



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 15, 2010
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. Barry Glantz
Mr. Tim Madden
Mr. Scott Saunders
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Pat Rosenblatt, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorneys as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to provide their name and address for the public record.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Application #10-036: Temporary Used Automotive Sales

Applicant/Agent: Janet Schopp
Reuther Automotive Group
11654 Olive Boulevard
Creve Coeur, MO 63141

B. Application #10-037: St. Luke's Urgent Care/City Place Master Sign Plan Amendment

Applicant/Agent: Garrick Hamilton/Dan O'Connor
The Koman Group, LLC.
for
CP South II, LLC
Six City Place Drive, Suite 430
Creve Coeur, MO 63141

7. WORK AGENDA

8. OTHER BUSINESS

A. Planning Division Report

Staff Representative: Mr. Paul Langdon

B. City Attorney Report

Staff Representative: Mr. Carl Lumley

9. ADJOURNMENT

**MINUTES OF A REGULAR MEETING
PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI
November 1, 2010**

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, November 1, 2010, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. Barry Glantz
 Dr. Scott Saunders
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Mr. James Heines, Director of Public Works
 Ms. Whitney Kelly, City Planner
 Ms. Pat Rosenblatt, Recording Secretary

2. CHANGES TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES OF THE MEETING OF OCTOBER 18, 2010

Dr. Saunders moved to approve the minutes of October 18, 2010, as amended by Mr. Lumley. Mr. Glantz seconded the motion, which unanimously passed.

4. PUBLIC COMMENT

Mr. David Caldwell, 257 Brooktrail Court, asked where the street lights are that were removed from Olive Boulevard between Craig and Old Ballas. Mr. Heines responded by saying that the removed street lights belong to either MoDOT or AmerenUE.

5. UNFINISHED BUSINESS

09-036 Storm Water Ordinance Update

Mr. Jim Heines, Director of Public Works, reviewed the revised addition of the residential storm water ordinance. The original ordinance was revised by taking into account comments from Planning and Zoning and City Council. He pointed out the larger concerns had to do with the home additions in relationship to cost of the facilities needed for storm water mitigation versus the amount that the improvement would cost. There seemed to be approval for

the placement of these facilities for house tear downs/rebuilds. Mr. Heines stated that most of the tear downs/rebuilds are \$750,000.00 to \$1M and to spend \$15,000.00 to \$20,000.00 to mitigate storm water for the additional impervious surface did not seem to be out-of-line. Some of the permit fees were eliminated, along with some of the hoops a developer would have to jump through when plans are submitted; inspections would be required every two years instead of every year. Mr. Heines summarized the history of the original storm water ordinance for the benefit of those members who were not on the Commission at the time it was presented to P&Z and pointed out that a lot of residents were being impacted negatively by tear downs/rebuilds and large home additions. An aerial map was shown and some negatively impacted subdivisions identified. Mr. Heines pointed out all the impervious coverage not only causes a negative impact to the immediate neighbor but also downstream with creek erosion. He stated that the reason for pursuing tear downs/rebuilds is because they will most greatly affect the storm water and creek system and, once these are under regulation, other ways can be looked at to improve the storm water runoff in the future. He explained the proposed ordinance requires that anything above 500 square feet would require installing a rain garden, bio-detention, or underground storage for the additional run-off. Plans would be required, signed and sealed by an engineer, with escrows in place under site improvement with site improvement inspections being done by City staff. MSD regulates whole subdivisions but not individual lots. Mr. Heines stated that with less than an acre of disturbance, a MSD permit is not required. Discussion followed. Chair Madden requested pictures of rain gardens to show what they actually look like above ground.

Mr. Eberhardt felt the intent of the ordinance is noble and important but questioned the wording of the ordinance and expressed concern with 23 pages of details and four and one half pages of definitions. Mr. Lumley agreed to do a further review of the language. Dr. Barton asked about the experiences of other communities regarding maintenance of the plantings and locations of the rain gardens. Mr. Heines responded by saying the location is chosen by the engineer who is designing the site, and that the plants are native plants and must be maintained more than five feet from the property line. Mr. Glantz expressed opposition to the ordinance and to the timeframe for staff review. He also felt on-going maintenance needs further investigating. Discussion continued.

Mr. David Caldwell, 257 Brooktrail Court, encouraged a greater evaluation of how rebuilds should be regulated and suggested the use of rain barrels. Mr. Richard Kutta, 24 Colonial Hills Parkway, requested the need for additional definitions and expressed difficulties in trying to voluntarily apply this ordinance in the design and construction of his new home. Mr. Henry Klaus, 626 Graeser Road, asked if Cyprus and Red Dogwood trees absorb a lot of water and received a positive response from Mr. Langdon. Ms. Traci Stisser, 8 Alden Lane, spoke of issues on Alden Lane and how she personally spent over \$70,000.00 trying to rectify a water problem that MSD claimed is not their problem; she also was never successful in getting the City Engineer to come out and finally had to fix the problems herself. More discussion followed. In response to comments and concerns from Commissioners regarding the effectiveness of the proposal, Mr. Langdon stated that just because you cannot solve the whole problem does not mean that you should not solve some of the problem.

Dr. Saunders made a motion to defer. Dr. Barton seconded the motion, with the resultant vote as follows:

Mr. Glantz – nay
Mr. Schnarr – aye

Dr. Saunders – aye
Dr. Barton – aye

Mr. Eberhardt – aye
Chair – aye

6. NEW BUSINESS

10-034 Business Enterprise Center

10-035 Back Yard Fence

10-036 Reuther Automotive Group

10-034 Business Enterprise Center

Mr. Stephen Kling, Jr., attorney at Jenkins & Kling, represented Guild Building, L.L.C. in a request for approval of a text amendment to allow Business Enterprise Center as a permitted use to be located at 11628 Old Ballas Road, within the “CB” Core Business District. Also requested is a change to the off-street parking requirements specific to the proposed use.

Mr. Kling explained that this text amendment would allow a center with small, individual offices to be used on a part-time basis, with a shared receptionist, work stations, conference rooms, support systems, and a small training room. Mr. Loomstein, principal of Guild Building, has observed these uses on the east and west coasts and feels they would be very successful here being used by retirees and individuals wanting to project a professional appearance. A new parking requirement has also been proposed, with Crawford, Bunte, Brammeier being hired to do a parking study. Mr. Kling stated the second application, if the text amendment is approved, is for a minor site plan approval to allow this particular use at this location.

Mr. Eberhardt pointed out that staff recommended a further definition that would require each small office to be no more than an average of 150 square feet. Mr. Kling also alluded to a slightly modified plan reducing the number of offices from 53 to 52 and stated general agreement with the 150 square foot average.

Mr. Arthur Loomstein, 13032 Pembroke Valley Court in Town and Country, explained the usage is for one-person offices operating on a part-time basis. Mr. Lumley stated he had discussed with Mr. Kling the concern he has with the language about “predominate use” and suggested saying “business office center” in the definition and deleting the phrase about predominate use while including “building management” as one of the additional functions. Mr. Loomstein had no problem with the suggestion.

Mr. Caldwell asked if there would be a need for any revisions in the text to determine the business license fees for the occupants of these offices. Mr. Lumley responded by saying they would each be subject to the minimum fee.

Ms. Whitney Kelly, City Planner, pointed out that the building consists of 19,700 square feet in the Core Business District, with 49 available parking spaces. If it were operated under the current code requirements as a general professional office, 66 parking spaces would be required. She stated it is important to have the definition distinct enough to designate this one property as being different from any other general office building. Ms. Kelly noted that there is no provision for overflow parking should more than 85 percent of the leased spaces have clients show up at one time. She expressed concern that any office development could say they also offer these shared services in conjunction with other professional offices and questioned if this

would allow for over use and not provide enough parking in other locations. Discussion followed.

Mr. Eberhardt made a motion to amend the proposed ordinance by adding the average floor area limitation suggested by Staff but deleting the word “predominant” and inserting, as Mr. Lumley has suggested, that the additional use would be for a small business management office and that, as a compromise, not more than 15 percent of the space would be utilized by a single tenant. Dr. Saunders seconded the motion, which unanimously carried.

Mr. Eberhardt moved to recommend approval of the draft text amendment ordinance attached to the staff report on Application #10-034 dated November 1, 2010, subject to the amendment previously adopted. Mr. Glantz seconded the motion, which unanimously carried.

Mr. Kling pointed out that the site plan has been slightly reduced from 53 to 52 offices. Mr. Langdon stated if the Commission makes a motion on the site plan tonight, it will have to be conditioned on the ultimate approval of the text amendment by City Council.

Mr. Eberhardt moved to approve the site development plan, as amended, to reduce the number of offices from 53 to 52, subject to the previous amendment of the text amendment being approved by City Council. Dr. Saunders seconded the motion, which unanimously carried.

