "The Vanguard at Creve Coeur," received September 27, 2013, and Courtyard Landscape Plans/Signage," dated July 5, 3013,as bound together and submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
3. Any trash enclosures located outside of the principle buildings and parking garage shall be constructed of materials that are consistent with the building and composed in a similar fashion.
4. The existing buildings at 10360 Old Olive Street Road shall be demolished within one year of the approval of the rezoning, or prior to the issuance of any building permit, whichever ever comes first.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. Prior to issuance of any building permits related to the approved plans, the property owner shall record cross-access easements between “Parcel 1” and “Parcel 2” on the Site Concept Plan/Site Improvements” plan in a form approved by the City Attorney.
9. The applicant shall provide written proof of ownership of any former Olive Boulevard right-of-way acquired from the Missouri Department of Transportation (MoDOT) prior to issuance of any building permits for the project approved herein.
10. The applicant shall provide written acceptance by MoDOT of the proposed Old Olive Street Road access and any modifications to the roadway prior to the issuance of any building permits for the project approved herein.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved pursuant to Section 405.1080 of the Zoning Code.
12. 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.
13. 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.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter and the conditions stated above.

ADOPTED THIS ____ DAY OF _____, 2013.

_____
SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

BILL NO. _____ **ORDINANCE NO. _____**

APPROVED THIS ____ DAY OF _____, 2013.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

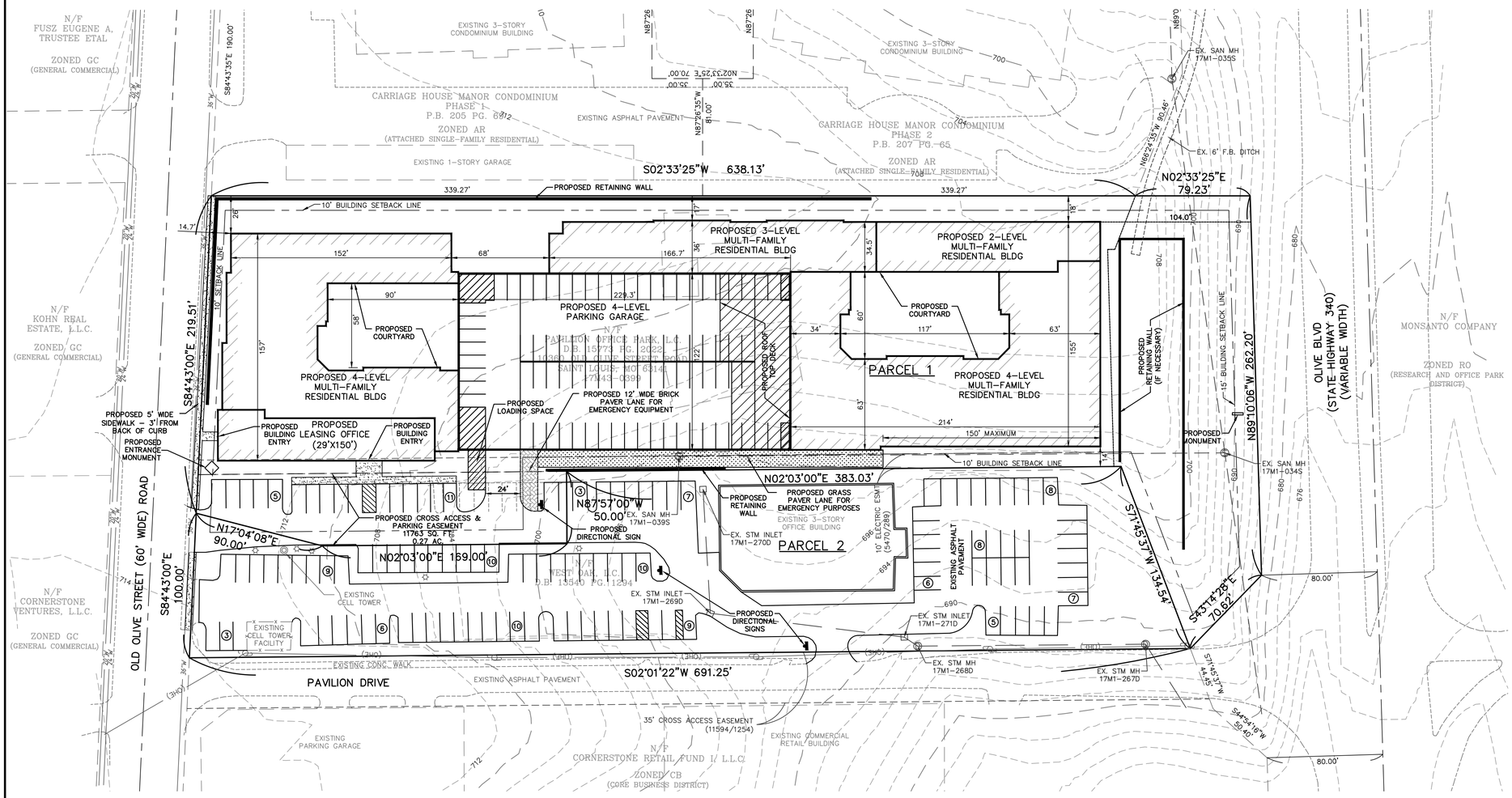
THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED INTHE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   MSD SEWER DISTRICT
   CREVE COEUR FIRE PROTECTION DISTRICT
   LADUE SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER DISTRICT
   AMEREN UE
   LACLEDE GAS COMPANY
3. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
4. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
6. GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
7. LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
9. THIS PLAT IS NOT FOR RECORD.
10. NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
11. NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

1. GROSS AREA OF OVERALL PROJECT: 5.26 ACRES
2. ZONING: CURRENT: GB – GENERAL BUSINESS
   PROPOSED: CB – CORE BUSINESS DISTRICT
   SETBACKS: FRONT – 15 FEET
   SIDE – 10 FEET
3. LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
4. CURRENT OWNERS:
   PARCEL 1
   PAVILLION OFFICE PARK L C
   P.O. BOX 98
   ARNOLD, MO 63010
   PARCEL 2
   WEST OAK L C DR KENT BRANSON
   P.O. BOX 98
   ARNOLD, MO 63010
5. SITE ADDRESS:
   PARCEL 1
   10360 OLD OLIVE STREET ROAD
   CREVE COEUR, MO 63141
   PARCEL 2
   10420 OLD OLIVE STREET ROAD
   CREVE COEUR, MO 63141
6. GROSS FLOOR AREA: PROPOSED – PARCEL 1: 196,000 S.F.
   EXISTING – PARCEL 2: 27,158 S.F.
   (GROSS LEASEABLE AREA 25,000 S.F.)
7. F.A.R. REQUIRED: ≤ 1.25
8. F.A.R. PROPOSED:
   5.123 ACRES (223,158 GROSS BLDG S.F.) = 0.97
   5.26 ACRES
9. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.30 ACRES = 63%
   TOTAL GREEN SPACE OF PARCEL: 1.96 ACRES = 37%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

1. GROSS AREA OF PARCEL 1: 3.60 ACRES (156,878 S.F.)
2. PROPOSED ZONING: CB (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
3. DWELLING UNITS PROPOSED: 174 (AVG. 910 S.F. EACH)
   98 – 1 BEDROOM, 1 BATH UNITS (750 SF)
   60 – 2 BEDROOM, 2 BATH UNITS (1,080 SF)
   16 – 3 BEDROOM, 2 BATH UNITS (1,250 SF)
4. F.A.R. REQUIRED: ≤ 1.25
5. F.A.R. PROPOSED:
   196,000 S.F. (GROSS BLDG S.F.) = 1.25
   156,878 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.23 ACRES = 62%
   TOTAL GREEN SPACE OF PARCEL: 1.36 ACRES = 38%
7. PRIVATE USABLE OPEN SPACE:
   OPEN SPACE PROVIDED: 1.39 ACRES OR 39%
   OPEN SPACE REQUIRED: 20% OF ACREAGE (3.60 ACRES): 0.72 ACRES
8. PARKING:
   SPACES PROVIDED: 312 SPACES (INCLUDES 10 HANDICAP SPACES)
   SPACES REQUIRED: 1ST 50 UNITS (2 SPS/UNIT) 100 SPACES
   2ND 50 UNITS (1.75 SPS/UNIT) 88 SPACES
   OVER 100 UNITS (1.5 SPS/UNIT) 111 SPACES
   TOTAL 299 SPACES
9. MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 3 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

1. GROSS AREA OF PARCEL 2: 1.66 ACRES (72,186 S.F.)
2. PROPOSED ZONING: CB
3. LAND USE: EXISTING 27,158 S.F. OFFICE BUILDING
4. F.A.R. REQUIRED: ≤ 1.00
5. F.A.R. PROPOSED:
   27,158 S.F. (GROSS BLDG S.F.) = 0.38
   72,186 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.15 ACRES = 69%
   TOTAL GREEN SPACE OF PARCEL: 0.51 ACRES = 31%
7. PARKING:
   SPACES PROVIDED: 118 SPACES (INCLUDES 4 HANDICAP SPACES)
   SPACES REQUIRED: 3.3 SPACES/1000 SF GROSS LEASEABLE AREA = 83 SPACES
8. MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FEET

MSD Base Map 17M
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	2-19-13 REV. PER CITY/CLIENT COMMENTS
2	3-8-13 REV. PER CITY/CLIENT COMMENTS
3	7-10-13 REV. PER CITY/CLIENT COMMENTS
4	10-1-13 REV. PER CITY/CLIENT COMMENTS

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Vanguard at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

Date: 7/10/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer

Job Number	
12-09-241	
Date 1/18/2013	
Designed:	Sheet 2.1
Drawn:	
Checked:	PRE

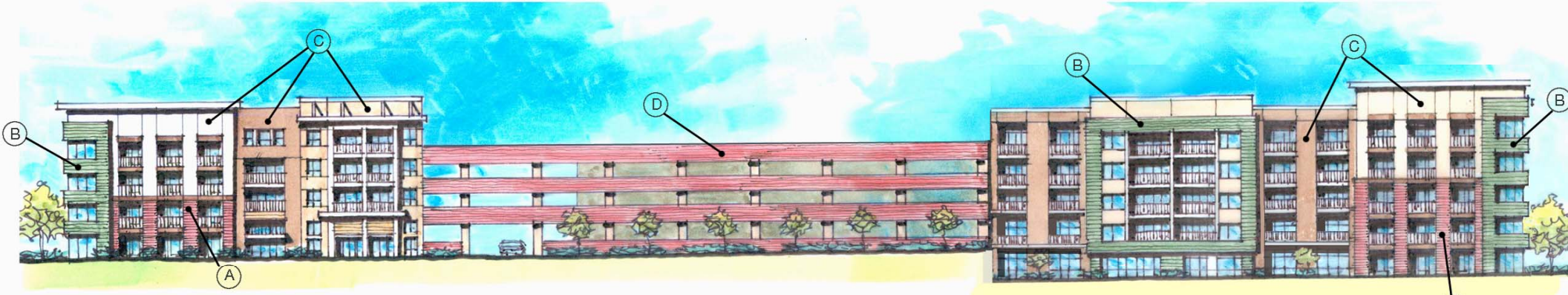
Drawing name: V:\12\09241 Old Olive Blvd\Drawings\Preliminary\Preliminary\9241PRE.dwg Plotted on: Oct 02, 2013 - 10:25am Plotted by: rarnold

EAST ELEVATION

NORTH ELEVATION

Ⓐ BRICK
Ⓑ SIDING
Ⓒ STUCCO
Ⓓ CONCRETE BRICK (FORM LINER)

SOUTH ELEVATION



WEST ELEVATION

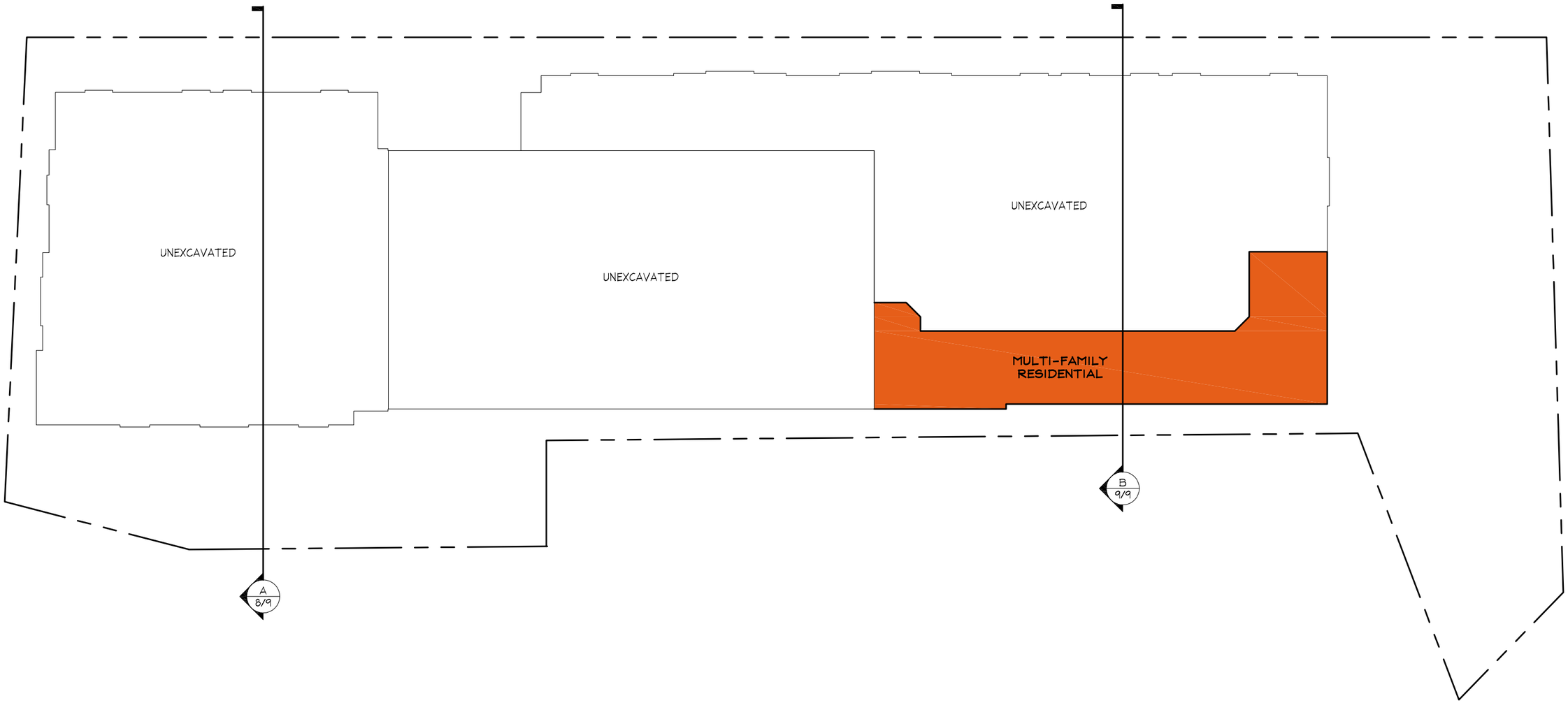
VANGUARD AT CREVE COEUR

THE VANGUARD AT CREVE COEUR

CREVE COEUR, MO

DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	1 of 9

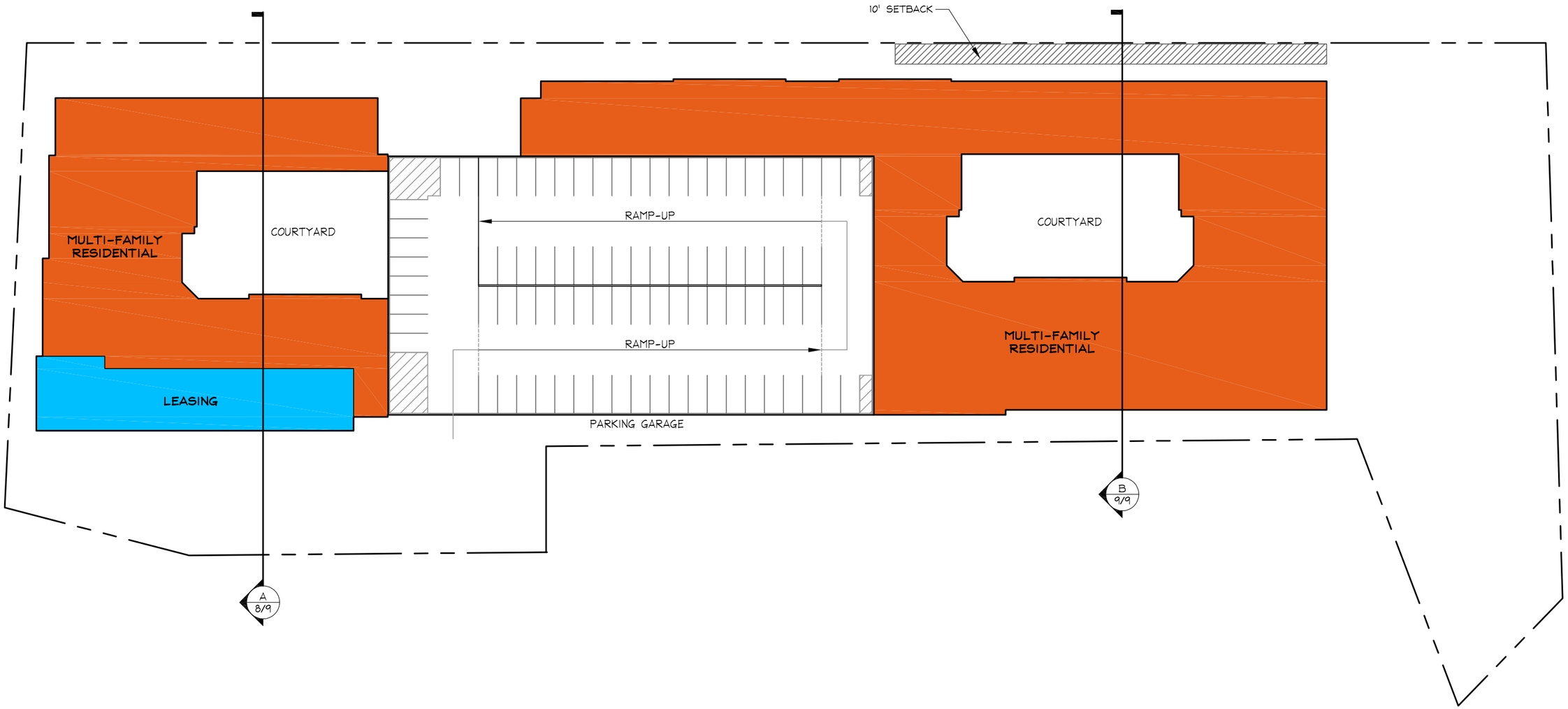


FLOOR PLAN - BASEMENT

Scale: 1"=50'

VE DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	2 of 9



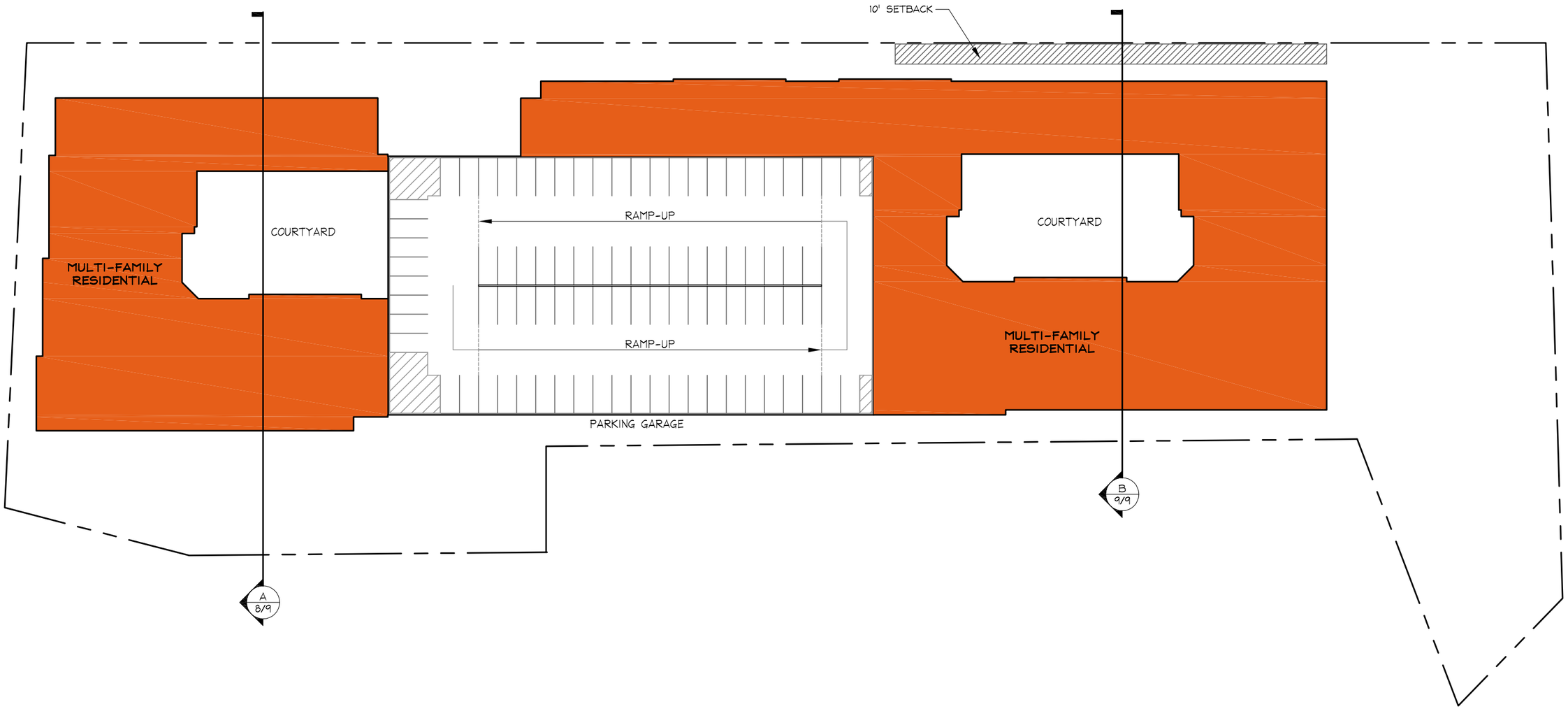
N

FLOOR PLAN - 1ST FLOOR

Scale: 1"=50'

VE DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	3 of 9

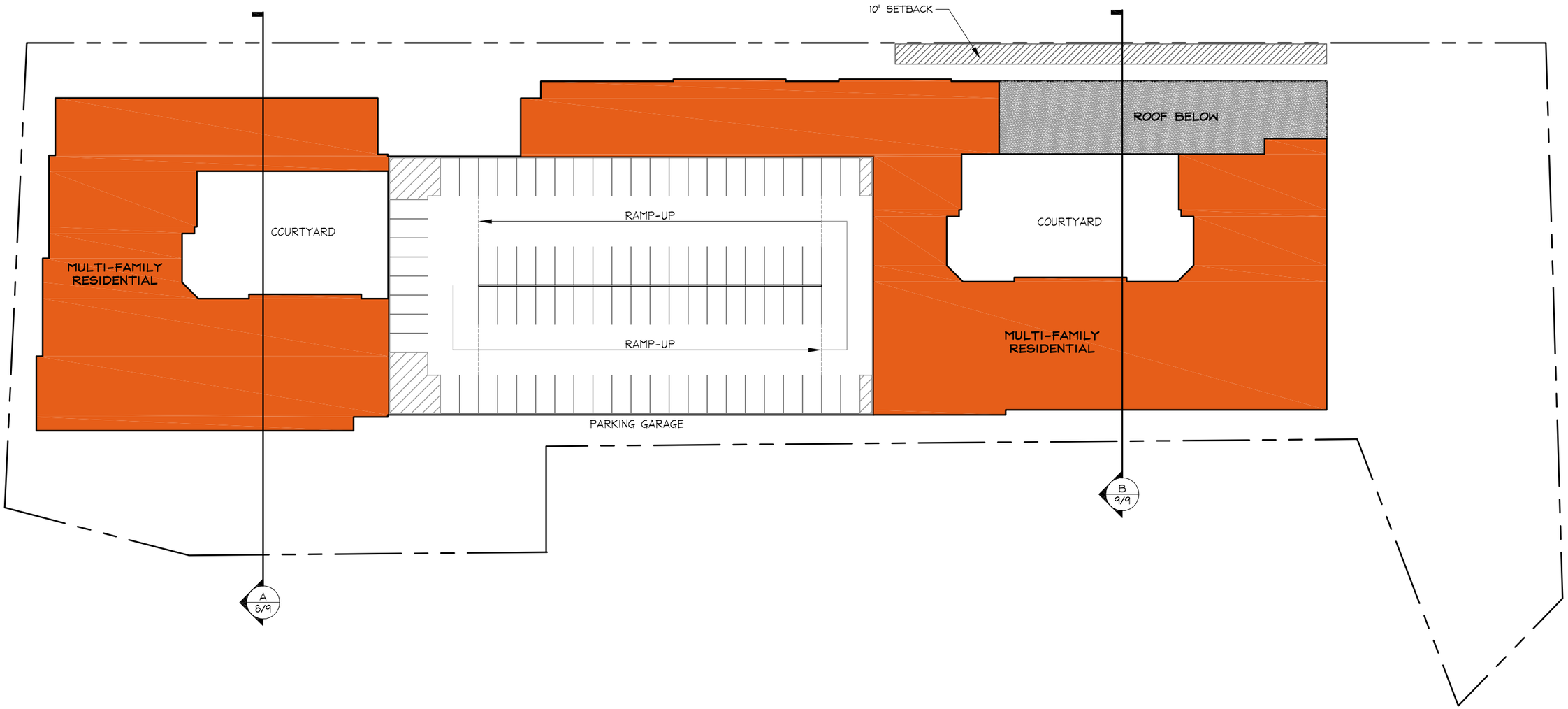


FLOOR PLAN - 2ND FLOOR

Scale: 1"=50'

VE DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	4 of 9

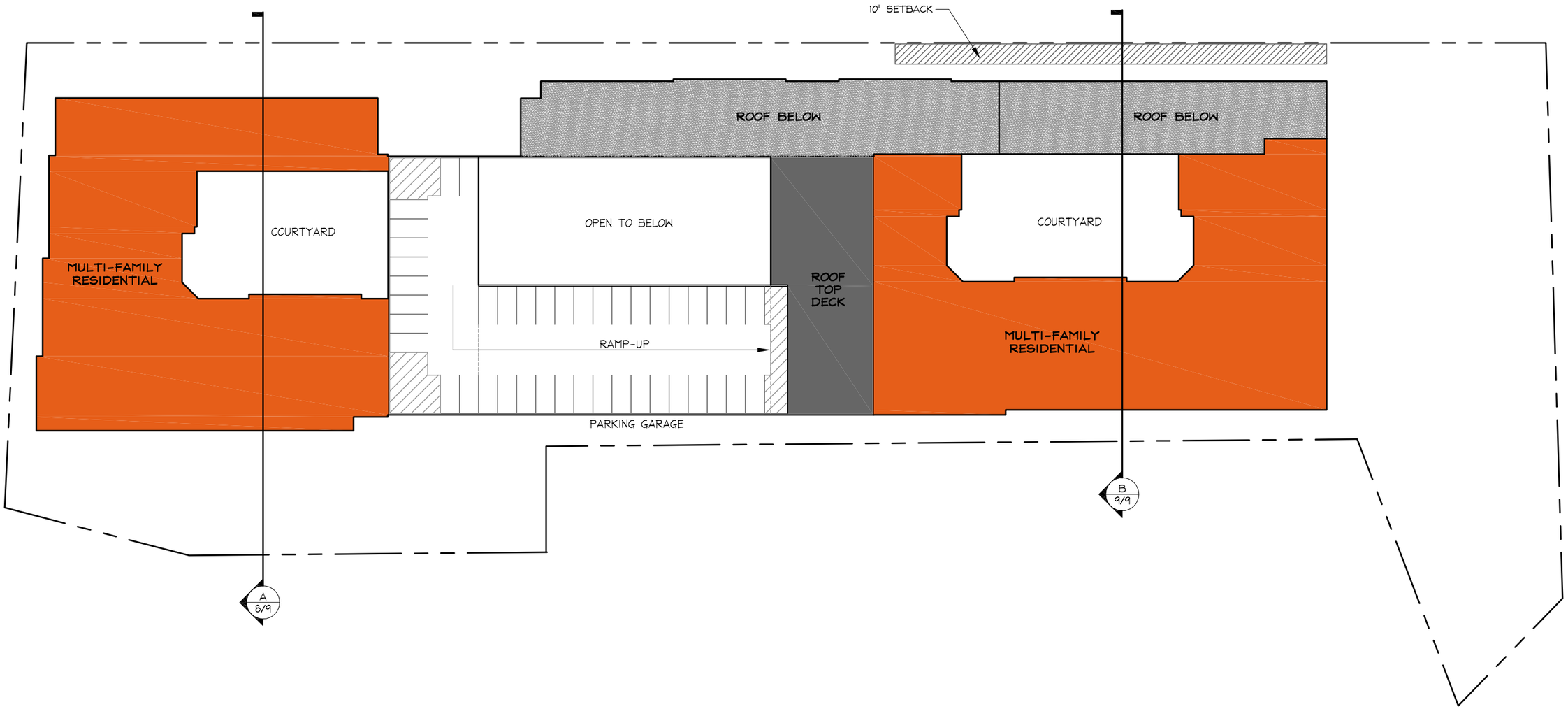


FLOOR PLAN - 3RD FLOOR

Scale: 1"=50'

VE DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	5 of 9

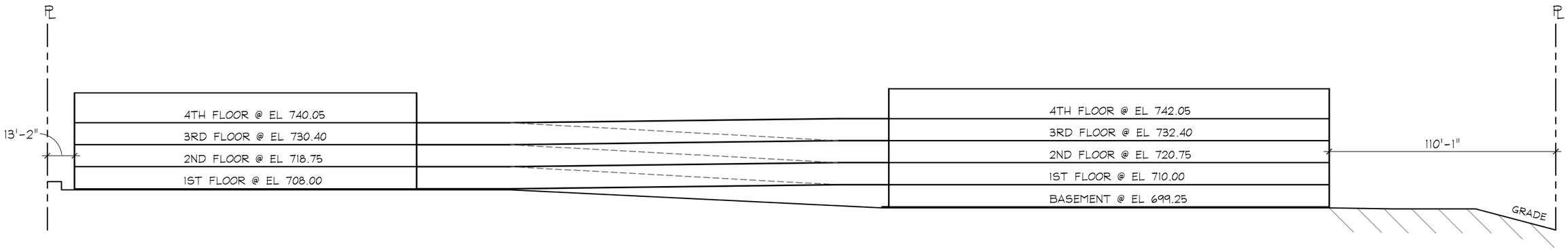


FLOOR PLAN - 4TH FLOOR

Scale: 1"=50'

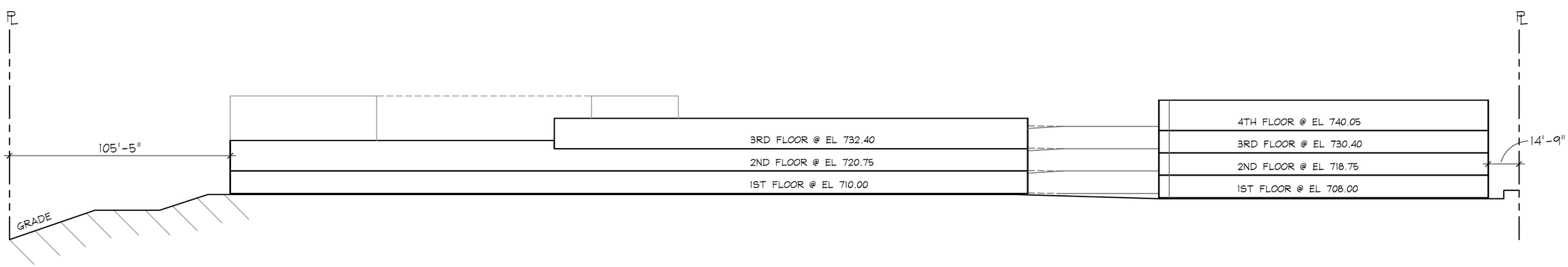
VE DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	6 of 9



SCHEMATIC ELEVATION - WEST

Scale: 1"=50'

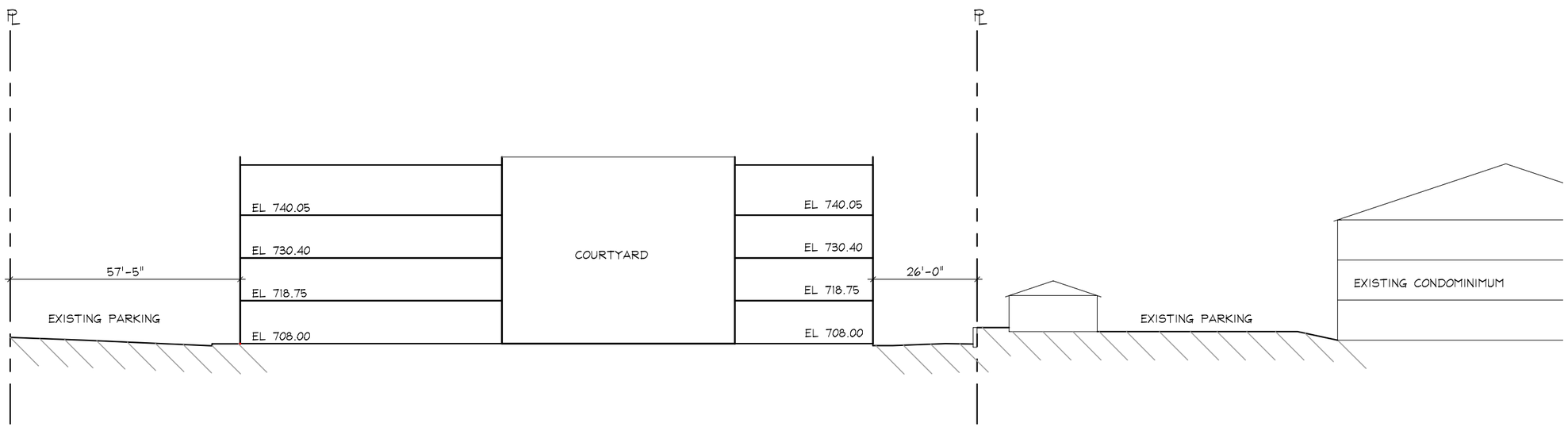


SCHEMATIC ELEVATION - EAST

Scale: 1"=50'

DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	7 of 9

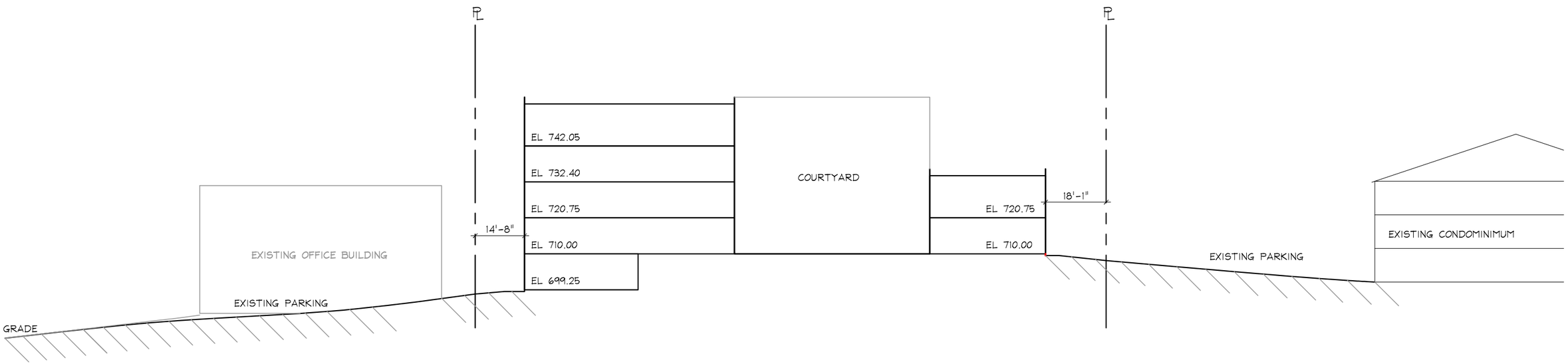


BUILDING SECTION A

Scale: 1"=30'

DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	8 of 9

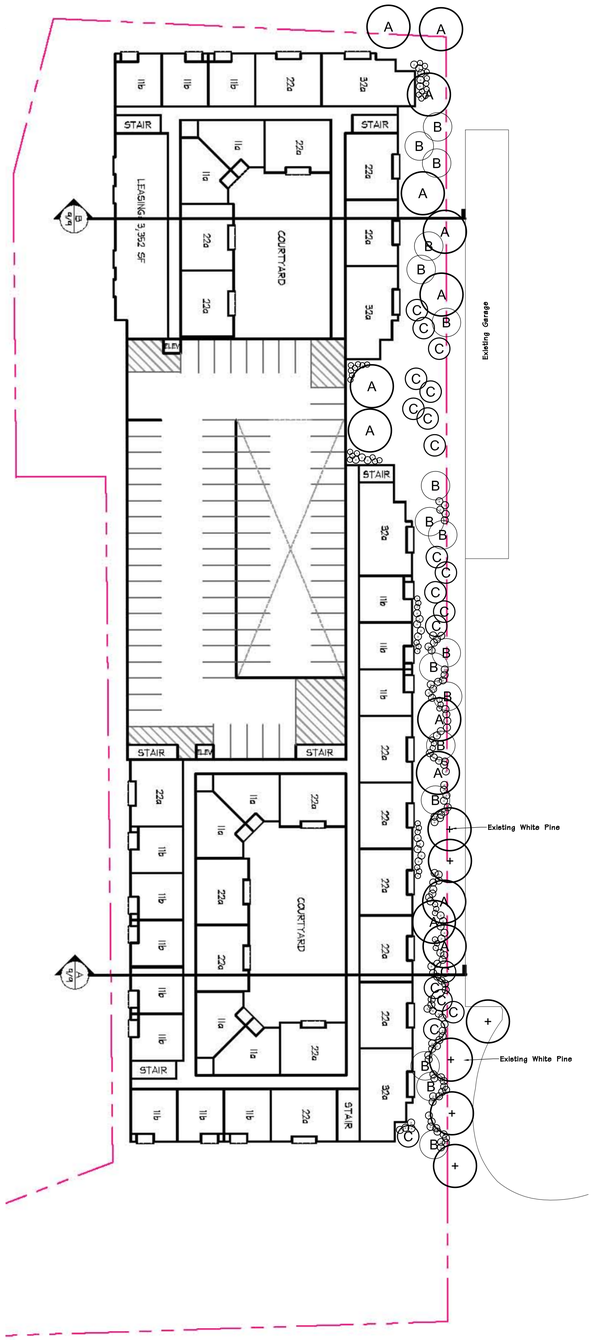


BUILDING SECTION B

Scale: 1"=30'

DESIGN GROUP
520 E JACKSON ST, SUITE 2 · WILLARD, MO 65781

TITLE	DATE	SHEET
THE VANGUARD at CREVE COEUR	9/27/13	9 of 9



Buffer Landscape Plan

SCALE 1"=40'

Preliminary Planting Legend

Symbol	Qty.	Description	Size	Plant Types	Mature Height
A	10	Canopy Tree	3" Cal.	Red Maple Pin Oak Sycamore Bald Cypress	50'-75' 55'-75' 75'-100' 60'-80'
B	17	Flowering Tree	2" Cal.	Red Bud Crabapple Green Hawthorn	20'-30' 18'-25' 20'-35'
C	18	Evergreen Tree	6' H.	White Pine Norway Spruce	50'-80' 40'-60'
	118	Evergreen Shrubs	30-36"	Bayberry Hicks Yew Castle Spire Holly	8-9' 6-8' 6-8'
	24	Flowering Shrubs	18-24"	Spirea hydrangea Itea	3-4' 3-4' 3-4'
		Groundcover & Perennials			

General Notes:
1) All disturbed areas will be seeded.
2) Existing trees to remain will be protected during construction if required.
3) Parcel 1 all trees are to be removed.
4) Parcel 2 the trees to be removed are indicated with an X through them.
5) In ground irrigation system to be provided.

STATE OF MISSOURI
DOUGLAS A. DeLONG
NUMBER LA-81
LANDSCAPE ARCHITECT

10/02/2013
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 546-4856
delong.la@gmail.com

Sheet Title: Buffer Landscape Plan

Sheet No: L-1

Date: 10/2/2013
Job #: 123.003

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 #13-003 FOR BOUNDARY ADJUSTMENT AND REZONING OF 5.26 ACRES TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: September 16, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the boundary adjustment between 10360 and 10420 Old Olive Street Road, rezoning of the 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. Two variances for above-ground parking and the setback from Olive Boulevard were granted by the Board of Adjustment on May 16, 2013. This report is an update to the report provided for the meeting of August 5, 2013 and should be read in concert with that report.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References
- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References
- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

REPORT PREPARED BY: Paul Langdon, Community Development Director — 9/13/2013 Date

ATTACHMENTS: Applicant's cross-sections submitted September 4, 2013
Petition against project
Draft ordinance.

PROJECT UPDATE
On August 5, 2013, the Planning Commission further reviewed this application and received additional comments from the public. Most of the public comment concerned the appearance of the complex from the Carriage House condominiums. The applicant reviewed plans with the Commission, but there was concern among the members that they did not fully appreciate the character of the space that would be created between the three-story Carriage House and the three and four story Vanguard Apartments. As a result, the Commission voted to continue the discussion to September 3rd to allow the applicant time to prepare cross-section drawings that included both complexes. Those illustrations took longer to prepare than expected and so their presentation was further delayed until September 16th.

Parallel to this discussion, the applicant has been pursuing a text amendment to the Core Business (CB) district to allow residential projects to follow the standard CB setbacks and height limitations. That amendment was passed by the City Council at their meeting on August 26th. As a result, the applicant's plans will not have to change to provide larger setbacks and lower building heights unless specifically required to do so through approval conditions of the conditional use permit and site development plan.

CROSS SECTIONS REVIEW
The applicant's cross sections are attached to this report and reveal a couple of key considerations:

- The proposed building does rise higher than the Carriage House buildings, either because of grade separation or an additional floor. While the peak height of the condominium buildings is close to the parapet height of the apartment buildings, the top level of condominium windows are one level lower than the top level of apartment windows. While this is not unusual in an urban setting or among a collection of tall buildings, it does point out that the new building will completely enclose the views from the Carriage House. As has been pointed out, however, there was never any guarantee that the Carriage House views would be preserved for any length of time and a three story office building that is also allowed under the existing GC zoning would have the same effect. If the members of the Commission believe this to be a logical outcome of the zoning pattern and the Comprehensive Plan goals, then they should focus on details of materials and landscaping to ensure a high quality exterior appearance. If the Commission is not satisfied, they must encourage the applicant to pursue other modifications to the project.

- The additional setback width at the north end of the project has an appreciable effect on the perceived separation from the Carriage House buildings. Combined with more favorable grading (see below), the north end of the project appears to have a lesser impact on the adjacent property. It would be desirable to achieve the same thing on the south end of the project, but that will require significant changes in the site grading.

- Even though the building is set several feet down from the prevailing grade at the north end of the site, it rises approximately 10 feet above the adjacent grades at the south end. While it is an expensive option, the applicant could reduce the elevation of the south end of the building but cutting deeper into the existing hill. This would result in a split-level effect in the building (i.e. a partial lower-level in the south end) and it would likely require trucking a large amount of soil from the site, but it would effectively reduce the apparent height of part of the building relative to the Carriage House. It should be noted that this is not practical for the north half of the building since it would place the windows of the lower level to close to street level which makes those units very difficult to rent and thus unable to help cover the cost of the additional grading.

CONCLUSION AND SUGGESTED ACTION
The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is

clearly more "Core Business" in nature than "General Commercial." The revised design appears to meet the design guidelines and the landscape regulations are met.

If, after viewing the requested cross-sections, the members of the Planning Commission believe that the project still is not appropriately sized or positioned, then the item should be tabled to allow the applicant to consider options, none of which will be easy to attain at this point since they involve reducing the building or costly site grading, or both. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to "CB" District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevleopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, along with the associated site develoment plan, are accommodated in one ordinance and can be disposed in one vote.

Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

> "I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording.." (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

> "I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff reports on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 16, 2013." (Conditions may be added, eliminated, or modified by preceding motion).

If the Planning and Zoning Commission believes that a recommendation should be held until an undetermined future date, the following is an example motion for tabling the application:

> "I move to table application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project to allow the applicant to investigate further solutions to the issues identified by the Planning Commission in our deliberations on September 16, 2013."

Note that the Commission may choose to continue the discussion to a specific 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

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APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
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	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
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city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #13-003 FOR BOUNDARY ADJUSTMENT AND REZONING OF 5.26 ACRES TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: August 5, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the boundary adjustment between 10360 and 10420 Old Olive Street Road, rezoning of the 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. Two variances for above-ground parking and the setback from Olive Boulevard were granted by the Board of Adjustment on May 16, 2013.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References
- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References
- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

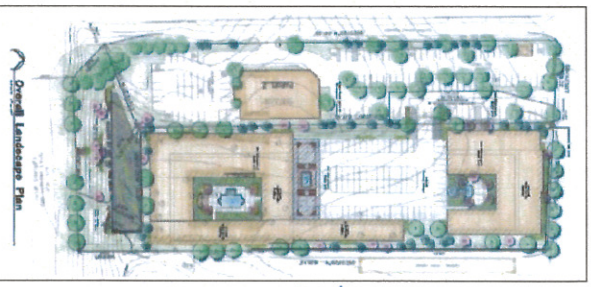
APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION



REPORT PREPARED BY: 8/2/2013

Paul Langdon, Community Development Director — Date

ATTACHMENTS: Applicant's Materials submitted July 11, 2013
Pubic comment received

DEVELOPMENT HISTORY

The property located at 10360 Old Olive Street Road is 2.73 acres and was originally developed in 1964 as a church and pastoral residence. The lot width is 192.79 feet along Old Olive Street Road. It was subsequently zoned "GC" General Commercial. The church and home have been vacant for approximately seven years. The property located at 10420 Old Olive Street Road is 1.93 acres and was originally built in 1980 as a three-story office building. Currently zoned "GC," the property has non-conforming site coverage of 71%. The applicant will also be purchasing 0.6 acres of excess Olive Boulevard right-of-way from MoDOT to adjoin with 10360 Old Olive Street Road. Total project area is 5.26 acres

The Carriage House Condominiums, located on the 2.8 acre property directly to the east, were developed in 1981 under the "P" Multi-Family District designation. The Phase I building is a three-story, 40-unit residence, and the Phase II building is a three-story, 24 unit residence. Initial approval of the development permitted 40 units for each building. The property was rezoned to "MR" and then to "AR" Attached Single Family Residential District in 1999, and was nonconforming in district size, site density, and site coverage for both "MR" and "AR" designations, which required a minimum district size of five acres and maximum density per acre of 20 units. The density for the site is 23 units per net acre. At the time of the rezoning to "AR," discussion included the impact on any future redevelopment of the property located at 10360 Old Olive Street Road and to the east of the Carriage House, due to the required buffer necessary with the single family designation. For the "GC" District, the minimum buffer yard would be 25 feet.

REVISED PROJECT PROPOSAL

The applicant is seeking to rezone the properties of 10360 and 10420 Old Olive Street Road from "GC" General Commercial to "CB" Core Business District in order to allow for a multi-family development with 48.33 units per acre through the conditional use permit process. Included in the request is a boundary adjustment to adjust the property boundaries between the two lots, to transfer ownership of the access from Old Olive Street Road to the apartment complex, and the inclusion of additional right-of-way from MoDOT. This will create 3.6 acres for the multi-family residence site (Parcel 1) with proposed site coverage of 61%. The existing office building will have a site area of 1.66 acres and the non-conforming site coverage will be decreased from 71% to 69%. However, the adjusted Parcel 2 lot width will be decreased from 126.72 feet along Old Olive Street Road to 76.64 feet, with a cross-access easement for the parking and entrance from Old Olive Street Road.

Below is a close up of the project area:

Figure 1: Existing Lot Configuration

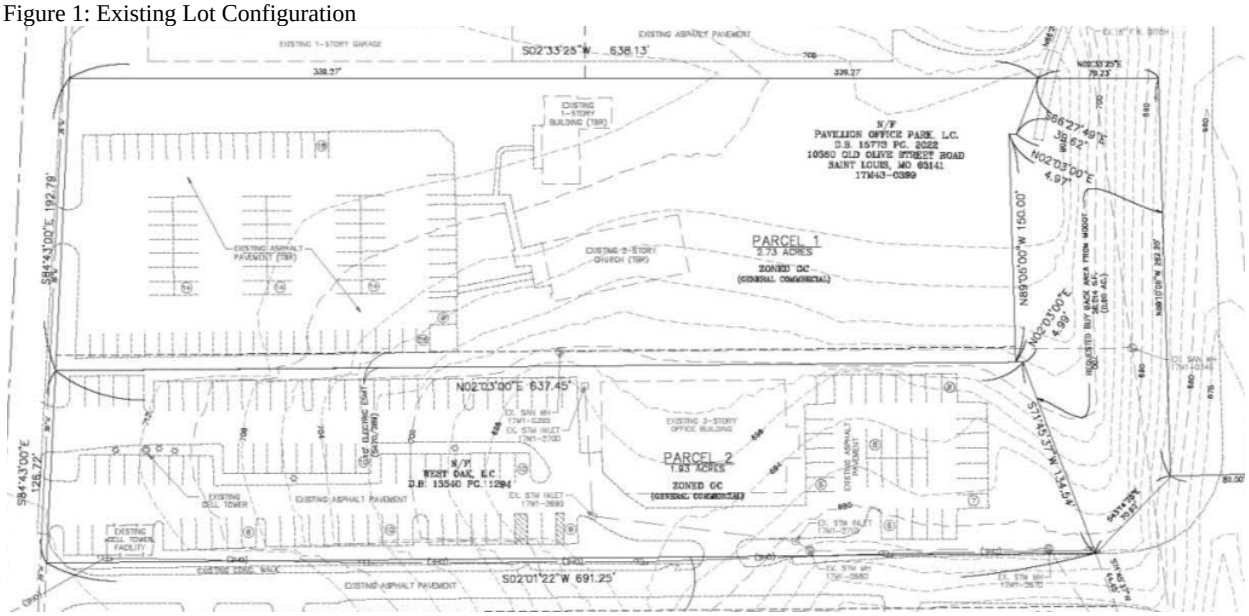
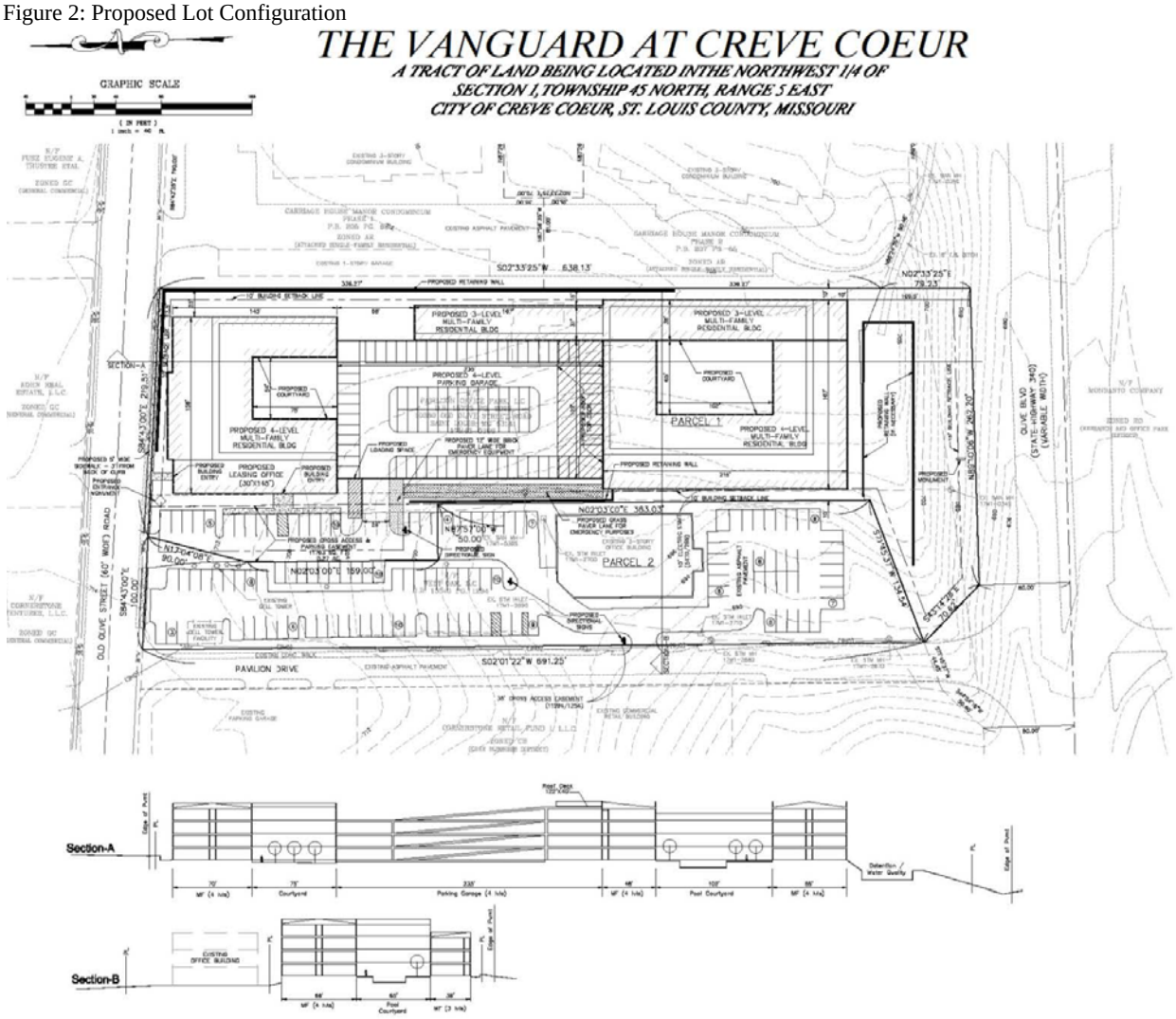


Figure 2: Proposed Lot Configuration



Parcel 1 Multi-Family Residential Development proposal

The development on Parcel 1 includes two main residential buildings with a total of 174 units, situated north and south on the property with the above ground parking structure between them. The Design Guidelines and Zoning Code require for a multi-family residential development (conditional use in the "CB" Core Business district) that a minimum of 50% of the required vehicular parking be provided underground or within a basement garage [Section 405.470(34)(c) multi-family dwellings]. The City of Creve Coeur's Board of Adjustment granted a variance from this requirement, as well as the maximum 80-foot setback requirement along Olive Boulevard on May 16, 2013.

The Board of Adjustment did not approve, however, variances to allow the building within the required setback and sky exposure plane that result from the project being adjacent to the single family residential zoning district (Carriage House). The Board agreed that it seemed odd to apply these regulations to this situation when the Carriage House condominiums are not actually a single-family development, but they felt the problem should be corrected through a text amendment, rather than a site specific variance. As a result, the applicant has applied for the text amendments that will remove the special setback and buffer requirements when the abutting development is not actually single-family residences. This report is, obviously, based on an assumption that the text amendments will be approved since the project would not be moving forward if they are not approved.

The applicant also recognized that the Carriage House residents raised significant concerns with the presentation of the Vanguard east wall to their west sides. The Planning Commission also requested, at the meeting on March 18, that the applicant investigate ways to improve the east façade. In response to these concerns, the building forms have been modified so that a majority of the structure steps down to three stories along the east property line. The parking garage has also been moved westward so that very little of it is visible from the Carriage House property. Finally, most of the building has been shifted west in varying amounts so that the east side setback has changed from a constant 10 feet, to three portions with 10, 15 and 25-foot setbacks moving from south to north. The composition of materials and forms remains largely the same.

Below are the illustrations of the revised development on Parcel 1:

Figure 3: East Elevation

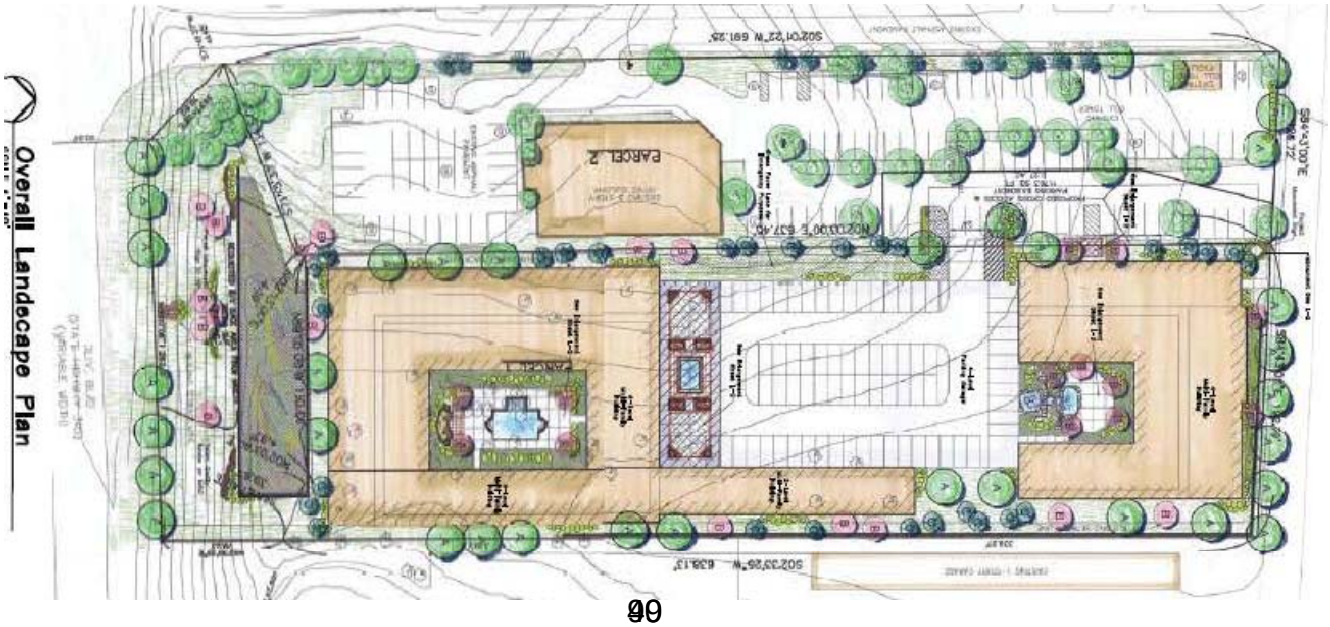
Figure 4: West Elevation

Figure 5: South & North Elevations

NORTH ELEVATION

SOUTH ELEVATION

Figure 6: Landscape Plan



LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office; Retail	"GC" Core Business District	Old Olive Street Road
South	Monsanto	"RO" Research and Office Park District	Olive Boulevard
East	Multi-Family Residential	"AR" Attached Single Family Residential District	NA
West	Retail, Commercial-Creve Coeur Pavilion	"CB" Core Business District	Pavilion Lane

COMPREHENSIVE PLAN REVIEW
As identified in the prior report, it is the Staff opinion that the proposal represents the kind of large-scale, coordinated development that will bring new investment and a new approach to this declining area that is in keeping with the Comprehensive Plan. To the extent that the new configuration also provide more separation and more tree planting along the east boundary to reduce the impact on the Carriage House condominiums, the project also improves on its compatibility with the adjacent residences; another key goal of the Comprehensive Plan.

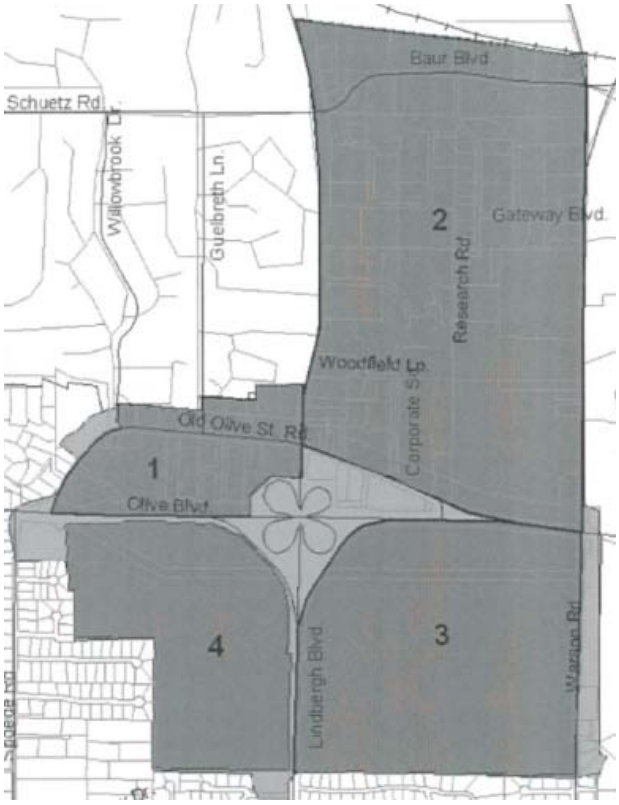


Figure 6: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section states:

3. Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement f the City's Design Guidelines, and ensure that redevelopment plans include the "green line" park.

4. Upgrade the architectural quality of the building stock as businesses expand or redevelop.

For some locations, the Comprehensive Plan provides specific recommendations for key properties. In the subject area, identified as Commerce Center 1 area, the Comprehensive Plan indicates that previous land use plans identified the desire for strategic land assemblages to ensure orderly and coordinated development, and the possible need for an area plan (Page 75). It further describes the area as: "Old Olive Street, once the major arterial roadway for the area, now takes on a different role by linking the area to the north to Olive and Lindbergh. Older development flanks both sides of the street and may experience redevelopment pressures in the future…" (Page 75). Although there is a lack of specific development recommendations for this area, the overall theme is one of redevelopment with quality projects and providing services to the adjacent research facilities.

A review of this property and many of those around it show that it has been languishing since the Comprehensive Plan was written. The Parcel 1 property has remained vacant, and the church down the street at 10545 Old Olive Street Road is closing after their Easter Service at the end of the month. The aging Willowbrook retail center has not seen any visual improvements in years and the current business climate is not moving toward more small scale retail development. Complicating matters, the lack of connectivity across Lindbergh Boulevard does not lend itself to further retail redevelopment along Old Olive Street Road.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, were many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

The revised structure has a greater articulation of elevations and variety in the roof-line that is recommended by the Design Guidelines. All sides of the building have equal merit, and the landscape along Olive Boulevard has been revised to include the required street trees and a mix of ornamental trees and shrubs on the hillside to more closely address the "green-line park" objective for Olive Boulevard. Currently, MoDOT does not recommend the installation of sidewalks along Olive Boulevard in this location since there are no pedestrian facilities on the Olive Boulevard bridge over Lindbergh Boulevard. It is their preference that all pedestrians move only to the west via Old Olive Street Road. Appropriately, the applicant is proposing street trees along Old Olive Street Road and a new, detached sidewalk is still included. Finally, the surface parking lot shared with the adjacent office building includes extensive interior landscaping and planted breaks in the rows of parking stalls.

ZONING REVIEW

Issues Update

The prior report discussed the merits of rezoning this property to CB, regardless of the particular project proposed. The staff continue to support this rezoning, especially if the Planning Commission and City Council choose to adopt the alternate text amendment allowing only residential development to utilize the typical CB bulk regulations but requiring non-residential development to continue observing the sky exposure plane and the extended buffers abutting the Carriage House condominiums.

As summarized above, the prior report also called out several departures from the current CB regulations, two of which were obviated by variances granted by the Board of Adjustment (the setback from Olive Boulevard and the above-ground parking garage). The other two (the maximum building height and the

setback from Carriage House) will be addressed if one of the two forms of amendment currently before the Planning Commission is approved (see Staff report on Application #13-023).

Conditional Use Permit
Because the project includes more than 20 dwelling units per acre, it does require issuance of a conditional use permit. Section 405.470, Conditional Uses, prescribes the following conditions for any approval:

> *31. Multi-family dwellings (conditional use in the "CB" district).*
> *a. Shall be located on sites of at least three (3) acres.*
> *b. The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.*
> *c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.*

The proposed site, with the approval of the requested boundary adjustment, will be over three acres. The buildings are based upon satisfaction of the minimum unit size requirements, and the variance granted on May 16th removes the underground parking garage requirement.

With these conditions addressed, staff draws the following conclusions with regard to the minimum standards for approval of a conditional use permit:

1. "Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs."
   - Although some issues, such as screening, are subject to the discretion of the Planning Commission and City Council, staff believe all applicable standards have been reasonably met, save for any specific modifications that might be requested by the Commission or Council.

2. "Will contribute to and promote the community welfare and convenience at the specific location."
   - If it is generally agreed that the demand for premium rental housing is increasing in the community with the growth of the high-tech and plant sciences sectors, then the provision of more choices for such housng does promote community welfare and convenience. To the extent that this level of investment in this neighborhood might help improve the overall economic conditions in the area, the project has additional benefits to the community welfare.

3. "Will not cause substantial injury to the value of neighboring property. "
   - Determination of value is very difficult when the proposal is for a type of development that is entirely new to an area. Such is the case with this proposal. Nonetheless, the "Commerce Center" area is one that is intended to be dynamic and dominated by commercial development. Carriage House owners are concerned that this project will harm their property values, but if the property were developed as a three-story commercial building the way the current zoning allows by right, staff argue that their values will be harmed even more. Further, the proposed project is built to a higher architectural standand than the condominiums and, compared to vacant property or low-rise commercial, it seems reasonably debatable that the proposal might be the best alternative for the values of this site and those around it.

4. "Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from."

- As discussed above, the proposal does appear to meet the provisions of the Comprehensive Plan and the Zoning Code regulations.

5. "Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter."
   - The project will be subject to all standards of the Metropolitan St. Louis Sewer District (MSD) and the City's Land Disturbance Code and there is nothing inherent in the design that appears to pose a concern with erosion control or stormwater detention.

6. "Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services."
   - The project, in and of itself, will not impose a burden on the surrounding users or community facilities, and the submitted traffic study concludes that the increase in neighborhood traffic will not reduce conditions to an unacceptable level. City Staff, including Police Traffic Safety officers, are concerned that excessive use of the Pavilion driveway abutting the west property line will create delays at the south end of that driveway. Given that residential populations do not typically show the kind of traffic surges that commercial properties do, and given that there are more efficient routes that are readily ascertainable (using Old Olive to Olive or Lindbergh), it is likely that the long-term traffic impact on the driveway will be acceptable. However, there will probably be a "learning period" where new residents explore the different routes and periods of delay and congestion are possible.

     To the extent that the project will create more traffic on Old Olive Street Road, it will also increase the difficulty of making left turns or exiting the other properties. However, there is a continuous center left-turn lane on the street today to help with those turns and the current volumes on Old Olive Street Road are far below the design capacity of the street. MoDOT staff reviewed the site plan and did not identify any issues as they pertain to their rights-of-way. Nonetheless, if the members of the Planning Commission believe that this issue needs to be more fully examined, they should continue the discussion to a subsequent meeting to allow the City's traffic consultant and MoDOT staff to further evaluate the project and the applicant's traffic study.

BOUNDARY ADJUSTMENT

The proposal does include a boundary adjustment between the two lots although it is not shown on its own drawing. The effect of the adjustment is to increase the area of the apartments' lot to at least three acres, while maintaining frontage on Old Olive Street Road for the office building. In the end, the sharing of access and parking across the property lines effectively obscures the distinctions between the properties, and the boundary adjustment should be viewed as a single project. It is typical in commercial developments, where there is a substantial sharing of facilities, for the property lines to largely follow economic priorities rather than a simple, conventional lotting pattern. The site development drawing appears to meet the technical requirements for a boundary adjustment so the adjustement can be approved subject to the condition that a final boundary adjustment plat be prepared for signature prior to recording.

CONCLUSION AND SUGGESTED ACTION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more "Core Business" in nature than "General Commercial." The revised design appears to meet the design guidelines and the landscape regulations are met. However, there might still be concerns with

the traffic management and the entire project remains contigent upon the passage of the text amemdment in Application #13-023.

If the members of the Planning Commission believe that either of these issues warrant further consideration, then the item should be continued to a subsequent meeting. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to "CB" District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevleopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, along with the associated site develoment plan, are accommodated in one ordinance and can be disposed in one vote.

Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

> "I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording.." (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

> "I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff report on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 5, 2013." (Conditions may be added, eliminated, or modified by preceding motion).

If the Planning and Zoning Commission believes that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

> "I move to continue application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project, to September 3, 2013, to allow for further examination of the issues identified by the Planning Commission in our deliberations on August 5, 2013."

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

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APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
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	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

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city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #13-003 REZONING OF 5.26 ACRES TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: March 18, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the rezoning of 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. The designation of this property as single family residential prompts the need for several variances from the Board of Adjustment, scheduled to hear the request on April 18, 2013.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References
- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References
- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner — 3/13/2013 Date

ATTACHMENTS: Applicant's Materials submitted March 8, 2013

DEVELOPMENT HISTORY

The property located at 10360 Old Olive Street Road is 2.73 acres and was originally developed in 1964 as a church and residence. The lot width is 192.79 feet along Old Olive Street Road. It was subsequently zoned "GC" General Commercial. The church and home have been vacant for approximately seven years. The property located at 10420 Old Olive Street Road is 1.93 acres and was originally built in 1980 as a three-story office building. Currently zoned "GC," the property has non-conforming site coverage of 71%. The applicant will also be purchasing 0.6 acres of excess Olive Boulevard right-of-way from MoDOT to adjoin with 10360 Old Olive Street Road. Total project area is 5.26 acres

The Carriage House Condominiums, located on the 2.8 acre property directly to the east, were developed in 1981 under the "P" Multi-Family District designation. The Phase I building is a three-story, 40-unit residence, and the Phase II building is a three-story, 24 unit residence. Initial approval of the development permitted 40 units for each building. The property was rezoned to "MR" and then to "AR" Attached Single Family Residential District in 1999, and was nonconforming in district size, site density, and site coverage for both "MR" and "AR" designations, which required a minimum district size of five acres and maximum density per acre of 20 units. The density for the site is 23 units per net acre. At the time of the rezoning to "AR," discussion included the impact on any future redevelopment of the property located at 10360 Old Olive Street Road and to the east of the Carriage House, due to the required buffer necessary with the single family designation. For the "GC" District, the minimum buffer yard would be 25 feet.

PROPOSED PROJECT

The applicant is seeking to rezone the properties of 10360 and 10420 Old Olive Street Road from "GC" General Commercial to "CB" Core Business District in order to allow for a multi-family development with 48.33 units per acre through the conditional use permit process. Included in the request is a boundary adjustment to adjust the property boundaries between the two lots, to transfer ownership of the access from Old Olive Street Road to the apartment complex, and the inclusion of additional right-of-way from MoDOT. This will create 3.6 acres for the multi-family residence site (Parcel 1) with proposed site coverage of 61%. The existing office building will have a site area of 1.66 acres and the non-conforming site coverage will be decreased from 71% to 69%. However, the adjusted Parcel 2 lot width will be decreased from 126.72 feet along Old Olive Street Road to 76.64 feet, with a cross-access easement for the parking and entrance from Old Olive Street Road.

Below is a close up of the project area:

Figure 1: Existing Lot Configuration

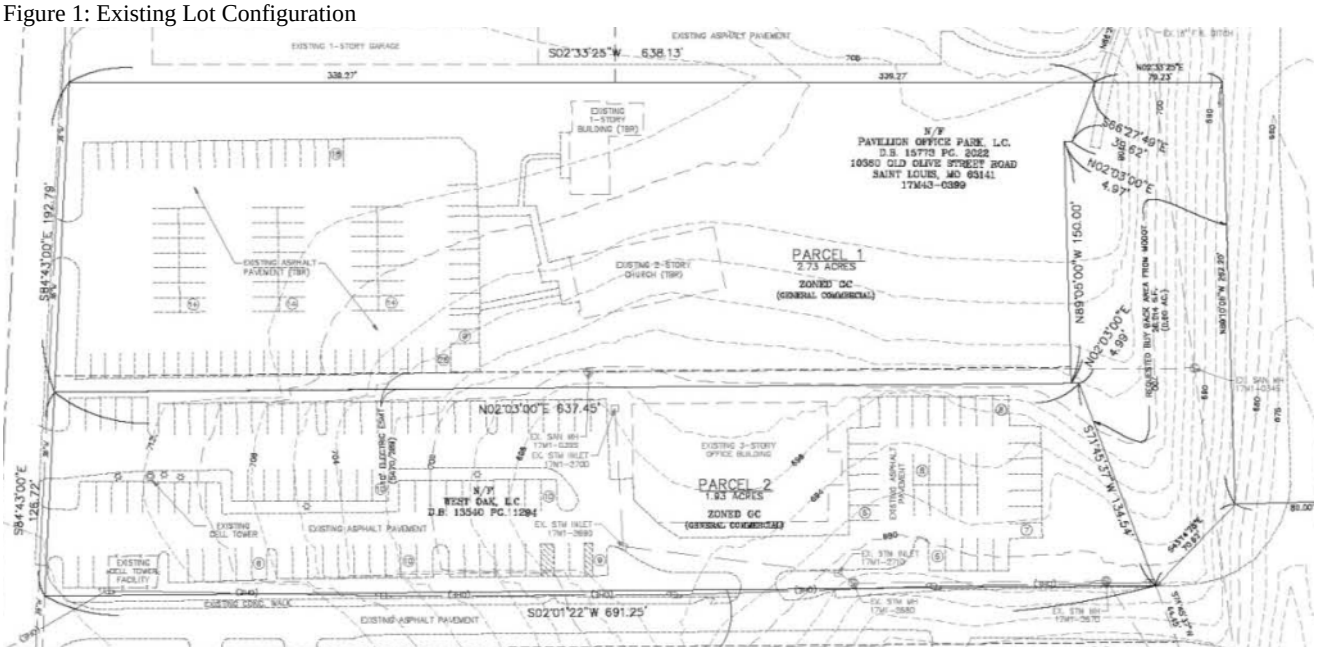
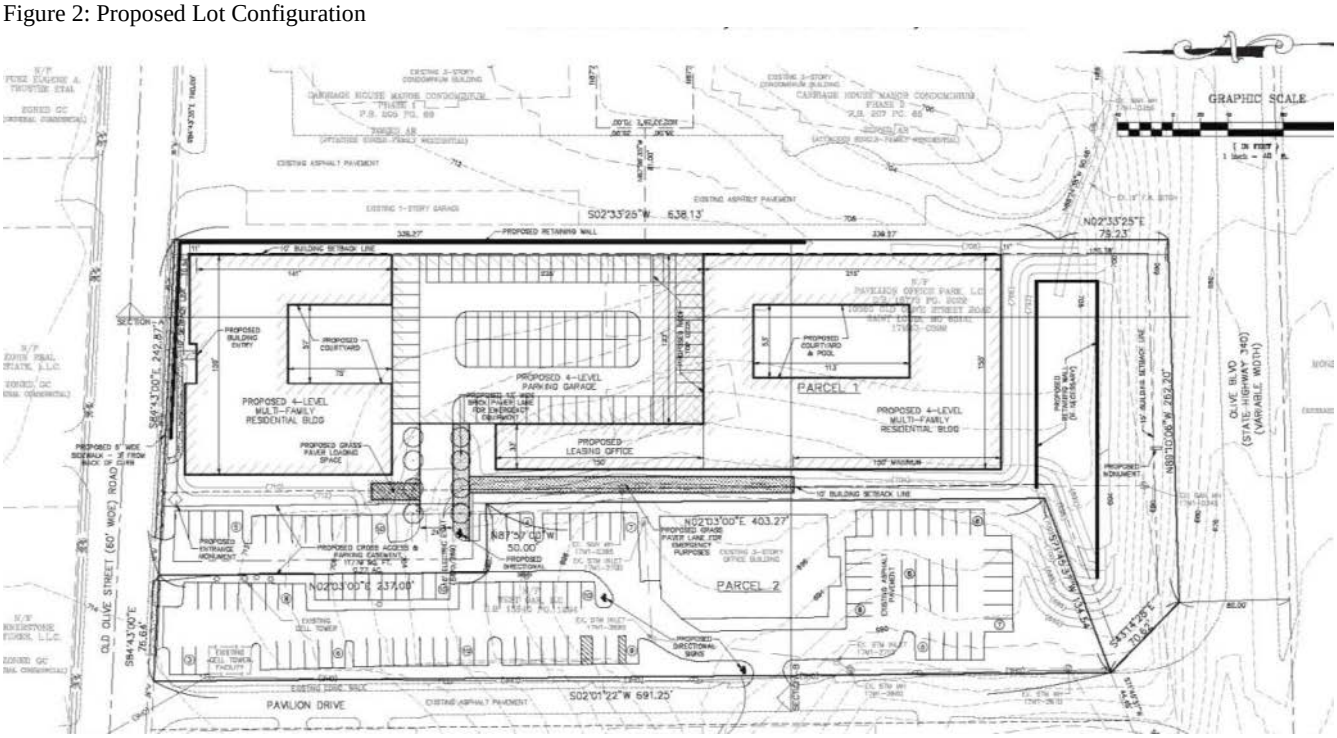


Figure 2: Proposed Lot Configuration



Parcel 1 Multi-Family Residential Development proposal
The development on Parcel 1 includes two main residential buildings with a total of 174 units, situated north and south on the property with the above ground parking structure between them. The Design Guidelines and Zoning Code require, for a multi-family residential development (conditional use in the "CB" Core Business district), that a minimum of 50% of the required vehicular parking be provided underground or within a basement garage [Section 405.470(34)(c) multi-family dwellings]. The applicant currently has an application before the City of Creve Coeur's Board of Adjustment for a variance from this requirement, as well as setback requirements along Olive Boulevard, and the buffer yard requirement from the "AR" District. See discussion below for further information.

Below are the proposed elevations for the development on Parcel 1:

Figure 3: West Elevation

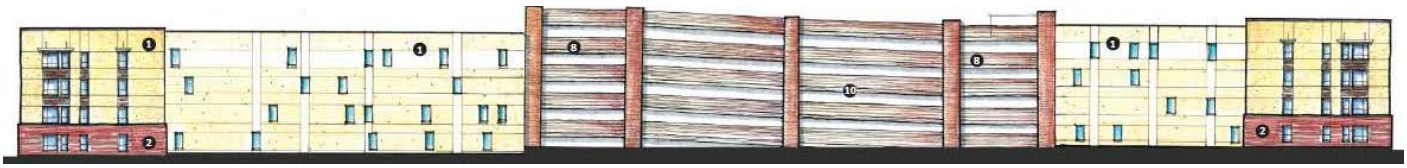


Figure 4: East Elevation

Figure 5: South & North Elevations

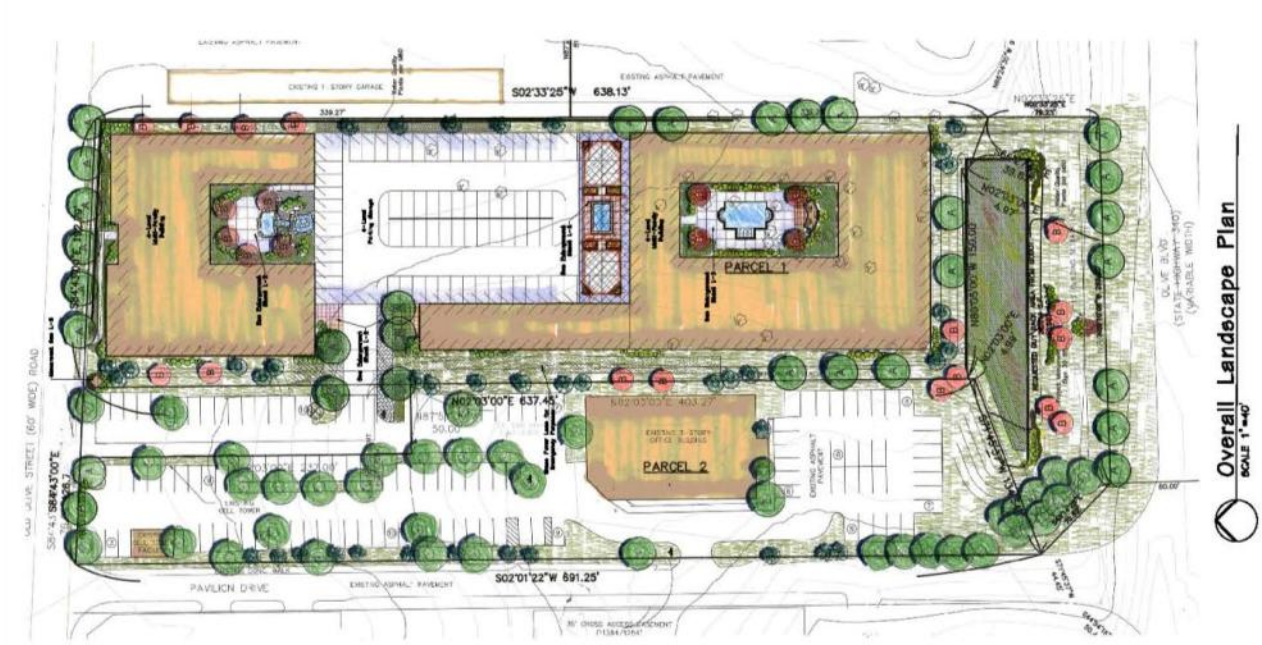


Figure 6: Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office; Retail	"GC" Core Business District	Old Olive Street Road
South	Monsanto	"RO" Research and Office Park District	Olive Boulevard
East	Multi-Family Residential	"AR" Attached Single Family Residential District	NA
West	Retail, Commercial-Creve Coeur Pavilion	"CB" Core Business District	Pavilion Lane

COMPREHENSIVE PLAN REVIEW
The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section state:

3. *Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement f the City's Design Guidelines, and ensure that redevelopment plans include the "green line" park.*
4. *Upgrade the architectural quality of the building stock as businesses expand or redevelop.*

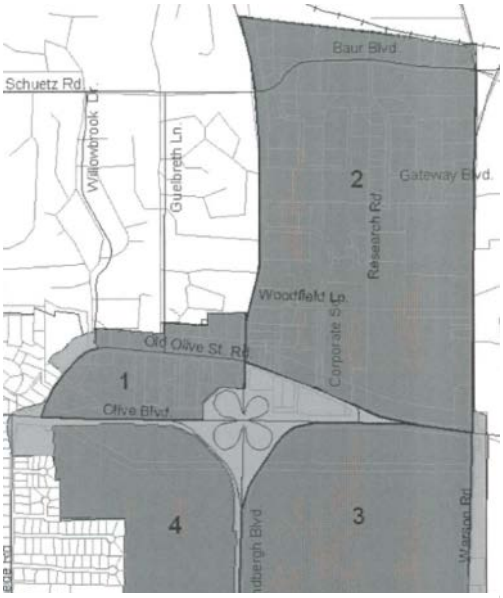


Figure 7: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated

For some locations, the Comprehensive Plan provides specific recommendations for key properties. In the subject area, identified as Commerce Center 1 area, the Comprehensive Plan indicates that previous land use plans identified the desire for strategic land assemblages to ensure orderly and coordinated development, and the possible need for an area plan (Page 75). It further describes the area as: "Old Olive Street, once the major arterial roadway for the area, now takes on a different role by linking the area to the north to Olive and Lindbergh. Older development flanks both sides of the street and may experience redevelopment pressures in the future…" (Page 75). Although there is a lack of specific development recommendations for this area, the overall theme is one of redevelopment with quality projects and providing services to the adjacent research facilities.