10-035 Back Yard Fence

Ms. Traci Stisser, residing at 8 Alden Lane, requested approval to place an approximately four-foot wooden, picket fence in her back yard within the front yard setback along Spoede Road.

Ms. Kelly pointed out that the subject property is located at the southeast corner of Alden Lane and Spoede Road, north of Ladue Road. The property is zoned “A” Single Family Residential and has a front yard setback requirement of 50 feet along Spoede Road. The applicant’s primary reason for the fence is for the safety of young children and pet containment. A significant number of trees along Spoede Road provides a great deal of screening of the proposed fence.

Chair Madden read an email from Cathy Stapleton, residing at 7 Alden Lane, who stated that she has no problem with the requested fence and hopes it is approved.

Dr. Barton stated he is not supportive of the fence and explained that he thinks it just contributes to an already existing problem with the hodge podge of fences along Spoede Road. He expressed concern with the fence being wood, saying he would be more receptive to a metal fence which would be less noticeable and have a much longer life. A brief discussion followed.

Mr. Eberhardt made a motion, seconded by Mr. Schnarr, to approve the site plan for the Stisser fence at 8 Alden Lane, submitted with Application #10-035 as presented to the Planning and Zoning Commission on November 1, 2010.

Ms. Kelly responded to Mr. Glantz by saying that this fence would be roughly ten feet from the sidewalk, located behind the trees.

Chair Madden called for the vote on the motion to approve, with the resultant vote as follows:

Dr. Saunders – aye
Mr. Schnarr – aye

Dr. Barton – nay
Mr. Glantz – aye

Mr. Eberhardt – aye
Chair – aye

10-036 Reuther Automotive Group

Dr. Saunders moved to defer, at the request of the Reuther Automotive Group. Mr. Glantz seconded the motion, which unanimously passed.

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Department Report

Mr. Langdon noted some applicants for the next meeting are Parc Provence, Reuther Automotive, and possibly the next installment of the downtown discussion. Another application is from the Koman Group to amend their master sign plan, which would include St. Luke's Urgent Care facility; RFP's are out for the bus shelter; proposals are in for the new GIS system for the city; and the lap tops have been ordered for use on the dais.

B. City Attorney Report

Mr. Lumley had no report.

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 8:56 p.m.

Timothy Madden, Chair

Pat Rosenblatt, Secretary



city of CREVE COEUR

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www.creve-coeur.org

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: November 15, 2010

Subject: Application #10-036
Section 405.370.C, Conditional Uses, in the “CB” Core Business district.

Location: All automobile dealers in the “CB” Core Business district.

Requested Action: Approval of used-only automotive sales in the “CB” Core Business District on a temporary basis.

Applicant: Janet Schopp
Reuther Automotive Group
11654 Olive Boulevard
Creve Coeur, MO 63141

Applicant’s Representative: William H. Wyne, Jr.
Wyne and Merritt, P.C.
725 Old Ballas Road
Creve Coeur, MO 63141

Report Prepared by:

Paul Langdon, AICP
Director of Community Development

Date

Attached: Draft Ordinance
Application from Janet Schopp and William H. Wyne, Jr., dated October 19, 2010.

BACKGROUND AND ZONING REQUEST

Reuther Automotive Group has been in operation in the City of Creve Coeur for several decades and has always been located on Olive Boulevard. Since the opening of the first dealership, they have made the sale of new cars the focus of their operation. In support of this approach by Reuther and subsequent dealers, the City of Creve Coeur has always made the sale of new cars, and the sale of new and used cars together, the only types of automotive sales allowed (by conditional use permit). That is, stand-alone used car and truck sales are not allowed.

Over time, Reuther's sales franchise was expanded as the ownership of the Jeep brand was bought and sold, most recently expanding to the full Chrysler-Dodge-Jeep lineup. Over a year ago, however, Chrysler cancelled the franchise with Reuther Automotive Group and the dealership was left without a franchise for any new car line. While Reuther Automotive Group has continued to pursue a new franchise, they have not yet been successful. In the meantime, they have sold only used vehicles on a third-party basis, which is not permitted by the Zoning Code. With this application, Reuther is requesting an amendment that will allow new-and-used auto dealers to remain used-only dealers for up to three years following the loss of their new car franchise. Specifically, they are requesting the following underlined wording under the listing for motor vehicle dealers in the "CB" District:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

C. Conditional Uses.

1. Class 1 and 2.

f. Automotive dealers including only the following:

(1) Motor vehicle dealers (new or new and used) (all uses within SIC Code 551).

(a) An Automotive Dealer whose franchise has been terminated without fault of the dealer, may continue all automobile services performed by the dealer for a period of (3) years. Upon good cause shown, the City Council by 2/3 vote, may extend the period of time.

It should be noted that, if approved as submitted, this provision would also apply to the Plaza Motors and Weber Chevrolet dealerships; the request will have to be amended to include the "GC" District as well if the amendment is to include the Lou Fusz dealerships.

ANALYSIS

Purpose of the Current Regulation

The existing provisions for auto dealerships in the "CB" Core Business district are stated as follows:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

C. Conditional Uses. The City Council may authorize the following uses by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such restrictions and conditions as are deemed necessary.

1. Class 1 and 2.

f. Automotive dealers including only the following:

(1) Motor vehicle dealers (new or new and used) (all uses within SIC Code 551).

(2) Auto and home supply stores (all uses within SIC Code 553).

(3) Boat dealers (all uses within SIC Code 555).

(4) Recreational and utility trailer dealers (all uses within SIC Code 556).

(5) Motorcycle dealers (all uses within SIC Code 557).

The first reference, to all uses within SIC Code 551, is actually an Industry Group Number and it is separate and distinct from Industry Group Number 552 that is for “Motor Vehicle Dealers (Used Only). Historically, this distinction was based upon the additional services that were typically offered in a new car dealership but not a used car dealership, such as indoor showrooms, full maintenance and repair facilities and, sometimes, a rental or “loaner” vehicle fleet. Also important, from the City’s perspective, is the overall quality of development that a new car franchise demands of the dealership whereas a dealership that sold only used cars was not similarly bound. While these assumptions are no longer universally applicable with the advent of specialty (vintage, exotic) used car dealers, there has not been any interest expressed to the city in adding Industry Group 552 (Used Only) to the list of conditional uses.

This emphasis in the code is generally consistent with the goals of the Comprehensive Plan that advocates for quality development and the provision of a broad range of services for the resident population. Examples of such goals are:

Community Image and Identity

1. Improve the quality of commercial development by strengthening the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development, as well as illustrations of desired development patterns. (p.23)

Central Business District: Residential Preservation and Economic Development

5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines.... (p.81)

Problems with the Current Regulation

The applicant has pointed out in their application two important realities with the automotive industry:

1. Dealerships must invest heavily in the facilities and in their services and inventory.
2. Dealership franchises can be revoked by the parent manufacturer leaving the dealership in a desperate situation with no quick remedy.

Once developed, however, the physical dealership already has the principal development attributes given preference by the Zoning Code and the loss of a particular franchise does not lead to the immediate loss of those attributes, even if the same dealership chooses to sell used cars while it moves forward with acquiring a new franchise. It seems a reasonable assertion that the city can allow this reduction in product range for a limited time without violating the intentions of the Zoning Code or the Comprehensive Plan.

Reasonable Correction

The applicant is asking that the Zoning Code specifically allow automotive dealerships a three year period to restore their new car franchise, with an additional extension available “[u]pon good cause shown.” This seems like a generous time frame to accomplish the task, especially when extensions are also available. If this time frame is extended beyond that proposed, it begins to have the appearance of a complete rezoning of the property, which is a disservice to the community and other dealerships that are expecting a certain level of performance based upon the Zoning Code. Further, it will surely become more and more difficult for a stop-gap type of business to maintain the full-service facility expected by the community. Staff also have a concern that the wording may have too many qualifying phrases that could lead to a variety of disputes not really germane to the primary issue which is extension of the use.

Based upon these concerns, the Planning Division staff suggest the following modifications to the request and have included them in the attached draft ordinance:

1. The phrase "...without fault of the dealer" should be deleted.
 - It is not in the City's interest to determine fault in the loss of the franchise nor assign a "penalty" to those who might have caused the loss of franchise. The dealer should, however, still be required to act in a timely manner, so a reasonable time frame for providing the written notice is prescribed (30 days).
2. The by-right time frame for used-only sales should be reduced to two years, beginning upon specific written notice from the dealership of their need to reduce services.
 - This should be adequate time to acquire a new franchise and still provide fair service to the other dealerships who are maintaining their new car sales.
3. Refine the phrase "upon good cause shown" to say "upon demonstration that a new franchise agreement is imminent..."
 - This will make it more clear that extensions are available only for those situations where the dealership can show that they are well into negotiations with a manufacturer and, but for a few more days or weeks, they will be able to restore their compliance with the code.
4. Delete the 2/3 majority vote for extensions.
 - The City has eliminated the super-majority vote from all planning and zoning issues except in the case of protest petitions which are governed by state statute. That should be the same approach here.
5. Expand the scope of the amendment to include automotive dealerships in the "GC" General Commercial zoning district as well (Section 405.360.C.6).
 - This will extend the same provision to the only other existing facility not already covered by the proposal.