A review of this property and many of those around it show that it has been languishing since the Comprehensive Plan was written. The Parcel 1 property has remained vacant, and the church down the street at 10545 Old Olive Street Road is closing after their Easter Service at the end of the month. The aging Willowbrook retail center has not seen any visual improvements in years and the current business climate is not moving toward more small scale retail development. Complicating matters, the lack of connectivity across Lindbergh Boulevard does not lend itself to further retail redevelopment along Old Olive Street Road.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, were many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Further the Design Guidelines provide specific recommendations for Multi-Family/Attached Residential Developments that encourage developments to respect the scale and character of any residential neighborhood. And building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements, with individual dwelling units architecturally expressed. The project includes a new separated sidewalk with a three foot landscaped

buffer, as recommended by in the Pedestrian Plan to create a more pedestrian friendly atmosphere. Overall, the project meets with all of the Design Guidelines recommendations. However, Staff recommends that specific discussion on issues such as the equal treatment of all façades and fulfillment of the "green line park" along Olive Boulevard should be postponed until the Commission has addressed larger issues related to the appropriateness of the development for this site and the expansion of the "CB" District (see below). Also, the viability of the entire project is dependent upon the decisions of the Board of Adjustment in April (see below).

ZONING REVIEW

Appropriate Expansion of the "CB" District

The "CB" district is the only viable option for these two properties because residential uses are not permitted in the existing "GC" district, offices are not allowed in the "AR" Attached Single-family Residential district, and the "CB" district is the only zoning district that would allow, through the conditional use permit process, for the proposed density of 48.33 units per acre, on a site of 3.6 acres.

As with any rezoning, it is important to remember that, should the project never get built, the rezoning will remain and the Commission should be satisfied that all of the uses in the proposed district ("CB" District in this case) are a better option for the subject property. For guidance on this broad question of whether or not any rezoning should be considered, Section 405.1060.E provides the following:

> *Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.*

As indicated above, the area along Old Olive Street Road, west of Lindbergh Boulevard, has been languishing with older commercial developments and very little sustained investment in the existing development or redevelopment. What little has occurred, has been in the form of a few office buildings and a new car showroom (Lou Fusz Subaru), all of which are as easily accomplished under the "CB" district as the "GC" district. In other words, the "GC" district zoning has not served any unique development interest. Further, the small scale development that is the primary focus of the "GC" district has not performed well in this area; it has not had any special benefit to property values and it will never see the volume of traffic that supports the retail development on Olive Boulevard. The area, especially the south side of Old Olive Street Road, is largely removed from residential areas to the north, and if it were to become the "Commerce Center" as it is referred to in the Comprehensive Plan, it will not have detrimental effects on other properties in the area any differently than the other, highly successful, Core Business districts in the City.

Assuming the Planning Commission believes there may be sufficient public or private interests that could be served by the proposed rezoning and the associated project, and regardless of the applicant's pragmatic interest in the "CB" district, the Commission must also believe that the proposal furthers the purpose of the district. The stated purpose of the "CB" District is:

> *SECTION 405.370: "CB" CORE BUSINESS DISTRICT*
>
> *A. Purpose And Intent. The "CB" Core Business District is intended by site concept and site development plan approval (see Section 405.1080) to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services. Specifically, the district is intended to:*

1. Relate the development of retail, office and multi-family residential uses servicing both a City-wide and subregional service area to an adopted development plan for the major business areas including land use, phasing and public improvement elements.

Although the project has only a minor benefit to public improvements (the reduction in the excess right-of-way on Olive Boulevard), it does expand the multi-family residential presence in an area that wants for more customers and new development. Thus the proposed redevelopment of the site would appear to meet with the overall purpose of the district for the area.

Dimensional Issues
The project area is adjacent to the Pavilion Shopping Center which is zoned "CB" Core Business, so there is no minimum district size issues and both parcels meet the minimum lot area requirement. There are, however, conflicts with a number of other dimensional regulations, as outlined below:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT
E. Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.
2. Lot size requirements.
b. Minimum lot width. One hundred (100) feet.

As indicated above, the applicant is proposing a boundary adjustment between the two properties, reducing the minimum lot width of Parcel 2 from 126.72 to 76.64 feet. Prior to any boundary adjustment this would need to be revised to meet with the above district requirement. However, since this would not impact the overall development, Staff does see this as a critical issue. Any condition of approval will require this change.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT
E. Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.
3. Building bulk regulations.
a. Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height. Developments on lots of three (3) or more acres shall have no height limitations, provided that buildings exceeding six (6) stories or ninety (90) feet in height receive a conditional use permit in accordance with Section 405.1070. In addition, properties adjacent to any single-family residential zoning district shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located forty-five (45) feet above grade and one hundred (100) feet from the property line on the non-residential site and will have a slope of thirty degrees (30°) rising towards the center of the site. No portion of the building or structure shall penetrate this sky exposure plane.

The applicant has provided the graphic below to demonstrate the conflict between the requirements of the sky exposure plane and the proposed building:

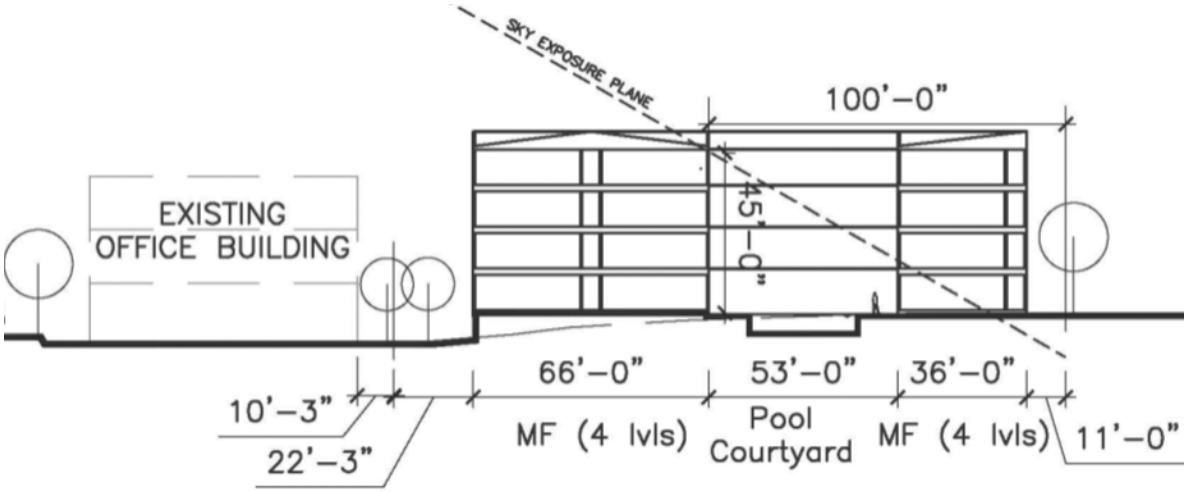


Figure 8: Sky Exposure Plane

The portions of the building above the dashed line labeled "Sky Exposure Plane" are not permissible under this regulation. A variance will be required to build in that area.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT
E. Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.
4. Yard and setback requirements.
a. (2) Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

The applicant is negotiating the purchase of a 120-foot wide strip of additional green space along Olive Boulevard from MoDOT in order to increase the greenspace on the site and provide an area for stormwater detention. However, a condition of the sale of the property is that no structure, nor access, will be allowed within the purchase area. Therefore, the proposed building cannot be located within 80 feet from the reconfigured Olive Boulevard right-of-way, thus raising another question before the Board of Adjustment.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT
E. Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.
4. Yard and setback requirements.
d. Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3) stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from

these setback requirements 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.

The proposed side setback is 11 feet, where the typical minimum allowed is 10 feet, but the preceding calls for a 200-foot buffer yard because the building is over three stories and adjacent to an "AR" Attached Single Family Residential District. Even if the building were three stories, it would still not meet the 50-foot buffer yard requirement. It is interesting to note that the requirements for the sky exposure plane and buffer yard would be inconsistent with the recommendations of the Comprehensive Plan and Design Guidelines to avoid spatial gaps and interruptions along the "streetscape". These are also issues to be before the Board of Adjustment.

Conditional Use Permit
The prerequisites for the conditional use process, as applied to this use, are as follows:

SECTION 405.470: CONDITIONAL USES
34. Multi-family dwellings (conditional use in the "CB" district).
a. Shall be located on sites of at least three (3) acres.
b. The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.
c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.

The applicant is proposing to structure the parking above ground between the residential buildings, thus providing an effective screening of the structure along Old Olive Street Road and Olive Boulevard, in keeping with the intent of the Design Guidelines and the above requirements, which is to limit the appearance of such structure. However, the Board of Adjustment will need to grant a variance to allow all of the parking to be above ground. The applicant has indicated that decreasing the height of the development to three floors is cost prohibitive due to the requirement of a structured garage. Further, undergrounding 50% of the parking effectively prohibits any residential development. The developers of the Kings Landing project received a variance based on this same reasoning.

Assistance to the Board of Adjustment
As indicated above, the applicant is pursuing several variances with the Board of Adjustment. In deliberating on the merits of the variances, the Board must contemplate the following findings:

SECTION 405.1110: VARIANCES AND APPEALS
D. Criteria For Variances, Generally. The Board of Adjustment shall not grant a variance as authorized herein unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support all of the following conclusions:
1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;
2. The variance requested is because of a unique hardship not created by the applicant or owner of the property;
3. The granting of the variance shall not adversely affect adjacent property owners or residents;
4. The strict application of the provisions of this Chapter from which a variance is requested will cause severe practical difficulty or extreme hardship for the property owner represented in the application;
5. The variance desired will not adversely affect the public health, safety, order, convenience or general welfare of the community; and

6. *Granting the variance desired will not violate the general spirit and intent of this Chapter.*

While there is no suggestion here that the Planning Commission should attempt to dictate findings to the Board of Adjustment, it will be difficult for the Board to assess adverse impacts upon the public health, safety, order, convenience or general welfare of the community and determine what the general spirit and intent of the Zoning Ordinance is given the above discussion that raises questions regarding the best way for this property to fulfill the goals of the Comprehensive Plan and fulfill the purposes of the "CB" zoning district. Indeed, absent a need for a variance, it is typically the Planning and Zoning Commission's purview to determine the appropriateness of the project with the Comprehensive Plan and with Zoning District regulations, as well as the compatibility with the surrounding area. On the other hand, when so many variances are needed, one must question if this project is simply not right for this location.

It is the hope of the staff that by agreeing or disagreeing with the analysis in this report, the Planning and Zoning Commission will generate comments that might assist the Board of Adjustment in its review.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more "Core Business" in nature than "General Commercial." For the most part, the design considerations regarding the architecture and landscaping are met. However, a full review has not been completed at this time due to the significant issues pending before the Board of Adjustment. As suggested above, staff is seeking direction from the Commission to assist the Board in its review. Specific questions are:

- Does the project meet with the intent of the Comprehenive Plan, or does the lack of direction within the Plan raise too many questions to reach a justifiable conclusion?
- Did the City's prior action of rezoning the adjacent property to "AR" Attached Single Family Residential create burdens on the adjoining properties that conflict with the Comprehensive Plan?
- Would the proposed residential development offer an acceptable density for the area, or does the Commission wish to see a lower level of development with a maximum of three floors, more in keeping with the existing "GC" District regulations? Does this include residential or only commercial development?

SUGGESTED ACTION

After receiving all testimony and discussing matters at hand, staff request that the Planning and Zoning Commission provide specific direction on the proposal. If the Commission Members find that the proposal is not in keeping with the Comprehensive Plan and are not comfortable with the proposed density that the "CB" District would allow, then they should vote to make a recommendation at the meeting.

If the Commission Members find that the project meets with the intent of the Comprehensive Plan and that the rezoning of the properties to "CB" District provides for the opporunity for further redevleopment, then Staff requests that the Commission vote to continue the matter to a subsequent date following the decision of the Board of Adjustment, in order to incorporate the Board's decision and prepare the appropriate draft ordinances. The Board of Adjustment is scheduled to review the variance requests at its meeting on Thrusday, April 18th. The next Planning and Zoning Commission meeting following will be May 6th.

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 #13-003, the rezoning of 10360-10420 Old Olive Street Road to "CB" Core Business District and the Conditional Use Permit for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard Creve Coeur project, to May 6, 2013, to allow for Staff to prepare the draft ordinances."

Note that the Commission may substitute a different meeting date as they deem necessary.

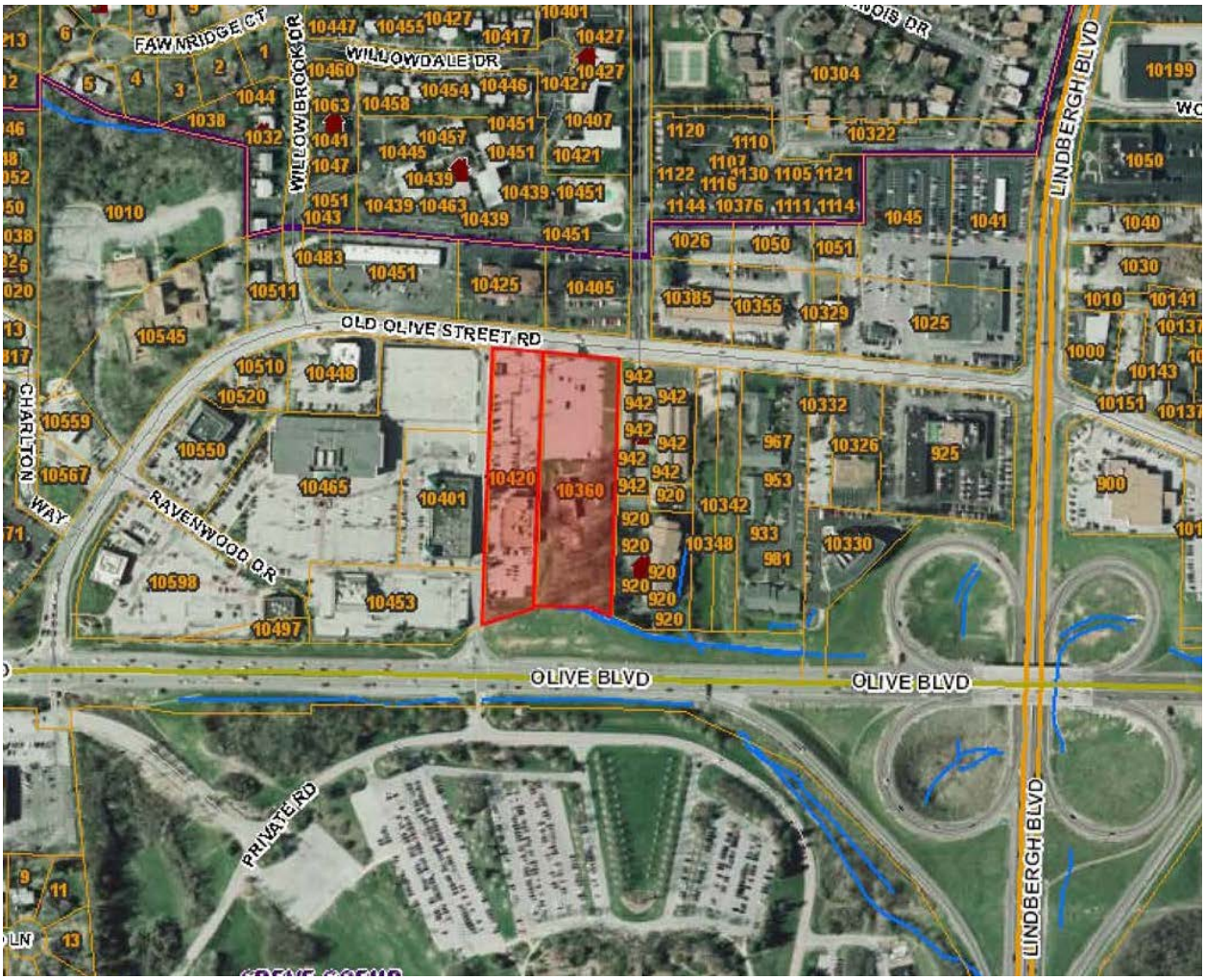
APPENDIX 1: COMPREHENSIVE PLAN

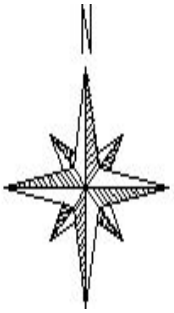
Included and attached by reference. See body of report for specific excerpts.

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:
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.

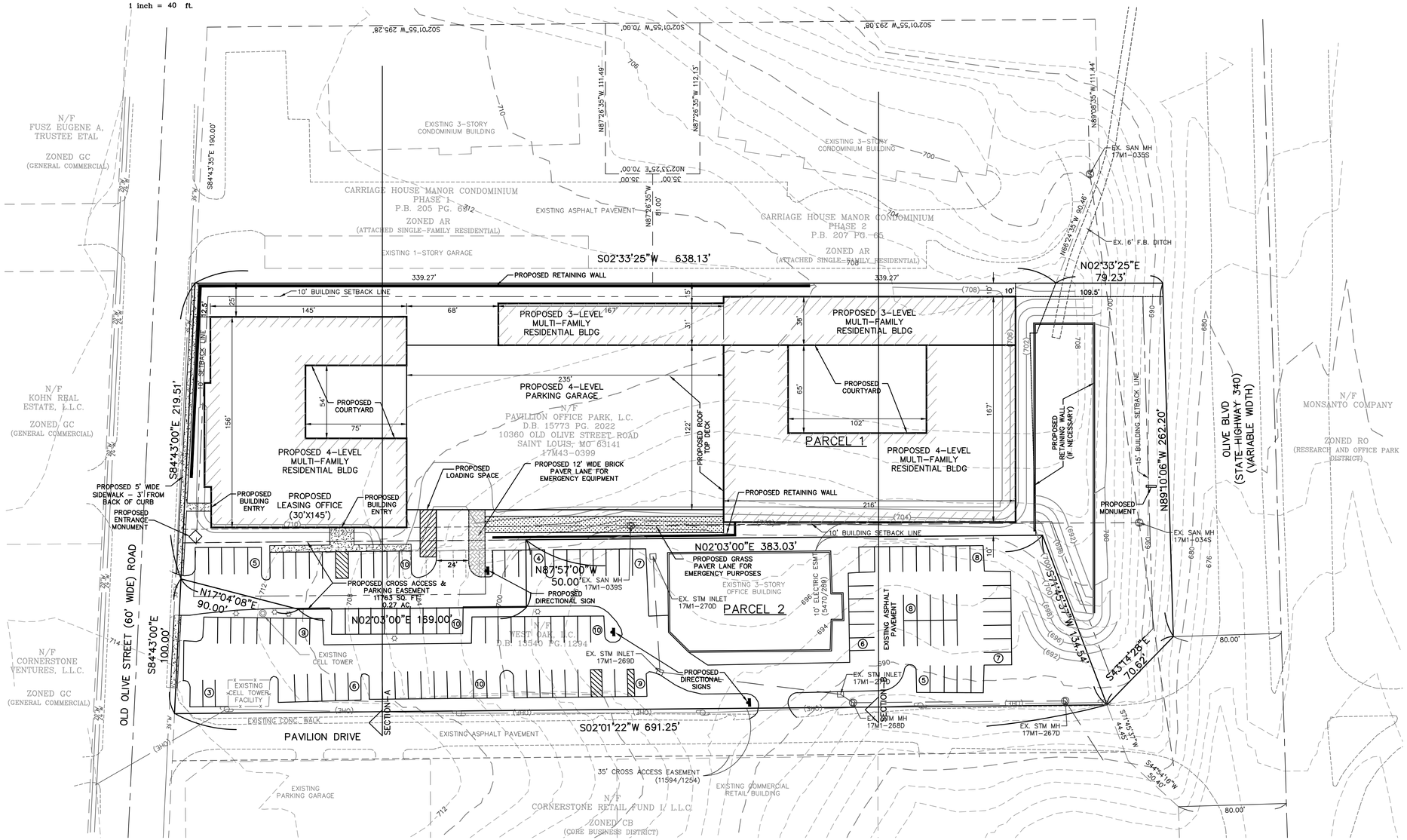
THE VANGUARD AT CREVE COEUR

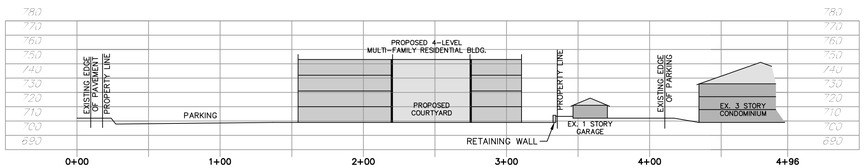
A TRACT OF LAND BEING LOCATED INTHE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE

40 0 20 40 80 160

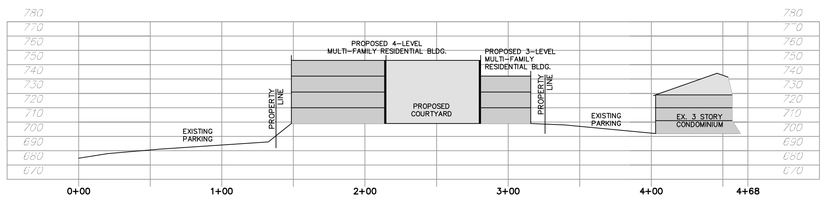
(IN FEET)
1 inch = 40 ft.





SECTION A

SCALE: 1"=50' VERTICAL AND HORIZONTAL



SECTION B

SCALE: 1"=50' VERTICAL AND HORIZONTAL

MSD Base Map 17M
MSD P #
Highway & Traffic #

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   MSD SEWER DISTRICT
   CREVE COEUR FIRE PROTECTION DISTRICT
   LADUE SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER DISTRICT
   AMEREN UE
   LACLEDE GAS COMPANY
3. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
4. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
6. GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
7. LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
9. THIS PLAT IS NOT FOR RECORD.
10. NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
11. NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

ISSUE	REMARKS/DATE
1	2-19-13 REV. PER CITY/CLIENT COMMENTS
2	3-8-13 REV. PER CITY/CLIENT COMMENTS
3	7-10-13 REV. PER CITY/CLIENT COMMENTS

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-co.com
Corporate Certificate of Authority #001348

The Vanguard at Creve Coeur
CREVE COEUR, MISSOURI

SITE CONCEPT PLAN
SITE IMPROVEMENTS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

Date: 7/10/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer

Job Number	12-09-241
Date	09-04-13
Designed:	Sheet 1
Drawn:	
Checked:	PRE

Drawing name: V:\12\09241 Old Olive Blvd\Drawings\Preliminary\Preliminary\09241PRE CROSS SECTIONS.dwg Plotted on: Sep 04, 2013 - 8:42am Plotted by: green

The Vanguard at Creve Coeur

Creve Coeur, Missouri

ISSUE	REMARKS	DATE

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO
ENGINEERS & SURVEYORS
8056 New Baumgartner Road
St. Louis, Missouri 63123
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Vanguard at Creve Coeur

CREVE COEUR, MISSOURI

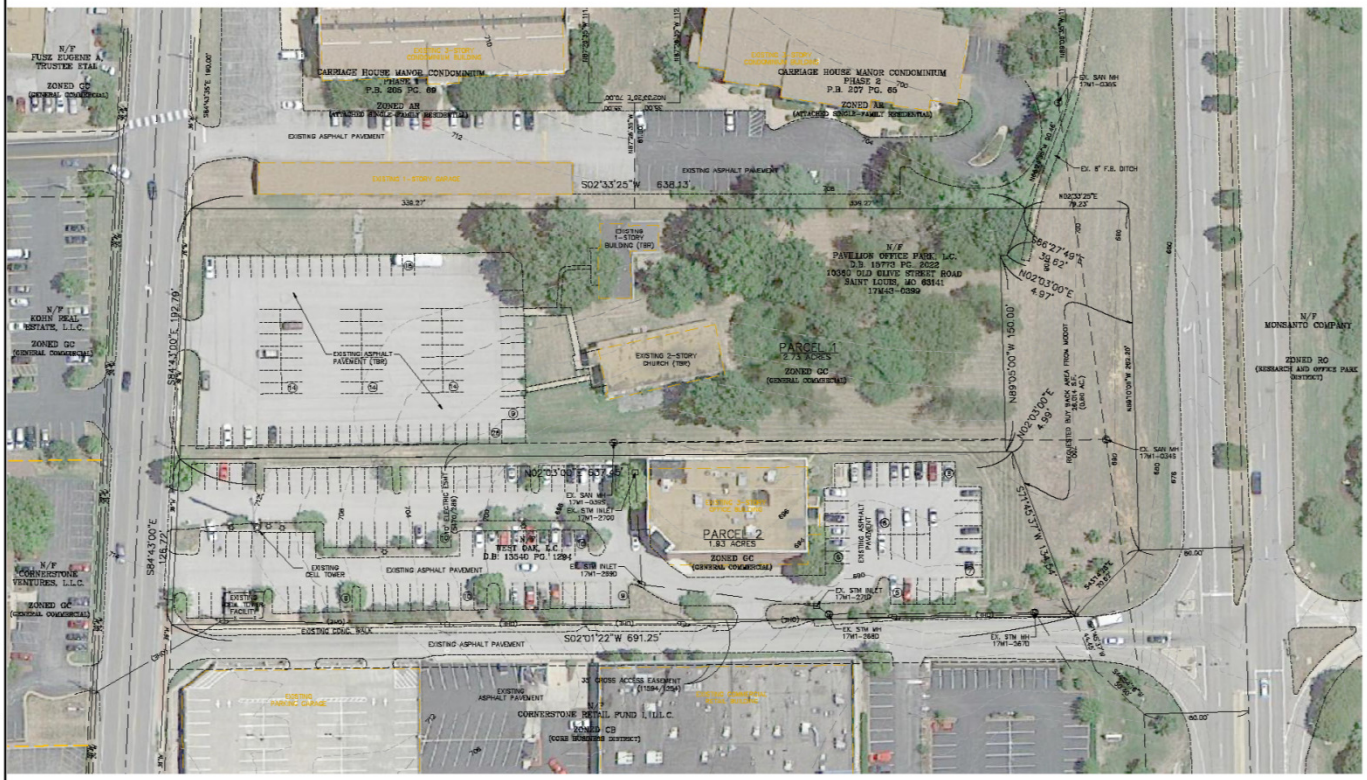
AERIAL PHOTOGRAPH

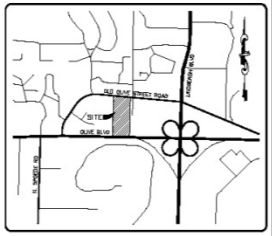
Date: 1/18/13
Rodney Arnold
License No. PE-2002016612
Civil Engineer

Job Number	12-09-241
Date	1/18/2013
Designed:	
Drawn:	Sheet 1.1
Checked:	PRE

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI





LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
X 505	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	SILTATION CONTROL FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
CB	CATCH BASIN	CB
AI	AREA INLET	AI
GI	GRATED INLET	GI
DCI	DOUBLE CURB INLET	DCI
MH	STORM MANHOLE	MH
SA	SANITARY MANHOLE	SA
FES	FLARED END SECTION	FES
CO	CLEANOUT	CO
T	LATERAL CONNECTION	T
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	
	WATER MAIN & SIZE	
	TELEPHONE	
	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
E	FLOW LINE	E
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARDS	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

EXISTING PROJECT DATA – PARCEL 1

1. GROSS AREA: 2.73 ACRES
2. EXISTING ZONING: GC – GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.99 ACRES = 36%
   TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 64%

EXISTING PROJECT DATA – PARCEL 2

1. GROSS AREA: 1.93 ACRES
2. EXISTING ZONING: GC – GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
   TOTAL GREEN SPACE OF PARCEL: 0.56 ACRES = 29%

EXISTING PROJECT DATA – MODOT BUY BACK

1. GROSS AREA: 0.60 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 2%
   TOTAL GREEN SPACE OF PARCEL: 0.59 ACRES = 98%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0295 J DATED AUGUST 03, 2010), THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF COVINGTON DEVELOPMENT, LLC PREPARED A SITE CONCEPT PLAN OF "THE VANGUARD AT CREVE COEUR" A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY
MO. REG. L.S. – #2336

GEORGE J. BOMER – VICE PRESIDENT

MSD Base Map 17M
MSD P #
Highway & Traffic #

EXISTING CONDITIONS

ISSUE	REMARKS/DATE
1	3-4-13 PER CITY/CLIENT COMMENTS
2	3-8-13 REV. PER CITY/CLIENT COMMENTS

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www.sterlingco.com e-mail: info@sterlingco.com
Corporate Certificate of Authority #001348

The Vanguard at Creve Coeur
CREVE COEUR, MISSOURI

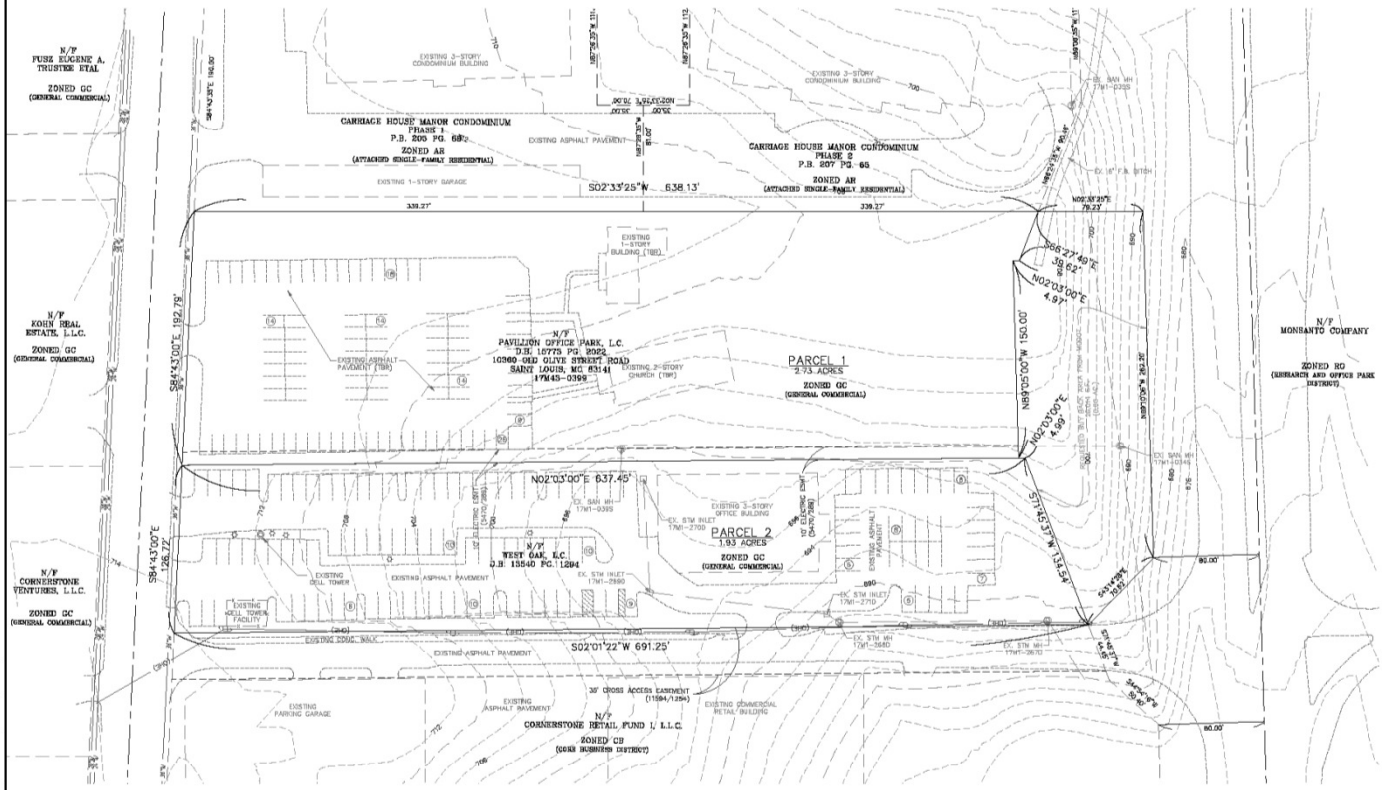
SITE CONCEPT PLAN
EXISTING CONDITIONS

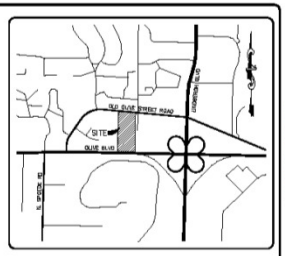
Date: 3/8/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer:

Job Number	12-09-241
Date	1/18/2013
Designed:	Sheet 1.1
Drawn:	
Checked:	PRE

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI





LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	SILTATION CONTROL FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
SA DB	DATCH BASIN	SA DB
SA DI	AREA INLET	SA DI
SA GI	GRATED INLET	SA GI
SA DGI	DOUBLE CURB INLET	SA DGI
SA MH	STORM MANHOLE	SA MH
SA MH	SANITARY MANHOLE	SA MH
SA FES	FLARED END SECTION	SA FES
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	
	WATER MAIN & SIZE	
	TELEPHONE	
	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S. 8JR	PARKING STALLS	P.S.
	YARD LIGHT	

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

EXISTING PROJECT DATA – PARCEL 1

1. GROSS AREA: 2.73 ACRES
2. EXISTING ZONING: GC – GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.99 ACRES = 36%
   TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 64%

EXISTING PROJECT DATA – PARCEL 2

1. GROSS AREA: 1.93 ACRES
2. EXISTING ZONING: GC – GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
   TOTAL GREEN SPACE OF PARCEL: 0.56 ACRES = 29%

EXISTING PROJECT DATA – MODOT BUY BACK

1. GROSS AREA: 0.60 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 2%
   TOTAL GREEN SPACE OF PARCEL: 0.59 ACRES = 98%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0155 J DATED AUGUST 3,3 2010), THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF COVINGTON DEVELOPMENT, LLC, PREPARED A SITE CONCEPT PLAN OF "THE VANGUARD AT CREVE COEUR" A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY
MO. REG L.S. – #2338

GEORGE J. DOWER – VICE PRESIDENT

MSD Base Map 17M
MSD P #
Highway & Traffic #

EXISTING CONDITIONS

ISSUE	REMARKS/DATE
1	2-19-13 REV. PER CITY/CLIENT COMMENTS
2	3-8-13 REV. PER CITY/CLIENT COMMENTS
3	3-19-13 REV. PER CITY/CLIENT COMMENTS

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www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Vanguard at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
EXISTING CONDITIONS

Date: 7/19/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer

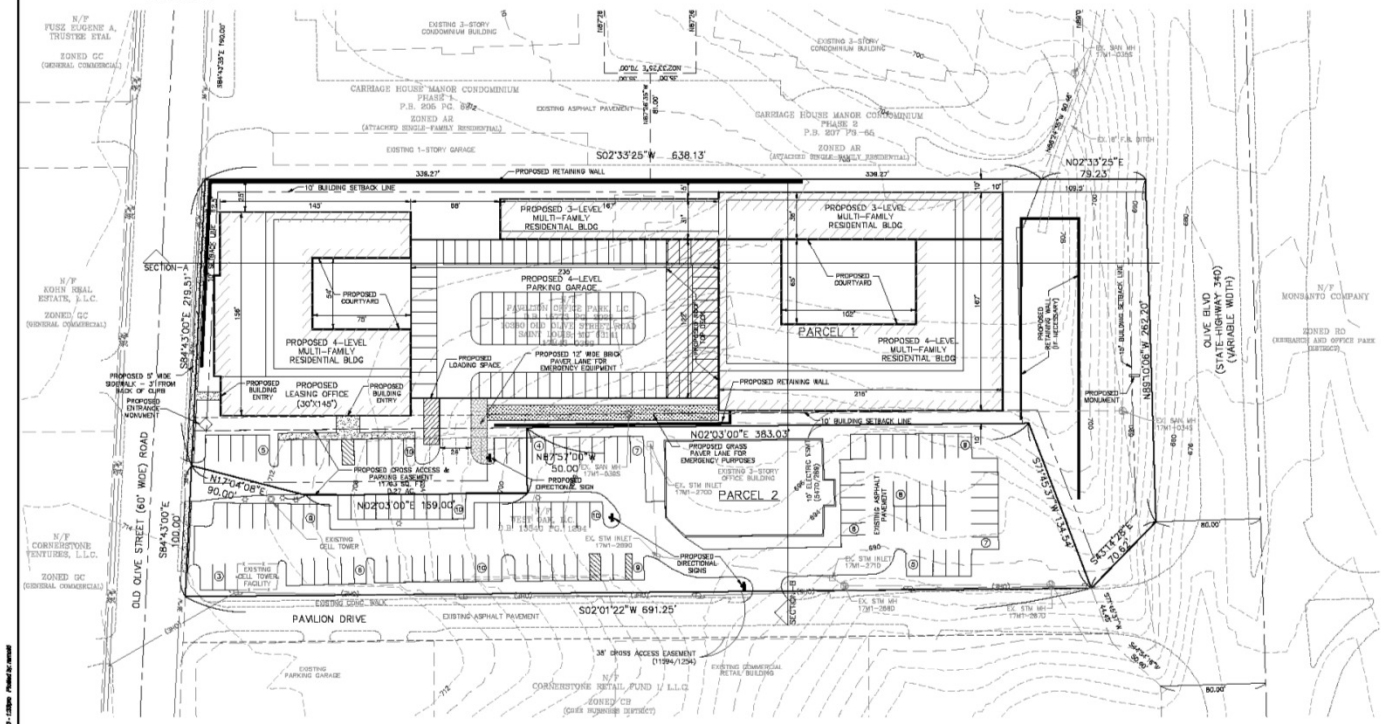
Job Number	12-09-241
Date	1/18/2013
Designed:	Sheet 1.1
Drawn:	
Checked:	PRE

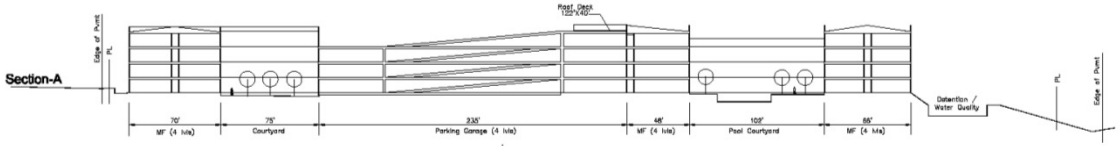
THE VANGUARD AT CREVE COEUR

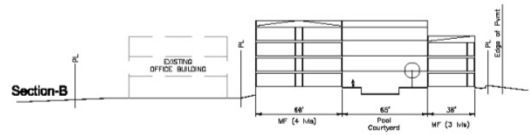
A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.







GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   MSD SEWER DISTRICT
   CREVE COEUR FIRE PROTECTION DISTRICT
   LADUE SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER DISTRICT
   AMEREN UE
   LACLEDE GAS COMPANY
3. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
4. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
6. GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
7. LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
9. THIS PLAT IS NOT FOR RECORD.
10. NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
11. NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

1. GROSS AREA OF OVERALL PROJECT: 5.26 ACRES
2. ZONING: CURRENT: GB – GENERAL BUSINESS
   PROPOSED: CB – CORE BUSINESS DISTRICT
   SETBACKS: FRONT – 15 FEET
   SIDE – 10 FEET
3. LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
4. CURRENT OWNERS:
   PARCEL 1
   PAVILION OFFICE PARK L C
   P.O. BOX 98
   ARNOLD, MO 63010
   PARCEL 2
   WEST OAK L C DR KENT BRANSON
   P.O. BOX 98
   ARNOLD, MO 63010
5. SITE ADDRESS:
   PARCEL 1
   10400 OLD OLIVE STREET ROAD
   CREVE COEUR, MO 63141
   PARCEL 2
   10420 OLD OLIVE STREET ROAD
   CREVE COEUR, MO 63141
6. GROSS FLOOR AREA: PROPOSED – PARCEL 1: 185,000 S.F.
   EXISTING – PARCEL 2: 27,158 S.F.
   (GROSS LEASEABLE AREA 25,000 S.F.)
7. F.A.R. REQUIRED: ≤ 1.25
8. F.A.R. PROPOSED:
   5.123 ACRES (223,158 GROSS BLDG S.F.) = 0.97
   5.26 ACRES
9. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.33 ACRES = 63%
   TOTAL GREEN SPACE OF PARCEL: 1.86 ACRES = 37%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

1. GROSS AREA OF PARCEL 1: 3.80 ACRES (156,878 S.F.)
2. PROPOSED ZONING: CB (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
3. DWELLING UNITS PROPOSED: 174 (AVG. 910 S.F. EACH)
   88 – 1 BEDROOM, 1 BATH UNITS (790 SF)
   60 – 2 BEDROOM, 2 BATH UNITS (1,080 SF)
   16 – 3 BEDROOM, 2 BATH UNITS (1,250 SF)
4. F.A.R. REQUIRED: ≤ 1.25
5. F.A.R. PROPOSED:
   196,000 S.F. (GROSS BLDG S.F.) = 1.25
   156,878 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.33 ACRES = 62%
   TOTAL GREEN SPACE OF PARCEL: 1.36 ACRES = 38%
7. PRIVATE USABLE OPEN SPACE:
   OPEN SPACE PROVIDED: 1.36 ACRES OR 38%
   OPEN SPACE REQUIRED: 20% OF ACREAGE (3.80 ACRES): 0.72 ACRES
8. PARKING:
   SPACES PROVIDED: 312 SPACES (INCLUDES 10 HANDICAP SPACES)
   SPACES REQUIRED: 187 50 UNITS (2 SPS/UNIT) 100 SPACES
   2ND 50 UNITS (1.75 SPS/UNIT) 88 SPACES
   OVER 100 UNITS (1.5 SPS/UNIT) 111 SPACES
   TOTAL 299 SPACES
9. MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 3 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

1. GROSS AREA OF PARCEL 2: 1.66 ACRES (73,168 S.F.)
2. PROPOSED ZONING: CB
3. LAND USE: EXISTING 27,158 S.F. OFFICE BUILDING
4. F.A.R. REQUIRED: ≤ 1.00
5. F.A.R. PROPOSED:
   27,158 S.F. (GROSS BLDG S.F.) = 0.38
   72,168 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.15 ACRES = 69%
   TOTAL GREEN SPACE OF PARCEL: 0.51 ACRES = 31%
7. PARKING:
   SPACES PROVIDED: 116 SPACES (INCLUDES 4 HANDICAP SPACES)
   SPACES REQUIRED: 3.3 SPACES/1000 SF GROSS LEASEABLE AREA = 83 SPACES
8. MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FEET

MSD Base Map 17M
MSD P #
Highway & Traffic #

SYM	DATE	REMARKS
1	2-28-13	REV. PER CITY/CLIENT COMMENTS
2	3-8-13	REV. PER CITY/CLIENT COMMENTS
3	7-10-13	REV. PER CITY/CLIENT COMMENTS

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Corporate Certificate of Authority #001348

The Vanguard at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

Date: 7/10/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer

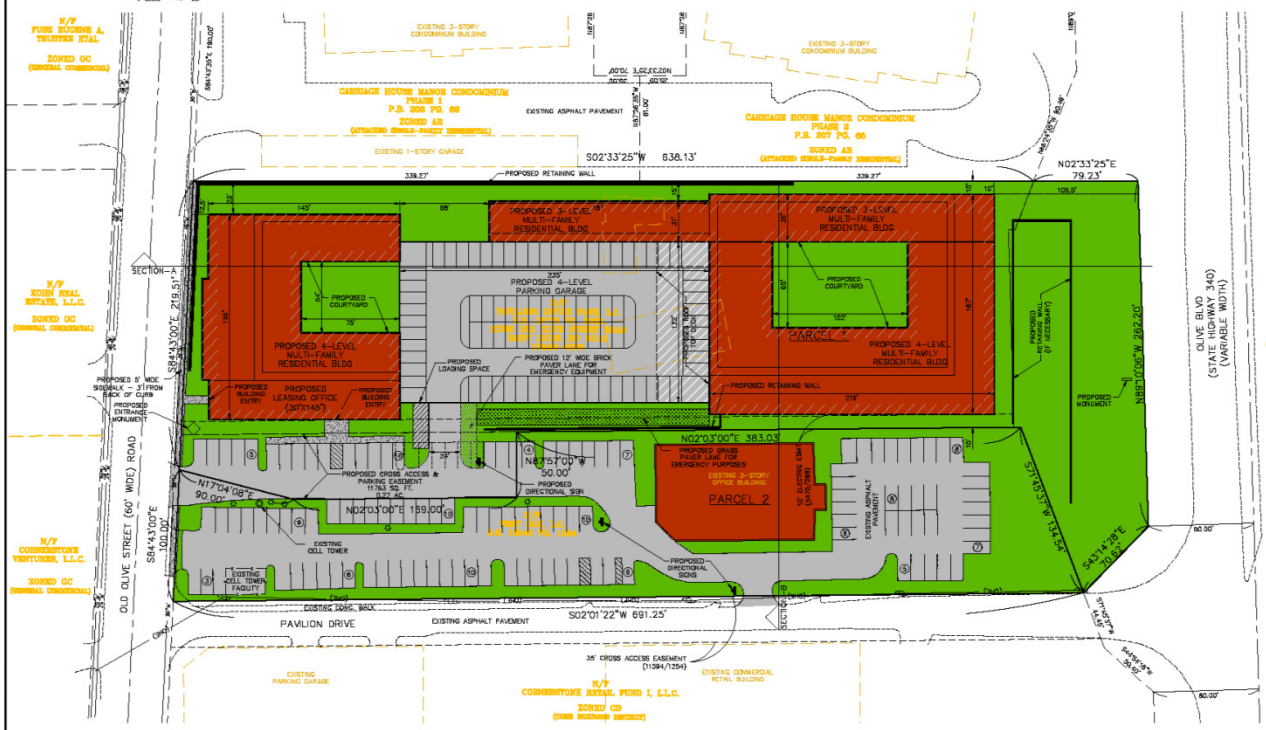
Job Number	12-09-241
Date	1/18/2013
Designed:	Sheet 2.1
Drawn:	
Checked:	PRE

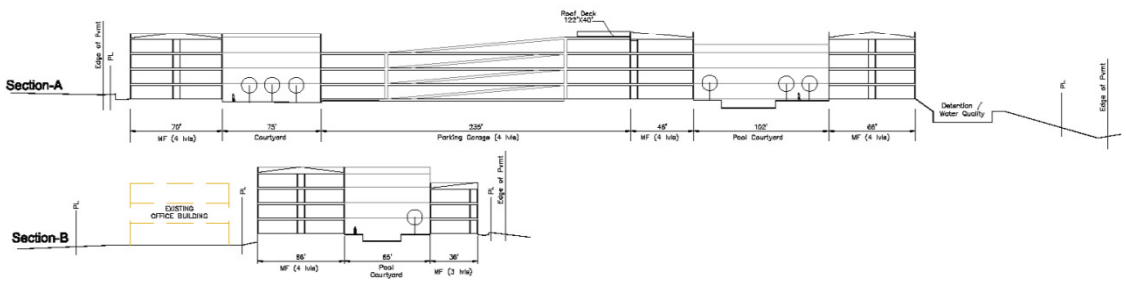
THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.





GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   MSD SEWER DISTRICT
   CREVE COEUR FIRE PROTECTION DISTRICT
   LADUE SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER DISTRICT
   AMEREN UE
   LACLEDE GAS COMPANY
3. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
4. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SENORS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
6. GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
7. LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
9. THIS PLAT IS NOT FOR RECORD.
10. NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
11. NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
12. ALL NEW UTILITES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

1. GROSS AREA OF OVERALL PROJECT: 5.26 ACRES
2. ZONING CURRENT: GB – GENERAL BUSINESS
   PROPOSED: CB – CORE BUSINESS DISTRICT
   SETBACKS: FRONT – 13 FEET
   SIDE – 10 FEET
3. LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
4. CURRENT OWNERS: PARCEL 1
   PAVILION OFFICE PARK L C
   P.O. BOX 98
   ARNOLD, MO 63010
   PARCEL 2
   WEST OAK L C DR KENT BRANSON
   P.O. BOX 99
   ARNOLD, MO 63010
5. SITE ADDRESS: PARCEL 1
   10360 OLD OLIVE STREET ROAD
   CREVE COEUR, MO 63141
   PARCEL 2
   10430 OLD OLIVE STREET ROAD
   CREVE COEUR, MO 63141
6. GROSS FLOOR AREA: PROPOSED – PARCEL 1: 199,000 S.F.
   EXISTING – PARCEL 2: 27,158 S.F.
   (GROSS LEASEABLE AREA 23,000 S.F.)
7. F.A.R. REQUIRED: ≤ 1.25
8. F.A.R. PROPOSED:
   3.123 ACRES (223,158 GROSS BLDG S.F.) = 0.97
   5.26 ACRES
9. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.30 ACRES = 63%
   TOTAL GREEN SPACE OF PARCEL: 1.96 ACRES = 37%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

1. GROSS AREA OF PARCEL 1: 3.80 ACRES (165,878 S.F.)
2. PROPOSED ZONING: CB (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
3. DWELLING UNITS PROPOSED: 174 (AVG. 910 S.F. EACH)
   68 – 1 BEDROOM, 1 BATH UNITS (790 SF)
   50 – 2 BEDROOM, 2 BATH UNITS (1,080 SF)
   16 – 3 BEDROOM, 2 BATH UNITS (1,250 SF)
4. F.A.R. REQUIRED: ≤ 1.25
5. F.A.R. PROPOSED:
   199,000 S.F. (GROSS BLDG S.F.) = 1.26
   165,878 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.23 ACRES = 62%
   TOTAL GREEN SPACE OF PARCEL: 1.38 ACRES = 38%
7. PRIVATE USABLE OPEN SPACE:
   OPEN SPACE PROVIDED: 1.38 ACRES OR 38%
   OPEN SPACE REQUIRED: 20% OF ACREAGE (3.60 ACRES): 0.72 ACRES
8. PARKING:
   SPACES PROVIDED: 312 SPACES (INCLUDES 10 HANDICAP SPACES)
   SPACES REQUIRED: 1ST 50 UNITS (2 SPS/UNIT) 100 SPACES
   2ND 50 UNITS (1.75 SPS/UNIT) 88 SPACES
   OVER 100 UNITS (1.5 SPS/UNIT) 111 SPACES
   TOTAL 299 SPACES
9. MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 3 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

1. GROSS AREA OF PARCEL 2: 1.86 ACRES (72,180 S.F.)
2. PROPOSED ZONING: CB
3. LAND USE: EXISTING 27,158 S.F. OFFICE BUILDING
4. F.A.R. REQUIRED: ≤ 1.00
5. F.A.R. PROPOSED:
   27,158 S.F. (GROSS BLDG S.F.) = 0.36
   72,180 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.15 ACRES = 62%
   TOTAL GREEN SPACE OF PARCEL: 0.51 ACRES = 31%
7. PARKING:
   SPACES PROVIDED: 118 SPACES (INCLUDES 4 HANDICAP SPACES)
   SPACES REQUIRED: 3.3 SPACES/1000 SF GROSS LEASEABLE AREA
   = 93 SPACES
8. MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FEET

MSD Base Map 17M
MSD P #
Highway & Traffic #

ISSUE	REMARK	DATE
1	2-19-13 REV. PER CITY/CLIENT COMMENTS	
2	3-8-13 REV. PER CITY/CLIENT COMMENTS	
3	7-10-13 REV. PER CITY/CLIENT COMMENTS	

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-5440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority A001348

The Vanguard at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

The Contractor shall be responsible for all dimensions and conditions on the job and shall report any discrepancies to the Engineer before proceeding with work. Do not scale drawings. Use only dimensions shown or as noted. Drawings are not to be used for construction purposes unless signed by the Engineer.

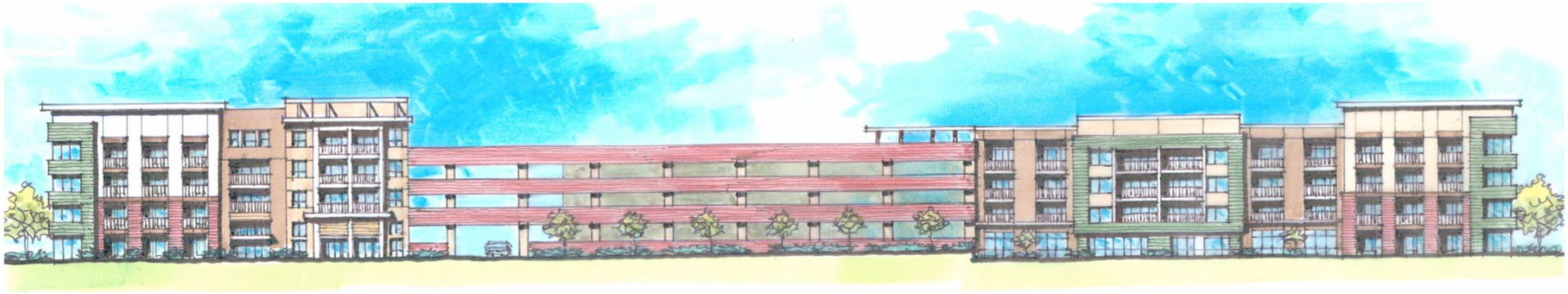
Date: 7/10/2013
Rodney Arnold
License No. PE-2002018612
Civil Engineer

Job Number	12-09-241
Date	1/18/2013
Designed:	Sheet 2.1
Drawn:	
Checked:	PRE

EAST ELEVATION

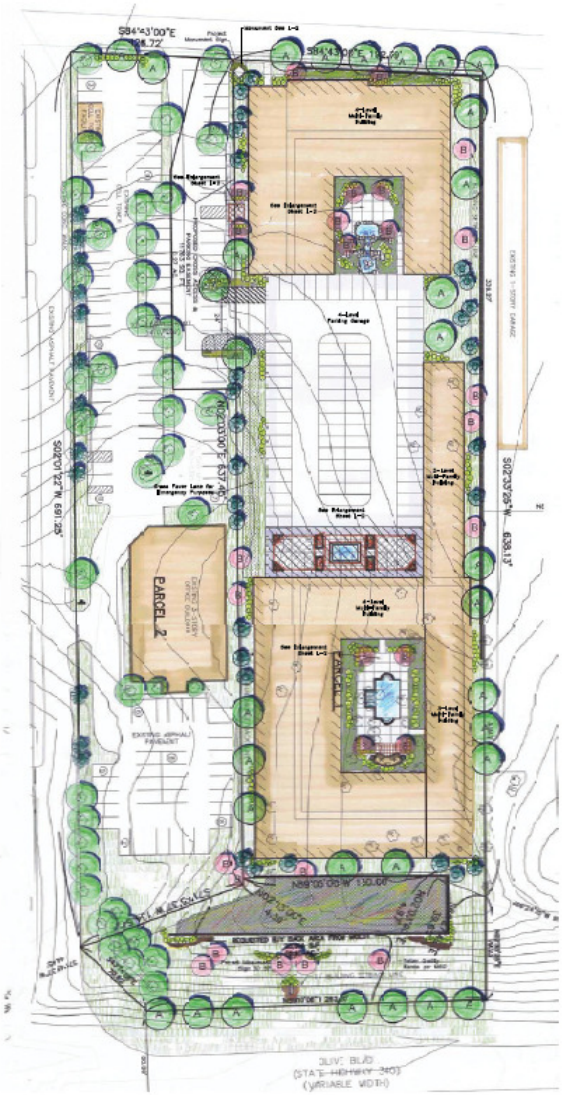
NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

VANGUARD AT CREVE COUER



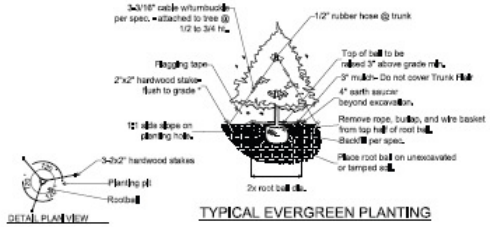
Overall Landscape Plan

SCALE 1" = 40'

Preliminary Planting Legend

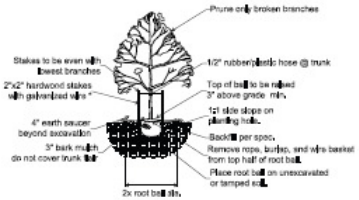
Symbol	Qty.	Description	Size	Plant Types	Mature Height
A	31	Canopy Tree	3" Cal.	Red Maple Pin Oak Sycamore Bald Cypress	50'-75' 55'-75' 75'-100' 60'-80'
D	29	Flowering Tree	2" Cal.	Red Bud Crabapple Green Hawthorn	20'-30' 15'-25' 20'-35'
G	28	Evergreen Tree	6' H.	White Pine Norway Spruce	50'-80' 40'-60'
	130	Evergreen Shrube	24-30"	Yew Holly Boxwood	
	221	Flowering Shrube	18-24"	Spirea hydrangea Itea	
		Groundcover & Perennials			

General Notes:
1) All disturbed areas will be seeded.
2) Existing trees to remain will be protected during construction if required.
3) Parcel 1 all trees are to be removed.
4) Parcel 2 the trees to be removed are indicated with an X through them.
5) In ground irrigation system to be provided.

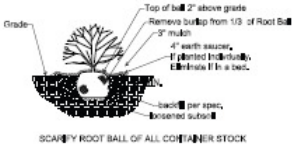


TYPICAL EVERGREEN PLANTING

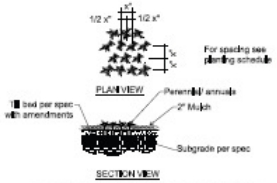
* Staking should be done only when:
- Handling in root, loose soil
- Root balls with sandy soil, or wet clay
- Trees located in an extremely windy location



DECIDUOUS TREE PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

STATE OF MISSOURI
DOUGLAS A. DELOUNG
NUMBER LA-81
LANDSCAPE ARCHITECT

07/5/2013

Douglas A. DeLoung, Landscape Architect LA-81

Consultants:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions:

Date	Description	No.

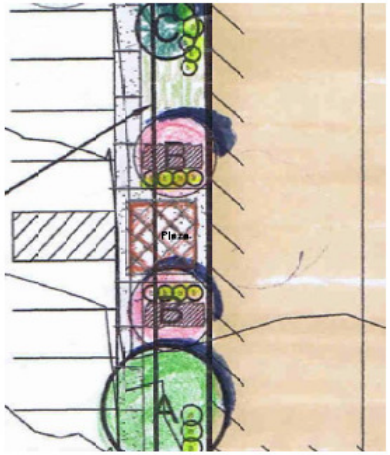
Drawn: BAD
Checked: DAD

DeLoung Landscape Architecture, LLC
7630 West Bruno Ave
St. Louis, MO. 63117
(314) 546-4856
dalouglas@gmail.com

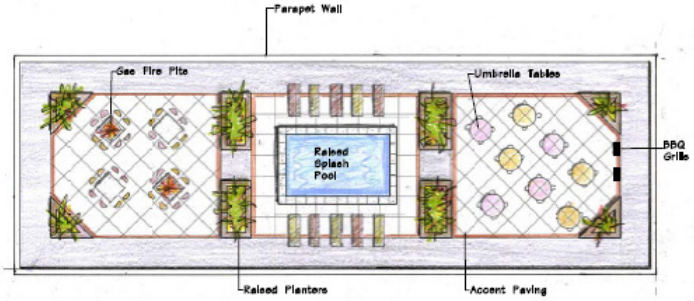
Sheet Title: Concept Landscape Plan

Sheet No: L-1

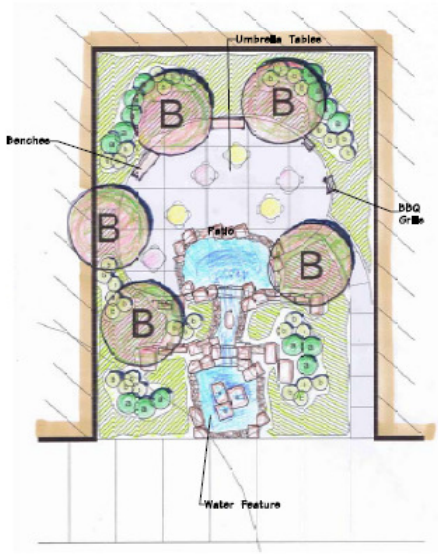
Date: 7/5/2013
Job #: 135.005



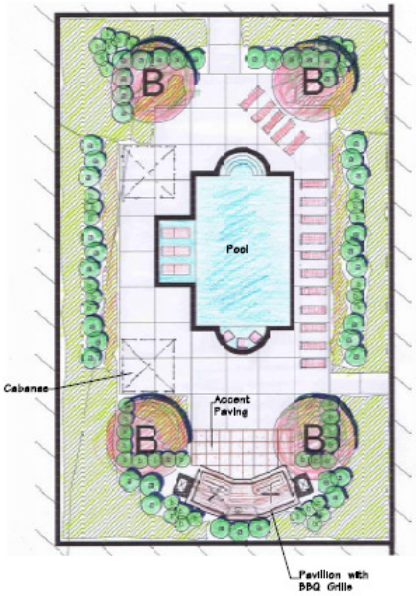
Club House Entrance
SCALE 1"=10'



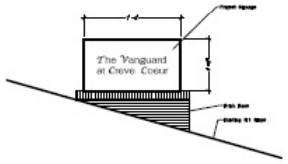
Roof Top Deck
SCALE 1"=10'



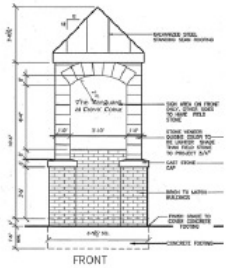
North Courtyard Plan
SCALE 1"=10'



South Courtyard Plan
SCALE 1"=10'



1 Project Sign at Olive Blvd
SCALE 1/4"=1'-0"



2 Monument at Old Olive
SCALE 3/4"=1'-0"

STATE OF MISSOURI
DOUGLAS A. DELONG
NUMBER LA-61
LANDSCAPE ARCHITECT
07/5/2013
Douglas A. DeLong, Landscape Architect LA-61

Consultants:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 546-4856
delong.la@gmail.com

Sheet Title: Courtyard Landscape Plans/Signage
Sheet No: L-2
Date: 7/5/2013
Job #: 123.003

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers
Since 1973

March 18, 2013

Mr. David Braswell
Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105

RE: Traffic Impact Study
Proposed High End Apartments
Creve Coeur, Missouri
CBB Job No. 010-13

Dear Mr. Braswell:

As requested, CBB has prepared a traffic study pertaining to the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur. The project consists of constructing apartments on a track two lots east of Pavillion Drive. The lot is bordered on the north by Old Olive Street Road and to the south by Olive Boulevard. Currently, a vacant church is located on the lot with access to Old Olive Street Road only. The proposed apartment building consists of 174 apartments will share access with the neighboring lot adjacent to Pavillion Drive occupied by an existing office space via the existing eastern entrance on Old Olive Street Road and the entrance on Pavillion Drive.

Existing Roadway Conditions

Old Olive Street Road is east-west roadway consisting of three lanes (one in each direction and a two way left turn lane) with no posted speed limit. The speed limit is assumed to be 35 miles per hour (mph). This section of Old Olive Street Road terminates as a right-in/right-out access on North Lindbergh Boulevard (US 67) approximately 0.2 miles to the east. West of Pavillion Drive, Old Olive Street Road turns south and intersects with Olive Boulevard at a signalized intersection 0.4 miles to the west.

The intersection of Old Olive Street Road and Pavillion Drive is free flowing east-west with northbound Pavillion Drive stop controlled. The northern leg is a commercial entrance.

Pavillion Drive is two lane north-south roadway connecting Old Olive Street Road with Olive Boulevard. Pavillion Drive has four commercial entrances; two directly serving a parking lot, the office building to the east and Ravenwood Drive which serves the commercial development to the west. No speed limit is posted on Pavillion Drive, but it is assumed to be 35 mph or less.

450 Cottonwood Road - Suite B
Glen Carbon, IL 62034
(T) 618-656-2612 (F) 618-659-0650

www.cbbtraffic.com

1830 Craig Park Court - Suite 209
St. Louis, MO 63146
(T) 314-878-6644 (F) 314-878-5876

The intersection of Ravenwood Drive and Pavillion Drive is stop controlled from the east and south with the northbound movement free flowing up the hill. All approaches consist of two lanes, however the northbound approach has a painted median serving as the left turn approach median for the southbound left turn lane at Olive Boulevard intersection to the south.

Olive Boulevard and Pavillion Drive is a signalized intersection with Monsanto's commercial entrance as the southern leg. The southbound through movement is restricted by an island on the commercial entrance. Eastbound Olive Boulevard has dual through lanes, a separate left turn lane and separate right turn lane. Westbound Olive Boulevard has dual through lanes with a separate right turn lane. No westbound left turn movement is allowed at this intersection.

Olive Boulevard is a major east-west thoroughfare with a posted speed limit of 40 mph. This section of Olive Boulevard consists of two through lanes in each direction with either a median or two-way left turn lane. Olive Boulevard is grade separated at North Lindbergh Boulevard (US 67) with an interchange approximately 0.25 miles to the east.

An aerial of the location and existing conditions is shown in **Exhibit 1**.

Exhibit 1 - Location and Existing Condition

Existing Traffic Conditions

In order to quantify existing traffic volumes within the study area, manual turning movement counts were performed at both Olive Boulevard & Pavillion and Old Olive Street Road & Pavillion on a typical weekday in February 2012 during the morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods. Based on these counts, two peak hours were chosen for analysis: the weekday a.m. (8:00-9:00 a.m.) and p.m. (5:00-6:00 p.m.) peak hours. As well, 15 minute spot counts

were performed during these same peak periods at the intersections of *Ravenwood Drive with Pavillion Drive, the office building entrance on Pavillion Drive and the two office building entrances on Old Olive Street Road.* The existing traffic volumes are summarized in **Exhibit 2**.

Existing Operating Conditions

The existing operating conditions were evaluated using Synchro 7, which is based upon the methodologies outlined in the "Highway Capacity Manual" (HCM) published in 2000 by the Transportation Research Board. This manual, which is used universally by highway and traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow") to Level F ("Fully Saturated"). Levels of service are measures of traffic flow that consider such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity.

The thresholds that define LOS are based upon the type of traffic control used at an intersection; i.e., whether it is signalized or unsignalized. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and the intersection as a whole. At intersections with partial (side-street) stop control, the delay for each minor movement is determined instead of for the intersection as a whole since motorists on the main road are not required to stop.

LOS is directly related to control delay. At signalized intersections, the LOS 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. Furthermore, motorists are guaranteed service at regular intervals as the signal cycles. **Table 1** summarizes the LOS thresholds used in the analysis.

Synchro 7 results of the capacity analyses for existing conditions of *Olive Boulevard & Pavillion Drive, Pavillion Drive & Ravenwood Drive, Old Olive Street Road & Pavillion Drive and Old Olive Street Road & the eastern office building commercial entrance* are summarized in **Table 2**. As can be seen, there is considerable delay for both the north and south bound approaches at Olive Boulevard and Pavillion Drive during the am and pm peak hours.

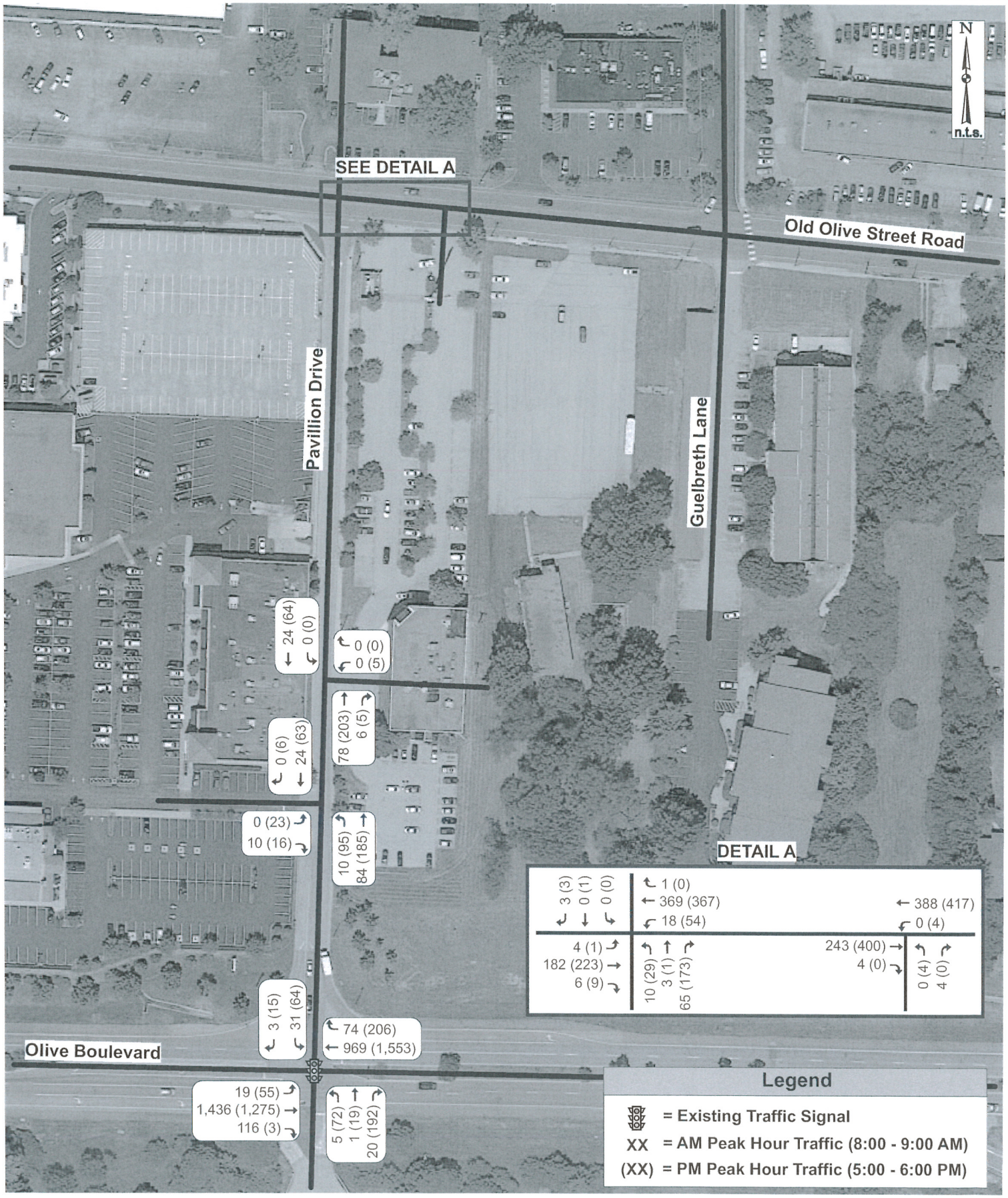


Exhibit 2: Existing Traffic 2013

Job# 010-13
03/18/13

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Table 1 Level of Service Thresholds		
	Control Delay per Vehicle (sec/veh)	
Level of Service (LOS)	*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

Table 2 Existing Operating Conditions The Vanguard at Creve Coeur		
Intersection/Approach	*AM Peak Hour*	*PM Peak Hour*
Olive Blvd & Pavillion Drive – Signalized		
Northbound Approach	C (32.8)	E(63.3)
Southbound Approach	E (58.0)	E(60.6)
Eastbound Approach	A (2.9)	A(3.8)
Westbound Approach	A (4.8)	B(15.9)
Overall Intersection	**A (4.6)**	**B(15.6)**
Pavillion Drive & Ravenwood Lane – Unsignalized		
Southbound Approach	A(9.1)	B(12.5)
Eastbound Approach	A(8.4)	B(11.0)
Pavillion Drive & Existing Office Building Entrance – Unsignalized		
Westbound Approach	A(8.9)	A(7.9)
Old Olive Street Road & Pavillion Drive – Unsignalized		
Northbound Approach	B(10.3)	B(12.2)
Southbound Approach	B(10.6)	B(13.5)
Westbound Left	A(7.7)	A(7.9)
Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized		
Northbound Approach	A(9.7)	B(12.0)
Westbound Left	A(7.8)	A(8.2)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Trip Generation Characteristics of the Proposed Development

As a primary step in this analysis, a forecast was prepared to estimate the amount of traffic that the proposed development would generate during the peak hours. The number of trips in and out of the site was calculated based on the 9th edition of the Institute of Transportation Engineers' Trip Generation publication. As described above, the proposed development consists of 174 unit apartment building. As summarized in **Table 3**, the proposed development would be expected to generate a total of approximately 95 and 115 passenger car trips during the a.m. and p.m. weekday peak hours, respectively.

From analysis of the existing traffic counts, it is estimated that 70% of the trips will utilize the western entrance on Pavillion Drive with the remaining 30% of the trips utilizing the existing entrance on Old Olive Street Road. Additionally, it is estimated that 100% of the traffic utilizing the western entrance on Pavillion Drive will tilize the intersection of Olive Boulevard and Pavillion Drive with 45% being eastbound traffic and 55% being westbound traffic on Olive Boulevard. From the 15 minute spot counts of the entrance to the existing apartments to the east of the project site on Old Olive Street Road, it is anticipated that 30% of the trips will be eastbound traffic while the remaining 70% will be westbound trips. The anticipated directional distribution of the site generated traffic of the passenger vehicle traffic is summarized in **Exhibit 3**.

Table 3
Anticipated Trip Generation
The Vanguard at Creve Coeur

Trips	*Weekday*			*AM Peak*			*PM Peak*		
174 Apts.	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*
Rounded	1160	580	580	95	20	75	115	75	40
				20%			*20%*		
To North Drive				*5*	*15*		*15*	*10*	
to/from east			*30%*	*2*	*5*		*5*	*3*	
to/from west			*70%*	*3*	*10*		*10*	*7*	
				80%			*80%*		
To West Drive				*20*	*60*		*60*	*35*	
to/from north			*0%*	*0*	*0*		*0*	*0*	
to/from south			*100%*	*20*	*60*		*60*	*35*	

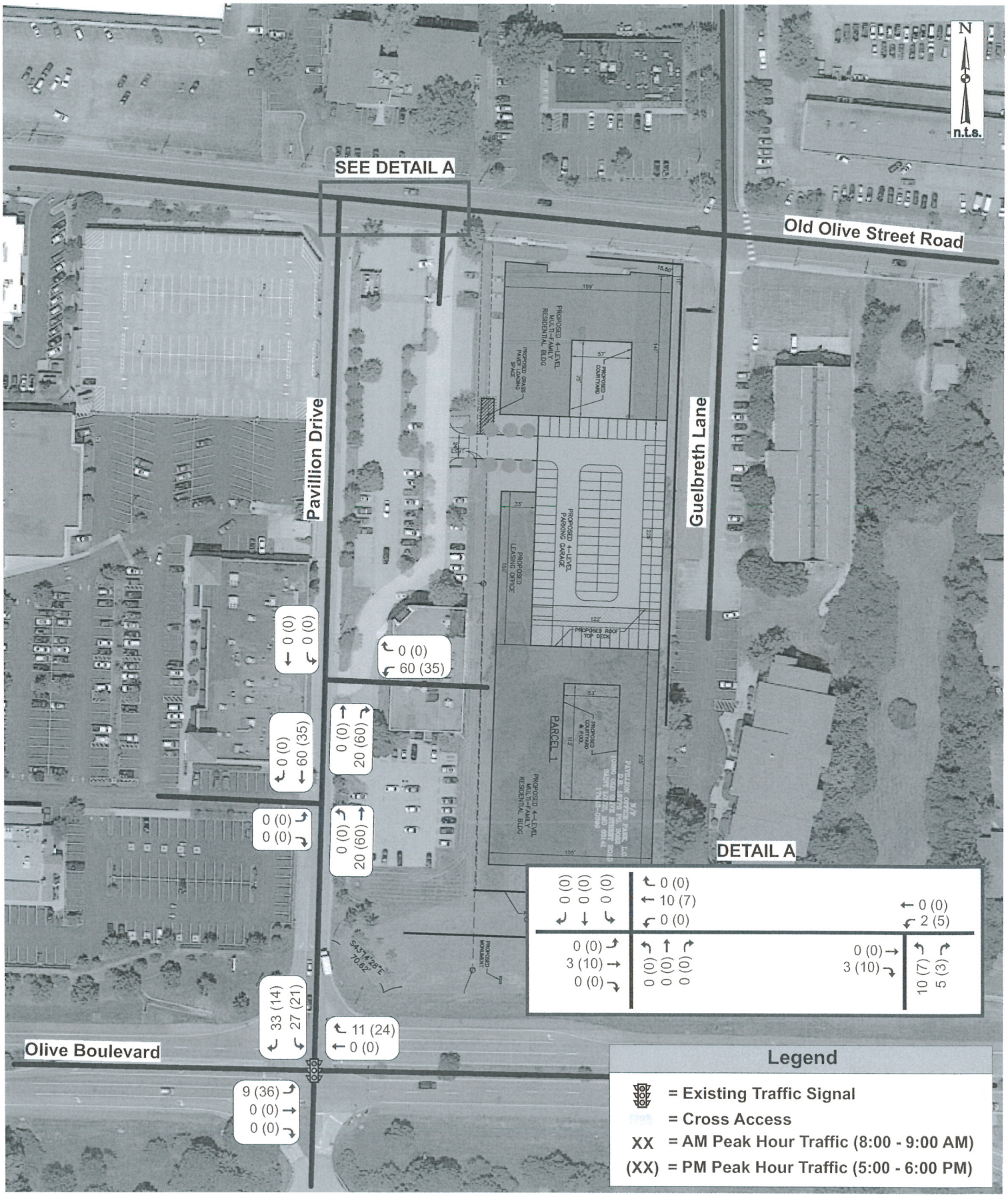


Exhibit 3: Site-Generated Traffic Volumes

Job# 010-13
03/18/13

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Forecasted Construction-Year (2014) with Build Condition

It is our understanding that the construction of the project is likely to be complete in 2014. In order to account for traffic growth through 2014, one year of background growth was included along the roadways in the study area at a historical rate of 0.5% annually and the Site Generated Traffic along with the assumed directional distribution was added to achieve the 2014 Build Traffic shown in **Exhibit 4**.

Using the increased volumes, Syncro 7 was utilized to analyze the 2014 conditions with and without construction of the proposed apartments. The results of these analyses are summarized in **Table 4**.

Table 4
2014 Build Operating Conditions
The Vanguard at Creve Coeur

Intersection/Approach	*AM Peak Hour*	*PM Peak Hour*
Olive Blvd & Pavillion Drive – Signalized		
Northbound Approach	C(34.7)	F(91.3)
Southbound Approach	D(42.9)	E(63.3)
Eastbound Approach	A(3.3)	A(5.0)
Westbound Approach	A(5.5)	B(19.0)
Overall Intersection	**A(5.8)**	**C(20.8)**
Pavillion Drive & Ravenwood Lane – Unsignalized		
Southbound Approach	A(9.6)	B(13.8)
Eastbound Approach	A(8.4)	B(11.6)
Pavillion Drive & Existing Office Building Entrance – Unsignalized		
Westbound Approach	A(9.5)	B(10.8)
Old Olive Street Road & Pavillion Drive – Unsignalized		
Northbound Approach	B(10.5)	B(12.5)
Southbound Approach	B(10.7)	B(13.7)
Westbound Left	A(7.7)	A(7.9)
Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized		
Northbound Approach	B(10.9)	B(11.8)
Westbound Left	A(7.8)	A(8.3)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

According to the Syncro 7 results, the poor LOS and delay for the both the north and south bound approaches of Pavillion with Olive Boulevard continue to be poor with the addition of the site

generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

Comparing the approach levels of service for no build and build, it was noted that the build LOS is actually better. This is due to a high number of low delay movements (right-turns) added to the southbound approach which reduces the approach average delay.