If the members of the Planning Commission are not in agreement with these changes, they should vote on a motion(s) to amend the attached draft ordinance accordingly, before voting on a recommendation for the entire draft ordinance.

CONCLUSION AND ACTION

Staff concurs with the applicant that some reasonable accommodation should be made to allow automotive dealerships time to restore lost franchises. The extent of the accommodation proposed seems, in staff opinion, to be more than needed and modifications are proposed above. After deliberating and voting on any such changes to the application, the Planning Commission must vote on a recommendation to the City Council. As a text amendment, the application requires a public hearing before the Council prior to passage of a draft ordinance.

MOTION

If the Planning Commission has chosen to accept the draft ordinance as written, the following would be a suitable motion for this application:

“I move to approve the text amendment ordinance attached to the staff report on application #10-036, dated November 1, 2010.”

If the Planning Commission has previously voted to modify the draft ordinance, the following would be a suitable motion for this application:

“I move to recommend approval of the text amendment ordinance attached to the staff report on application #10-036, dated November 1, 2010, as modified by the Planning Commission. (modifications by separate, preceding motion(s))”

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING CODE, CHAPTER 405, OF THE
CREVE COEUR CODE OF ORDINANCES, BY INSERTING NEW LANGUAGE
ALLOWING USED-ONLY AUTOMOTIVE SALES IN THE "GC" GENERAL
COMMERICAL AND "CB" CORE BUSINESS DISTRICTS
ON A TEMPORARY BASIS.**

WHEREAS, Automotive Dealers, (new or new and used) are permitted with conditions in "GC" General Commercial And "CB" Core Business districts; and,

WHEREAS, Reuther Automotive Group, L.L.C., has submitted an application requesting that used-only sales be allowed for a maximum of three years; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of said application subject to certain modifications, as per Section 405.1030 (D); and

WHEREAS, the City Council held a public hearing thereon at the Creve Coeur Government Center on _____, 2010, beginning at 7:00 p.m. or immediately following the close of the previous public hearing; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City 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 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: Section 405.360.C, Conditional Uses, paragraph 6, of Chapter 405, The Zoning Ordinance, of The City Code of Ordinances, shall be amended to read as follows:

BILL NO. _____

ORDINANCE NO. _____

SECTION 405.360: "GC" GENERAL COMMERCIAL DISTRICT

C. *Conditional Uses*

6. Automotive dealers including only the following:
 - a. Motor vehicle dealers (new or new and used) (all uses within SIC Code 551). A motor vehicle dealer whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of two (2) years from the date of such termination, provided the dealer gives the City written notice of such termination within 30 days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon demonstration that a new franchise agreement is imminent, the City Council may extend the time period accordingly.
 - b. Auto and home supply stores (all uses within SIC Code 553).
 - c. Boat dealers (all uses within SIC Code 555).
 - d. Recreational and utility trailer dealers (all uses within SIC Code 556).
 - e. Motorcycle dealers (all uses within SIC Code 557).

SECTION 2: Section 405.370.C, Conditional Uses, paragraph 1.f, of Chapter 405, The Zoning Ordinance, of The City Code of Ordinances, shall be amended to read as follows:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

C. *Conditional Uses*

1. *Class 1 and 2.*
 - f. Automotive dealers including only the following:
 - (1) Motor vehicle dealers (new or new and used) (all uses within SIC Code 551). A motor vehicle dealer whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of two (2) years from the date of such termination, provided the dealer gives the City written notice of such termination within 30 days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon demonstration that a new franchise agreement is imminent, the City Council may extend the time period accordingly.

BILL NO. _____

ORDINANCE NO. _____

- (2) Auto and home supply stores (all uses within SIC Code 553).
- (3) Boat dealers (all uses within SIC Code 555).
- (4) Recreational and utility trailer dealers (all uses within SIC Code 556).
- (5) Motorcycle dealers (all uses within SIC Code 557).

SECTION 3. All ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

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

ADOPTED THIS _____ DAY OF _____, 2010.

A.J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2010.

HAROLD L. DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



city of

CREVE COEUR

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 (314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
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PLANNING AND ZONING COMMISSION AGENDA APPLICATION TEXT AMENDMENT

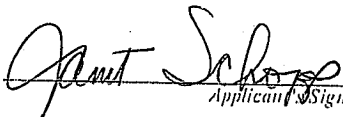
PLEASE COMPLETE FRONT AND BACK PAGES

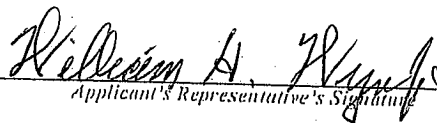
Applicant: <u>Janet Schopp</u> Name <u>Reuther Automotive Group, LLC</u> Company (If Applicable) <u>11654 Olive Blvd.</u> Address <u>Creve Coeur, Mo 63141</u> Address Telephone # <u>(314) 432-8408</u> Fax # <u>(314) 432-2810</u> Email: _____	Applicant's Representative (if applicable): <u>William H. Wyne, Jr.</u> Name <u>Wyne & Merritt P.C.</u> Company (If Applicable) <u>725 Old Ballas R.</u> Address <u>Creve Coeur, Mo. 63141</u> Address Telephone # <u>(314) 567-1424</u> Fax # <u>(314) 567-7409</u> Email: <u>par3law@yahoo.com</u>
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Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
☒ Private Party (Financial, contractual, or proprietary interest)
☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, _____, 20____.


 Applicant's Signature
10-19-10
 Date


 Applicant's Representative's Signature
10/19/10
 Date

Description of Request (attach additional sheets as needed): An Auto Dealer whose franchise has been terminated through no fault of the dealership, needs time to salvage what it can from such misfortune. The Dealer is confronted with a large investment in parts, repair business, and related automotive services and real estate. Most automobile dealers in the City of Creve Coeur have contributed to the city in excess of 30 years. It would seem equitable to make every effort to give them time to adjust to ^{their} ~~their~~ misfortune.

Affected Section(s) of the Zoning or Subdivision Code: _____
Creve Coeur City Code section 405.370, C. conditional uses,
1., f.

Proposed Ordinance Language (attach additional sheets as needed): An Ordinance amending City Code section 405.370, C. Conditional Uses, making provision for extention of related automotive services for an automobile dealer whose Francise has been terminated at no fault of the dealership.

Be It Ordained by the City Council of the City of Creve Coeur that City Code section 405.370, C. Conditional Uses, be amended by adding (a) under (1) f of C. Conditional Uses, to read as follows; (a) An Automotive Dealer whose franchise has been terminated without fault of the dealer, may continue all automobile services performed by the dealer for a period of (3) years. Upon good cause shown, the City Council by a 2/3 vote May extend the period of time.

Office Use Only	
☐ Proposed Ordinance Language	Received By:
☒ Fees Paid	<u>Pat Rosenblatt</u>
☐ Written Justification	Date: <u>Oct. 19, 2010</u>

Paul Langdon, AICP, Director of Community Development
 Pat Rosenblatt, Secretary (872-2507)

Revised: 1/09



city of CREVE COEUR

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STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: November 15, 2010

Subject: Application #10-037, St. Luke's Urgent Care/City Place Master Sign Plan Amendment

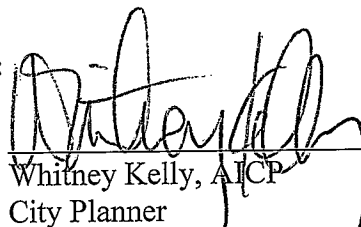
Project Location: 11550 Olive Boulevard

Requested Action: Amendment to City Place Master Sign Plan

Representative: Garrick Hamilton/Dan O'Connor
The Koman Group, LLC.
Six City Place Drive, Suite 430
Creve Coeur, MO 63141

Applicant/Owner: CP South II, LLC
Six City Place Drive, Suite 430
Creve Coeur, MO 63141

Report Prepared by:


Whitney Kelly, AICP
City Planner

11/12/2010
Date

Attached: Applicants' Materials, received November 9, 2010
The CityPlace VII Medical Office "Site Development Plan" submitted with Application #09-030

PROPOSAL SUMMARY

An application has been submitted by The Koman Group, LLC to amend the CityPlace Master Sign Plan to include the St. Luke's Medical Offices, south of Olive Boulevard, in order to allow for a ground monument sign. The application includes three signs for the subject property:

- "Saint Luke's Urgent Care" - a 56 square foot channel letter sign placed on the north façade canopy of the building entrance (permitted on July 23, 2010, and installed);
- "Saint Luke's Medical Building" - a 57 square foot, channel letter wall sign on the west façade of the building (permitted on July 23, 2010, and installed); and,
- Ground monument sign with a sign area face of 30.26 square feet with a total height of 5' 2-5/8", to be placed east of the shared entry drive, approximately 35 feet from the existing ground monument sign for CVS.

The subject property is located at 11550 Olive Boulevard, east of the newly developed CVS at the corner of Olive Boulevard and Old Ballas Road, within the "CB" Core Business District.

Section 405.950.2, of the Sign Ordinance for on-premises permanent signs limits low monument signs to sites that have at least 300 feet of frontage on a street or highway other than Lindberg Boulevard. The subject property has a site frontage on Olive Boulevard of approximately 100 feet. Section 405.950.6 of the Sign Regulations provides that a master signage plan may be developed for a commercial center located within the "CB" Core Business District, "PH" Planned Hospital District or "HE" Higher Education District with the requirement that the plan, "...shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements." In short the Master Signage Plan provision allows a departure from conventional sign regulations with the intention that a consistent sign plan is developed.

The Planning and Zoning Commission reviews and makes recommendations in regard to Master Signage Plan applications. The City Council is required to hold a public hearing and make final determination on such applications.

BACKGROUND

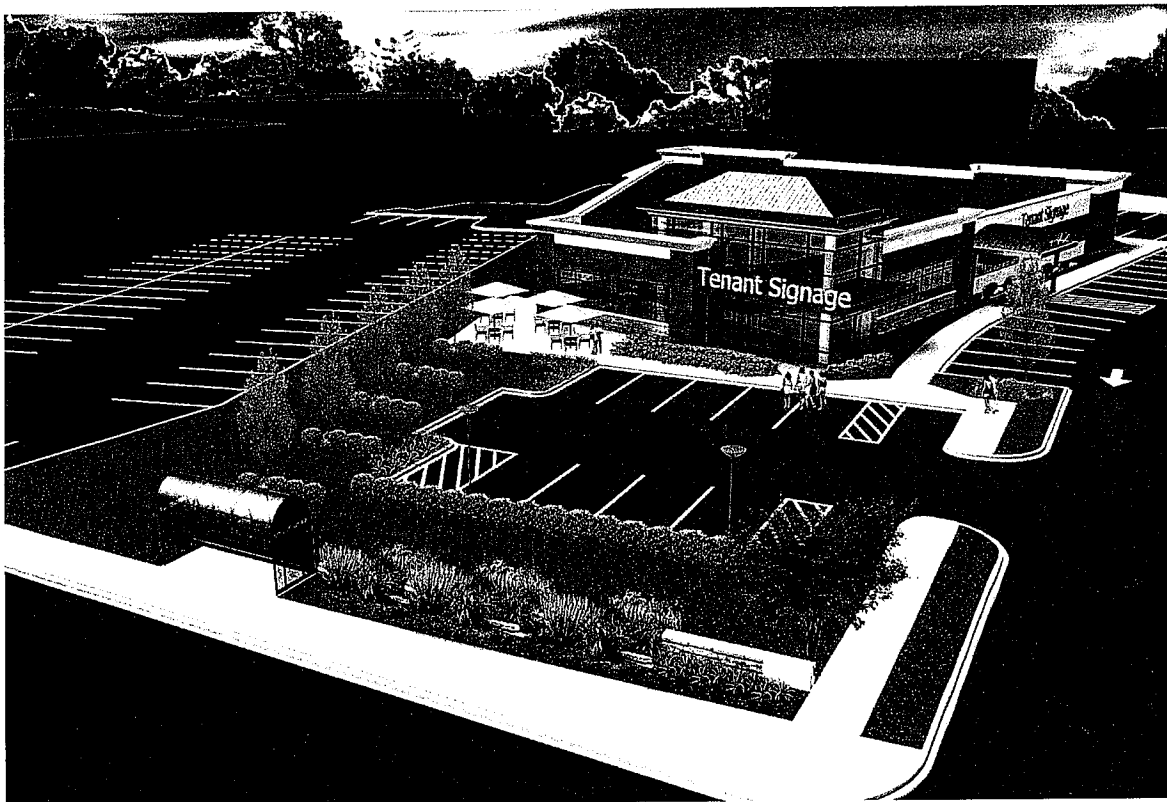
The CityPlace Campus received approval for a Master Sign Plan in 2002, that was amended in November 2006 to include CityPlace 6 and the McDonald's Restaurant signage for the campus north of Olive Boulevard.

On August 24, 2009, City Council approved the subdivision of the CityPlace 7 lot south of Olive Boulevard for a CVS Pharmacy on the western two-thirds (approximately) of the site, and medical offices on the subject property that is still considered CityPlace 7. On November 16, 2009, the Planning and Zoning Commission approved the site development plans for the medical offices with several conditions. Conditions for approval included:

- A. The CityPlace VII Medical Office shall be developed and maintained in substantial conformance with the "Site Development Plan" submitted in conjunction with Application #09-030 by Cole and Associates, Inc., drawn September 25, 2009, last revised November 12, 2009, except as may be modified by conditions approved by the Planning and Zoning Commission.
- B. The applicant is required to submit Building Plans for all new construction to the Building Department for review, as required by Section 26-116 of the Zoning Ordinance. The final Building Plans shall be in substantial conformance with the "Site Development Plan" submitted in conjunction with Application #09-030 drawn by Cole and Associates, Inc., drawn September 25, 2009, last revised November 12, 2009 and the "Exterior Elevations" submitted in conjunction with Application #09-030 drawn by Lawrence Group, Inc., issued November 11, 2009, except as may be modified by conditions approved by the Planning and Zoning Commission.
- G. Landscape Improvements – All landscape improvements shall be in substantial conformance with the "Preliminary Landscape Plan" submitted in conjunction with Application #09-030 drawn by Cole and Associates, Inc., drawn September 25, 2009, last revised November 12, 2009, except as follows:

- i. Parking lot screening, in the form of shrubs and masonry walls or combination thereof, shall be to a minimum height of 24" measured from the top of curb adjacent to the parking surface.
 - ii. Parking lot screening shall be extended along the entire street frontage except that it shall not enter any site triangle as defined by Section 26-11 of the Zoning Code, nor impair the views of drivers entering or exiting the site.
- I. Sign Requirements - All signs shall be erected in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance, except as follows:
- i. All signs shall include the business name only.
 - ii. All signs shall be individual letters and figures. No internally illuminated panels shall be permitted.
 - iii. No changeable copy sign may be installed.

Architectural renderings submitted and reviewed showed no ground monument sign, only a low masonry decorative wall to enhance the landscaping as seen below.



"Site Development Plan" submitted in conjunction with Application #09-030 by Cole and Associates, Inc., drawn September 25, 2009, last revised November 12, 2009.

Discussion of signs during the approval process were limited to the north and east elevations wall and canopy signs. Below is an excerpt from the Staff Report from the November 16, 2009 Planning and Zoning Commission Meeting for *Application #09-030, CityPlace VII - Medical Office Building*:

Signage

The applicant's rendered sketch shows two signs, one each on the north and east elevations. The sign on the east elevation is a simple wall sign, while the one on the north elevation is mounted on the top

of the entry canopy. Although the final sign areas would be determined at the time of sign permitting, it appears that both signs can be permitted in conformance with the Zoning Code.

In July 2010, Staff received a sign application for the subject property that included four signs: two wall signs, a directional sign to be located on Old Ballas Road (permitted as part of the CVS review), and a ground monument sign to be located on Olive Boulevard. Three of the four signs were approved and have been installed. The ground monument sign was not approved because the site did not meet the eligibility requirements of Article VIII Sign Regulations of the Zoning Ordinance (discussed further below).

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review. However the subject property is within the Central Business District that calls for a linear "green-line" park along Olive Boulevard.

Community Health and Connectivity

2. *Create a linear "green-line" park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)*
3. *Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)*

The applicant is providing significant landscaping and the location of a bus shelter on the site. However, the placement of the proposed ground monument sign appears to negatively impact the approved landscape design for the property and disrupt the "green-line" park landscaping, by adding to the visual clutter along Olive Boulevard.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. Below is the relevant section of the Code pertaining to the requirements for placement of a ground monument sign. Note that a site along Olive Boulevard must have a minimum linear frontage of 300 feet in order to minimize the visual clutter and protect the views along Olive Boulevard. However, the Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development.

Relevant sections of the Sign Regulations are below:

Article VIII Sign Regulations of the Zoning Ordinance

Section 405.950: Signs in Non-Residential Districts

2. On-premises permanent signs.
 - b. Low monument signs. An individual building or use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign provided such sign contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-

way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria:

- (1) The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard;
- (2) The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard; or
- (3) The site has at least two hundred (200) feet of frontage on a street or highway other than Lindbergh Boulevard and the sum of the total gross sign area of the site's wall signs, window signs and signs affixed and/or painted on canopies or awnings is at least twenty (20) square feet less than the maximum allowed in Subsection (2)(a) above or in Subsection (2)(d) Office Building Signs.