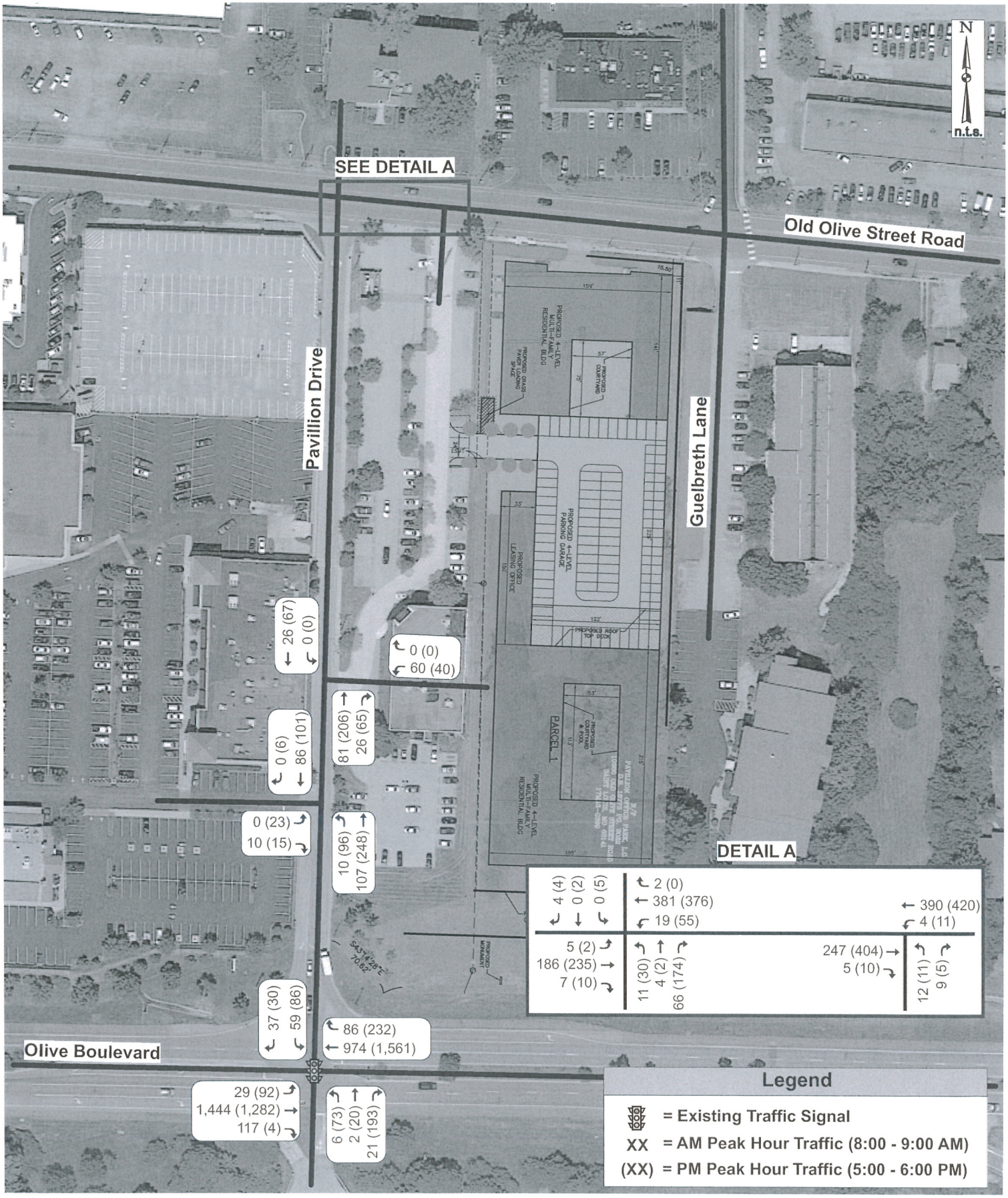


Exhibit 4: 2014 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Forecasted Design-Year (2034) Conditions

In order to account for traffic growth through 2034, twenty-years of background growth was included along the roadways in the study area at the previously mentioned 0.5% historical annual growth rate with and without the construction of the proposed apartments, see **Exhibit 5**. The capacity analyses were repeated using the design-year forecasted traffic volumes to evaluate the long-term impact of the proposed improvements and assess their adequacy over time. The results of these analyses are summarized in **Table 5**.

Table 5
2034 No Build Operating Conditions
The Vanguard at Creve Coeur

Intersection/Approach	*AM Peak Hour*	*PM Peak Hour*
Olive Blvd & Pavillion Drive – Signalized		
Northbound Approach	C(34.9)	F(93.8)
Southbound Approach	E(56.7)	E(62.0)
Eastbound Approach	A(3.4)	A(4.8)
Westbound Approach	A(6.3)	C(20.7)
Overall Intersection	**A(5.6)**	**C(21.6)**
Pavillion Drive & Ravenwood Lane – Unsignalized		
Southbound Approach	A(9.3)	B(13.3)
Eastbound Approach	A(8.4)	B(11.6)
Pavillion Drive & Existing Office Building Entrance – Unsignalized		
Westbound Approach	A(9.0)	B(10.5)
Old Olive Street Road & Pavillion Drive – Unsignalized		
Northbound Approach	B(10.8)	B(13.4)
Southbound Approach	B(11.0)	B(14.5)
Westbound Left	A(7.7)	A(8.0)
Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized		
Northbound Approach	A(9.9)	B(12.5)
Westbound Left	A(7.9)	A(8.4)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Table 6 2034 Build Operating Conditions The Vanguard at Creve Coeur		
Intersection/Approach	*AM Peak Hour*	*PM Peak Hour*
Olive Blvd & Pavillion Drive – Signalized		
Northbound Approach	C(34.9)	F(154.5)
Southbound Approach	D(44.2)	E(67.6)
Eastbound Approach	A(3.6)	A(5.6)
Westbound Approach	A(6.6)	C(24.3)
Overall Intersection	**A(6.4)**	**C(28.9)**
Pavillion Drive & Ravenwood Lane – Unsignalized		
Southbound Approach	A(9.7)	C(14.8)
Eastbound Approach	A(8.4)	B(12.1)
Pavillion Drive & Existing Office Building Entrance – Unsignalized		
Westbound Approach	A(9.7)	B(11.1)
Old Olive Street Road & Pavillion Drive – Unsignalized		
Northbound Approach	B(10.9)	B(13.6)
Southbound Approach	B(11.0)	B(14.7)
Westbound Left	A(7.8)	A(8.0)
Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized		
Northbound Approach	B(11.0)	B(12.2)
Westbound Left	A(7.9)	A(8.4)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Again, the poor LOS and delay for the both the north and south bound approaches continue with the historical background growth of 0.5%. As well, the LOS and delay for the southbound approach is exaggerated with the addition of the site generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

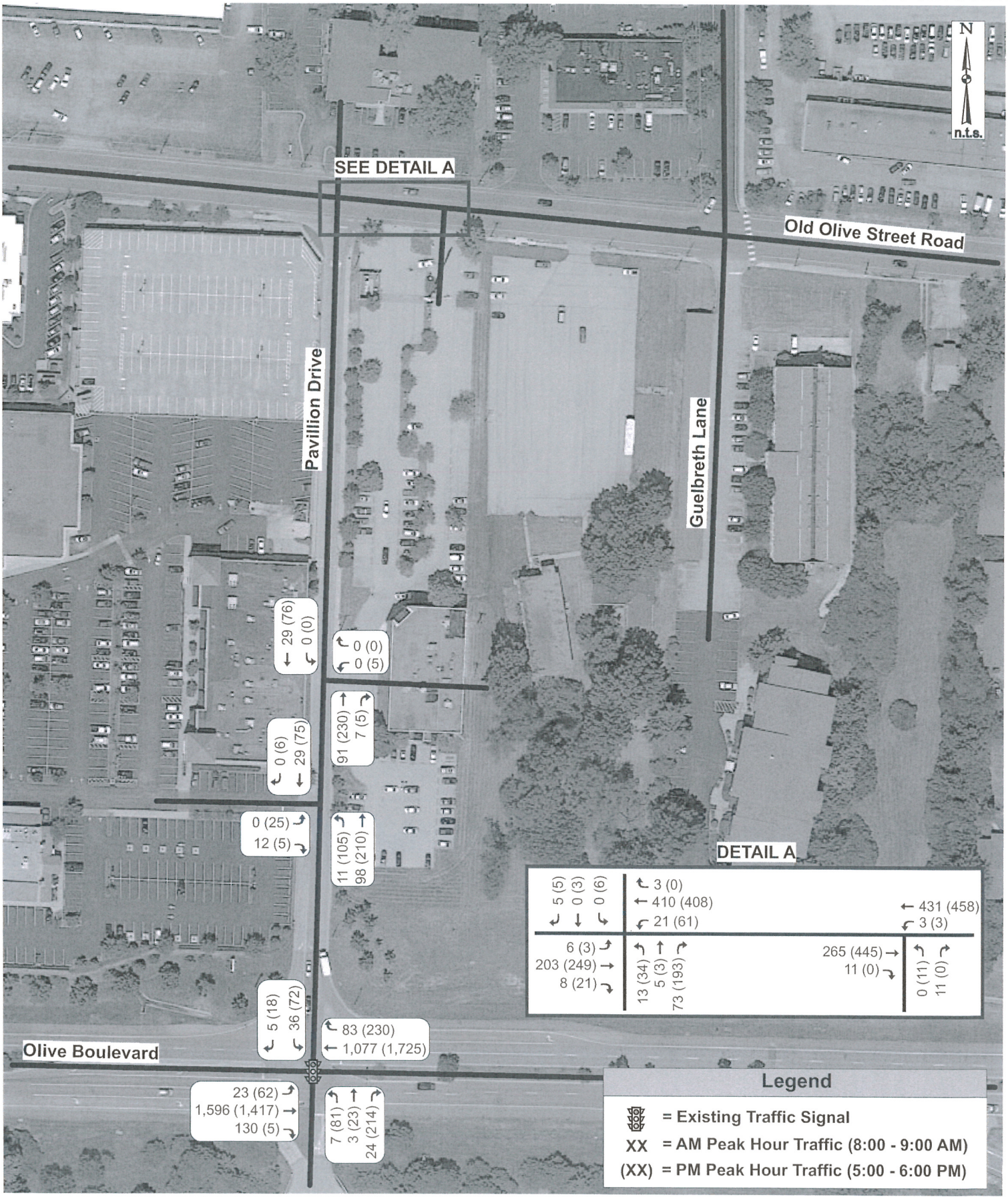


Exhibit 5: 2034 No-Build Traffic

Job# 010-13
03/18/13

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

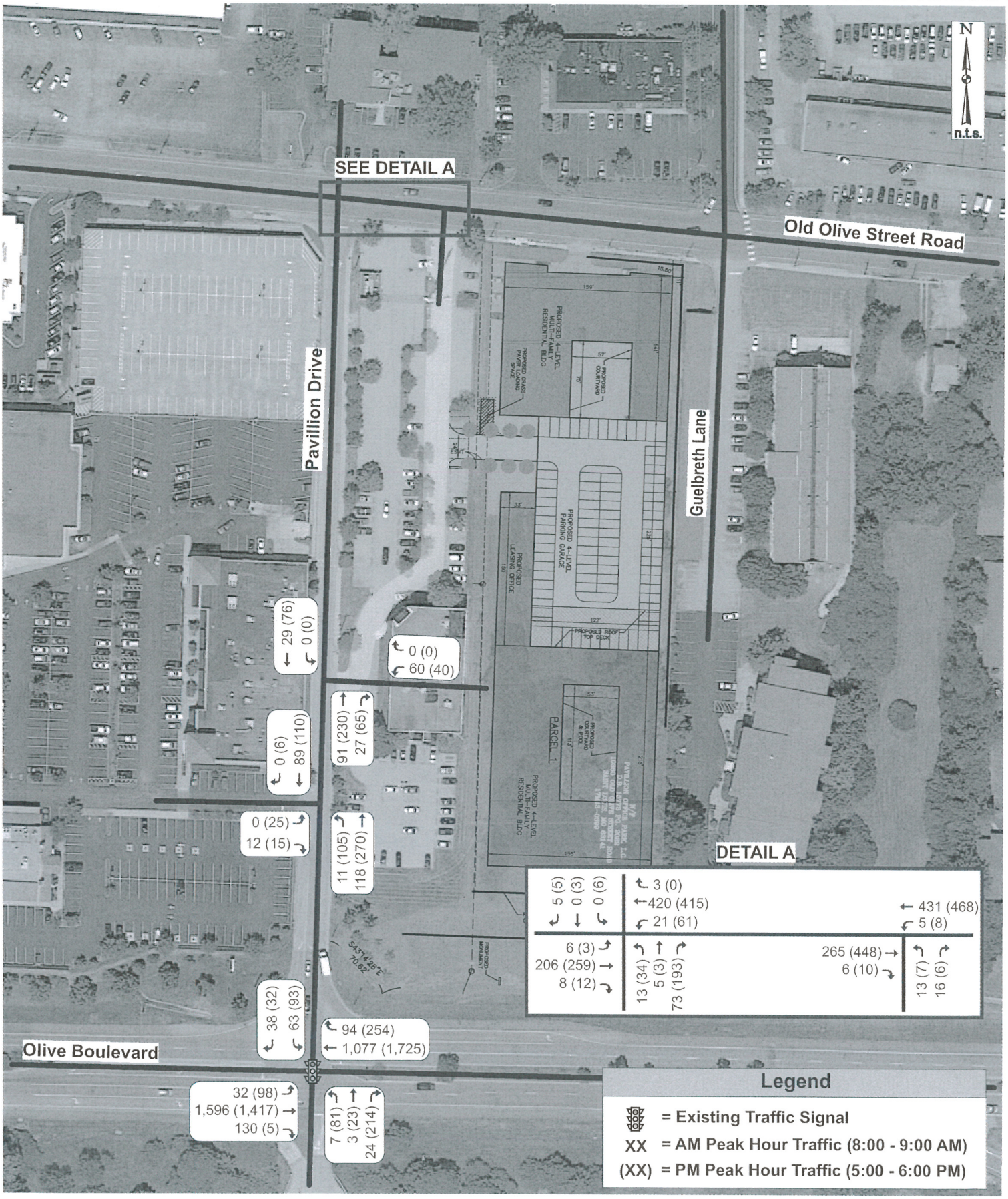


Exhibit 6: 2034 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Observed Sight Distance

The sight distance at the intersections of *Olive Boulevard & Pavillion Drive, Pavillion Drive & Ravenwood Drive, Old Olive Street Road & Pavillion Drive and Old Olive Street Road & the eastern office building commercial entrance* were observed in the field, while no field measurements of sight distance was performed, however the following areas may be of concern;

- The existing building in the northwest quadrant of Pavillion Drive and Ravenwood Drive may block the sight distance to the north for an eastbound vehicle at this intersection; and

- Trees and vegetation on the east side of Pavillion Drive, both north and south of the existing office building entrance, could block the sight distance of a westbound vehicle exiting this driveway. We recommend that the vegetation be trimmed back and maintained to provide a clear view between 3 and 10 feet above the adjacent pavement elevation. This "window" will allow safe visibility for traffic flow.

Findings and Conclusions

Based upon the preceding discussion, the following may be concluded regarding the traffic impacts of the proposed improvements.

1. The proposed development has little impact to Pavillion Drive & Ravenwood Drive, Pavillion Drive & the existing office entrance, Pavillion Drive & Old Olive Street Road and will result in acceptable delay and LOS at these intersections.

2. The LOS and delay of the north and south bound legs are poor in the existing condition, 2014 Build, 2034 No-Build and 2034 Build conditions. This is attributed to the existing signal timing giving preference to the east-west movements on Olive Boulevard. The volume to capacity (v/c) ratio for these conditions are less than 0.9 which indicates that construction of additional lanes is not necessary to improve the LOS and delay of the intersection. If approved by the Missouri Department of Transportation, the signals could be retimed so that the LOS greater than D and v/c ratio less than 0.9 could be attained for each movement.

3. The sight distance obstructions noted above should be addressed to the most practical extent as possible.

4. The southbound stop sign at Pavillion Drive and Ravenwood Drive does not meet the Manual of Uniform Traffic Control Devices (MUTCD) standards. The sign is square in shape with a small octagon stop sign painted for which can only be viewed by the southbound traffic. It was noted during the data collection that this seemed to cause confusion to the northbound traffic as to who has the right-of-way at the intersection. It is recommended that a typical octagonal stop sign be installed whose shape could be observed from the rear by northbound traffic and help better define the right-of-way through the intersection.

In summary, our analysis indicates that there is no need for physical improvements to the road system beyond the trimming of vegetation and potential for signal retiming at Pavilion and Olive.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur, Missouri. Please contact our St. Louis office should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE
Senior Traffic Engineer
LCannon@CBBTraffic.com

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, APRIL 1, 2013

7:00 P.M.

PUBLIC HEARING

APPLICATION 13-003

THOSE IN ATTENDANCE:

Chairman Timothy Madden
Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Mr. James Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314)487-2259

CHAIRMAN MADDEN: Good evening. I'd like to call together the Planning Zoning Commission Meeting for the City of Creve Coeur, Missouri for Monday, April 1st, 2013.

We'll start with roll call.

Dr. Michael Barton?

MR. BARTON: Present.

CHAIRMAN MADDEN: Mr. Gary Eberhardt?

MR. EBERHARDT: Present.

CHAIRMAN MADDEN: Mr. James Faron?

MR. FARON: Present.

CHAIRMAN MADDEN: Mr. Ken Howard?

MR. HOWARD: Present.

CHAIRMAN MADDEN: I know Ms. Cynthia Kramer will not be here tonight.

Mr. Jim Schnarr?

MR. SCHNARR: Present.

CHAIRMAN MADDEN: Mr. Carl Lumley, our City Attorney?

MR. LUMLEY: Present.

CHAIRMAN MADDEN: Mr. Paul Langdon, our Director of Community Development?

MR. LANGDON: Present.

CHAIRMAN MADDEN: Whitney Kelly, Our City Planner?

MS. KELLY: Present.

CHAIRMAN MADDEN: And, Ms. Julie Lowery, our Recording Secretary?

MS. LOWERY: Present.

CHAIRMAN MADDEN: That'll move us to B, Public Hearing for Application No. 13-003: Approval for the rezoning of 5.26 acres to Core Business District and a conditional use permit for The Vanguard at Creve Coeur, a multi-family residential development.

MR. EBERHARDT: Swear in public hearing?

CHAIRMAN MADDEN: Yeah.

And anybody that may be commenting on this, if you'd come up right now and be sworn in, so we don't have to do it one by one. So if you are going to come up and comment, please come up now and be sworn in.

(Speakers were sworn by the court reporter.)

CHAIRMAN MADDEN: Would you please state your name and address for the record.

MR. BRASWELL: My name is David Braswell with Covington Realty Properties. Offices at 135 North Meramec, St. Louis, Missouri 63105.

I'm here tonight to, hopefully, get your support in a project called The Vanguard at Creve Coeur.

VOICE IN THE AUDIENCE: Pardon me, can he speak a little louder, please.

CHAIRMAN MADDEN: There you go. That might help having it little closer.

MR. BRASWELL: Is that better?

CHAIRMAN MADDEN: Yes.

MR. BRASWELL: Thank you.

The property is located at 10360 Old Olive Street Road and 10420 Olive Street Road.

Could we have the site on the overhead?

All right. Again, the -- let me orient you on this site plan.

This is Old Olive Street Road, and Olive Boulevard would be at the bottom of the page.

The site, 10360 Old Olive Street Road, is this long narrow site that runs from Old Olive to Olive Boulevard, and at the same time, 10420 is this narrow site that runs from Olive -- Old Olive to Olive Boulevard.

Both sites are being proposed to be rezoned from

General Business to Core Business.

The reason for that, in working with Mr. Langdon, this entire area, the retail center to the west, is also Core Business. Many of the properties surrounding it are Core Business.

The concept here was not to leave a property, which is a three-story office building here, owned by Dr. Branson, who is the seller of this site, to leave this

as a General Business District with -- with a Core Business on either side.

What we're doing is we're asking for both parcels to be changed and zoned Core Business. That would be contiguous to this, thereby, this entire area would then be a Core Business District. Okay.

What we're proposing, again, this is the -- let's call it the eastern site, Parcel One; the office, Parcel Two.

Entire parcel is made up of 5.6 acres, and what we're proposing on the eastern parcel is 174 multifamily apartments for rent with a parking structure in the center, which is grade plus three, and you see that in the -- the section down below.

What -- and, by the way, this section is basically cut right down the center of here, so what you see is a building on the north, the courtyard here, the parking structure here, another courtyard in this building.

The building generally wraps on each side the parking structure, so that from -- from this -- this side you basically see parking units, a break where you enter

the garage and more units.

In addition to this parcel and this parcel, I am in the throes of acquiring approximately .5 acres from

5

MoDOT. The current highway right-of-way jogs up -- up this hill, almost to this point and then goes back down.

I'm trying to buy approximately 120 feet from, what would be now the new right-of-way up to the existing boundary on the south side of this property.

The -- again, I mentioned that the whole site is 5.6 acres. This parcel is 3.6 acres, leaving the office parcel of 1.6 acres. Again, the existing current zoning's Core Business -- General Business. We're requesting Core Business with a conditional use permit.

The conditional use permit is required to get the density I'm asking for, and it only occurs -- which is above 20 units to the acre, which is only allowable under the Core Business conditional use permit.

The FAR on this site is the acreage multiplied by 1.25. It's approximately 196,000 square feet.

We -- as I understand it, I'm sure that you have the -- I assume they have the staff report, or we meet the site coverage as indicated in the ordinance.

There are several issues that I will request a variance are -- on, and that meeting at that ward is set for two weeks from -- no --

MR. LANGDON: On Thursday. Two weeks from Thursday.

MR. BRASWELL: Two weeks from Thursday. Thank

6

you.

They are -- when I'm -- I'm adjacent to, on my

eastern border, a multifamily condominium community.

The way it's stated in the ordinance, when I'm adjacent to a designation, this is designated AR under the zoning ordinance, I must have a buffer of 200 feet from that AR District. My site from this corner to this corner is 192 feet. That would be a variance request.

The other -- one other item is that I must be no further away from a right-of-way on this property line than 80 feet.

As I told you, I'm buying 120 feet of that from MoDOT, with the stipulation that I can't build on it because of the -- of the existing approximately three to one slope.

It's impossible to achieve that maximum setback of 80 feet when I'm buying 120 feet, and I can't move the building close enough to get it within 80 feet without constructing it on the parcel I would be buying from them.

And, again, the restriction on that parcel is I cannot build on it. I can landscape it. I'm planning a detention basin, but I can't build a building on it.

What's the third point?

MR. LANGDON: The requirement for the parking garage being underground versus above ground.

7

MR. BRASWELL: Which was the first point. Yes.

Under the CB District, there's a requirement that I believe 50 percent of the parking for multifamily must be beneath the building. What I'm proposing is a parking structure that starts on grade and goes vertically. Just -- and that, again, is my third request before the Board of Adjustments.

There will be a combination of one-bedroom, two-bedroom and three-bedroom units. The ordinance requires that the average units -- average unit size is no smaller than 900 square feet. Our units -- our average is larger than that. It also requires that no unit can be smaller than 750 feet.

We will have approximately 30 percent one-bedroom units; about 60 percent two-bedroom units, and it will be a smattering of some threes. All two-bedrooms are two baths; all three bedrooms are two baths.

The market study we did was very pleasing in that the rents will start for one-bedroom, approximately 750 square feet, close to $1,200 a month. That number will, for a three-bedroom, will be probably just over $2,000 a month.

These are planned as high-end luxury units, 9-foot ceilings, wood flooring, granite countertops, on and on and on.

8

Are there any questions, please?

CHAIRMAN MADDEN: Any questions?

Mr. Faron.

MR. FARON: Is -- is the possible fourth variance the sky exposure plane, is that --

MR. BRASWELL: Yes. Thank you.

The sky exposure plane which, basically, indicates that you move in to the property 100 feet, go 45 feet in the air and project from that point a 30-degree angle.

It would basically -- I could basically build a building, maybe the length of this property, about that wide, with that sky angle plane of a 30-degree angle.

That's the fourth requirement -- request of Board of Adjustment.

CHAIRMAN MADDEN: Do one of you want to go next or --

MR. LANGDON: Yeah.

CHAIRMAN MADDEN: Okay.

MR. LANGDON: If you're ready.

CHAIRMAN MADDEN: Pardon me?

MR. LANGDON: If you're ready for me.

CHAIRMAN MADDEN: Yeah, we are.

MR. BARTON: I was just going to get some clarification --

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CHAIRMAN MADDEN: Oh, I'm sorry. Dr. Barton.

MR. BARTON: -- real quick, and I don't know how much it affects things. I was just trying to get understanding.

Is there an exchange of ownership or does --

MR. BRASWELL: Yes.

MR. BARTON: -- Dr. Branson still maintaining the ownership of his property?

MR. BRASWELL: Dr. Branson still maintaining the office parcel, and I will be purchasing approximately 3 acres from him.

MR. BARTON: And then -- and then there's cross access easements --

MR. BRASWELL: Yes.

MR. BARTON: -- I guess?

MR. BRASWELL: Yes, sir.

CHAIRMAN MADDEN: Mr. Eberhardt.

MR. EBERHARDT: On your eastern boundary, you

say that abuts a Residential Development, AR?

MR. BRASWELL: Yeah, this is -- this is designated as an AR Residential District condominium.

MR. EBERHARDT: And what kind of a buffer or screening is there between your apartments and those?

MR. BRASWELL: Currently nothing. There's a -- see this long rectangle here --

MR. EBERHARDT: Uh-huh.

MR. BRASWELL: -- that's a one level multicar car garage, but there's nothing else. There's not a screen or a fence or anything.

This -- this sort of acts as one, but there's -- basically, that's a parking lot here. Garage here.

MR. EBERHARDT: And what is the closest residential unit to your building on --

MR. BRASWELL: It would be -- this actually is the edge of the parking lot, so there's a building right here, and it does not show up on -- on here.

Building No. 1, the northern building and the southern building, and there's the long parking garage, and there's the entry off of Old Olive. And the property line then is right there.

MR. EBERHARDT: Thank you.

CHAIRMAN MADDEN: Are -- are you going to put something on your property line between -- like either a fence or landscape or something between you and their --

MR. BRASWELL: Well, yeah, between the setback there would be landscaping here, and we submitted a landscaping plan.

CHAIRMAN MADDEN: Okay.

MR. BRASWELL: But there's no other visual

25 barrier other than landscaping.

11

1 CHAIRMAN MADDEN: Okay.

2 MR. EBERHARDT: And is that side a blank wall or

3 does it have windows or --

4 MR. BRASWELL: No, there are -- there are

5 windows on -- on these -- this side and this side, and

6 then this is the -- this is the parking structure.

7 MR. EBERHARDT: Right.

8 MR. BRASWELL: Which, typically, what I've done

9 in the past on those, you know, they have a -- what I call

10 a spandrel, which -- is concrete, but I'm actually just

11 finishing one in University City near 170 and Delmar and

12 -- thank you -- and what we've done there is you can take

13 this spandrel, which is this, and you can do a number of

14 things with it.

15 What we did on the current one is put a form

16 liner in the concrete form, which looks like stone. You

17 can do brick, about -- about whatever your imagination

18 can think of to make those look more than just a blank

19 concrete panel.

20 This -- this is the proposed elevation from the

21 office building site. And, as you can see, this is the

22 garage and the units, and then this is just a blowup of

23 that piece right there.

24 I got a better one. It's -- the -- and the east

25 elevation is -- you'll see the expanse of the garage and,

12

1 again, these spandrels, again, this is a grade plus three

2 levels here, and then units on each end similar to the

3 other, but, again, there's -- there's not sufficient depth

on the property to wrap both sides of the garage.

The other -- just -- just for reference, this was the landscape plan we submitted for the entire site.

And one other thing I might mention is that on this landscaping plan, you've got -- I mentioned you have this courtyard here and a courtyard here, one of which we've got a pool and another just a water feature.

In addition to that, on the upper level of the garage is what we would refer to as a rooftop garden, which is, you know, place for sunbathing, we'd have up there what they'd call a splash pool, you know 20-inch deep body of water, and just a place for people to hang out, sunbathe, and typically there would be barbecue grills up there as well. Similar in both of these courtyards.

One thing I might mention, the property is elevatored, but -- but what's unique about this sort of garage structure, people can actually drive -- if they live on the second floor, they can drive up to the second floor, and you enter at four points off of that garage to go into the corridor on the level in which you're living.

So people sort of self-distribute to where

they're at. They generally just don't use the elevators.

This first floor along here would house our leasing office and the work-out room and all the amenities that would be available for the residents.

CHAIRMAN MADDEN: Okay. Thank you.

MR. BRASWELL: Any more questions?

CHAIRMAN MADDEN: Not right at this moment, I don't think.

Why don't we hear from Paul, and then I'll let

the people in the audience comment.

MR. LANGDON: Feel like I'm sitting in your laps.

Good evening, Mr. Chairman, Members of the Commission.

My name's Paul Langdon. I'm the Director of Community Development for the City of Creve Coeur.

The applicant has given you a thorough walk-through of the site and the project itself.

As he's identified, there are a number of issues related to the zoning as it sits today.

The basic expansion of the Core Business District is not unusual. It is a continuation of the basic form, which is fairly intensive development.

We call it the Pavilion Shopping Center. Has a number of retail units, it has office over retail in the

northwest corner. It has the theater, and it does have a parking deck, albeit a rarely used parking deck.

The drive that runs down beside it, Pavilion Drive, was never intended to be a public street. It is not today a public street.

It was intended to be an access for traffic leaving en masse from the theater. That's where it originated. The theater is right here. That's Pavilion Drive. That's the parking deck, you have restaurants and retail, restaurant, restaurant, restaurant, mixed office and restaurant back here and retail.

The -- the driveway is really only built to driveway standards in terms of width. The turning radius here, if any of you have tried to negotiate it at a busy

time, is not very good, and certainly that's something we're mindful of as we move forward.

Also you have some newer office located here at the corner and you have comments received last time from the owners of that building that have concerns. You also have the Carriage House, which has been referred to. You received comments last time on that, and I think you'll get comments tonight from residents there.

These are all factors that we're aware of.

I think one of the things that you also need to be aware of, and I don't want to presume on the Board of

Adjustment here, but it does help with the general understanding of how we got here and some of the issues, that not only will the Board of Adjustment will be looking at, but I think that you all need to look at as well, and that is the zoning history of this area.

It has been commercially zoned along Olive Street Road since the City incorporated. This is part of the original incorporation area. At the time there was no Olive Boulevard, this is where Olive went. And this was always seen as an area coming off of Lindbergh for commercial development.

When Carriage House came along, the project, as a concept, the City did not have a Multifamily District that could handle it. It was proposed actually originally over here close to Lindbergh or over here where there's currently an office building.

At the time they developed the Multifamily, it was called Planned Multifamily Development, the P District. And it allowed for higher density, which Carriage House is. It allowed for shorter setbacks and

less green space. Basically, it was a compression of the what was conventional garden apartments at the time. This was the early 1980s.

The two sites failed, but ultimately Carriage House came out of that zoning. Ultimately, the City

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decided that that P District was not very workable, so they reworked it into what became the MF or Multifamily District.

In addition, there was the AR, Attached Single Family, which is sort of townhouses, and then there are all this Single-Family Detached Districts.

Carriage House was zoned Multifamily. That's important because going forward you had a multifamily parcel surrounded by commercial development or commercial zoning.

And commercial zoning popped up over the years. You had the development take place here at Pavilion, which initially stage you see, but then went to Core Business. Had all this development along the north side, the expansion of Lou Fusz with the Subaru dealer.

You have the office building here right at the interchange ramp, the other dealership and some various offices and a -- and a school right here, a private school. So you saw a variety of different development.

In the late 1990s, the City, 1997, the City adopted a new zoning code. It was a complete rewrite. A lot of new standards were brought in.

One of those was anything in the Core Business District had to provide this 200-foot buffer if it was adjacent to Single-Family Residential.

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Remember at the time that there was still Multifamily Residential. There was a clear break there when you were beside Single-Family, you had big buffers. If you were beside Multifamily, no buffer.

In this case you had multifamily development, and so there was no presumption that they were creating some sort of a -- a buffer zone around that particular development or any like it, frankly.

Just a couple years after that zoning code was adopted, there was a move in the City to get rid of all Multifamily zoning. There would be no more Multifamily zoning as a designation. Any properties that were zoned Multifamily would be zoned something else.

In that effort, this along with all the other apartment complexes, were evaluated for what was the best district, because, as you know, that's not a townhouse. That is not attached Single-Family development, but it's also not a business either, it's where people live.

So they decided at the time that the best use or the best district would be AR, even though it isn't AR, it doesn't meet any of the standards of AR, at least AR was a Residential District that allowed somewhat higher density, and that's about as far as -- as this project went along with it.

The problem though is that now you brought along

18

a whole bunch of protection standards for a style of development that were never intended to go with this style of development. But that's the way it went, and that's what we have today, AR zoning on a multifamily project.

Several years go by, the General Commercial

zoning stays in that area. Nothing happens.

Comprehensive Plan is written in 2002. There's specific wording in there that the City should envision this as a Commerce Center. That's the name given to this district of the City. There's wording in there that says the City should be prepared and should encourage large-scale redevelopment, sophisticated redevelopment with high design -- design standards and should, in fact, it goes as far as encouraging a green-tape approach, meaning minimum restrictions; make it happen. Even with that, nothing happened.

The Pavilion really was it. And that was the only thing that -- that was taking place. Lou Fusz did the Subaru dealer, which, compared to the other portions of the complex, again, that's it right here, compared to the repair center and the size of the Nissan and Mazda dealers, it's much, much smaller. It simply wasn't taking place.

The only other project was this one, which is three stories and actually fits within the General

19

Commercial zoning, but the owner of that building will tell you that if he could have done more, he would have done more. Because he had access and because he had location, he knew that he could make the project work, but he didn't have the zoning, and he didn't have a big enough piece of land to qualify for a stand-alone Core Business District.

He would have, in effect, been spot zoning had he done that, which is curious, because when they zoned this Carriage House project -- sorry -- this Carriage

House project to AR, they effectively spot zoned a piece of property. It doesn't fit in. It's surrounded by Commercial. It doesn't fit the district it's in. It was a zoning of convenience.

We move ahead another several years, and this project comes along. They're looking at a set of new circumstances. The market has changed. The expansion of the plant science region, if you will, with Monsanto, this is -- you can see a little bit of it here, of course, Monsanto's, you know, over to the west, and you have the Danforth Plant Science Center and Bridge Park and now the -- the Healing Center, which is owned by St. Louis County, all starting to form a district. They're starting to grow.

Part of that market study that the applicant

referred to looked at the growing number of people working in that area that had need for this style of housing.

You have in your packets, and it was on the dais today, letters from Danforth Plant Science Center, as well as Bridge Park and Wexford encouraging the project because a lot of the people that work in those centers are looking for this style of housing.

They're coming here from out of country; they're coming here from other parts of the country, they may or may not stay here. They are used to a different style of living in many cases and they don't want to commute.

Remember that back when some of this zoning was done, and even at the -- in 2002, we weren't looking at nearly as much interest in people living close to where they work. Commuting was a part of what Creve Coeur was and still is to a large degree, but it's on -- the

commuting is on the decrease and people wanting to live close to work is on the increase.

And the Plant Science Center has, as a region, has really seen a push amongst the people living -- or working there to -- to have more housing choices nearby.

So that's kind of led to the genesis of this project and -- and the Applicant's interest in it. It really raises a lot of questions for us though.

Regardless of the architecture, regardless of

21

the materials, the details of the landscape plan, I think we first have to address this question of is this the right direction for this area.

The Board of Adjustment has very specific issues to look at, and their discussion will be focused on those issues. But one of the questions they have to answer is if the variances are granted and the project is built, will it be a detriment to this property, to the properties around it, or the City in general.

That's a big question, because in some ways this follows with the pattern of development that's been anticipated in the Comp Plan, but it's very much not in following with the zoning that's in the area.

We haven't seen a project like this in the City before except for Kings Landing. Kings Landing -- well, and I take that back. Summit Lofts is very similar, although not as big. It's that -- that sort of dense urban model, very short setbacks, it's really, you know, the buildings go right to the edges and everything is focused inside. The rents are very high.

And I can report that the tenancy in those

22 projects is also very high. They are functionally full
23 all the time now. So there is market interest.
24 The question for you all, I think, as the
25 Planning Commission, and this really starts to preempt

22
1 some of the Comprehensive Plan discussions that we'll get
2 into later this year, is where is this area headed. Is
3 this an area that's headed for this style of development,
4 or is this an area that should be pressured to stay below
5 three stories and stay within that General Commercial
6 limitation.
7 What you see out there today, although dated, is
8 effectively what General Commercial allows. It's fairly
9 dispersed. Fairly low. Fairly low intensity.
10 Core Business, as you know, is City Place, it's
11 North New Ballas. It's the area that runs across the
12 interchange and over to Westgate. You know, that's Core
13 Business zoning. West Park on the far side of the City,
14 that's also Core Business zoning. It is a different
15 character. It is more urban in style. It is more dense.
16 Where I think you can be of the most service to
17 this process at this time is to look into that issue and
18 speak to it, so that we can then help the Board of
19 Adjustment as they deliberate on this question of harm.
20 Is there a harm or is this actually a good thing for the
21 area.
22 There's no question that's a dramatic change for
23 the properties around it. Property to the west is a part
24 of the project, so one presumes they're in favor. We
25 haven't heard from the projects to the north. Carriage

23
1 House residents, some of them, at least, are opposed to

the project. This is a dramatic change for them. It's a parking lot beside them today. You know, this is all parking lot right here.

This is one small building, and you got a house right there, the manse, I suppose it was, for the church. And the rest of it's all landscape. Now you'll have a building that fills almost that entire space. That's dramatic change.

But is that the dramatic change that the Comp Plan was seeking.

And I suppose that's the first question I really have for you. What do you think? Because we will take these comments forward to the Board of Adjustment.

I'm not looking for you to recommend the project tonight. In fact, I encourage you not to. I'm not looking for you to say that you would approve the project, but the first question, is this the right kind of project. We've seen this before. It's a great project, it's in the wrong place. Is that the case here or is this the right project to lead the way to a different future than the last 20 years we've seen in this area?

CHAIRMAN MADDEN: Mr. Eberhardt.

MR. EBERHARDT: What's the approximate employment at the Danforth Science Center of people who

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might be utilizing these kind of apartments, do you have any feel for that?

MR. LANGDON: I don't know that I can answer specifically to Danforth. I believe it's in the 200 employees range. I believe Wexford is similar. Helix just started, so there's very little there. Monsanto's,

you know, is essentially 24-hour operation, but I think their peak on campus employment at any one time is about 3,000.

Those areas are growing. Recall there's two more phases to the Wexford project, both of which are larger than Phase I. And then Helix is, I believe, about 115,000 square feet, only 20 percent or so is full right now.

MR. EBERHARDT: Thank you.

CHAIRMAN MADDEN: Mr. Faron.

MR. FARON: In regards to the Comp Plan, it seems like this project is very favorable to a lot of things in the Comp Plan, as I've read the staff's report and delved a little deeper into that.

It seems like we've attempted to lay out options for this site in this area before, and it hasn't taken off. I don't know if we want to continue to do that.

There also seems to be support from the companies in the vicinity. I know we have some -- some

push back from some businesses in the vicinity, but some of the larger companies, the biotech companies definitely make a good point in allowing some residential options for their workers and people that are in that area not to have to drive somewhere to -- to lunch, do lunch, or just exist and live in that vicinity.

It seems like in the past there's been a convoluted direction to where this Carriage House building exists now as its zoning is in place.

In taking into consideration some of the comments that were made before, the previous meeting, is there a possibility of softening Pavilion somehow to

appease the people that were against the -- or stating that there could be some traffic problems, you know, adjusting that? I know one of the traffic reports stated that the stop sign is not of a typical nature. Maybe that's something to start with. Widening it slightly.

Is there an option to put a light up at Guelbreth and across from Carriage House? I know that's a nightmare to come in and out of for some of the residents there.

Things of that nature. I mean I think there's a lot of options here to try to make this project work.

I know the Applicant said that dropping it a story might make it unrealistic, but would that change the

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zoning? I thought you had said that in the report that that possibly would eliminate some of the variances that he might have to apply for.

MR. LANGDON: Only one.

MR. FARON: Only one. The sky plan or the --

MR. LANGDON: Yes, the sky plan.

MR. FARON: Yeah. So I mean I don't want to go on and on, so I've read this extensively, the staff report, and there's other things I can mention, but I'll -- I'll throw it back to the Commission, see if anyone else has additional comments. But I think we can do some things here to make it move forward on this, not to approve it now, but to definitely look at it a little closer. Maybe we do our own independent traffic study. I think the study was done by the Applicant.

We had a similar conflict with Delmar Gardens so, at any rate.

Anyone else?

MR. HOWARD: I have a couple comments.

It seems like the access to this property from Pavilion is the wrong direction. That seems like the wrong street to use.

Old Olive is built sufficiently wide to handle this kind of traffic flow. Pavilion just absolutely is not.

Has the fire department looked at this --

MR. LANGDON: Yes.

MR. HOWARD: -- as far as access from both sides?

MR. LANGDON: Yeah, I mean fire department's comments -- let me bring up the site plan -- keep north up.

Right now recall that the primary access is intended to be here off of Old Olive. There is access today right here. It goes into the office building in this parking lot and then it connects through to this -- the big parking lot that's here.

Obviously, you can see that would still be a way through.

The fire department sees this as the primary access and would not want to use this. They did look at being able to negotiate a truck through here, oops, through here to this point where they could then extend a ladder to fight a fire in the south end of the building.

Concern being that once you got a truck in here, if you got a truck in here, it would be extremely difficult to get out, especially if there are cars parked there. It -- you couldn't get a ladder truck is what it

comes down to.

So they have considerable concerns about getting

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into that property. What they would do, and what the Applicant has agreed to work with Demon (phonetic), access is from Old Olive. They come to here and then using a series of the, they call them grass pavers or turf blocks --

MR. BARTON: Uh-huh.

MR. LANGDON: -- which they've approved in a variety of locations before, a truck can drive down there, only one time use, hopefully if -- hopefully never be used. And again can then reach a point here, where then extend a ladder and fight a fire in the south end.

It's, again, not ideal, but at least it does allow them access. They are satisfied with that. We met directly with the fire marshal and with the -- the ladder truck captain, who felt that that was acceptable.