6. Master signage plans--"CB" Core Business District, "PH" Planned Hospital District, "HE" Higher Education District and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). The provisions set forth in the preceding Sections 405.910, et seq., shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping with the intent to allow flexibility in the design of planned developments and campuses, the following options may be applicable to signs accessory to uses in the "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres):
 - a. As an alternative, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs, as well as the nature of the information to be displayed on the signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.
 - b. In addition, a plan for off-site directional signs in commercial districts which identify commercial centers and institutional campuses may be recommended by the Planning and Zoning Commission and approved by the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the signage plan, as well as the nature of the information to be displayed on each sign. All such signs shall be located within the "CB" Core Business District, "PH" Planned Hospital District or "HE" Higher Education District. Off-site signage is not permitted in residential districts.
 - c. Any application submitted pursuant to Subsection (6)(a) or (b) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized

- statement signed by the record owners of such properties which indicates their endorsement of the application.
- d. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

The subject property has a street frontage along Olive Boulevard of 100 linear feet, and the building sits back from the road approximately 119.66 feet. The allowable square footage for the wall and canopy signs was 60 square feet (already permitted and are on site). The applicants are only including this single property on the south side of Olive Boulevard with the prior approved plan for the CityPlace campus on the north side of the Olive Boulevard.

While the sign is not consistent with the CityPlace signage, it is consistent in design with the CVS and St. Luke's Medical Offices development architecture which is supported by the Master Signage Plan regulations. The placement of this ground monument sign is contrary to the goal of minimizing visual clutter. It should be re-iterated that the property has significant signage already on site with the already placed canopy and wall tenant signage.

SIGN PLACEMENT AND DESIGN

The three signs included in the St. Luke's Medical Offices amendment to the CityPlace Master Sign Plan are consistent with the Design Guidelines. The two wall signs utilize channel letters and were proposed and reviewed as part of the site plan approval process. The proposed ground monument sign is designed to coordinate with the existing CVS sign with a similar arched cap and stacked stone base with a blue background and white letters that are consistent with the existing signage for St. Luke's. The prior approved landscape plan for the site indicated a low, landscaped wall that runs parallel with the street to provide screening of the parking lot. The applicant is proposing eliminating this feature and placing the sign perpendicular to the road on the east side of the shared entry drive, opposite of the existing CVS ground monument sign.

For the purpose of this amendment, review of the designs of the signage will be limited to the ground monument sign, as the other two signs were approved and have been installed on site. The Sign Regulations limit ground monument signs to 30 square feet per sign face.

Should the Commission choose to approve the request, Staff recommends a reduction of the sign face square footage to 24 square feet given the narrow frontage, and short distance from the CVS sign and to make it consistent with the allowable size for multi-tenant real estate signs along Olive Boulevard. To reduce the negative impact on the landscaping and screening of the parking lot, Staff also recommends that the applicant submit a landscape plan for Staff approval to either include incorporating the design of the sign with the low wall, or provide additional plantings in the same area.

One option available to the applicant, that would not need Planning and Zoning Commission or City Council approval, would be to utilize the approved landscape plan and add a decorative feature to the low wall that could visually identify the property without being a sign. Such proposals could include adding an integrated blue light consistent with the St. Luke's corporate identity behind a glass brick cap, and a small address sign limited to 2 square feet.

CONCLUSION

Staff considers the addition of the subject property to be an afterthought to the CityPlace Master Sign Plan, as it is a single property across from Olive Boulevard from the previous development and offers no coordination with the existing sign plan for CityPlace. The only purpose for including this property into the CityPlace Master Signage Plan would be to allow for the ground monument sign otherwise not allowed under the City's Sign Regulations, for a building that already has two signs with approximately 113 total square feet of tenant signage on the building.

The design of the ground monument sign is consistent with the design of the existing CVS sign. However, the placement of a ground monument sign for the St. Luke's Medical Offices is inconsistent with the goal of limiting the visual clutter along Olive Boulevard. Further, the sign would not offer any screening of the parking lot, as would be accomplished by the previously-approved low wall.

Other options are available to the applicant, as discussed, that would not need Planning and Zoning Commission or City Council approval, and would be consistent with prior Commission and Council action.

Nonetheless, if the Planning and Zoning Commission members agree that the property warrants additional signage, Staff recommends that the approval be contingent upon satisfying the following conditions:

- The ground monument sign shall be no larger than 24 square feet per sign face
- The applicant shall submit a revised landscape plan to either incorporate the sign with the low landscape wall, or provide additional plantings that screen the parking lot, consistent with the off-street Parking and Loading Regulations
- Signage shall be limited to name and logo only
- All leasing information signage for the development should be placed on the building. No additional leasing signs shall be permitted.

ACTION

If the Planning and Zoning Commission believe the proposed Master Sign Plan amendment is consistent with the CityPlace Master Sign Plan and is consistent with the purpose and requirements of Article VIII, a recommendation on the Master Signage Plan Amendment to the City Council for approval is necessary. Action on the CityPlace Master Signage Plan Amendment will come in the form of a recommendation of approval, approval with conditions or denial.

Once the Planning and Zoning Commission votes on a recommendation, a draft ordinance amending the Master Signage Plan will be reviewed by City Council for final action, a tentative date for a Public Hearing and Council action may be scheduled for Monday, December 13, 2010.

MOTION

The following is an example motion for this application:

"I move to recommend approval of the amended Master Sign Plan for City Place to include the St. Luke's Medical Offices/CityPlace 7 signage, subject to the conditions contained in the Staff Report on Application #10-037, dated on November 15, 2010" (conditions may be modified or added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

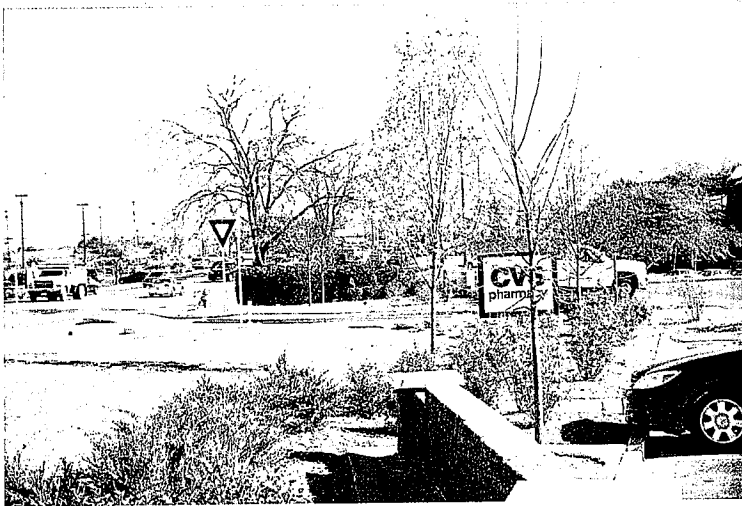
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: SITE PHOTOGRAPHS

Photo Date: 11/9/2010



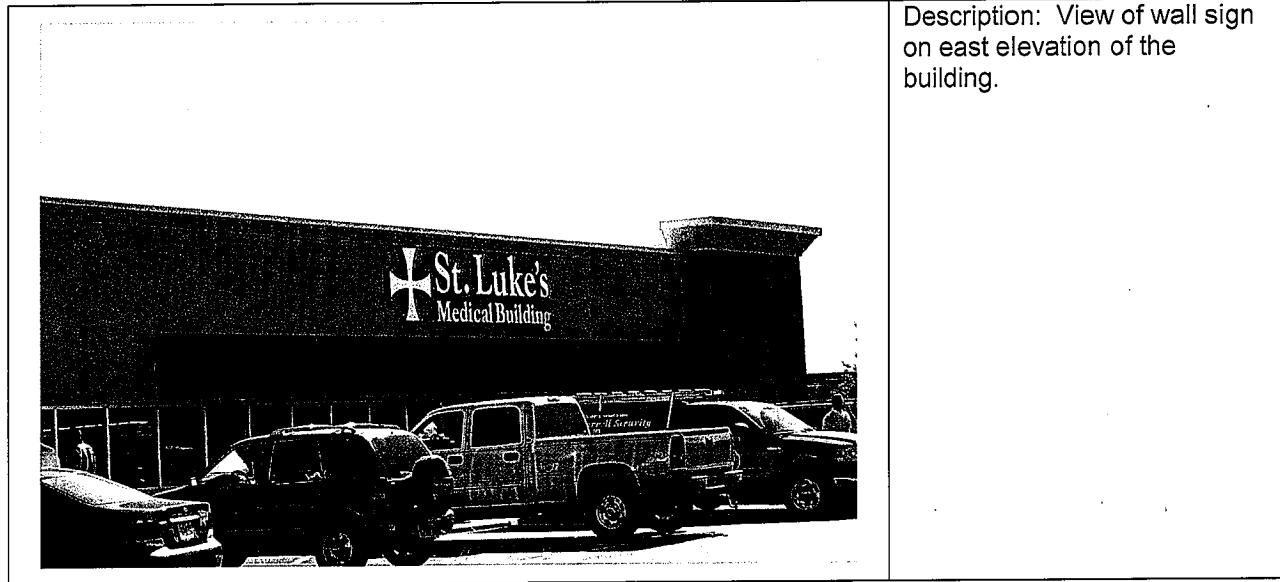
Description: View of the existing monument CVS sign and proposed location of ground monument at opposite side of the entry drive.



Description: View facing east along Olive Boulevard.



Description: View of the canopy sign, and temporary banner, on the north elevation.





THE KOMAN GROUP

Six CityPlace Drive T 314.993.5800
Suite 430 F 314.993.5826
St. Louis, MO 63141 komangroup.com

November 5, 2010

Paul Langdon
Director of Community Development
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, Missouri 63141

RE: Request for Amendment to CityPlace Master Sign Plan

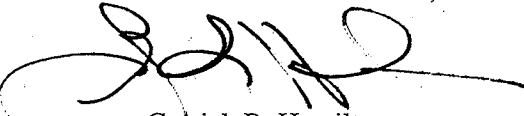
Director Langdon:

I am pleased to present for your consideration our proposed amendment of the CityPlace Master Sign Plan to accommodate signage for our newest CityPlace amenity, St. Luke's Urgent Care. This submission is the culmination of a multi-year endeavor by The Koman Group, in partnership with CVS Pharmacy and St. Luke's Hospitals, to recruit and deliver new services and expertise for the workforce at CityPlace and citizens of Creve Coeur. Our goal for this project was the extension of the CityPlace mixed use model to the South side of Olive Boulevard including a commitment to quality design and construction, recruitment of strong and reputable businesses and a coordinated, comprehensive plan of subdivision, site improvement, circulation and signage.

The signage plan proposed by the enclosed amendment applies the design and aesthetic qualities implemented at CityPlace on the North side of Olive Boulevard while complementing the existing signage plan approved for the CVS Pharmacy on the South side of Olive Boulevard. Great attention has been paid to ensure a coordinated design incorporating well-known trademark forms and colors into the established system of monument and fascia signage at CityPlace. In addition to the aesthetic quality, the proposed plan attempts to maximize the practical, way-finding benefits of coordinated signage plans in a manner which does not overburden the landscape or the site frontage.

Please accept this correspondence, on behalf of CP South II, LLC, as its written endorsement of the enclosed amendment and request for approval by the City of Creve Coeur.

Respectfully submitted,
THE KOMAN GROUP, L.L.C



Garrick R. Hamilton
General Counsel

(Notary Seal)