And then on the other side, they would access using Carriage House parking lot.

MR. HOWARD: Okay. So that would eliminate those trees that we see on this landscape plan?

MR. LANGDON: No. No. They work around the trees. They're not worried about that. That's why they keep a chainsaw on the truck.

MR. HOWARD: And then isn't this -- if we move this concept, now this is four stories, I think we're looking at three in the form base code Downtown District.

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This would be --

MR. LANGDON: Three up -- three up to six.

MR. HOWARD: So this would be the kind of development that we'd like to see --

MR. LANGDON: Yes.

MR. HOWARD: -- in that area --

MR. LANGDON: Uh-huh.

MR. HOWARD: -- certainly.

MR. LANGDON: Yeah. And to the extent it's relevant to Kings Landing, and Kings Landing is, at least for the last several years, extremely successful, we would encourage more.

CHAIRMAN MADDEN: You done?

MR. HOWARD: Yes, I am.

CHAIRMAN MADDEN: Okay. You know, Creve Coeur's got something really going there, I think, at the corner of Warson and Olive Street --

MR. LANGDON: Uh-huh.

CHAIRMAN MADDEN: -- and we got this letter here saying that, you know, this is what these people are looking for.

I just got back from Italy. You hardly see any houses in Italy. The people live right near where they work.

MR. LANGDON: Uh-huh.

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CHAIRMAN MADDEN: They either take a scooter, public bus or they walk.

And, you know, we're bringing a number of these people in, I think, from other countries, to me this fits right in.

Now I also agree with what Mr. Faron said, we've got to make this maybe a little bit more palatable for the neighbors to the east.

But this is, to me, a chance for Creve Coeur to really make that Plant and Science Center and everything else that's located over there, maybe really take off, and make it easier for them to recruit world-class people, and the better people we get in there, you know, and then you got Monsanto right across the street, I'm sure there's a number of their people --

MR. LANGDON: Yes.

CHAIRMAN MADDEN: -- that are single or they, you know, maybe have -- they're married with no kids or just young kids would love to live there.

I think this is perfect for this situation.

MR. LANGDON: It's important to note this property south side of Old Olive -- or Olive -- Old Olive Street Road is in the Ladue School District, and so we do expect that there will be families living in the building.

CHAIRMAN MADDEN: And -- and as far as the

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traffic, and I'm sure we're going to do an independent one, well, as long as I've been on here, we can have the two traffic studies will come out exactly the same, and we'll still have people sitting out there in the audience saying they don't know what they're doing, so I mean, and usually when we get done with these projects the traffic people were right, you know, so.

MR. LANGDON: I can add to that.

The -- we did ask the police department to set a counter out for a week, and get some idea of the amount of traffic on the street. It's a little north of 8,000 cars a day. For a road this size, that's, you know, certainly normal, it could handle substantially more than that.

There are no significant crash statistics anywhere along Old Olive until you get down to the intersection with Olive Boulevard, which is a whole different situation because you have cars running the red light going east or west that leads to crashes there.

But Old Olive, in general, is not a safety concern today. You know, it's always a question about how much traffic an apartment complex generates.

In general, with any residential you see a -- a dispersal of the traffic. They don't all leave at the same time; they don't all come home at the same time.

Offices and factories are the worst for that.

Schools are another bad one for really creating that focus of traffic.

But 174 units is going to generate a fair bit. Their traffic study believes that that can be accommodated. Mostly if the traffic stays to Old Olive. It really didn't get into the question of -- of Pavilion and whether we'd have a lot of traffic cutting through here. I think they made some assumptions that were very low. And I think, yes, we would use the City's traffic engineer to verify any of those conclusions.

CHAIRMAN MADDEN: Thank you.

Okay, Mr. Faron.

MR. FARON: If I could go back and mention, on the Kings Landing, was the only variance the parking related to these --

MR. LANGDON: That -- yes.

MR. FARON: -- four? It was just the parking? The other were in some way, shape or form avoided and addressed at that project?

MR. LANGDON: Yes, cause it's surrounded by Core Business zoning, there were only the 10 foot setbacks required --

MR. FARON: Okay.

MR. LANGDON: -- all the way around so.

MR. FARON: And I -- it seems like a project

like this, and you can chime in with what your perspective on it would be, with the Commercial, the GC above there, and the church that is now for sale --

MR. LANGDON: Yes.

MR. FARON: -- a project like this could infuse and interject possible regrowth and development there.

I mean if we have the flyover coming from the biotech corridor over there, and a lot of people living there, I think business owners love to have that, people living and working within their vicinity.

I mean that strip of shops up there have been struggling for a long time. I would think they would love to -- I'm not saying that addresses all the issues, but the depressed area that -- up that -- up on Old Olive there would probably benefit from additional people living in the neighborhood, and it seems like you have stated that in the past so and in our staff report so.

CHAIRMAN MADDEN: Paul, before we get too deep, why don't we go to the public comment --

MR. LANGDON: Sure.

CHAIRMAN MADDEN: -- if that's okay.

How many people, by a show of hands, are going to speak tonight from the audience?

Three. Okay. I'm going to regret this, but

I'll waive the three-minute clock if there's only three of

you, but I may reinstate it quickly.

So the only -- no, you're not on this one.

Ma'am, why don't you come forward first. Yes.

And when you get up there, could you please state your name and address, please.

MS. KRAM: Joan Kram.

CHAIRMAN MADDEN: You can pull that microphone down so you don't have to stand on your --

MS. KRAM: Better?

CHAIRMAN MADDEN: There you go. Great.

MS. KRAM: Joan Kram, and I live at 920 Guelbreth, which would be like almost next door to this new project they're planning on.

I am here representing Carriage House, the one with the porches, the second one on the lot.

CHAIRMAN MADDEN: Uh-huh.

MS. KRAM: And I am here, as I say, representing them. We are not in favor of this, mainly, as you said, because of the traffic.

It's -- first of all, we weren't told if it was going to be apartments or condos. Nobody has -- well, no one has even come and spoken to our president or any of our neighbors in our building to even give them an idea of something to think about.

I'd like to know just how this is going to

affect our property at 920. I don't know what they're going to do as far as -- I don't know what we're going to do or they're going to do or whatever as far as parking, and et cetera, et cetera.

I'd like to know if, indeed, this project is passed, when it will start being built and how long it will take to be built.

Frankly, and I'm sorry, I think it's Mr. Madden --

CHAIRMAN MADDEN: Yes.

MS. KRAM: -- I don't agree with you. I don't think it's going to be of any benefit to us whatsoever, and, again, we're getting back to traffic and so forth.

And I don't want people to think I don't like kids, cause I love kids, I've got great grandchildren. So please don't feel that I am against that, but it's just going to be -- it's not going to be of any benefit to them. And when we see kids, even now, when they come over to visit grandma and grandpa, and if they're playing in the yard -- in -- we have no yard, so it's our parking lot. And then we're going to have more going on with this new project.

I don't know what they're intending -- how many children they're intending to allow, or if anybody with children is interested.

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But, as I say, I do want to know when this is projected for; when they are intending to start building if it is passed and how long it will take.

CHAIRMAN MADDEN: Okay. When we get done with all three of you, then we'll ask him to come up and answer your questions, okay.

MS. KRAM: Pardon me, I'm sorry?

CHAIRMAN MADDEN: After the three of you speak --

MS. KRAM: Oh, yeah.

CHAIRMAN MADDEN: -- we'll ask him to come up to answer the questions, okay.

MS. KRAM: Okay. Fine. Thank you.

CHAIRMAN MADDEN: Thank you very much.

Mr. Kent. Were you sworn in?

MR. KENT: No, I don't believe.

CHAIRMAN MADDEN: Okay. Well, then we need to swear you in, please.

(Mr Kent was sworn by the court reporter.)

MR. KENT: Robert Kent, 13084 Ferntrails Lane.

I just wanted to comment, it's not on the map, but just across on the other side of Old Olive Bowl is LaVerne Collins Park. And it's within walking distance. And LaVerne Collins Park has been underutilized, to say the least.

And so, perhaps, if we get this development, it'll be attractive to the people in the development, particularly if they have children, which was just mentioned. And in addition we can perhaps justify having put that park where it was.

Thank you very much.

CHAIRMAN MADDEN: Thank you.

Mr. Caldwell. Were you sworn in? I didn't know.

MR. CALDWELL: Yes.

CHAIRMAN MADDEN: Okay.

MR. CALDWELL: David Caldwell, 257 Brooktrail Court.

I thank the Chairman for waiving the three-minute rule, but I'll do the best that I can.

16 I would like to maybe ask Mr. Langdon to weigh
17 in on this, but as I look at this project, it can be
18 approved as General Commercial, so he's asking for Core
19 Business, but technically it can't be approved as Core
20 Business either because of all the variances that are
21 required.
22 It can't really be approved as a straight Core
23 Business project. Many variances are needed to make it a
24 Core Business eligible.
25 So my question to Mr. Langdon, why wouldn't this

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1 be a Planned Residential District, in which case there
2 would be a different set of rules that would apply, and we
3 would talk about the public benefits and so forth, and we
4 would also characterize the project going forward by
5 making Core Business it can be anything that -- if this
6 project failed, as it is proposed, then it's Core
7 Business, it could be anything that is Core Business from
8 now on.
9 So my question -- one of my questions is why
10 wouldn't this be approached as a Planned Residential
11 District?
12 Now, I think Mr. Eberhardt raised the issue
13 about the employment in the area. And I would say that at
14 174 units, this is a drop in the ocean as -- in terms of
15 addressing the housing of the people in the area. I
16 worked at Monsanto, and I know about that.
17 So but if there is a general community interest
18 to provide housing there, then it would equally be
19 possible to use the same zoning that applies to the
20 Carriage House, and make -- put in housing of a similar

21 scale to the Carriage House on that property, and you
22 could provide housing there.
23 There's no reason that -- more -- no more of a
24 reason to extend the Core Business zoning from the west,
25 as there is to extend attached residential or other

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1 residential zoning from the east.
2 So I -- I think that there's -- there are other
3 common sense approaches to this project other than
4 squeezing in the ultimate maximum unbelievable density
5 that is proposed requiring all these variances, and still
6 achieve the purposes of the -- of the -- the Comprehensive
7 Plan.
8 And, lastly, I think -- I haven't seen the
9 traffic studies, I don't know what extent they have been
10 done, but not only the -- the residential -- the residents
11 there, but also some of the businesses have raised that
12 issue so that shouldn't be finalized.
13 There may be people who disagree with it, but
14 that's no reason not to do a full and complete traffic
15 study.
16 So I would encourage continued study, as
17 Mr. Langdon has recommended, on this site.
18 The area does need improvement, and I think it
19 should start with some commitment from the City.
20 Mr. Kent brings up the park. There really isn't
21 adequate sidewalks to take people to that park. You'd
22 have to be walking through parking lots to get there.
23 So, and there are a lot of things that -- the
24 flyover is eons away, if ever, so that shouldn't even be
25 considered in terms of justifying this project.

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The City needs to make a lot of commitments to improve the infrastructure in the area. And this project is not -- not doing any of that, whereas a Planned Residential District would maybe make some contributions there.

So I think we need to apply a lot of common sense and not get mired down in some of the zoning history.

CHAIRMAN MADDEN: Thank you.

Is there anybody else? Okay.

Paul, would you like to answer those comments?

MR. LANGDON: Just answer them from here.

The -- the key issue with the Planned Residential is that one of the requirements to rezone to Planned Residential District is that the surrounding properties be predominantly residential.

In this case only Carriage House is residential. The rest of it's all commercial. So it doesn't meet the base requirement.

In addition, there are buffer standards within Planned Residential as well, which, again, go to Single Family Zoning, which AR technically is, even though Carriage House is not. So we did look at Planned Residential zoning, and it doesn't fit any better than Core Business.

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Also it has a maximum density of 20 units per acre, which matches the maximum density under AR, as well as the maximum density without a conditional use permit in Core Business.

So at I believe 43 units per acre for this

development, again Planned Residential doesn't work.

So we did look at it. It doesn't work.

ALR -- extending AR would not allow either this project or Carriage House. The Carriage House project doesn't meet the minimum acre size; doesn't meet the minimum lot size; doesn't meet the density limit; it doesn't meet the site coverage limit.

So even -- that's Carriage House. That's not the proposed project. So the AR doesn't work either.

Definitely discussed the issue with the Applicant that -- that we always try to consider, which is what could subsequent land uses be should the project fail, but the zoning remains.

And, again, we really come back to that same question. Is this area headed for the Core Business style of development, whether that's high density residential or office buildings or high density retail, or is it really destined to stay General Commercial, which is what it is today.

CHAIRMAN MADDEN: All right. Thank you.

Mr. Braswell, could you come back up and let us know if -- how long this will take to build and when you propose to start. I know it depends on variances and other things.

MR. BRASWELL: Based on your approving it tonight you mean?

CHAIRMAN MADDEN: Yeah.

MR. BRASWELL: I'll just give you the timeline for the -- for the -- when we would -- if we could start from a construction standpoint.

We -- we plan approximately 18 months from the

time we would get building permits and start construction.

There was one other question too. I mean -- seems to me there was. Is there --

CHAIRMAN MADDEN: How it affects her property -- their property.

MR. BRASWELL: From construction standpoint, we wouldn't be on them at all. I mean we can't do that.

CHAIRMAN MADDEN: Okay. Thank you.

MR. CALDWELL: Mr. Madden, can I have one more comment?

CHAIRMAN MADDEN: Sure. Do I need the clock?

MR. CALDWELL: No.

This reminded me when they question about how it would affect their property. And I think this pertains to

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the sky plane thing. I think this would have a severe impact on the Carriage House in terms of the sunlight in the afternoon. So I think that would -- we'd need to have a -- maybe an explanation from a expert on that to -- to tell the people how it would affect them.

CHAIRMAN MADDEN: Thank you, Mr. Caldwell.

And that will close the public hearing.

MR. LUMLEY: After I do my exhibits.

CHAIRMAN MADDEN: After you do your exhibits.

MR. LUMLEY: Thank you.

I offer the following exhibits into the record of this public hearing: Documentation in possession of the City Clerk reflecting the notice that was provided to the public concerning the hearing; the staff's report regarding the application; the City's Code of Ordinances and Charter; the City's Comprehensive Plan and the public

file regarding this application.

(This ends the public hearing)

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

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 Hearing 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

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DONALD DANFORTH
PLANT SCIENCE CENTER

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MAR 28 2013
PLANNING DEPT.

March 26, 2013

SAM J. FIORELLO
Chief Operating Officer and
Senior Vice President
sjfiorello@danforthcenter.org

975 North Warson Road
St. Louis, Missouri 63132

p 314.587.1011
f 314.587.1111

Mr. Paul Langdon
Community Development Director
Creve Coeur City Hall
300 North Ballas Road
Creve Coeur, MO 63141

RE: The Proposed Vanguard at Creve Coeur apartment community
10360 Old Olive Street Road, Creve Coeur, MO 63141

Dear Mr. Langdon:

It has come to our attention that there is a proposed luxury residential community located at 10360 Old Olive Street Road before the city of Creve Coeur Planning and Zoning commission. The Danforth Center would like to go on the record as strongly supporting this proposed development. We feel that The Vanguard at Creve Coeur will provide our scientists a convenient housing option. In addition we believe this development will continue to add to the high standard of livability in the immediate area. We respectfully request your consideration of our position in your process of approving this community.

Sincerely,

Sam J. Fiorello

March 28, 2013

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

Dear Mr. Langdon,

Thank you for allowing me to submit the concerns regarding Application #13-003 for developing **The Vanguard at Creve Coeur Multi-Family Residential Development** on behalf of the neighboring property, 10448 Old Olive Street Road, due to my being out of town for the rescheduled Planning and Zoning Meeting, April 1st.

Major concerns are as follows:

1. The traffic is currently heavy on Old Olive Street Road. As our parking lot reaches full capacity on a daily basis with surgical patients from our surgery center, we are very concerned about the increase in traffic.
2. We currently worry about our patient's safety if they are crossing the street. There is a bus stop in front of our property (on the curve) as well as speeding cars entering Old Olive from Olive Blvd. traveling north on Old Olive.
3. Pavillion Street is currently considered an access road, which is indeed a very highly trafficked area due to the restaurants and theater in the shopping center. The street is extremely narrow and there is a lot of confusion regarding the two way stop with on-coming traffic coming from Olive Blvd.
4. Our main concern is overall traffic flow, congestion and access to entrances.

I personally work at this location and I witness daily traffic activities, near misses with car accidents, congestion and a very poorly engineered traffic control for the area. Since the restriping of Old Olive from Olive Blvd., there is a huge traffic issue. Every morning I witness cars that used to have a turn lane, are now stopped to turn into Fitness Edge or Waterway Car Wash and other cars use the turn lane into the shopping center to go around the turning cars. It is a traffic nightmare.

In summary, there is a huge concern with our owners that this proposal includes high density housing with the number of the units proposed. We understand some consist of one, two and three bedroom units which could create a large population of people and traffic.

Sincerely,

ReGina Simo
Owner of 10448 Old Olive Street Road
FRK Properties
Tel. 314.308.7681
regina@anaturalyou.com

Cc: Dr. Frank Simo, Richard Armbruster and Janet Armbruster

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, MARCH 18, 2013

7:00 P.M.

TRANSCRIPTION FROM TAPE RECORDING OF PUBLIC COMMENTS

CONCERNING APPLICATION 13-003

THOSE IN ATTENDANCE:

Mr. James Faron
Ms. Cynthia Kramer
Mr. James Schnarr
Mr. Lee Curtis, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314)487-2259

MR. LANGDON: Yeah, it'll be recorded, so we'll --

MR. SCHNARR: Yeah.

MR. LANGDON: -- we'll have the recording. Won't be -- there's no minutes because the meeting doesn't --

MR. SCHNARR: There's not --

MR. RICHARD ARMBRUSTER: Be recorded for the next meeting?

MR. LANGDON: We can -- we can transcribe the comments and provide them, yes.

MR. RICHARD ARMBRUSTER: For the next meeting?

MR. LANGDON: Yes.

MR. SCHNARR: Right.

MR. LANGDON: So now would be a good time, if you like to.

MR. RICHARD ARMBRUSTER: I represent FRK Properties --

MR. LANGDON: We need you at the microphone so we can record you.

MR. RICHARD ARMBRUSTER: Sorry.

I represent FRK Properties. We're at 10448 Old Olive Street Road.

MR. CURTIS: You need to state your name and address.

MR. RICHARD ARMBRUSTER: Richard Armbrewster, 10448 Old Olive Street Road, Creve Coeur, Missouri.

My statement is this. Due to the nature of the traffic flow to and from our facility at 10448 Old Olive Street Road, and if anybody has got the -- the package that shows the overlay of the -- of the property in question, 10360 and 10420, we're basically two blocks away.

MR. CURTIS: You're talking about the Application 13-003 --

MR. RICHARD ARMBRUSTER: That is correct. That is correct.

MR. CURTIS: -- the 5.26 acres --

MR. RICHARD ARMBRUSTER: That is correct.

MR. CURTIS: -- rezoning.

MR. RICHARD ARMBRUSTER: We have a medical building. We have outpatient facilities on the first floor. It's a two-story structure. And we have a physician's office and a spa location on the second floor. We have maxed out on our parking for that parcel of land.

If you know the way Old Olive Street Road flows, there's a hard right before you get to the property as you would head north on Old Olive Street Road.

I think I got the same thing. There you go. That is my building.

As our patients come around this building, it's almost like a blind curve to the right. They don't know where it's at, perhaps, they're using GPS, they're using visual recognition, by the time they get to this, they realize, ooh, I got to make my right here into this parking.

If this parking is full, and we're gladly full most of the time, where do they go. Well, they hesitate and they may have to park somewhere over here or find parking someplace else.

My concern is this proposal is on this street --

Regina, what's the name of that street?

REGINA (IN AUDIENCE): Pavilion.

MR. RICHARD ARMBRUSTER: -- Pavilion. Pavilion is an issue for me as a -- as a business owner in Creve Coeur in -- in several regards.

Is the -- the path north is an issue; the path coming south now becomes an issue with regards to how the traffic flow is going to come in and out of this new proposed complex.

There's a stop sign right here, which is actually a chaos of confusion, if you've ever been there, about are you going to go straight, are you going to go right, are you going to go -- where are you going to go. It's only two lanes.

So my -- in summary, the congestion and the traffic flow that may harm my viability as a business is at question.

So if this piece of property is to be developed, I believe that traffic flow has got to be looked at insofar as it affects the commercial enterprises around that parcel.

Coming north, it's a blind curve. They bypass it, but if traffic is coming out of that parcel because they live there and they're going to work at a particular time or coming home at a particular time, I have a secondary concern about the safety.

So, one, I'm concerned about traffic, traffic flow as it pertains to my business, and secondarily, I think you got to consider the safety.

That's a blind curve. You got a lot -- how many -- 174 multi-family units. Has -- has -- has someone considered the traffic flow? I think it has to be looked at.

People may be harmed and my commercial business may be impaired, so.

MR. LANGDON: Thank you.

Just so you understand, they can't really engage since we can't open the meeting, so we have your comments, we'll transcribe them, and we'll provide them to the

Commission for the next --

MR. RICHARD ARMBRUSTER: They will provided for the next meeting? Okay.

MR. LANGDON: Yes, sir.

MR. RICHARD ARMBRUSTER: Regina, before I leave the podium -- Okay.

Well, thank you very much.

MR. CURTIS: Thank you.

MS. KATHLEEN McCLUE: Where do I -- oh.

My name's Kathleen McClure. And he's talking about how it might adversely affect a business. I am a property owner there. I'm a resident. I live at a condominium at 942 Guelbreth Lane.

And like he said, if you were over there and saw how the traffic flow goes over there, I think you'd have a better idea of it.

He's talking about Pavilion. Pavilion is really an access road. It doesn't even have a line in the middle of the road. If you want to call it a two-lane road, it's a very narrow road. Like I said, there's no line. I called here, and they said that they call it an access road, not a regular road.

And also on that road, they have all the traffic from the theater and all those restaurants are flowing into that road also, besides the normal people that just

use it to cut over from -- from Olive to Old Olive.

Where we are at 942 Guelbreth, when -- they've recently, not too long ago, readjusted that road out there, Old Olive. So now when you pull out of our -- our complex, when you pull out on Guelbreth there and you make a -- want to make a left onto Old Olive, the people that are coming from Olive up Old Olive toward Lindbergh, they want to make a left on Guelbreth, so they're sitting there to make their left, and we're sitting there in our parking lot trying to make a left to get onto Old Olive, and those people have the right-of-way before we do. All the people making a left-hand turn have the right-of-way, so they're waiting for all the people to clear coming from Olive going down Old Olive so they can make their left.

In the meantime, we have to wait for all those people to make their left-hand turn, before we can -- besides the ones that are going straight before we can ever get out on Old Olive to make a left-hand turn.

MR. CURTIS: Can you point out on the map where your -- where Guelbreth is.

MS. KATHLEEN McCLUE: I think we're right here.

MR. LANGDON: That's correct.

MS. KATHLEEN McCLUE: I think there, yes.

And our garages, see, that would be -- our building's to the right of this, the garages are here, and

that building you're proposing is going to back up to our garages. And what I understand is that you are trying to change that. Right now you have something in place where they'd have to be a certain distance from our property line, but they tell me you want to change some ordinance or something so that that building can come closer to our property.

Now, I don't really know how that's going to affect us. I don't know why the original thing was proposed anyway, they had a certain distance, but, evidently, this company wants to change it.

So I don't know how that's going to affect us. But traffic wise, it's already a mess over there.

And like the man who's -- is having this -- this developer and the owner, came to my building. He offered to -- he's very nice. His name is David. He came to my building. He offered to. He showed me the plans and he talked to me. And he was telling me, I said, so how's it going to help us in any way. He says, well, you'll have more neighbors. I said, look at, you moved out on Wild Creek Road, you told me, to deal with the traffic, just so you can get away from all the extra people.

You know, for them to put that there, he's got two-bedroom units, he's got three-bedroom units, plus one.

Those two-bedroom and three-bedroom units aren't

going to have one and two people in them. They're going to have multiple people in those units, plus the visitors that come to that building, plus the 174 units alone. That's a lot of people to put on that when you only have one little access road there emptying out all the people from that -- that show and that shopping center where all the restaurants are, as well as us trying to get down and out to go onto Old Olive.

So I'm very adversed to it. I don't -- I don't -- I don't think it's a good idea to put that there at all.

MR. CURTIS: Thank you.

MR. LANGDON: Thank you.

MR. CURTIS: Thank you.

MS. KATHLEEN McCLUE: Please keep my comments also for the next meeting.

MR. LANGDON: Yes, ma'am.

MR. ROBERT WEDEPOHL: I'm Robert Wedepohl, and I own a condo same place she does, and --

MR. LANGDON: Need you to give the address, sir.

MR. ROBERT WEDEPOHL: 9 -- 942 Guelbreth.

MR. LANGDON: Thank you.

MR. ROBERT WEDEPOHL: And we have -- I bought -- I bought my place.

Then now you put that place against me. I'm --

like now, we do have trouble getting out of there now, but it's going to be a mess if they have all these cars coming in and out and cars coming out, cause the road, you know, everybody comes -- everybody comes down Olive Street or they get off and you make shortcut through Old Olive Street right now. Cause that's -- instead -- they can't -- that's only way they can go when -- if they're going south, they can only go -- make a right turn on Old Olive Street by our place. Right now.

But then you're going to put more people in that area. I don't think that's right. And I don't think that's right for -- because we got so much rental property the other way, north of us, that I don't know why you need more rental property to start with.

And that's a big (inaudible) as far as I'm concerned.

MR. CURTIS: Could you repeat your last name again.

MR. ROBERT WEDEPOHL: Wedepohl, W-E-D-E-P-O-H-L.

MR. CURTIS: I'm glad I asked.

MR. ROBERT WEDEPOHL: I know. German.

So I believe the same way she does, and I just want my voice heard. That's all. Okay.

MR. CURTIS: Thank you.

MR. LANGDON: All right. Hearing none others,

then we'll wrap it up for tonight.

Again, my apologies. We will have the comments that have been made available to P&Z and be made part of the next meeting's packet, so be online when that packet is posted.

Thank you very much.

(This ends the recording.)

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

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 transcribed, from the recording, the comments of the public at the Planning and Zoning Public Hearing; and that this is a true and accurate reproduction of the recording.

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

Residents of Carriage House Condominiums

Proposed Development	Vanguard At Creve Coeur Rezoning and Rewriting of City Building Code.
	We, the undersigned, are Against Having a 174 Unit, 3 and/or 4 Story Apartment Complex Built Next Door to Our Homes. We protest the re-zoning and rewriting of city building code that will make this development possible.

Printed Name	Signature	Address	Comment	Date
ANDRANIQUE SCOTT	[illegible]	942 Guelbreth Ln #201 St. Louis, MO 63141	Carriage House Phase II Condos Units are extremely underwater regarding sell value. These new apartments will make it impossible for owners to sell their homes!!	8/4/13
LAURA LEBEDUN	[illegible]	UNIT #309		8-4-13
Jin Yi Norris	Jin Yi Norris	942 Guelbreth #312 st Louis, Mo 63141		8-4-13
Aaron Linder	[illegible]	942 Guelbreth #104 63141	why COMMERCIAL zoning? How is an attached multifamily development COMMERCIAL? seems fishy to me.	8/4/13
Adriana CIFANNON	Pauline Shannon	942 Guelbreth St Louis MO 63141	Too Much Traffic	8/4/13
[illegible]	[illegible]	942 Goelbel #109 Cc MO 63141		8-4-13
Sylvia Wedge	Sylvia Wedge	942 Guelbreth #104 Cc, MO 63141		8-4-13
Eddis King	Eddis King			8-4-13
Jason Davis	Jason Davis	942 Guelbreth Ln #113		8/4/13
Ray Rosenthal	Ray Rosenthal	942 Guelbreth #206	privacy concerns traffic concerns	8/4/13
Stanley Packer	Stanley Packer	942 Guelbreth #203	traffic concerns	8/4/13
Patricia Murphy	Patricia Murphy	942 Guelbreth #204	already 93 units/entrances in 3 blocks of old Olive	63141

Residents of Carriage House Condominiums

Proposed Development	Vanguard At Creve Coeur Rezoning and Rewriting of City Building Code.
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Printed Name	Signature	Address	Comment	Date
~~[illegible]~~			Security privacy! 300+ People!	
STEVEN KAREN Schwab	Steven Schwab	920 GUELBRETH LANE	Too Big, Just No	8/24
Shahrzad Sadri	[illegible]	920 Guelbreth Lane	Same as above	8/24
M ISABEL ORDIZ	[illegible]	920 GUELBRETH LANE		8/25/2013
Sam Finocchio	[illegible]	920 Guelbreth Lane	Potential traffic problems on Old Olive	8/25/13
Melissa Finocchio	[illegible]	920 Guelbreth Lane	Traffic concerns Congestion	8/25/13
Yue Lin	[illegible]	920 Guelbreth Ln	Too crowded.	8/25/13
Lucy GOELLNER	[illegible]	920 Guelbreth Ln		8/25/13
Zhixun Yao	[illegible]	942 Guelbreth Ln	and bad traffic Will be too crowded	8/25/13
Alex Yin	[illegible]	920 Guelbresh lane	Will have traffic issues Security problem	8/26/13
Qiqi Fan	Qiqi Fan	920 Guelbresh Ln	Too crowded	8/26/13
Lily Li	[illegible]	920 Guelbreth Ln	Concerns Traffic	8/26/13
RAdine Lending		920 Guelbreth Ln		8-26-13

CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, OCTOBER 7, 2013
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 7, 2013, 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. James Faron
Mr. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak

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

5. UNFINISHED BUSINESS

A. Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard at Creve Coeur" Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Avenue, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. David Braswell, 135 N. Meramec Avenue, said that after the last meeting he looked at changing the building heights. Mr. Braswell said the specific changes were at south end of the building and was to change them from three stories to two stories. Mr. Braswell showed illustrations of the new design and explained he found an opportunity not only to reduce the structure from three stories to two stories, but rather than add the units to the top of the structure at the other end, he said he added a lower level element on the west side. Mr. Braswell showed several drawings showing the cross-sections. Mr. Braswell stated he was

also able to increase the setback from 10 feet to 18 feet on the east side adjacent to the condominiums next door. Mr. Braswell said those are the primary changes.

Dr. Barton asked what the distance was between the development and the office building. Mr. Braswell said it was 14 feet 8 inches to the property line. Dr. Barton also asked if there were any rooftop terraces proposed for the second story rooftop. Mr. Braswell said he explored the idea, but with the ADA compliances from a construction standpoint, it is not feasible.

Mr. Faron asked, with the increased setback to the east, would there be more landscape added. Mr. Braswell said yes there was and showed the landscape plan and explained what types of tress and plantings he was going to use.

Dr. Barton asked if there were plans for the north elevation to gain curb appeal. Mr. Braswell said that there is a code requirement that says 50% of the elevation must touch the existing setback line. Mr. Langdon clarified that 50% must be no more than 15 feet from the right-of-way. Mr. Braswell explained that 50% of the building is right on the setback line by design and the north end is supposed to be pedestrian and urban friendly. Mr. Braswell explained there would be room for shrubs and lower plantings.

Mr. Howard asked about the landscape plan on the east side in the lower set apartments. Mr. Braswell said there are flowering shrubs and canopy trees that range in height of 50-100 feet.

Mr. Faron asked what with the rezoning of the property, what are the requirements Mr. Braswell is being held to. Mr. Langdon stated the side setback is 10 feet, front setback is a maximum of 15 feet, and the south side of this project which is also frontage in this project is subject to the same requirement except the Board of Adjustment granted a variance because it was going into MoDOT right-of-way with the clause they will never build on it. Mr. Langdon said the height limit is six stories by-right can and over six with a conditional use permit. Finally, he indicated that the density limits are 20 units per acre by-right or more with a conditional use permit, which applies to this application.

Ms. Elizabeth Link, 920 Guelbreth, Unit 106, said she is appreciative of the changes but she is still in opposition of the project. Ms. Link said that not enough consideration has been given to traffic concerns and the report was too hard to read, and that she is concerned with adversely affecting property values.

Ms. Linda Rezny, 104 Graeser Acres, said she is appreciative of the changes but she is still in opposition of the project. Ms. Rezny said she is worried about the trees being too close to the building and maintenance of the existing trees. Ms. Rezny also has traffic concerns. Ms. Rezny also said she did not think the developer met with residents enough.

Ms. Aris Woodham, 942 Guelbreth, Unit 303, said she appreciates the developer's effort, but still afraid her property value will be lost.

Mr. David Caldwell, 257 Brooktrail Court, wanted to know if on the north side of the building there were provisions for public transit and if there was a provision for decorative lighting.

Ms. Xue Lin, 920 Guelbreth, spoke in opposition of the project and said she is concerned with traffic.

Mr. Paul Langdon, Director of Community Development, said the city is not afraid to engage in active negotiation with developers to try and make buildings work. Mr. Langdon went over some projects in Creve Coeur with which there was some discontent originally, but there was finally a compromise made and things turned out well. Mr. Langdon stated the Comprehensive Plan encourages redevelopment in this area, not preservation or protection. Mr. Langdon said if the Commission does not believe the area should be redeveloped then that is the message that should be sent to this applicant and any subsequent applicant. Mr. Langdon went over scenarios if the project was turned down and what development could potentially be built. Mr. Langdon addressed the traffic concerns saying MoDOT says even though volume is up, Old Olive is still functional. Mr. Langdon discussed Kings Landing as an example of traffic concerns and the outcome of the development turned out with no issues. Addressing the neighborhood, Mr. Langdon said Mr. Braswell has met with residents of Carriage House and has gotten nowhere, but an effort has been made.

Mr. Howard motioned to approve the boundary adjustment, rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff reports on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of October 7, 2013. Mr. Faron seconded the motion.

Mr. Rovak wanted to address the concerns of the large trees next to the buildings. Mr. Langdon said certainly large trees next to a building are concerning, but staff will speak with the landscape architect to make sure appropriate precautions or changes are made.

Dr. Barton, for the record, stated he thinks it is easy to lose sight of the fact that streets are a shared commodity amongst the whole city and their use is not maximized, and as residents there are certain expectations about flow of the streets and there are times where you might be inconvenienced. Dr. Barton said that Council will have ample time to work out any minor issues between first and second reading. Dr. Barton does think the discussion about the trees and making provisions for them is worth it, but he believes it is something that Council can handle.

There being no more comments, the Planning Commission vote is as follows:

Mr. Pullium – aye	Mr. Rovak – aye	Mr. Faron – aye
Dr. Barton – aye	Mr. Howard – aye	Chair - aye

9. 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 9:16 p.m.

_____

Timothy Madden, Chair

_____

Julie Lowery, Recording Secretary

CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 16, 2013
7:00 P.M.

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, September 16, 2013, 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. James Faron
Mr. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak

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. UNFINISHED BUSINESS

A. Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard at Creve Coeur" Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Avenue, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. Braswell went over some of the changes which included elevations and garage exposure, and explained the cross-sections. Mr. Braswell used drawings to show these changes. Mr. Braswell stated he met with some residents at the Carriage House and they are concerned with losing trees on the proposed project site. Mr. Braswell said he thinks he and the residents will be able to work towards a common landscape plan. Chair Madden asked Mr. Braswell to clarify if the residents wanted to work on a common landscape plan, and Mr. Braswell stated he believed they did. Mr. Paul Langdon, Director of Community Development, asked Mr. Braswell to explain what kind of materials would be used on the exterior of the building. Mr. Braswell showed drawings and stated he would be using brick at the base, the lighter colors in

the drawing will be stucco, and the green color is cement board material. Mr. Faron asked what type of material was being used at the top of the building and Mr. Braswell said it is a parapet with a metal cap.

Mr. Langdon pointed out a couple of issues with the idea of turning the building to face Old Olive Boulevard by showing a drawing. Mr. Langdon pointed out the cell tower in the middle of the parking lot to the west and explained the issues with it, stating it is very expensive to move and technically difficult. Mr. Langdon said that turning the apartment building also raises issues for the office building owner, in that their parking lot becomes a tiered parking system rather than being a continuous smooth slope from upper to lower, which can be done but is not the owner's preference. Mr. Langdon also said this approach still results in trees being cut and does not provide the aesthetic appeal of the proposed building.

Dr. Barton asked to see the boundary adjustment details. Mr. Langdon showed the Commission an illustration and explained the boundary adjustment and stated the remaining parking is enough for the office building.

Ms. Linda Rezny, 104 Graeser Acres, spoke in opposition of the project and said she thinks the building is too big.

Ms. Elizabeth Link, 920 Guelbreth, Unit 106, spoke in opposition of the project. Ms. Link said that a 4-story apartment complex is too big, that not enough consideration has been given to traffic concerns, that she is concerned with adversely affecting property values, and that the screening is not efficient.

Ms. Andranqui Scott, 942 Guelbreth, spoke in opposition of the project. Ms. Scott stated she was concerned with her property losing value because of the project.

Ms. Aris Woodham, 942 Guelbreth, Unit 303, spoke in opposition of the project. Ms. Woodham said she is afraid her property value will be lost.

Ms. Jin Yi Norris, 942 Guelbreth, Unit 312, spoke in opposition of the project.

Mr. David Caldwell, 257 Brooktrail Court, spoke in opposition of the project. Mr. Caldwell said he is concerned with the precedent this project will set for other properties.

Mr. Carl Lumley, City Attorney, asked Mr. Braswell for the status of the easements between the parcels 1 and 2 relative to the flow of traffic and shared parking. Mr. Braswell said they have been prepared but not executed until they close. Mr. Lumley said he would like to add a condition that they are submitted for his review to ensure they are suitable, if approved.

Mr. Faron asked Mr. Braswell to address the public comment.

Mr. Braswell said he already moved the building but could look at moving it 3-4 more feet. Mr. Braswell stated he does not believe the neighbors will lose property value and a traffic study has been completed and the impact of traffic is minimal.

Mr. Pullium asked the applicant if a section of units could be moved at the south end. Mr. Braswell said he was not sure of the economic impact, but he is willing to take a look at it.

Mr. Faron asked, if he lost units at the south end, could he add them at the north end. Mr. Braswell said he thinks that would work.

Mr. Faron motioned to table application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project to allow the applicant to investigate further solutions to the issues indentified by the Planning Commission in our deliberations on September 16, 2013. Mr. Pullium seconded the motion with the resultant vote as follows:

Mr. Pullium – aye	Mr. Rovak – aye	Mr. Faron – aye
Dr. Barton – aye	Mr. Howard – aye	Chair - aye

3. 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 9:27 p.m.

_____
Timothy Madden, Chair

_____
Julie Lowery, Recording Secretary

CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 5, 2013
7:00 P.M.

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, August 5, 2013, 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. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak

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. ANNOUNCEMENTS

A. Applications to approve a site development plan for a Fresh Market retail store at CityPlace and to approve amendments to the CityPlace master signage plan have been postponed from August 5, 2013 to August 19, 2013.

3. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

Mr. Carl Lumley, City Attorney, recommended the Commission move item A to follow item C, so the text amendment can be considered, the Commission agreed.

4. APPROVAL OF MINUTES

Draft Minutes of July 15, 2013
Mr. Rovak moved approval of the draft minutes, which carried unanimously.

5. PUBLIC COMMENT

None

6. UNFINISHED BUSINESS

A. APPLICATION #13-003 – MOVED TO NEW BUSINESS AFTER ITEM C
Application #13-003: Approval of the rezoning of 5.26 acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard at Creve Coeur" Multi-Family Residential Developments.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

7. NEW BUSINESS

B. PUBLIC HEARING

Application #13-023: Approval of a text amendment to Section 405.370 "CB" Core Business District regulations to change the increased height and buffer requirements from a single family "district" to a single family "development" when adjacent to the "CB" Core Business District.

Mr. Lumley recommended the Commission to reopen the Public Hearing on the related boundary adjustment rezoning and conditional use permit, so the public can comment to the full extent of the project. Chair Madden reopened the previous Public Hearing.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. David Braswell, 135 N. Meramec Ave, Covington Realty Partners, explained he was seeking a text amendment to eliminate the word "District" and substitute the word "Development" in the building height and bufferyard regulations. Mr. Braswell explained some history of the zoning. Mr. Braswell also explained the buffer requirement change, stating the buffer requirement is 200 feet currently and the site is 192 feet wide, so it makes the site undevelopable; changing the word from "District" to "Development" changes the buffer requirement. Mr. Braswell showed an illustration of the site and showed the buffer requirement would be from the east property line. Based on prior comments from the City and neighboring residents, Mr. Braswell made changes to the proposed plan, including moving the parking structure to the west, moving building 1 to the west (25 feet from the property line, before it was 11 feet), and making the building 3 stories for portions of the east elevation (pictures were shown). In addition, Mr. Braswell said he was purchasing the right-of-way from MoDOT, which is what enabled him to move the building further from Carriage House. Mr. Braswell showed the entry to the property was off of Old Olive, that all parking requirements are satisfied, and showed the 2 courtyards with barbeque amenities and water features, and the landscape plan.

Mr. Lumley asked if there was an easement document being developed? Mr. Braswell said there was, as well as for the parking. Mr. Lumley asked what the maintenance plan was; was each property was responsible for itself? Mr. Braswell said yes they were. Lastly, Mr. Lumley understood Pavilion to be a private street, and Mr. Braswell said not to his knowledge, and Mr. Langdon said he believed it was but that he would verify. Mr. Lumley said if it is not private there is a non-standard stop sign on a public street and he would like that to be sorted out.

Mr. Louis Meyers, 1032 King Henry Court, spoke in opposition of the project. Mr. Meyers is concerned about children playing, noise, and vandalism.

Ms. Linda Rezny, 104 Graeser Acres, spoke in opposition of the project. Ms. Rezny read and submitted a letter for the record stating all her reasons for opposing the project.

Ms. Kathleen McClure, 942 Guelbreth Lane, Unit 311, spoke in opposition of the project.

Ms. Elizabeth Link, 920 Guelbreth Lane, Unit 106, spoke in opposition of the project. Ms. Link said she is concerned with loss of property value and concerned with the impact of development on the street. Ms. Link also submitted 25 signatures of her neighbors not in favor of the project.

Ms. Barb Lehman, 1050 King Henry Court, spoke in opposition of the project. Ms. Lehman said the building will be intrusive and she is concerned about traffic on Old Olive.

Mr. Scott Link, 25 Ladue Estates, asked if the traffic study included the proposal on the Hamilton Church site.

Mr. Langdon clarified a few things, first Mr. Langdon pointed out the 2 different projects on the map. Mr. Langdon also showed and explained the access of the roads. Mr. Langdon said it was his understanding that Pavilion Drive is private property and there is an easement over it allowing access for anybody who wishes to use it, but Altus Properties owns it.

Mr. Langdon showed a picture of the current conditions on Old Olive and pointed out the number of vacant properties and empty parking lots. Mr. Langdon said Willowbrook Shopping Center is seeking a site development plan to make their building look better, partially because of the apartment project proposals.

Mr. Langdon explained some zoning history and said if the area stays “GC” General Commercial, the city should not expect many changes to the area.

Mr. Rovak asked to see site sections in both directions from the applicant. Mr. Langdon said those will be done.

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)

Chair Madden asked for clarification for what they were voting on, and that it was just the text amendment, not the site development plan. Mr. Lumley said there are two separate items for the same applicant on the agenda.

Mr. Pullium motioned to substitute the alternative language suggested by staff in their report on Application #13-023, dated August 5, 2013, into the attached draft ordinance revising the building height and buffer requirements in the "CB" Core Business zoning district. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Howard - aye Mr. Rovak – aye Mr. Pullium – aye
Chair – aye

Mr. Howard motioned to approve the amended draft ordinance revising the building height and buffer requirements in the "CB" Core Business zoning district attached to the staff report on Application #13-023, dated August 5, 2013. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye Mr. Rovak – aye Mr. Howard – aye
Chair - aye

C. Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard at Creve Coeur" Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. Braswell asked what the Commission would like to know. Mr. Howard asked for changes to be presented. Mr. Braswell said changes were based on comments from the last meeting from residents and staff.

Mr. Braswell showed an illustration and explained the garage will no longer be as visible and has been moved to the other side of the building. Mr. Braswell also said he lowered the elevation on the side closest to the Carriage house from 4 stories to 3 stories. Mr. Braswell explained the self-distributing parking garage and how the building was pushed back further from the eastern edge.

Mr. Rovak, as stated in prior discussion, would like to see site sections.

Mr. Braswell said he would like to meet with Mr. Langdon and work on the things being asked for (i.e. site sections, elevations).

Mr. Pullium motioned to continue application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road referred to as The Vanguard at Creve Coeur project, to September 3, 2013, to allow for further examination of the issues identified by the Planning Commission in our deliberations on August 5, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Rovak – aye Mr. Pullium – aye Mr. Howard – aye
Chair – aye

Mr. Langdon explained to the residents in the audience that the applicant will be making more revisions to try and answer questions the Commission have raised and will be back September 3, 2013.

8. 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 - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, APRIL 1, 2013
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, April 1, 2013, 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
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. NEW BUSINESS

A. PUBLIC HEARING

Application #13-003: Approval of the rezoning of 5.26 acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard at Creve Coeur" Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. David Braswell, 135 N. Meramec Avenue, representing Covington Realty Partners, presented the application for 10360 and 10420 Old Olive Street Road. Mr. Braswell showed an aerial view of the properties. Mr. Braswell explained the zoning request change from "GC" General Commercial to "CB" Core Business would be contiguous with the zoning for the Pavilion shopping center. Mr. Braswell explained the proposal is for 174 multi-family apartments with a parking structure in the center. Mr. Braswell stated he is in the process of trying to buy a 120-foot wide strip of surplus MoDOT right-of-way along Olive Boulevard.

Mr. Braswell said there have been three variances requested and they will be heard before the Board of Adjustment on April 18, 2013. Mr. Braswell explained what the variances were for: a buffer requirement; a setback; and the requirement for the parking garage being above ground versus underground. Mr. Braswell described the various combinations of one-bedroom, two-bedroom, and three-bedroom units, and said the average unit is no smaller than 900 square feet. The price range for the units will be $1,200 - $2,000 per month. They are high-end luxury units with 9 foot tall ceilings, wood flooring, and granite countertops.

Mr. Faron asked if there was a fourth variance with the sky exposure plane, and Mr. Braswell replied it was. Mr. Braswell explained the sky exposure plane would start 100 feet inside the property, go 45 feet in the air and project from that point a 30-degree angle.

Mr. Langdon, Director of Community Development, discussed the issues with the project and went over the zoning in the area. Mr. Langdon also gave a history of the area. Mr. Langdon explained how the market has changed over the last ten years and said the question to answer is this project going in the direction the City wants to take that area in. Mr. Langdon also discussed the changes the project would bring to the existing residents.

Mr. Howard had questions around the access points and if the fire district had looked at the plans. Mr. Langdon said fire did look at the plans and have approved access.

Ms. Joan Kram, 920 Guelbreth Lane, lives in Carriage House and spoke in opposition of the project. Ms. Kram stated she did not believe the project would not be a benefit to the city.

Mr. Robert Kent, 13084 Ferntrails Lane, stated he hoped if the project was approved Laverne Collins Park would be utilized by potential families with children.

Mr. David Caldwell, 257 Brooktrail Court, asked why Planned Residential District was not being considered for the zoning change. Mr. Caldwell also stated he thought there was another approach to the project without requiring all the variances. Lastly, Mr. Caldwell thinks there should be a full traffic study completed for the area.

Mr. Langdon stated the issue with the Planned Residential District zoning is that it requires the surrounding properties to be predominately residential, and in this case Carriage House is the only residential and the rest is commercial, therefore not meeting the base requirement. Mr. Langdon stated in addition there are buffer standards within Planned Residential as well, which go to single family zoning, which AR technically is, even though Carriage House is not a single family development. Mr. Langdon explained that staff did look at Planned Residential zoning and it did not fit any better than Core Business.

Chairman Madden asked how long the project would take to build and what the proposed start date would be. Mr. Braswell stated it would take 18 months from the time building permits were obtained and from a construction standpoint the neighbors would not be affected.

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. Langdon said he would like to report to the Board of Adjustment what the Commission feels about development of this character. Chairman Madden expressed that he thought it was a good project. Mr. Howard said he liked the project as well. Mr. Langdon stated he was not looking for a recommendation as there are many issues to work through, but just in terms of general character, how does the Commission feel. Mr. Eberhardt and Chairman Madden agreed they felt positive about the proposal. Dr. Barton stated he did not like the rezoning.

Mr. Faron motioned to continue Application #13-003, the rezoning of 10360-10420 Old Olive Street Road to "CB" Core Business District and the Conditional Use Permit for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard Creve Coeur project, to May 6, 2013, to allow for Staff to prepare the draft ordinances. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Howard – aye	Dr. Barton – abstained	Mr. Eberhardt – aye
Mr. Schnarr – aye	Mr. Faron – aye	Chair - aye

3. 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 9:45 p.m.

_____
Timothy Madden, Chair

_____
Julie Lowery, Recording Secretary

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

October 10, 2013

Mr. David Braswell
Covington Realty Partners
135 N. Meramec Avenue, Suite 500
St. Louis, MO 63105

Re: Application #13-003: Boundary adjustment, rezoning, & conditional use permit
The Vanguard at Creve Coeur – 10360 Old Olive Street Road

Mr. Braswell:

The Planning and Zoning Commission, at its meeting of October 7, 2013, reviewed your request for approval of a boundary adjustment, rezoning, and a conditional use permit for the project "The Vanguard at Creve Coeur" located at 10420 & 10360 Old Olive Street Road.

By unanimous vote, the Planning Commission recommends approval of a boundary adjustment, rezoning, and a conditional use permit 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, October 14th, 2013. 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
G. Eidman, Chief of Police
S. Unser, Chief Building Official

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

BOARD OF ADJUSTMENT OF
THE CITY OF CREVE COEUR

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE, SECTION 405.370(E)(3)(A) REQUIRES THAT PROPERTIES ADJACENT TO ANY SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT SHALL NOT PENETRATE THE SKY EXPOSURE PLANE THAT IS MEASURED 45-FEET ABOVE GRADE AND 100 FEET FROM THE PROPERTY LINE AND RISING AT A SLOPE OF 30° RISING TOWARDS THE CENTER OF THE SITE.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.

2. The City submitted the following exhibits which were admitted into evidence:

    1. City of Creve Coeur Charter.
    2. Code of Ordinances of the City of Creve Coeur.
    3. Ordinance 5300: Table A Permitted and Conditional Uses.
    4. The Creve Coeur Comprehensive Plan.
    5. Commerce Center Excerpt of Comprehensive Plan.
    6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
    7. Staff Report from Planning and Zoning Commission Application 13-003.
    8. All communications and letters received by the City to this point regarding the application.

    Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks an area variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested

conditional use permit pursuant to PZ item 13-003, where, Section 405.370(E)(3)(a) requires that properties adjacent to any single-family residential zoning district shall not penetrate the sky exposure plane that is measured 45-feet above grade and 100 feet from the property line and rising at a slope of 30° rising towards the center of the site.

4. The variance requested arises from conditions that are not unique to the property but are conditions created by the Applicant's request for rezoning and the design of the proposed development. Thus, the need for the variance, in part, was created by the Applicant, and the Applicant provided no evidence that suggests that the property is so adversely affected that prohibiting the development as proposed would cause an extreme hardship.

5. The Applicant has submitted no evidence that strict adherence to the requirements of the Code with respect to the sky exposure plane requirements would create any unnecessary hardships and/or practical difficulties.

6. Lowering the height of the development to meet with the sky exposure plane would not cause severe practical difficulty and/or extreme hardship for the property owners represented in the application.

CONCLUSIONS OF LAW

7. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.

8. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.

9. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

10. The application for the project to extend into the sky exposure plane is denied.

11. The ayes and nays cast on the motion to grant the variance were as follows:

2 AYE 3 NAY 0 ABSENT

Name:		
	Ms. Alex Gada	Nay
	Mr. John Becker	Nay
	Mr. Dick Davie	Aye
	Mr. Roger Levy	Nay
	Ms. Rhonda O'Brien (Vice-chair)	Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.

Rhonda O'Brien

Chairman

Julie Lowery
Recording Secretary

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE SECTION 405.370(E)(4)(D) REQUIRES THAT SETBACKS FOR BUILDINGS EXCEEDING 3-STORIES OR 45 FEET IN HEIGHT SHALL BE INCREASED TO 200 FEET, WITH A BUFFER YARD OF 50 FEET PLUS 2 FEET FOR EVERY FOOT OF BUILDING HEIGHT OVER 45 FEET, WHEN SUCH BUILDING ABUTS A SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.

2. The City submitted the following exhibits which were admitted into evidence:

    1. City of Creve Coeur Charter.
    2. Code of Ordinances of the City of Creve Coeur.
    3. Ordinance 5300: Table A Permitted and Conditional Uses.
    4. The Creve Coeur Comprehensive Plan.
    5. Commerce Center Excerpt of Comprehensive Plan.
    6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
    7. Staff Report from Planning and Zoning Commission Application 13-003.
    8. All communications and letters received by the City to this point regarding the application.

    Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks a variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested conditional use permit pursuant to PZ item 13-003, where Section 405.370(E)(4)(d) requires that setbacks for buildings exceeding 3-stories or 45 feet in height shall be increased to 200 feet, with a buffer yard of 50 feet plus 2 feet for every foot of building height over 45 feet, when such building abuts a single family residential zoning district.

4. The variance requested arises from conditions that are not unique to the property but are conditions created by the Applicant's request for rezoning and the design of the proposed development. Thus, the need for the variance, in part, was created by the Applicant, and the Applicant provided no evidence that suggests that the property is so adversely affected that prohibiting the development as proposed would cause an extreme hardship.

5. The Applicant has submitted no evidence that strict adherence to the requirements of the Code with respect to the buffer requirement due to the single family residential zoning of the adjacent property would create any unnecessary hardships and/or practical difficulties. The Board finds that the root of the problem is the ill-conceived zoning in the area that does not support the existing uses nor the goals of the Comprehensive Plan. The Board finds that the appropriate remedy is to rezone all of the properties involved or amend the ordinance consistent with the City's Comprehensive Plan, not to grant variances.

CONCLUSIONS OF LAW

6. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.

7. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.

8. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

9. The application for a variance for the project regarding setback and buffer yard requirements relative to the adjacent single family zoning district is denied.

10. The ayes and nays cast on the motion to grant the variance were as follows:

2 AYE 3 NAY 0 ABSENT

Name:		
	Ms. Alex Gada	Nay
	Mr. John Becker	Nay
	Mr. Dick Davie	Aye
	Mr. Roger Levy	Nay
	Ms. Rhonda O'Brien (Vice-chair)	Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.

Rhonda O'Brien
Chairman

Julie Lowery
Recording Secretary

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE SECTION 405.370(E)(4)(A)(2) REQUIRES THAT ANY STRUCTURE SHALL BE LOCATED A MAXIMUM OF 80 FEET FROM THE OLIVE BOULEVARD RIGHT-OF-WAY.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.

2. The City submitted the following exhibits which were admitted into evidence:

    1. City of Creve Coeur Charter.
    2. Code of Ordinances of the City of Creve Coeur.
    3. Ordinance 5300: Table A Permitted and Conditional Uses.
    4. The Creve Coeur Comprehensive Plan.
    5. Commerce Center Excerpt of Comprehensive Plan.
    6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
    7. Staff Report from Planning and Zoning Commission Application 13-003.
    8. All communications and letters received by the City to this point regarding the application.

    Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks a variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested conditional use permit pursuant to PZ item 13-003, where Section 405.370(E)(4)(a)(2) requires that any structure shall be located a maximum of 80 feet from the Olive Boulevard right-of-way.

4. The variance requested arises from conditions that are unique to the property due to the

Missouri Department of Transportation prohibiting any building or structure within e80 feet of the Olive Boulevard right-of-way, and the slope and topography of the property along Olive Boulevard, which would make construction in that area impractical.

5. Accordingly the variance requested arises from conditions that are unique to the property in question and that are not ordinarily found elsewhere in the same zoning district.

6. The variance requested does not arise from a condition created by the Applicant or the property owners, but instead because of unique hardships due to restrictions imposed by the Missouri Department of Transportation and the topography of the property along the Olive Boulevard right-of-way.

7. The granting of the variance will not adversely affect adjacent property owners or residents.

8. Strict application of the setback and buffer yard requirements will cause severe practical difficulties and/or extreme hardships for the property owner represented in the application, because based upon the unique characteristics of the property, the property owner cannot comply with the strict requirements of the City's Code.

9. The variance will not adversely affect the public health, safety, order, convenience, or general welfare of the community.

10. The variance will not violate the general spirit and intent of the City's Zoning Code and Comprehensive Plan.

11. The exceptional topographical conditions of the property as well as the restrictions imposed by the Missouri Department of Transportation create a circumstance where strict application of the terms of the zoning regulations actually create a hardship to the property in a manner that is dissimilar to that of other similarly situated property.

12. The variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.

CONCLUSIONS OF LAW

13. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.

14. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.

15. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

16. The variance application is approved allowing for a building that is further from Olive

Boulevard right-of-way than 80 feet, as shown in the applicants materials for PZ 13-003 showing the building at 120.78 feet from the right-of-way.

17. The variance is only valid in connection with the rezoning of the property to "CB" Core Business District and approval of the requested conditional use permit.

18. The ayes and nays cast on the motion to grant the variance were as follows:

5 AYE 0 NAY 0 ABSENT

Name:		
	Ms. Alex Gada	Aye
	Mr. John Becker	Aye
	Mr. Dick Davie	Aye
	Mr. Roger Levy	Aye
	Ms. Rhonda O'Brien (Vice-chair)	Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.

Rhonda O'Brien
Chairman

Julie Lowery
Recording Secretary

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE SECTION 405.470(34)(C) MULTI-FAMILY DWELLINGS (CONDITIONAL USE IN THE "CB" CORE BUSINESS DISTRICT) REQUIRES A MINIMUM OF 50% OF THE REQUIRED PARKING SHALL BE PROVIDED UNDERGROUND OR WITHIN A BASEMENT GARAGE.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.

2. The City submitted the following exhibits which were admitted into evidence:

    1. City of Creve Coeur Charter.
    2. Code of Ordinances of the City of Creve Coeur.
    3. Ordinance 5300: Table A Permitted and Conditional Uses.
    4. The Creve Coeur Comprehensive Plan.
    5. Commerce Center Excerpt of Comprehensive Plan.
    6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
    7. Staff Report from Planning and Zoning Commission Application 13-003.
    8. All communications and letters received by the City to this point regarding the application.

    Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks a variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested conditional use permit pursuant to PZ item 13-003, where Section 405.470(34)(c) multi-family dwellings (conditional use in the "CB" Core Business district) requires a minimum of 50% of the required parking shall be provided underground or within a basement garage.

4. The variance requested arises from the strict application of the provision of the Zoning Ordinance, from which a variance is requested, which would cause severe practical

difficulties and/or extreme hardships for the property owner where the costs of undergrounding 50% of the parking underground would unreasonably increase the cost of the project, so as to prohibit any such development.

5. The variance requested arises from conditions that are unique to the property in question and that are not ordinarily found elsewhere in the same zoning district, in that due to the size and shape of the property it would be cost prohibitive to comply with the underground parking requirements.

6. The variance requested does not arise from a condition created by the Applicant or the property owners.

7. The granting of the variance will not adversely affect adjacent property owners or residents.

8. Strict application of the underground parking requirements will cause severe practical difficulties and/or extreme hardships for the property owner due to the cost prohibitive nature of the underground parking requirements with respect to the property, which means the property owner cannot comply with the strict requirements of the City's Code.

9. The variance will not adversely affect the public health, safety, order convenience, or general welfare of the community.

10. The variance will not violate the general spirit and intent of the City's Zoning Code and Comprehensive Plan.

11. The exceptional condition caused by the cost prohibitive nature of the underground parking in connection with the proposed development of the property creates a circumstance where strict application of the terms of the zoning regulations actually create a hardship to the property in a manner that is dissimilar to that of other similarly situated property.

12. The variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.

CONCLUSIONS OF LAW

13. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.

14. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.

15. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

16. The variance application is granted to allow for an above ground parking structure for a multi-story residential development, as proposed in application PZ 13-003.

17. The variance is only valid in connection with the rezoning of the property to "CB" Core Business District and approval of the requested conditional use permit.

18. The ayes and nays cast on the motion to grant the variance were as follows:

4 AYE	1 NAY	0 ABSENT

Name:	
Ms. Alex Gada	Aye
Mr. John Becker	Nay
Mr. Dick Davie	Aye
Mr. Roger Levy	Aye
Ms. Rhonda O'Brien (Vice-chair)	Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.

Rhonda O'Brien
Chairman

Julie Lowery
Recording Secretary

BILL NO. __5458___ **ORDINANCE NO. _____**

AN ORDINANCE AMENDING SECTION 405.120, DEFINITION OF TERMS, OF THE CREVE COEUR ZONING ORDINANCE TO CLARIFY THE INCLUDED FLOOR AREA IN THE DEFINITION OF FLOOR AREA RATIO

WHEREAS, an application by the City of Creve Coeur was submitted for an amendment to Section 405.120, Definition of Terms, of the Creve Coeur Zoning Ordinance to clarify the included floor area in the definition of Floor Area Ratio (FAR); and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such definition in the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, October 21, 2013, 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 the subject amendments at its meeting on Monday, October 21, 2013; and,

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

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

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

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

SECTION 1: The definition of the term "Floor Area Ratio" in Section 405.120, Definition of Terms, of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be deleted and a new definition of the term "Floor Area Ratio" shall be inserted in lieu thereof, as follows:

SECTION 405.120: DEFINITION OF TERMS

Floor Area Ratio: The sum of the gross leasable floor area of all commercial buildings and of all multi-family dwellings, and the dwelling unit floor area of all other residential buildings on any lot divided by the land area of such lots.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

_____
SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#13-043 TEXT AMENDMENT TO CLARIFY THE INCLUDED FLOOR AREA IN THE DEFINITION OF FLOOR AREA RATIO

FOR THE MEETING OF: October 21, 2013

LOCATION: All zoning districts.

REQUEST: An application by the Zoning Administrator on behalf of the City of Creve Coeur, has been submitted for a text amendment to Section 405.120, Definition of Terms, to clarify that only the gross leasable floor area or, in a residence, the dwelling unit floor area is included in the calculation of the floor area ratio for commercial and residential properties, respectively.

ADDITIONAL INFORMATION: In commercial real estate gross leasable floor area is most commonly used and it excludes areas such as parking, and common service areas. In residential real estate, the "dwelling unit floor area" is used. This is the area that has been used historically in the city but staff found that an amendment in 2010 inadvertently created an ambiguity in the Zoning Code where the included floor area was no longer defined. This amendment seeks to correct that wording.

Key Issues:
- Consistency with accepted zoning practice.
- Consistency with the purposes of the Zoning Code.
- Consistency with the goals of the Comprehensive Plan.

Comp. Plan References
- All sections

Zoning Code References
- Section 405.120, Definition of Terms

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

REPORT PREPARED BY:

Paul Langdon, AICP
Director of Community Development

10/17/2013
Date

ATTACHMENTS: Draft Ordinance

BACKGROUND AND SUMMARY OF REQUEST

In August 2013, the City Council received a recommendation from the Planning and Zoning Commission to approve application #13-024, a request to increase the maximum floor area ratio for properties zoned Planned Residential District (PRD) from 0.4 to 0.6. The floor area ratio (FAR) is defined in the Zoning Code, Section 450.210, Applicability and Definitions, as:

> *Floor Area Ratio*: The sum of the floor area of all buildings on any lot divided by the land area of such lot.

Related definitions in the Code are that for "Gross Leasable Floor Area:"

> *Gross Leasable Floor Area*: As employed in this Chapter, the total interior floor area of a building or structure measured at the inside face of the exterior walls but excluding stairwells, lobbies, common corridors and other non-leasable circulation area, elevator shafts, parking structures and space occupied by mechanical equipment or space related to the operation and maintenance of the building as well as that floor surface covered by walls or partitions enclosing these common areas or elements of a building.

And Dwelling Unit Floor Area:

> *Dwelling Unit Floor Area*: The total interior floor area of a dwelling measured at the inside face of the exterior walls but excluding cellars, basements, garages and balconies. For two-story homes, the dwelling unit size includes the first (1st) and second (2nd) story floor areas. For split foyer or split level homes, the dwelling unit size includes the floor area of each level that contains full size windows and/or exterior doors not requiring ladders nor more than three (3) steps to reach ground level. Full-size windows must be at least five (5) square feet in size, at least twenty-four (24) inches high, at least twenty (20) inches wide and must have a sill height not more than forty-four (44) inches above the floor. For one and one-half (1½) or two and one-half (2½) story houses, the dwelling unit size includes the floor area for each full floor plus the floor area for that portion of the half story that has a ceiling height of at least five (5) feet.

A comparison of the definitions reveals that they are not interdependent and that is the concern for this amendment. As reported to the Council at the time of review of Application #13-024:

> "A plain English reading [of the FAR definition] would appear to mean all floors of all things in all locations. In real estate and development, however, the gross leasable floor area definition dominates and is, it seems, the assumed meaning. For example, a review of the "Planners Dictionary" published by the American Planning Association (2004) finds six example definitions for "floor area" and all but one are synonymous with gross leasable floor area. Locally, the cities of Clayton, Brentwood (includes garages but not atriums or balconies), Chesterfield, Kirkwood (half of structured parking is included) and Town and Country all use forms of gross leasable floor area in their FAR calculations. Des Peres uses gross floor area while Richmond Heights and Maryland Heights do not regulate the FAR."

Given that they are structurally similar to a multi-tenant/multi-story commercial building, the same analysis can be applied to multi-family dwellings. Further, a similar problem exists with small residential structures in as much as the FAR definition does not refer to the "Dwelling Unit Floor Area" definition either and this definition is analogous to gross leasable floor area since it also excludes non-habitable and service areas. To address this issue, Staff propose to amend the definition of FAR to make it clear that the floor area used in the calculation is the gross leasable floor area or dwelling unit floor area as already defined, to wit:

> *Floor Area Ratio*: The sum of the gross leasable floor area of all commercial buildings and of all multi-family dwellings, and the dwelling unit floor area of all other residential buildings on any lot divided by the land area of such lots.
> (underline indicates proposed new text)

ANALYSIS

Comprehensive Plan Analysis

Although the Comprehensive Plan does not generally speak to specific development standards, it does contain numerous recommendations for the City to pursue high quality development with adequate greenspace for the given area. A critical standard in preserving the desired proportion of greenspace is FAR, in conjunction with site coverage and building height, since it directly impacts the size of the building allowed. The FAR, in turn, is highly dependent upon the items included in the floor area. If the calculation includes every level surface in the development but the ratio is kept low, the productive, and often attractive, portion of the development will suffer at the expense of necessary items like parking garages, loading docks, store rooms and unfinished basements. At the other extreme are a high ratio and a floor area calculation that includes only leasable (productive) areas. This arrangement would result in much larger buildings that would probably be limited by site coverage and building height more than FAR. In Creve Coeur, currently, the ratios are generally low, but the floor area, as previously interpreted and proposed for codification by this amendment, would include only productive floor.

The proposed amendment does not impact the FAR standards currently in the Zoning Code since it does not change the numeric standards and would operate in the manner that has been in use since the Comprehensive Plan was written. To the extent that the ongoing standards are presumed to be in conformance with the Comprehensive Plan, one can conclude that the proposal is also consistent with the Plan since it makes no functional changes.

Zoning Code Analysis

One of the key factors in the City Council review of this matter, as it pertained to Application #13-024, was the implication for existing properties and the potential for more extensive revisions to the Zoning Code. It was the consensus of the Council that the simplest approach to the problem should be pursued which suggested that the FAR should continue to be calculated as it had been over time. This amendment adds only enough text to accomplish that clarification without creating non-conformities in the existing building stock, including single-family houses, and does not obligate the City to undertake any larger-scale revisions to the Code.

If there are concerns on the Commission that the FAR, as proposed, is not including enough built area of a given development, then the list of excluded areas under the definitions of gross leasable floor area and dwelling unit floor area should also be amended. It should be noted that substantial changes to that list will alter the development potential of any given lot, including single-family houses, and could result in existing properties becoming non-conforming for FAR.

CONCLUSION

Staff believe that the proposed wording change is the simplest and most accurate means to implement the Council's assessment of this issue and a draft text amendment ordinance is attached hereto. If any Planning and Zoning Commission members wish to broaden the range of

included spaces in the floor area calculation, then a prior motion to also amend the definition of "Gross Leasable Floor Area" or and "Dwelling Unit Floor Area" should also be made.

MOTION
If the Planning Commission believes the draft ordinance represents the most appropriate amendment to the FAR definition, then the following would be a suitable motion for this application:

> "I move to recommend approval of an amendment to the definition of Floor Area Ratio as written in the draft ordinance attached to the staff report on Application #13-043, dated October 21, 2013."

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.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, OCTOBER 21, 2013

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chair
Mr. Michael Barton
Mr. James Faron
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314)487-2259

CHAIRMAN MADDEN: Like to call to order the Planning Zoning Commission Meeting for the City of Creve Coeur, Missouri, for Monday October 21st, 2013.

We'll start with roll call.

I don't see Dr. Barton.

MR. LUMLEY: Right here.

CHAIRMAN MADDEN: Oh, Dr. Barton?

MR. BARTON: I was hiding.

CHAIRMAN MADDEN: Mr. Faron?

MR. FARON: Present.

CHAIRMAN MADDEN: Mr. Howard not here.

Mr. Pullium?

MR. PULLIUM: Present.

CHAIRMAN MADDEN: Mr. Rovak?

MR. ROVAK: Present.

CHAIRMAN MADDEN: Carl Lumley, our City Attorney?

MR. LUMLEY: Present.

CHAIRMAN MADDEN: Paul Langdon, our Director of Community Development?

MR. LANGDON: Present.

CHAIRMAN MADDEN: Whitney Kelly, our City Planner?

MS. KELLY: Present.

CHAIRMAN MADDEN: And, Julie Lowery, our

Recording Secretary?

MS. LOWERY: Present.

CHAIRMAN MADDEN: That'll move us to E, another public hearing, Application No. 13-043: A request to amend Section 405.120, Definition of Terms in the Creve Coeur Zoning Ordinance to clarify the included floor area in the definition of floor area ratio.

Paul.

MR. LANGDON: We have to be sworn.

CHAIRMAN MADDEN: Oh. Anybody that's going to be involved in this, needs to be sworn in, please.

Please come forward. Come all the way up, so we can see you.

(The speakers were sworn in by the court reporter.)

MR. LANGDON: Mr. Chairman, Members of the Commission. Paul Langdon, Director of Community Development for the City.

This issue actually goes back several years.

At the time that we were recodifying the entire Municipal Code, we were addressing issues where wording was in conflict or confusing, out of date, made references to things that didn't exist, that kind of thing.

One of the comments at the time was that the way we described floor area ratio and floor area were not

1 immediately obvious and led to some misunderstanding,
2 basically, that the Zoning Code, at the time, used
3 interchangeable terms.
4 In as much as the definition for floor area
5 included -- floor area ratio references flooring of all
6 buildings. But then gross leasable talked about the
7 interior floor of the building measured inside facing,
8 including all certain elements and not others.
9 The -- the Council asked us to -- to clarify the
10 standard, and what we did was this gross leasable floor
11 area was sort of created as a stand-alone definition, and
12 then nothing was ever created for floor area.
13 Part of the problem with that is the plain
14 English reading suggested that, you know, all floor area's
15 literally all floor area, mean that's everything; garage
16 floors, basement floors, closet floors, floor of a
17 stairwell. All of these things would suddenly become part
18 of the floor area.
19 Well, prior to that, because gross leasable, and
20 this sort of all encompassing notion, the floor were
21 treated as the same, we hadn't been including those areas.
22 That's fairly common practice in most cities and we had
23 done the same.
24 It -- and, frankly, that was the standard we
25 used when projects were developed in the city that exist

today. Two examples at the top there, Commerce Center and Drury Hotel.

When we looked at those as a complete floor area requirement, their floor areas go up well above the allowance in Core Business, up over two in the case of Commerce Center.

Because this entire structure was -- is not included under floor area ratio, it's not to say that the structure doesn't have impact, but the commercial real estate industry does not treat those as part of floor area ratio because they're looking at what's productive floor area, what is the gross leasable floor area.

It is something we have to keep in mind, and that's why we do site development plan review, so that we're not just talking about the leasable building, we're also looking at the rest of the building. But that's the project that was approved and it's been there quite a few years, same with the Drury.

Same standard applied to Kings Landing, residential project. The floor area was the area that is where the units are, where the actual rentable space is. Did not include the parking garage, which is here, and it did not include the service drives or the stairwells that are located in several locations in these buildings.

Again, when we take a complete floor plate, look

at it and include the parking garage, the density goes up over the allowable density of, in this case, what a conditional use permit, 1.25, goes up around 2 as well.

Other buildings, the Westview Office Building, it includes this five-story office building, as well as four-story parking deck. The lot is roughly here. If we go to a complete floor area, the FAR jumps up to about 2, and, again, there's no way to approve it under that standard, basically, it's rendered nonconforming.

And then, lastly, Mill Crossing Condominiums, same problem. You have parking underneath, not included; you have stairwells, not included. Once you include those, even in a fairly open setting like that, you still can't make the FAR stick.

This gets a lot more interesting when you start talking about houses because they fall into the same situation.

We do have a floor area standard for houses, which was the dwelling unit floor area, not putting this up there for everyone to read, it's in the staff report, but the point being, it doesn't include all of the house. It only, basically, includes the living space, which is really, if you look at any real estate ad, they talk about the floor area, that's really the living space. It doesn't include the garage; doesn't include an unfinished

basement.

If you look at many of the houses in the city where the FAR is limited to .25 or .3 or .45, and if you include the garage and it's a two-story house, they're going to go over that limit. So, basically, what you've done when we go to this broad-brush floor area is created nonconformities throughout the city, not just in the commericial areas, not just in the high density areas, but in the single-family residential areas as well.

So we explained all this to the Council at the time that we were discussing floor area for the Planned Residential Zoning District. The project we just talked about.

It was a big deal because that project, obviously, has a lot of parking that is under structure and, therefore, a floor. They have stairwells and they have corridors in the main buildings. And you add all those up, they increase the floor area substantially, so while they were asking to have the FAR raised to .6, if we included all of those areas, then it pushed them up above .8. Big change. One that could be accomplished through that process alone, but it wouldn't really deal with the larger question of what do we do with FAR throughout the city.

We asked the Council to, essentially, endorse an

interpretation that we would then make law. We would follow-up with our commitment at the time to follow-up with the text amendment that would -- would implement whatever interpretation they were suggesting was the right one.

The clear direction at the time was we should continue to operate as we have, so that we don't create all these nonconformities, and, two, which is in general conformance with what most cities do, is use gross leasable areas or dwelling areas.

And, therefore, all we would need to do is take the FAR definition, and rather than say just all floor area, actually specify which defined types of floor area we're talking about that's gross leasable and dwelling in a floor area.

So the amendment you have in front of you inserts those phrases to make clear how we handle it.

We did apply gross leasable to a high density apartments, rental units, because it is a lease or a rented space, the application is effectively the same.

Those structures physically are a lot like an office building; they have -- may have elevators, most do; they have emergency stairs; they have basement storage and utilities. So, physically, they're a lot like a commercial office building. We can apply the floor area

the same way.

We had, all at the same time, this emerging project on Lindbergh, at 450 North Lindbergh, for an assisted living facility. They were looking for a variance to their floor area ratio, cause they were well above the .4, which is allowed in the GC District.

That project was not a part of this discussion we had with the Council. That was all revolving around this -- this apartment deal.

We did advise the applicant that -- that that's where the discussion was going; that they should be taking this gross leasable approach to determine what their floor area is, and, therefore, what their FAR is.

And that's what they did. The numbers that they requested were based on those standards.

But these all came together at one time as -- is coincidence, but with the amendment that we're proposing, we're not changing how -- how we will do things in the future relative to how we did them in the past. It affects all properties in the city, and this is really a matter of staying the course rather than changing direction.

That's all I have.

CHAIRMAN MADDEN: Any questions?

Mr. Faron.

MR. FARON: So, Paul, these will be the two designations that we rule from this point on, either the dwelling or the -- the -- I'll say the gross or the leasable, between -- one of those two?

MR. LANGDON: Right, that's -- I mean they put in words what we've done in practice.

MR. FARON: And the dwelling, the only difference in that matter is maybe points of egress, and are there, you know, certain window sizes, this or that, to kind of include that in the count for dwelling?

MR. LANGDON: Garages. The garage is the big one.

MR. FARON: Garage.

MR. LANGDON: We have many houses with two and three, we have up to six and eight-car garages in the city. If those are included in their floor area, I guarantee you they won't make the FAR standard.

MR. FARON: And the windows was just a -- an issue related to the dwelling in terms of counting that space, if there's enough egress to exit or --

MR. LANGDON: Right. I mean those are areas that are -- frankly, that definition was already in the Code.

MR. FARON: Uh-huh.

MR. LANGDON: We're just referencing --

referring to it rather than creating a new definition.

MR. FARON: So the gross is just leasable and the dwelling is, basically, useable space, per say?

MR. LANGDON: Basically.

MR. FARON: And they're both from exterior to our face of structure to --

MR. ROVAK: Interior face and exterior.

MR. FARON: Interior structure. Okay.

Thank you.

MR. LANGDON: Uh-huh.

CHAIRMAN MADDEN: Mr. Pullium.

MR. PULLIUM: I -- I think I know -- I'm going to ask you a odd question.

This -- the change that you're proposing here have any fiscal impact, will there be any change to anyone's taxes that one might owe because of the change that you're suggesting here?

MR. LANGDON: No, sir.

CHAIRMAN MADDEN: Okay. Let me call the people in the audience.

Marvin Greenberg.

MR. GREENBERG: Marvin Greenberg, 19 Haven View.

The question, more than a comment, for Mr. Langdon -- excuse me -- configuring parking spaces for a office building, do you take the total size of the

1 building or just that leasable area?
2 MR. LANGDON: The leasable area.
3 MARVIN GREENBERG: Just leasable area.
4 Now, the common areas, how do you define common
5 areas -- or how would you define common areas?
6 MR. LANGDON: In a commercial setting?
7 MARVIN GREENBERG: For commercial, correct.
8 MR. LANGDON: Any area that's not attributable
9 to a specific tenant.
10 MARVIN GREENBERG: To a specific tenant. Okay.
11 In the case of 450 North Lindbergh --
12 MR. LANGDON: Uh-huh.
13 MR. GREENBERG: -- this is a owner-occupied
14 building, or would be if approved, an owner-occupied
15 building, no common areas. Common areas are areas that
16 are shared by two or more tenants or two or more
17 occupants.
18 MR. LANGDON: Uh-huh.
19 MARVIN GREENBERG: In the case of 450 North
20 Lindbergh, would you not take the gross area of the
21 building?
22 MR. LANGDON: It ends up being most of the
23 building, yes. The -- the only exceptions out of the
24 floor area where the elevator shafts, the emergency
25 stairwells, cold storage for the kitchen, places where --

where people -- where they're not occupy-able space. Usable, but not occupy-able.

MARVIN GREENBERG: So we are not breaking down common areas to leasable areas, now we're throwing into the mix, service areas, I guess?

MR. LANGDON: Well, I think the -- I mean the definition already excludes some of those facilities, specifically.

It says elevator shafts, parking structures, space occupied by mechanical equipment, so we're --

MARVIN GREENBERG: Is this in an ordinance or --

MR. LANGDON: Yes, that's the existing definition in the Zoning Code.

MARVIN GREENBERG: Can you tell me which?

MR. LANGDON: It's the definition for gross leasable floor area.

MR. GREENBERG: For leasable floor area.

But, again, getting back into an owner-occupied --

MR. LANGDON: Uh-huh.

MR. GREENBERG: -- in the case of 450 North Lindbergh --

MR. LANGDON: Uh-huh.

MR. GREENBERG: -- this is not a leasable building. It's owner-occupied. He's not leasing it out.

He has full control of every square foot, every square inch of that building. He doesn't share it with anybody else.

MR. LUMLEY: It's not based on whether it's actually subject to lease. It's -- it's the theoretical analysis of if somebody was leasing the building, how would it be handled.

MR. GREENBERG: No, correct, I understand that.

But this we have a specific case of 450 North Lindbergh --

MR. LUMLEY: But when you're looking at --

MR. GREENBERG: -- not going to be leased.

MR. LUMLEY: But you don't -- but you don't -- you don't analyze it from today it's actually going to be leased. You look at the floor plan and say what if it was going to be leased, what would we count.

MR. GREENBERG: Then let's go back to 450 North Lindbergh. Let's say it is going to be leased. It's not going to be used for its intended use.

We run into a problem with that piece of property of parking spaces allotted at 38 right now. I guess what I'm trying to say, in changing the wording for the FAR requirements, you're opening up a can of worms that I think it's going to cause a lot of problems down the road.

MR. LUMLEY: But what Mr. Langdon's testifying to is this is -- this language is the way it's been done already, and we're just clearing it up, so that everybody sees how it's being done.

And this is how it was done for that application already, so the number they came up with, which I think turned out to be .67 by the time they were testifying --

MR. GREENBERG: Right.

MR. LUMLEY: -- was they come up with that numbering using this method.

MR. GREENBERG: Right.

MR. LUMLEY: And so this method forced them over the .4, which was permissible.

MR. GREENBERG: Correct. That is correct.

Well, is this a dead issue then on 450 or can they come back?

MR. LUMLEY: Not enable -- this would not change their application. With this -- this language, they would still be at .67 with the plan they presented.

Correct? Correct?

MR. LANGDON: Correct.

MS. KELLY: Correct.

CHAIRMAN MADDEN: And that's why they tried to get a variance, right?

MR. LANGDON: Correct.

CHAIRMAN MADDEN: And you were turned down.

MR. GREENBERG: That's right, they did --

CHAIRMAN MADDEN: Yeah.

MR. GREENBERG: -- and they were unanimously voted down.

CHAIRMAN MADDEN: Yeah.

MR. GREENBERG: Okay. I think you've answered my questions for this time. Thank you.

MS. DICKLER: Excuse me, could I make a clarification here?

CHAIRMAN MADDEN: Are -- have you been sworn in?

MS. DICKLER: Yes.

CHAIRMAN MADDEN: Come on up and state your name.

MS. DICKLER: But I don't want this to be part of my three minutes.

CHAIRMAN MADDEN: Well, you get your three minutes when you come up here so.

MS. DICKLER: Okay. Then I'll save that if I have a couple minutes at the end.

CHAIRMAN MADDEN: State your name and address, please.

MS. DICKLER: My name is Deni Dickler. I live at 7 Haven View Drive.

I would like to take the arguments that

Mr. Langdon gave you and turn them around as my reasons that I am opposed to a redefinition of FAR.

I would ask if FAR, in the Zoning Ordinance, is designed as the total floor space footprint stacked up, then why was our City Planning area directing developers and others to use something that's not in our Zoning Code? I simply ask that as a question.

I looked at the Creve Coeur website, and I saw that we have a 2010 Climate Action Plan; we have a Horticulture Environment and Beautification Committee. They are both oriented to reducing the impact of Creve Coeur in its developments on the environment. We have a Comprehensive Plan that attempts to protect our green space and residential areas. We also have entered into being a green community.

It all becomes lip service with absolutely no teeth when we take ordinances and we loosen them up to make it easier for residents and commercial builders to make larger buildings with atriums and open space that use an increase of energy; they retain heat that makes Creve Coeur a few degrees hotter in summer, that means we all use more air-conditioning.

So are we going to take a leadership position and be a green community or are we going to say, well, everybody else does it a different way, we should do what

they do?

I want you to take a look at Clayton's downtown area. I very happily lived in Clayton for many years, but Clayton downtown is a concrete, barren jungle, if you can have a barren jungle, but you get the idea. It's hot. It's big buildings. It's concrete. Why in the world would you want to adopt the same FAR standards that they use?

I think we've got a great ordinance that is very restrictive on FAR. It keeps the buildings from overcrowding the lots that they're on.

Thank you.

MR. ROVAK: The definition's not fixed standards.

CHAIRMAN MADDEN: No.

Go ahead, Paul.

MR. LANGDON: Just real quick. I think the, you know, again, we're not looking to change the standard.

I mean it's the way we've always done it. And, you know, the prior wording prior to the recodification has floor area and gross leasable floor area as interchangeable terms, so when FAR said use the total floor area, we then turned to this thing called gross leasable and floor area, and it has those exceptions built into it.

So, again, we're not changing our standard. The way it has been for the last two years, it -- two years it has been -- has been different only in that we didn't have a definition for floor area. We were forced to interpret what we were using there.

But the other part of this is that if we do make it clear that when we, you know, the floor area is the entirety of the hard surface, we create a lot of -- a lot of nonconformities in the city, and that has a direct impact on the ability of all these properties' owners to use their property.

They can't expand it at all. So all of the houses that have large garages and two stories, of which we have many, would not be able to do any additional floor area, no garage expansions, no sheds, no room expansions, none of it, because they're already over the limit. That would be throughout the city.

All of the commercial properties, if they wanted to make any change that would increase their floor area, they wouldn't be able to do it because they'd already be over the limit.

As a matter of having to work with what you have and being respectful of property owners' rights that already exist in the city, the Council was concerned that -- that going to a 100 percent floor area approach

would -- would not be serving those interests. And so better to stay with where we were than to risk creating, you know, all these problems throughout the city.

CHAIRMAN MADDEN: All right. Thank you.

Jeff Dickler.

MR. DICKLER: My name is -- my name is Jeff Dickler. I live at 7 Haven View Drive.

And I pretty much prepared kind of a statement about this.

Allowing removal of the common area from the calculations allows the developers -- excuse me -- or owners to gain the system by allowing the change, the configuration for usage, after the fact.

In addition, it introduces an ongoing battleground over the redefinition of common area with any existing facility.

Perhaps it would be a fair tradeoff if acreage were reduced by the area of the rights-of-way.

Would the city -- would the city police reconfigurations of common areas to assure the facilities stay within the original applied FAR? I doubt the city has the will or enough feet on the ground to do this.

You take a building and you put it up and it's got common area, like cafeterias, broom closets, what have you, I don't know about you, but I've stayed in hotels

where they made rooms out of broom closets. This is what you letting yourself open for. They can take the common area, they can change it to whatever after the fact.

Are you going to police that? Are we going to police that? It becomes a real concern.

I don't argue the point about the parking garages. I think that's -- that's well said, but when you're talking about area that is surrounded by rooms or could be converted to other usages, I get real concerned.

Thank you.

CHAIRMAN MADDEN: Thank you.

Andrew Bitterfield.

MR. BITTERFIELD: Andrew Bitterfield, 9 Tealwood, Creve Coeur.

Figure since I've been here for my three hours and twenty minutes, I'll give you my minute and a half.

It sounds like we really haven't been abiding by this to date, so, obviously, Mr. Langdon makes a good point.

We have a lot of other spaces that do so, as they've occurred.

I think the problem we end up here with is kind of unintended consequences. I think it's the perception a lot of my neighbors have, is this FAR request kind of came up because of Lindbergh. Right, wrong or indifferent,

perception's reality. And I think the overall concern is kind of, again, back to unintended consequences.

Those changes made, I understand a year or two ago, didn't even allow that assisted living center, not nursing home, to even get that far in the process before it got shot down. So I think that's something we need to be careful of.

I think as things are brought up by Mr. Langdon, I think he needs to look further ahead to make sure those things aren't happening.

And I think if, you know, the FAR thing doesn't sound like it's a huge issue. I do agree there is a common issue as far as common spaces.

You know, you look at office buildings today, someone has an office and you say there's one person in there, but commercial, we all know that sometimes density changes and they stick two people in the office or they stick three, cause there's other cubes.

Those are the unintended consequences I think Mr. Langdon and team need to look at to make sure it don't happen. And if we're going to go back and look at stuff, I think we should go back and look at what we're doing with nursing homes and how 450 Lindbergh got as far as it did being shoved into a small space. Cause in reality, if it was such a high profile area and they could make so

much money, they probably could have bought the building next door, doubled the lot and gotten it through to begin with.

So something's broken in part of the process. I think we just need to look at it.

Thank you.

CHAIRMAN MADDEN: Thank you.

Want to enter your exhibits?

MR. LUMLEY: Yes. Thank you.

Offer the following exhibits into the record of this public hearing.

CHAIRMAN MADDEN: No, we're -- we're already past that. Sorry.

MR. LUMLEY: Documentation in possession of the City Clerk reflecting the public notice, the staff's report, the City Code of Ordinances and Charter, the City's Comprehensive Plan, the public file regarding the application.

CHAIRMAN MADDEN: And that'll close our public hearing.

(The public hearing ended at 10:20 p.m.)

STATE OF MISSOURI)

) SS

COUNTY OF ST. LOUIS)

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 hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearings.

_____

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

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

October 24, 2013

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

Re: Request to amend Section 405.120, Definition of Terms, of the Creve Coeur Zoning Ordinance
Clarify the included floor area in the definition of floor area ratio

Honorable Mayor Glantz & Members of the City Council:

The Planning and Zoning Commission, at its meeting of October 21, 2013, reviewed a request for a text amendment to clarify the wording of floor area in the definition of floor area ratio.

By unanimous vote, the Planning Commission recommends approval of the proposed text amendment, as shown in the attached draft ordinance.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
G. Eidman, Chief of Police
S. Unser, Chief Building Official

CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, OCTOBER 21, 2013
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 21, 2013, 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. James Faron
Mr. Charles Pullium
Mr. Gene Rovak

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. NEW BUSINESS

A. PUBLIC HEARING
Application #13-043: A request to amend Section 405.120, Definition of Terms, of the Creve Coeur Zoning Ordinance to clarify the included floor area in the definition of floor area ratio.

Applicant/Agent: Paul Langdon
Director of Community Development
City of Creve Coeur

Mr. Paul Langdon, Director of Community Development, said this issue goes back several years and explained when they were recodifying the entire municipal code they were addressing issues where wording was in conflict, confusing, out of date, or made reference to things did not exist, etc. Mr. Langdon said one of the comments made at that time was that the way they described "floor area ratio" and "floor area" were not immediately obvious and it let to misunderstanding. Mr. Langdon said the Council asked staff to clarify the standard, and what they did was use "gross leasable floor area" as a standalone definition and nothing was ever created for "floor area". Mr. Langdon said the problem with that is the plain English reading suggests all floor areas is literally all floor area (garage floor, closet floor, basement floors, floor of stairwell). Mr. Langdon said prior to that because "gross leasable" and "floor area" were treated the same, those areas were not included and that is fairly common practice in most cities. Mr. Langdon gave some examples of commercial projects where the formula of counting literal floor area was used and they all have very large floor area ratios and create non-conformities. Mr. Langdon then explained there is a floor area standard for homes, which

is the dwelling unit floor area, and that does not include all if the house, just the living space. Essentially, Mr. Langdon explained what needed to happen was is take the FAR definition and make clear how these phrases are handled. Mr. Langdon concluded by stating the amendment before the Commission is not changing how things will be handled in the future versus how they were dealt with in the past, it is more about staying on the same path than changing direction.

Mr. Faron asked if the designations that they will rule on from this point on will either be "dwelling" or "gross leasable". Mr. Langdon said that was correct, it is actually putting words in what they have done in practice.

Mr. Pullium asked if this change would have any fiscal impact, possibly changing taxes. Mr. Langdon said it would not.

Mr. Marvin Greenberg, 19 Haven View, was asking for clarification on how FAR was applied for 450 N. Lindbergh Boulevard.

Ms. Deni Dickler, 7 Haven View, is opposed to changing the FAR definition. Ms. Dickler said she likes the restrictive ordinance that is in place right now.

Mr. Langdon clarified that the standard is not being changed; it is staying the way it has always been done.

Mr. Jeff Dickler, 7 Haven View, is opposed to changing the FAR definition. Mr. Dickler is concerned with spaces being used in a building that were not intended for living space when proposed.

Mr. Andrew Bitterfield, 9 Tealwood, is worried about unintended consequences.

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. Langdon, to be clear, said FAR is about limiting size or bulk of the building, not about limiting the occupancy. Mr. Langdon said occupancy is driven by public health and safety and building codes, zoning does not get into that other than, the bigger the building the bigger the parking requirement.

Mr. Faron motioned to recommend approval of an amendment to the definition of Floor Area Ratio as written in the draft ordinance attached to the staff report on Application #13-043, dated October 21, 2013. Dr. Barton seconded the motion with the resultant vote as follows:

Mr. Rovak – aye	Dr. Barton – aye	Mr. Faron – aye
Mr. Pullium – aye	Chair - aye	

B. <u>ADJOURNMENT</u>

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 10:35 p.m.

_____
Timothy Madden, Chair

_____
Julie Lowery, Recording Secretary

RESOLUTION NO. 1086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EARLY OPTIONAL REDEMPTION OF THE CITY'S SPECIAL OBLIGATION BONDS, SERIES 2004.

WHEREAS, in 2004 pursuant to Ordinance 3030, the City issued and sold $7,235,000 aggregate principal amount of Special Obligation Bonds, Series 2004 (the "Bonds") for the purpose of providing funds to: (a) advance refund the City's then outstanding Certificates of Participation (City of Creve Coeur, Missouri, Lessee) Series 2000, in the aggregate principal amount of $6,880,000 (the "Refunded Certificates"), and (b) pay the costs of issuing the Bonds; and

WHEREAS, the principal of and interest on the Bonds has been payable solely from the revenues derived from annual appropriations by the City Council; and

WHEREAS, it is hereby found and determined that it is necessary and advisable and in the best interest of the City and of its inhabitants that the Bonds be redeemed early rather than continuing to make scheduled payments until final stated maturity in 2020; and

WHEREAS, at the option of the City, the Bonds or portions thereof maturing on January 1, 2015 and thereafter may be called for redemption and payment prior to their stated maturity on January 1, 2014, and thereafter as a whole or in part at any time at the redemption price of 100% of the principal amount thereof plus accrued interest thereon to the redemption date; and

WHEREAS, upon payment of the sum of $650,000 plus accrued interest that is due as of January 1, 2014, the total remaining principal amount of the Bonds will be $3,360,000; and

WHEREAS, the sum of $723,500.00 is on reserve in the Debt Service Reserve Fund to secure payment of the Bonds and may be applied toward final redemption; and

WHEREAS, the City must provide at least 45 days advance instructions for such redemption;

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

Section 1: The City Administrator is hereby authorized and directed to effectuate redemption of the Bonds on January 1, 2014 or as soon thereafter as practicable. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City related to the Bonds, including but not limited to the application of available funds of the City to the payment of the Bonds on the redemption date.

Section 2: This resolution shall become effective upon approval.

ADOPTED THIS 28th DAY OF October, 2013.

_____
Barry Glantz
Mayor

Attest:

_____
Deborah Ryan, MPCC
City Clerk

MEMORANDUM

DATE: October 24, 2013

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Millennium Park Debt Retirement

The FY2014 Budget includes appropriation for the refunding of the Millennium Park debt. That debt becomes "callable" as of January 1, 2014 and can be retired at any time after that date.

In considering the discussion whether to pay off the debt, staff considered three options. These were as follows:

1. Do Nothing - The current interest note on the existing debt is around 3.9%. Currently the City is fortunate to earn 1.5% on its five-year investments. Given the spread between the interest cost and return on investment of idle funds, it appears that retirement of the debt is the logical choice as opposed to doing nothing. It should be noted that the Debt Service reserve fund has a long-term contract to earn a higher rate of interest until the Bonds are retired. The rate of return on this investment is limited to the interest rates on the Bonds. This higher rate of return on the investment will reduce the spread between potential interest earnings and the interest cost on the debt. Given the size of the reserve fund, this will not change the financial advantage of retiring the debt.

2. Refund the Current Debt and Continue to Invest the Money Instead of Using Fund Balance to Retire the Debt – Staff has reviewed this option with the Financial Advisors – Piper Jeffrey. Based upon their calculations, they project the City would have to average a return of investment over the remaining period of the debt (approximately six years) of 2.58% for the refunding to be a better finance option than the retirement of debt with the fund balance. This is based on the refunding of Bonds having a total interest rate of 2.61% including interest rate, premium on the Bonds, underwriter's discount and estimate cost of issuance.

3. Retire the Bonds Using the Existing Balance – Based upon the information above, it appears that this is the best current financial option for the City. Based on current interest rates and my discussion with our investment advisors, it appears unlikely the City can achieve an investment return, which averages 2.58%, or better. Given the scenarios presented both Piper Jeffrey and our Pulaski Bank Investment advisors agree this appears to be the best financial option for the City.

It should be noted that another consideration is whether the City would have other preferred uses of the portion of fund balance being used to retire the debt. It was discussed with City Council during the budget process and they have agreed this is a priority for use of the excess Fund Balance. In addition, the retirement of this debt will free up funds in the Capital Fund for projects that could not have been funded otherwise.

Therefore, staff recommends adoption of Resolution , which authorizes the early option redemption of the City's Special Obligation Bonds, Series 2007.

I would be pleased to answer any questions.

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MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
TUESDAY, OCTOBER 22, 2013
8:00 A.M.

A meeting of the Nominating Committee was held on Wednesday, June 19, 2013 starting at 8:00 a.m. at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141.

Mayor Glantz called the meeting to consider appointment to committees, boards and commission pursuant to the requirements of Section 4.4(i) of the Creve Coeur City Charter.

STORM WATER COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz
Council President Scott Saunders
Chair Steve Brody

Mayor Glantz stated Stacy Manolakas resigned from the committee in July of 2013 creating a vacancy. Applications were received from Harold Levin and Laura Catalano.

Chair Brody stated both are equally qualified applicants for the vacancy; however, Ms. Catalano is a hydrogeologist which will be helpful on this committee.

Council President Saunders moved, seconded by Chair Brody to appoint Laura Cantalano to fill the unexpired term, which will expire June 30, 2016, with the vote upon such motion being as follows, to-wit:

Council President Saunders – Aye
Chair Brody – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, the appointment recommendation was approved.

PLANNING AND ZONING COMMISSION

The Nominating Committee consisted of:

Mayor Glantz
Council President Scott Saunders
Chair Madden

Mayor Glantz stated Gary Ebherhardt resigned from the Commission in August of 2013. Applications received were from Tim Carney, Robert Haddenhorst and Adam Shulenburger. As part of the requirements of Resolution No. 978 interviews were held on May 28, 2013 for Mr. Shulenburger (4:00 p.m.), Mr. Haddenhorst (4:15 p.m.) and October 21, 2013 for Mr. Carney (6:30 p.m.).

Council President Saunders stated all were very qualified candidates, good applicants and interviews. Mr. Carney comes recommended by Council Member Wang. Mr. Carney resides in Ward 2, Mr. Haddenhorst residents in Ward 3 and Mr. Shulenburger resides in Ward 4. Currently there are three Commissioners in Ward 4, two in Ward 1 and one in Ward 3. In an effort to keep some balance in representation from different Wards it would be beneficial to appoint Mr. Carney.

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Chair Madden moved, seconded by Council President Saunders to appoint Tim Carney to fill the unexpired term which expires June 30, 2014, with the vote upon such motion being as follows, to-wit:

Council President Saunders – Aye
Chair Madden – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, the appointment recommendation was approved.

ARTS COMMISSION
The Nominating Committee consisted of:
Mayor Glantz
Council President Scott Saunders

Mayor Glantz stated Humayun Somjee resigned from the commission in August of 2013 creating a vacancy. An application was received from Christine Faron.

Council President Saunders stated an email was sent by Dan Tierney indicating that he was unable to attend the meeting today and that he had no objections to the appointment of Ms. Faron.

Council President Saunders moved, seconded by Mayor Glantz to appoint Christine Faron to fill the unexpired term, which expires June 30, 2014, with the vote upon such motion being as follows, to-wit:

Council President Saunders – Aye
Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, the appointment recommendation was approved.

ECONOMIC DEVELOPMENT COMMISSION
The Nominating Committee consisted of:
Mayor Glantz
Council President Scott Saunders

Mayor Glantz stated David Griege resigned from the commission in September of 2013 creating a vacancy. Applications were received from Kate Ciezadlo whom does not reside or work within the city limits and Sekhar Prabhakar whom works and resides within the city limits.

Council President Saunders stated Sekhar Probhakar has been involved in the recently developed IT Corridor roundtable meetings with the EDC and has been interested in becoming more involved with the city.

Council President Saunders moved, seconded by Mayor Glantz to appoint Sekhar Probhakar to fill the unexpired term, which expires June 30, 2016, with the vote upon such motion being as follows, to-wit:

Council President Saunders – Aye

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Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, the appointment recommendation was approved.

HEB COMMITTEE
The Nominating Committee consisted of:
Mayor Glantz
Council President Scott Saunders

Mayor Glantz stated Phyllis Canter resigned October 2013 which created a vacancy. Applications were received by Laura Catalano and Christine Faron.

Council President stated both applicants were previously appointed to other committees and an email from the Chair dated October 21, 2013 indicated that she was fine with passing on any appointments at this meeting and will continue to recruit.

PARKS AND RECREATION COMMITTEE
The Nominating Committee consisted of:
Mayor Glantz
Council President Scott Saunders

Mayor Glantz stated Dan Simms resigned September 2013 which created a vacancy. Applications were received from Kate Ciezadlo, Christine Faron and David Hoffman.

Council President stated Kate Ciezadlo does not live within the city limits, Christine Faron was previously appointed to another committee and David Hoffman is currently serving on the Historic Preservation Committee but originally wanted the Parks & Rec Committee. Mr. Hoffman will need to resign from the Historic Committee and since they can have up to 15 members, it will not cause an issue with quorum if he resigns.

Council President Saunders moved, seconded by Mayor Glantz to appoint David Hoffman to fill the unexpired term, which expires June 30, 2014, with the vote upon such motion being as follows, to-wit:

Council President Saunders – Aye
Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, the appointment recommendation was approved.

The Nominating Committee meeting adjourned at 8:24 p.m.

Attest:

Deborah Ryan	Barry Glantz
City Clerk	Mayor

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DEPARTMENT OF PUBLIC WORKS
OFFICE MEMO

DATE: October 23, 2013

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Solar Panel Installation at the Dielman Complex

Microgrid Solar has contacted the city with a proposal to install solar panels on the roof of the Dielman Center. This lease opportunity is structured so non-profit and government organizations can benefit from incentive programs as well as tax credits which would otherwise be unavailable to these groups. The installation of solar panels at the Dielman Complex will help improve the energy efficiency of the facility. (See attached Solar Energy Proposal from Microgrid.)

Microgrid Solar became aware of the City's interest in sustainable power sources through a business relationship with the Green Power Community Challenge. They are also the only company who has approached the City with an opportunity to take advantage of utilizing solar power to offset electric usage while experiencing the benefits of incentive programs and tax credits to fund the purchase and installation. In an effort to compare proposals from other Solar Panel Vendors, Staff contacted Britergy to obtain the pricing of a similar program that they offer. (See the attached memo from Theresa Bradshaw dated October 23, 2013.)

Details of the Lease Agreement

Although the lease agreement is set for a term of six years, only five annual payments of $2,000 is required. During the sixth year Microgrid Solar will prepare the documents necessary to sell the Solar panel array to the city for a nominal fee. If the city chooses not to purchase the units, we can request that they remove them for the roof and repair the mounting areas.

Microgrid Solar is able to recover their investment in the purchase and installation the solar panels through rebates form Ameren U.E. and federal tax credits. In addition, at the end of the lease, they will offer to sell the panels to the city for a nominal fee.

Benefit to the City

The proposed solar panel array to be installed at the Dielman Center is 2,500 square feet and will be placed on the roof over the Ice Arena. The attached drawing shows the approximate size and configuration of the panels. The panels will be installed on the south face of the roof and will not be seen from Old Cabin Rd. along the front elevation of the Ice Arena.

During the term of the lease, the city is required to pay $2,000 per year for a total of $10,000. However utilizing the current Ameren U. E. rates with a 6% annual escalator, the energy production during the six year term should equal approximately $17,803 which is a net savings of $7,803 after the lease payments. If the city chooses to purchase the panels at the end of the lease agreement, we can experience 100% savings for a minimum of 25 years.

Public Works staff made a presentation to the Planning and Zoning Commission on this proposed project on Monday, October 21, 2013. This was done as a notification to the commission of the City's efforts in sustainable power sources. The commission was not required to make a recommendation to Council on this project however, they were pleased to hear about this project.

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PROPOSED ROOF-MOUNTED SOLAR ARRAY

CREVE COEUR ICE ARENA

Solar Array Size: 25 kW

Area Required: 2,500 SF

0 40 80 120 160 200
Feet

N
W E
S

Memorandum

To: Mark Perkins, City Administrator, Sharon Stott, Assistant to the City Administrator, and Jim Heines, Public Works Director

From: Theresa Bradshaw, Public Information Officer and Management Analyst

Date: 10/24/2013

Re: Solar leasing at Dielmann Complex

At the October 16, 2013 meeting of the Climate Action Task Force (CATF), Mark Perkins and I provided a brief overview of the solar proposal from Microgrid Solar for leasing of a system to be installed on the Dielmann Recreation Center roof. CATF co-chair Judy Campbell asked that staff seek additional bids before moving forward with the proposal and provided the company name of Brightergy Solar Solutions as a suggested vendor to contact.

I called Brightergy Solar Solutions this morning and spoke with Julie Farrelly regarding Brightergy's lease program for non-profit and government agencies. The program is $175 month with the lease term option of five, ten or twenty years. Like the Microgrid program, there is no upfront cost and Brightergy receives the Ameren rebates for the solar system. At the end of the lease, Brightergy repossesses the system, except in the case of 20-year lease in which there would be an option to purchase the system at fair market value.

We are all aware that the Ameren rebates which make these lease programs possible will be coming to an end very soon so the city must quickly determine whether or not to pursue this program, and with which vendor. Based on the information provided by Ms. Farrelly, a lease with Brightergy would be $100 more per year than the program proposed by Microgrid Solar. When this is considered along with the fact that the city is currently in a partnership with Microgrid Solar in the Green Power Community Challenge, I would recommend moving forward with the Microgrid proposal.

TRB

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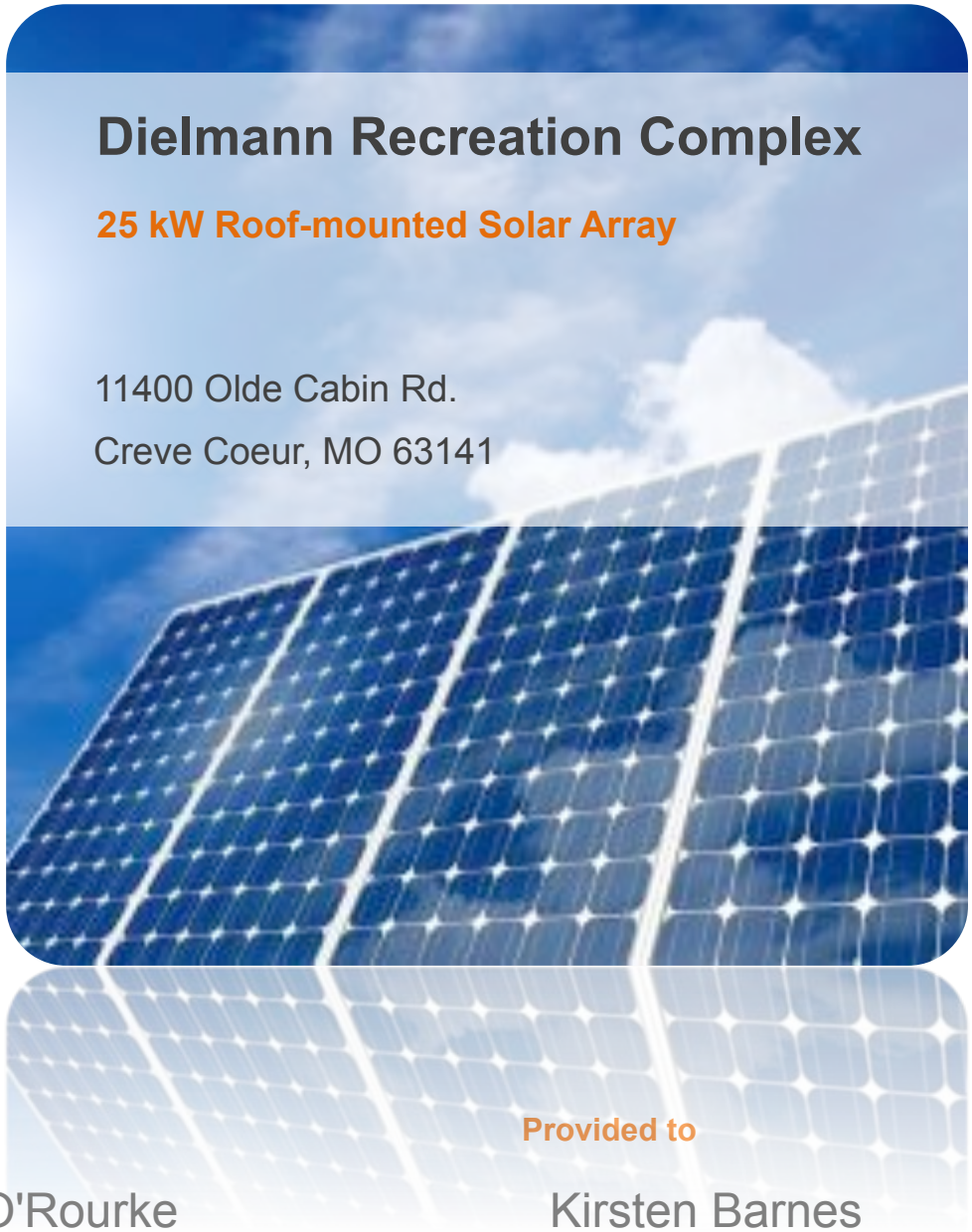
Solar Energy Proposal

October 15, 2013



Dielmann Recreation Complex

25 kW Roof-mounted Solar Array

11400 Olde Cabin Rd.
Creve Coeur, MO 63141

Provided by

Steve O'Rourke
SORourke@Microgrid-Solar.com
(314) 359-1825

Microgrid Solar

Provided to

Kirsten Barnes
KBarnes@ci.creve-coeur.mo.us
(314) 872-2570

City of Creve Coeur, Mo. 1949

Executive Summary

Dielmann Recreation Complex

Microgrid Solar

Lease Proposal

Thank you for the opportunity to provide this solar proposal. The proposal is for a solar operating lease, which has the following benefits:

1. No capital cost; budget reducing
2. Cash-flow positive from start
3. Maintenance included during lease period.

Description

Total Capacity: 25 kW

Configuration: Ballasted rooftop array

Financial Bottom Line

Lease Term	6 Years
Total Lease Payments	$10,000
Lifetime Energy Production	788+ MWh
Projected Lifetime Energy Savings	$143,000+

Marketing & Media

Microgrid will also offer marketing and media related support with this project, helping to craft the messaging, website content, or other public interaction.

Next Steps

This lease offer is conditioned on receipt of the Ameren solar rebate, which will be reduced after this year. In order to secure the maximum ebate for your project, we will need to submit the necessary paperwork to Ameren soon.

This proposal is valid for 30 days, and is subject to approved underwriting.

If you require additional information or a modification of this proposal, please let us know.

Teaming with Microgrid

Microgrid has gained a reputation as the leading commercial solar installer in the St. Louis area, based on our consistent delivery of the best equipment, service and expertise. We look forward to being able to demonstrate our capabilities for you on this project.

Contents

1. Program Overview
2. Systems Location & Depiction
3. Financial Performance
4. Lease Term Sheet
5. Energy & Environmental Metrics
6. Why Microgrid
7. Lease Agreement

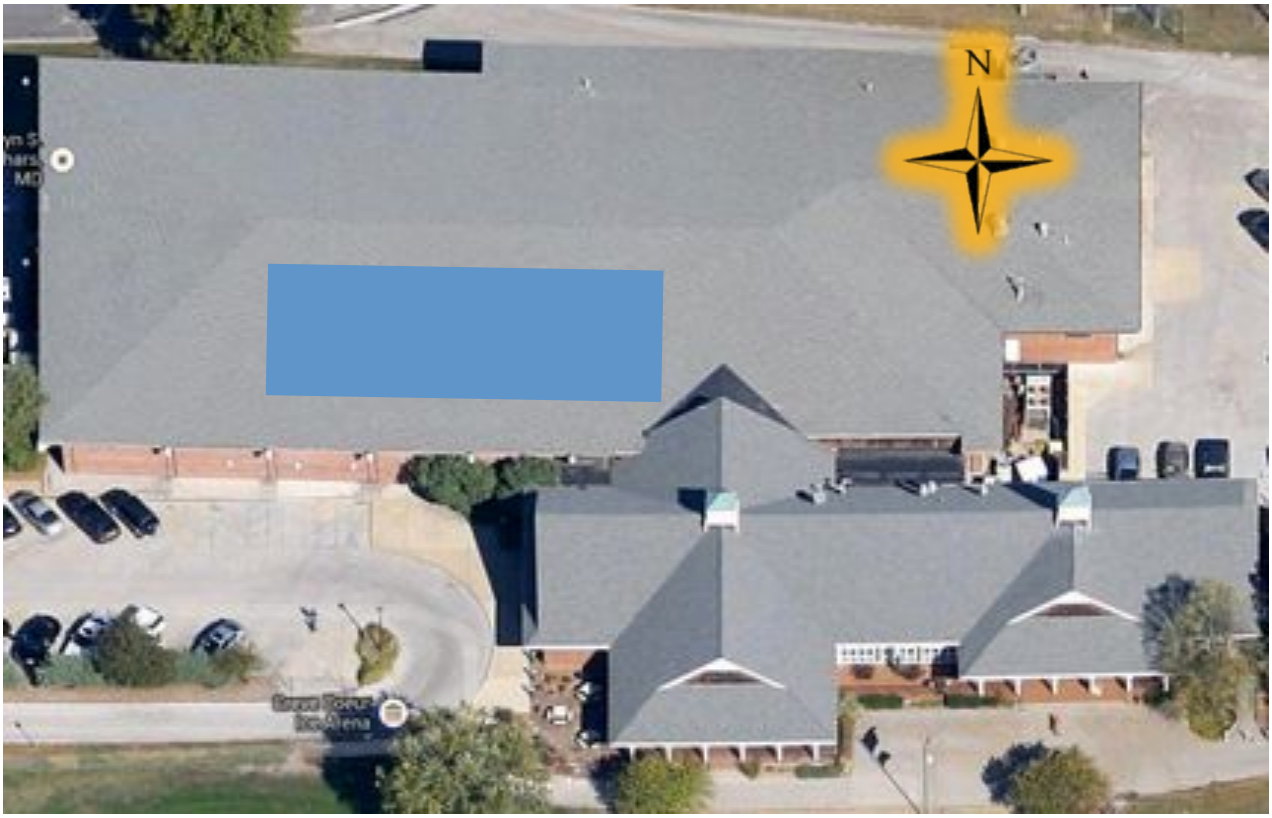
System Location

Dielmann Recreation Complex

Microgrid Solar

Solar Array Size	25.0 kW

Area Requiremen	2,500 ft²



The layout above shows the approximate area required for a 25 kW array. The actual location and layout of the system will be determined during the design phase of the project, and submitted for your review.

The photo to the left shows an example of a flush-mounted array proposed for this installation. This image is for illustration purposes, and the appearance of the final design may vary.

Financial Performance

Dielmann Recreation Complex

Microgrid Solar

Project Site	11400 Olde Cabin Rd.
Project Description	25 kW Roof-mounted Solar Array

Lease Terms

Annual Lease Payment	$2,000
Length	6 Years
Payment Escalator	0.0% Annually
Performance Guarantee	95%

Assumptions

Solar System Size	25.0 kW DC
Solar Production	33,456 kWh in Year-1
Utility Blend. Rate	$0.090/kWh
Annual Utility Escalator	6% (Years 1-5)
	4% (Years 6-25)

Year	Solar Energy Production	Utility Savings	Lease Payments	Net Savings	Cumulative Savings
1	33,456 kWh	$3,192	($2,000)	$1,192	$1,192
2	33,289 kWh	$3,366	($2,000)	$1,366	$2,558
3	33,122 kWh	$3,550	($2,000)	$1,550	$4,108
4	32,957 kWh	$3,745	($2,000)	$1,745	$5,853
5	32,792 kWh	$3,949	($2,000)	$1,949	$7,803
6	32,628 kWh	$4,087	$0	$4,087	$11,889
7	32,465 kWh	$4,229	$0	$4,229	$16,119
8	32,302 kWh	$4,376	$0	$4,376	$20,495
9	32,141 kWh	$4,529	$0	$4,529	$25,023
10	31,980 kWh	$4,686	$0	$4,686	$29,710
11	31,820 kWh	$4,849	$0	$4,849	$34,559
12	31,661 kWh	$5,018	$0	$5,018	$39,577
13	31,503 kWh	$5,193	$0	$5,193	$44,770
14	31,345 kWh	$5,373	$0	$5,373	$50,143
15	31,189 kWh	$5,560	$0	$5,560	$55,703
16	31,033 kWh	$5,754	$0	$5,754	$61,457
17	30,878 kWh	$5,954	$0	$5,954	$67,411
18	30,723 kWh	$6,161	$0	$6,161	$73,573
19	30,570 kWh	$6,376	$0	$6,376	$79,948
20	30,417 kWh	$6,598	$0	$6,598	$86,546
21	30,265 kWh	$6,827	$0	$6,827	$93,373
22	30,113 kWh	$7,065	$0	$7,065	$100,438
23	29,963 kWh	$7,311	$0	$7,311	$107,748
24	29,813 kWh	$7,565	$0	$7,565	$115,313
25	29,664 kWh	$7,828	$0	$7,828	$123,142
TOTAL	**788,088 kWh**	**$133,142**	**($10,000)**	**$123,142**	**$123,142**

Notes

1. Financial analysis is shown with assumption of 25 year system life, which is based on the warrantied life of the solar modules.
2. Savings on Utility Payments is an estimate based on assumption about the rate of increase for cost of grid power.
3. Financing is subject to satisfactory underwriting, full verification of all information provided, and other due diligence.
4. Payment amounts may vary depending upon credit worthiness of customer.
5. Actual End of Term Buy Out will be at Fair Market Value ("FMV"). Model assumes FMV to equal residual value.

Solar Lease Term Sheet

Dielmann Recreation Complex

Microgrid Solar

Tenant	Dielmann Recreation Complex
Landlord	Microgrid Energy, LLC, or its permitted assigns
Site	11400 Olde Cabin Rd.
System Size (DC Watts)	25.0 DC kW
Description	25 kW Roof-mounted Solar Array
Contract Date	To be determined

Lease Details

Agreement Type	Service Agreement
Local Utility	Ameren Missouri
Term Length	6 Years
Payments Paid	Annually
Base Rent & Escalator	$2,000 annually for 5 years
Energy Production	Per Exhibit E
Solar Operation Date	To be determined
First Payment Due	On or before the Solar Operation Date
Buyout Option	Buyout at Fair Market Value, lease extension
Tax Benefits	Assigned to Landlord
State Solar Incentive	$2/watt Solar Rebate; paid to Tenant and passed through to Landlord
Power Production Gurantee	At least 95% of Projected Annual Energy Production, per Section 2B
Includes	Internet-based monitoring of system; educational and promotional assistance

Lessee Information

Billing Address	11400 Olde Cabin Rd. Creve Coeur, MO 63141
Billing Representative	Kirsten Barnes
Billing Email	KBarnes@ci.creve-coeur.mo.us
Billing Phone	(314) 872-2570

Lessor Information

Address	2 N. Meramec Ave, 2nd Floor, Saint Louis, MO 63105
Representative	Rick Hunter
Email	rhunter@microgridenergy.com
Phone	314.265.6143

In the event of any conflict or inconsistency between the terms of this Summary Term Sheet and Solar Lease Agreement to which it is attached, the terms of the Solar Lease Agreement shall prevail.

Microgrid Solar

Energy Performance

Solar power provides energy at a lower cost per kWh than you are currently paying. Solar is also able to help reduce demand charges on your electric bill by producing the most power at the times of day when power costs the most (peak vs. delivered)

Energy Metrics	
Annual Energy Produced	33,456 kWh
Lifetime Energy Produced[1]	788,088 kWh

Energy Equivalencies (Annual)	
Computers	106 PC's
Light bulbs	792 CFL's
Barrels of Oil	64 Barrels

Solar energy produced is enough to power 792 CFL's annually

Making Your Energy Offset Tangible

Microgrid can help you determine how best to communicate the impact of your solar array. Besides the equivalencies above, and other similar generalities, we can help determine what portion of your facility (the 1st floor, the garage, etc) or a particular electric load (all the lighting, the plug loads on floor one, etc.) are offset by the solar energy produced by the system.

Environmental Performance

Solar Electric systems are a good investment on a purely financial basis. But for many companies, the environmental benefits are equally appealing.

Environmental Metrics	25.0 kW
CO^2 Emissions Avoided in Year-1	57,304 lbs
CO^2 Emissions Avoided in Lifetime[1]	1,373,092 lbs

Environmental Equivalencies (Year-1)	
Equivalent Miles Not Driven	1,250,000 mi
Equivalent Trees Planted	93 Acres

Reduction in CO^2 is equivalent to planting 93 acres of trees

Related Environmental Benefits

- **LEED -** *earn LEED points for new construction or existing buildings*
- **CO2 Avoided -** *contribute to carbon reduction goals and Corporate Social Responsibility (CSR) goals*
- **Demonstrate -** *alignment with shareholder and employee values, and leadership in your industry and community*

(1) The term "lifetime" is conservatively set at a duration of 25 years. The solar modules are projected to have an expected lifespan of 35+ years, but for the purposes of these figures, we have used the warrantied life of 25 years.

Why Microgrid

Microgrid Solar

Microgrid Solar is the leading commercial solar installer in the St. Louis area. We have built a reputation for providing superior professionalism, and an effortless project delivery experience.

Experience

- Highly Experienced team with combined work experience totaling over 10 MW
- More NABCEP Certified personnel than any other company based in Missouri
- Licensed engineers on staff

Delivering More

- Assistance on marketing and media work
- Unique client portal that provides system monitoring document and records for the system in one place, service requests and more.
- Extensive Owner's Manual that provides all the documents and records for the system in one place
- Additional no-cost items via our Value-add package.
- All field are OSHA certified including ongoing extensive Quality Assurance (QA) program
- Optional Monitoring & Maintenance Plans

More than Solar Installation

- Energy Efficiency services
- Electric Vehicle Charging Stations
- Touchscreen Kiosks and Displays

Completed projects portfolio available at microgridenergy.com. Full Qualifications Package available upon request,

SEIA Solar Energy Industries Association® Member

North American Board of Certified Energy Practitioners CERTIFIED Solar PV Installer

Ameren MISSOURI Proud Trade Ally Network Member

Energy Star Partner

LEED AP

Our clients include:

St. Louis Cardinals

Anheuser Busch

US Bank

Novus International

MasterCard International

Nestle Purina

Dierbergs Markets

Schlafly

Sheraton Hotels

Enterprise Rent-a-Car

Missouri Botanical Garden

McCormack Baron Salazar

Drury Hotels

The Pageant

Express Scripts

Holiday Inn Express

Harrah's Entertainment

Moonrise Hotel

Brown Shoe

St Louis County

Missouri Dept of Natural Resources

UMSL

For a complete list, see microgridenergy.com/clients