cc: Karen Lenz
Jim Finn
Dan O'Connor

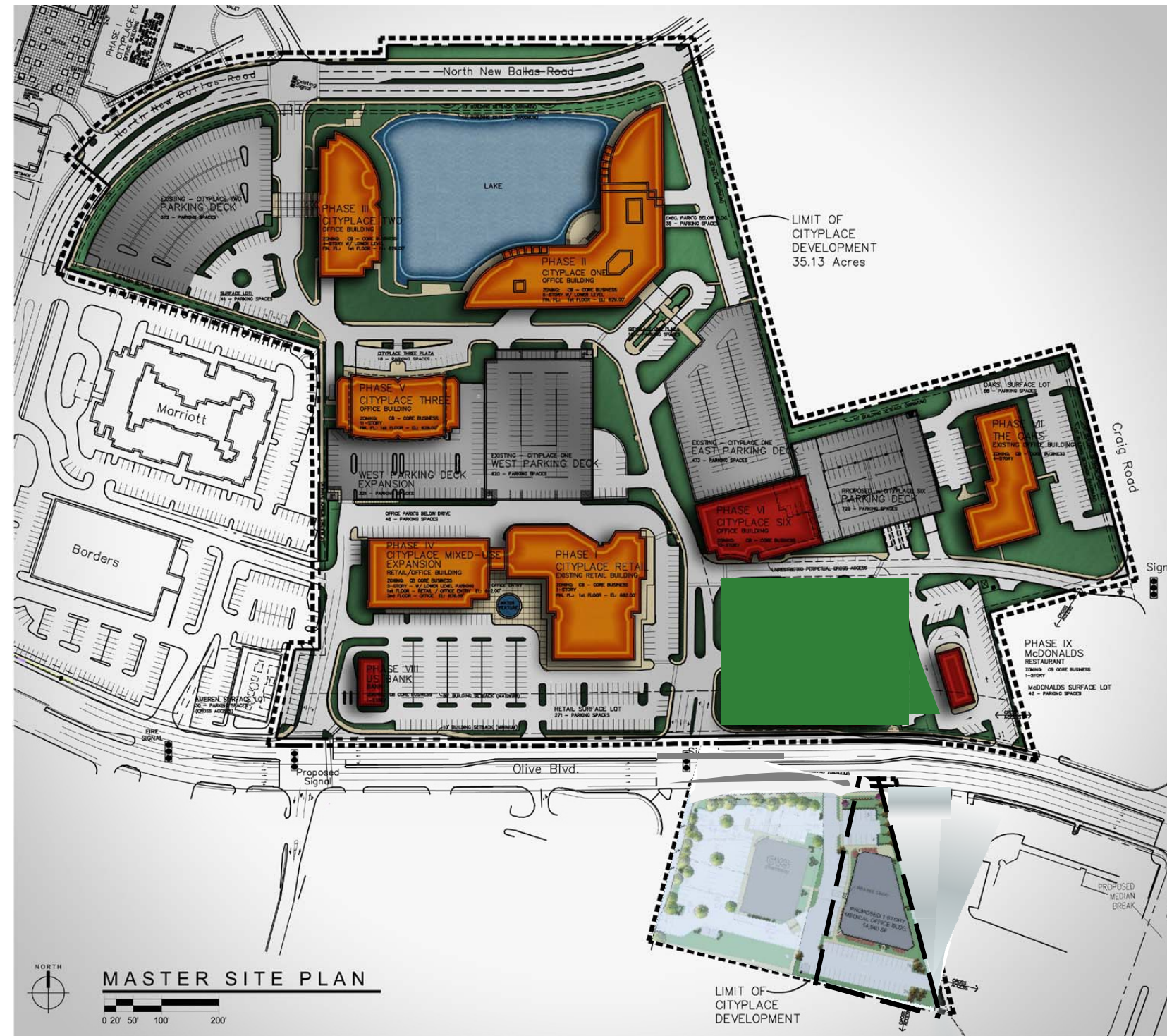
SAINT LUKE'S URGENT CARE ADDITION TO CITYPLACE MASTER SIGNAGE PLAN

St. Luke's Urgent Care

Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING

CITYPLACE MASTER SITE PLAN



St. Luke's Urgent Care
Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING

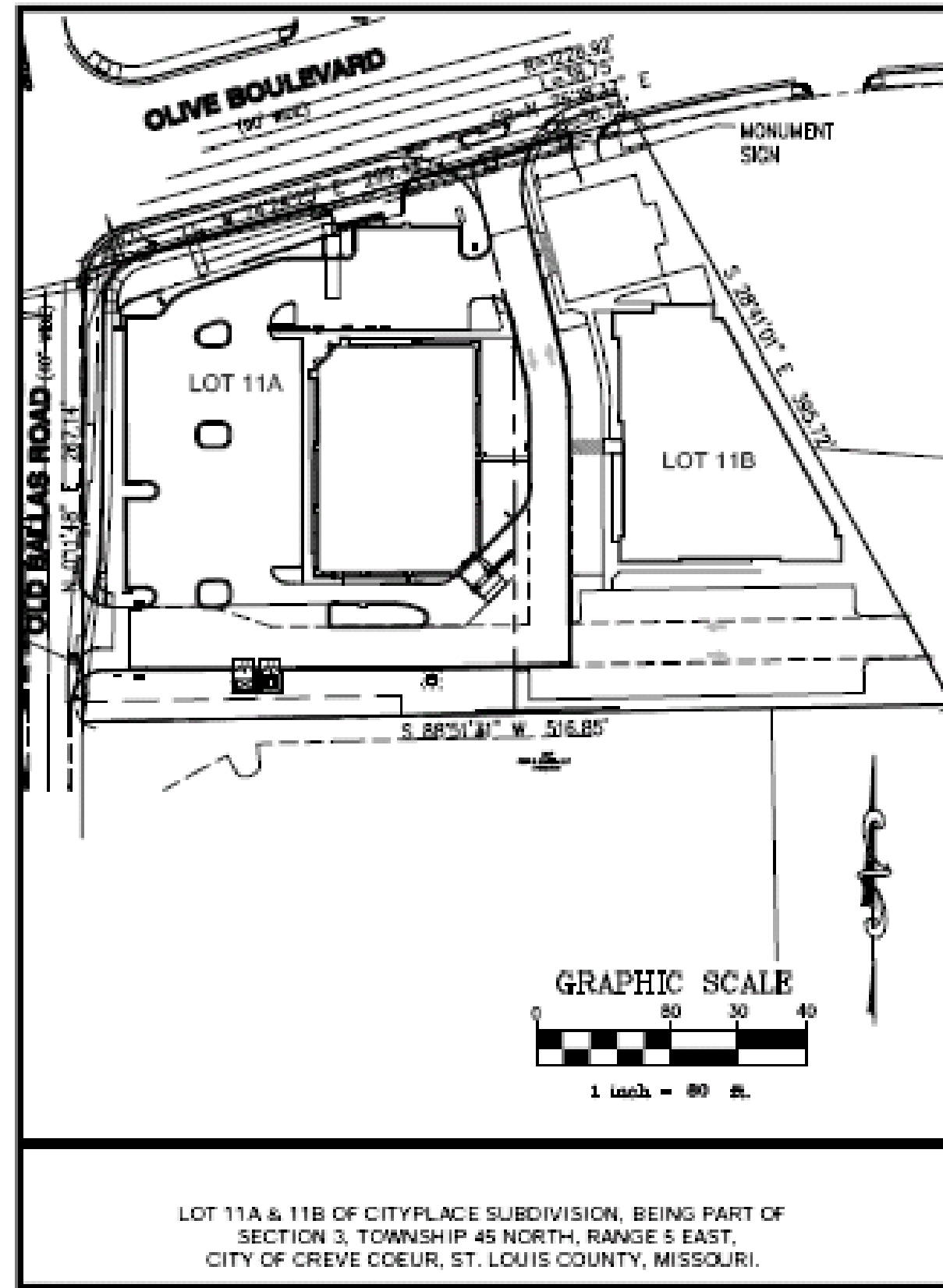
CITYPLACE MASTER SITE PLAN



**Location of new
Monument Sign**

St. Luke's Urgent Care
Creve Coeur, MO

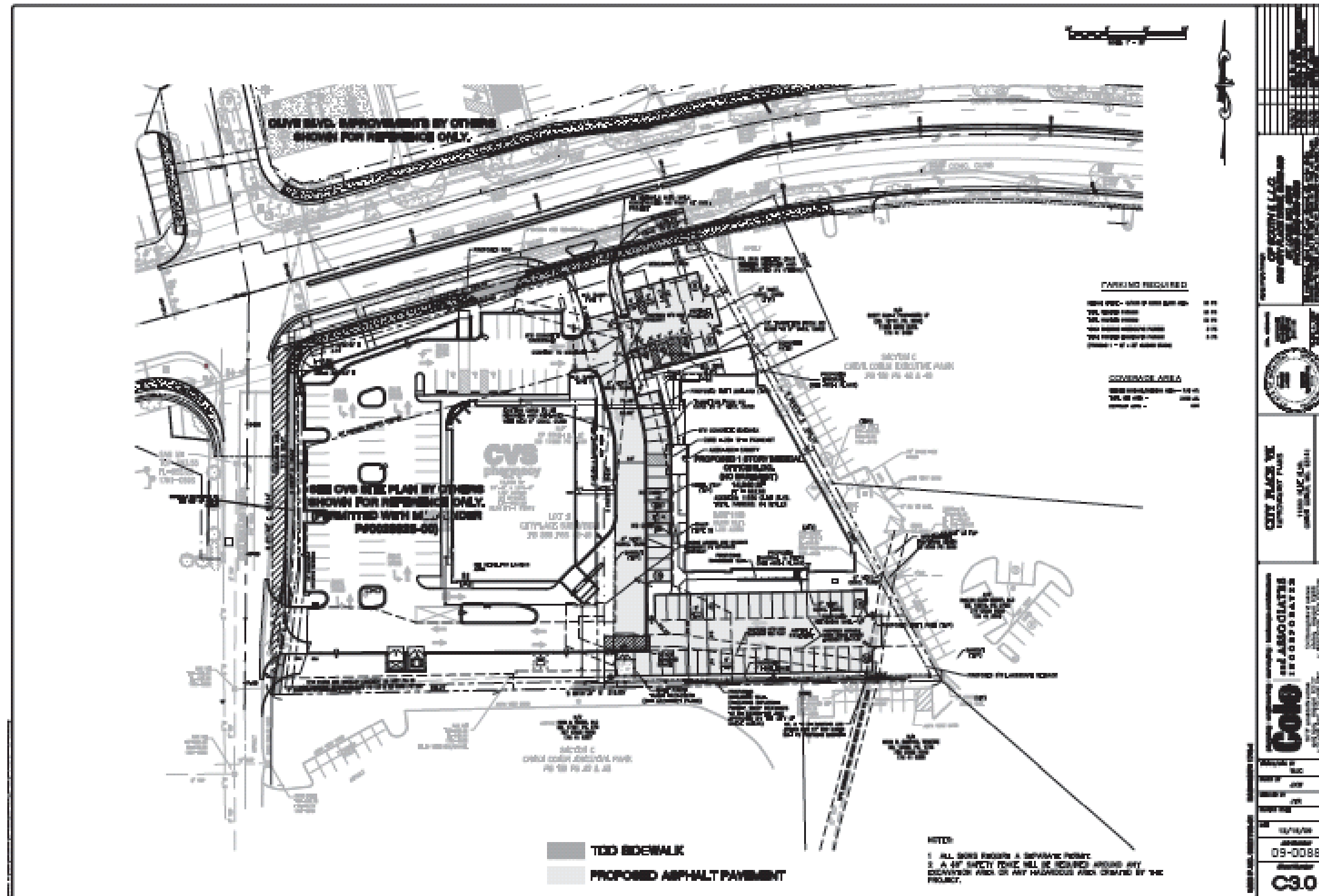
ST LUKE'S ENLARGED SITE PLAN



St. Luke's Urgent Care

Creve Coeur, MO

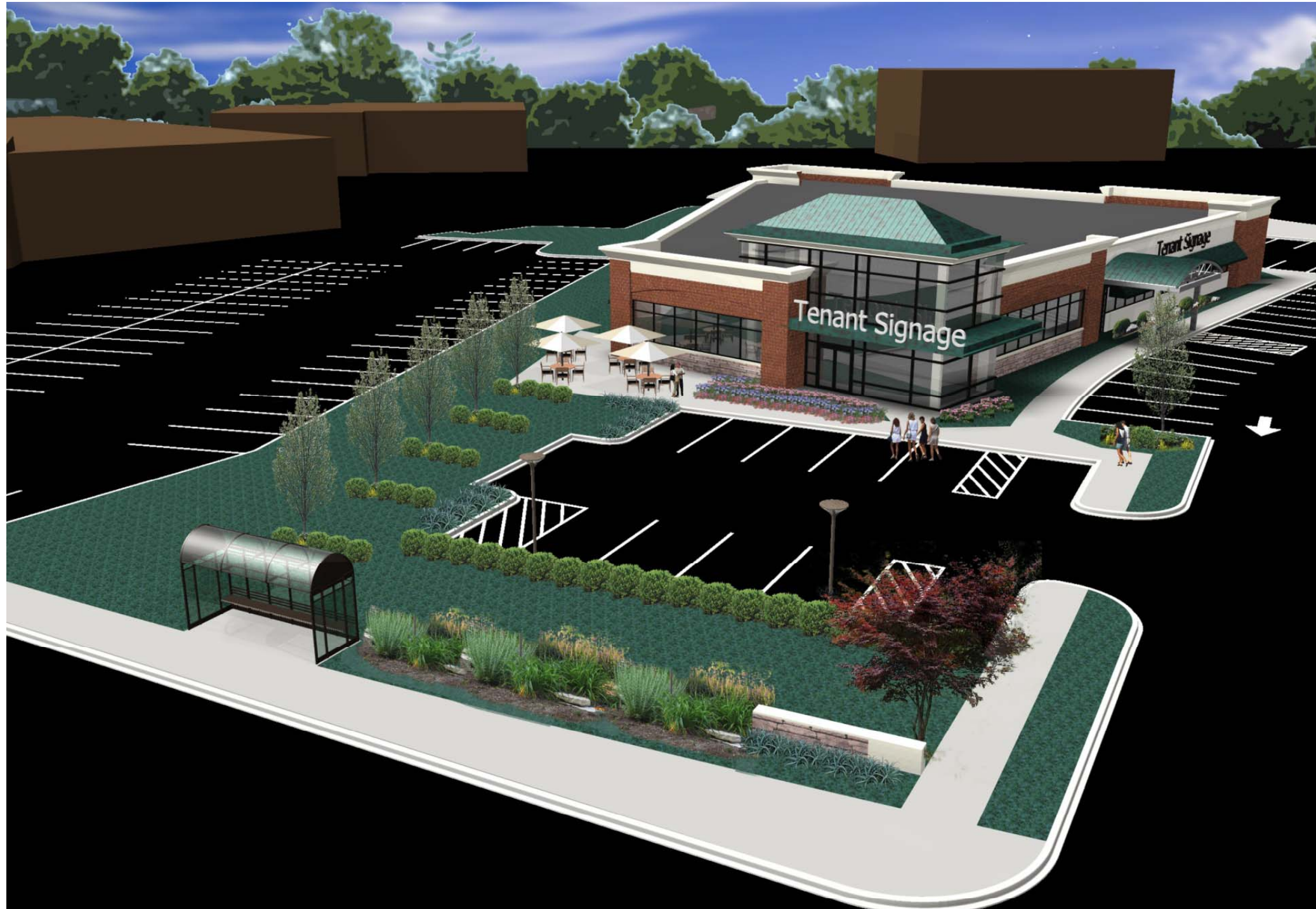
ST LUKE'S OVERALL SITE PLAN FOR SIGN LOCATION



St. Luke's Urgent Care
Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING

P & Z RENDERING



St. Luke's Urgent Care

Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING

P & Z RENDERING



St. Luke's Urgent Care

Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING

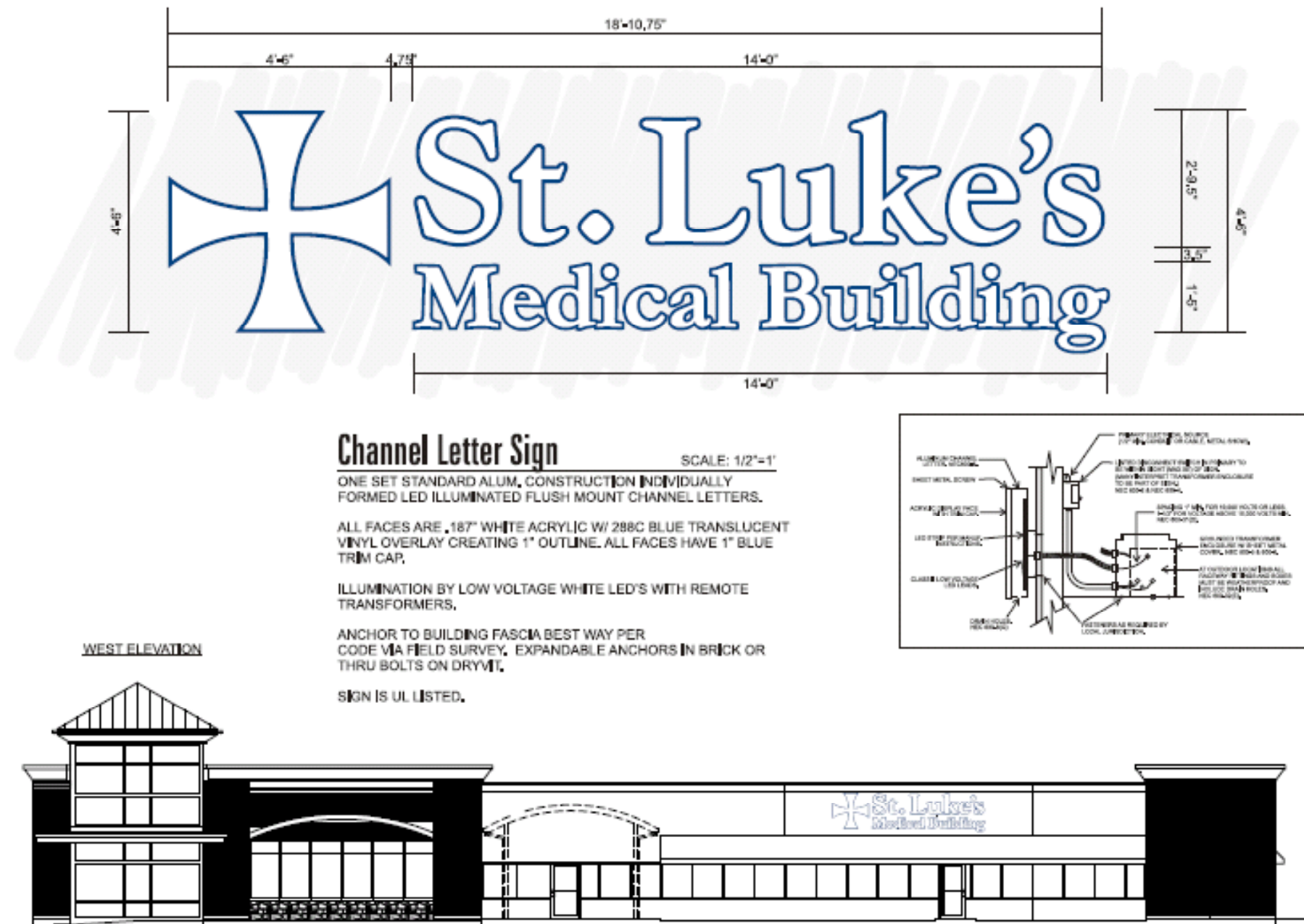


St. Luke's Urgent Care

Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING

WEST ELEVATION

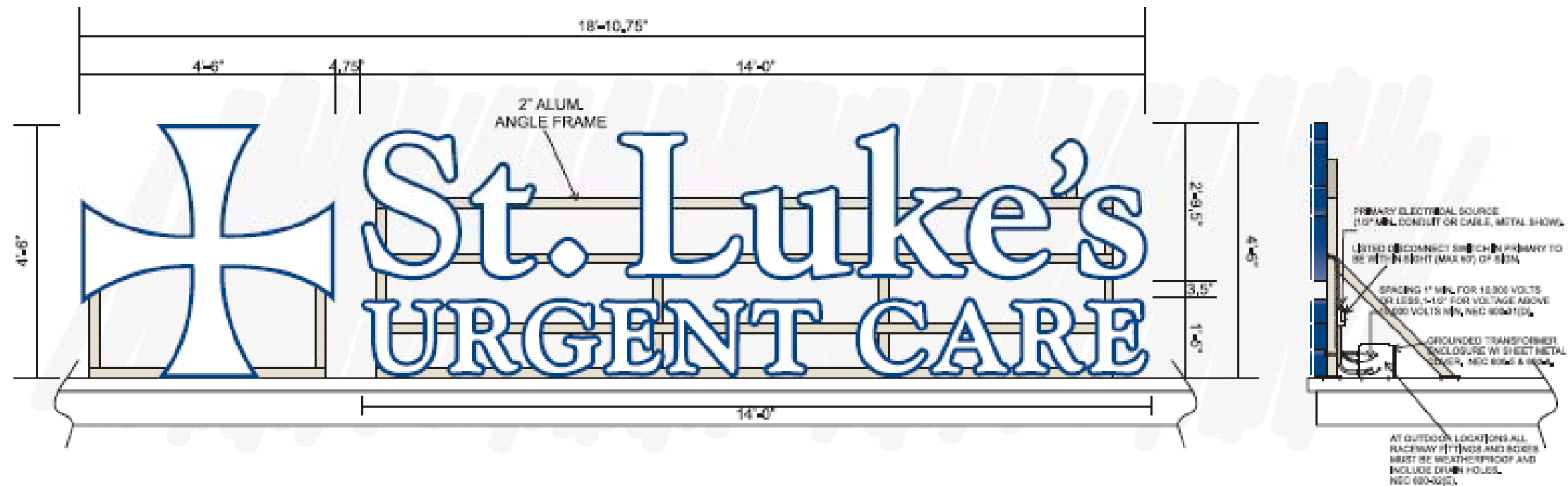


St. Luke's Urgent Care

Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING

NORTH ELEVATION



Channel Letter Sign

SCALE: 1/2"=1'

ONE SET STANDARD ALUMINUM CONSTRUCTION CHANNEL LETTERS MOUNTED ONTO 2" ALUMINUM ANGLE FRAME. FRAME PAINTED TO BLEND WITH BACKGROUND (COLOR TBD).

ALL FACES ARE .187" WHITE ACRYLIC W/ 288C BLUE TRANSLUCENT VINYL OVERLAY CREATING 1" OUTLINE. ALL FACES HAVE 1" BLUE TRIM CAP.

ILLUMINATION BY LOW VOLTAGE WHITE LED'S WITH REMOTE TRANSFORMERS.

INSIDE OF LETTERS PAINTED WHITE. ALL RETURNS OF LETTERS PAINTED TO MATCH PMS 288C.

SIGN IS UL LISTED.

NORTH ELEVATION



St. Luke's Urgent Care

Creve Coeur, MO

ST LUKE'S MEDICAL BUILDING – ENTRY MONUMENT SIGN

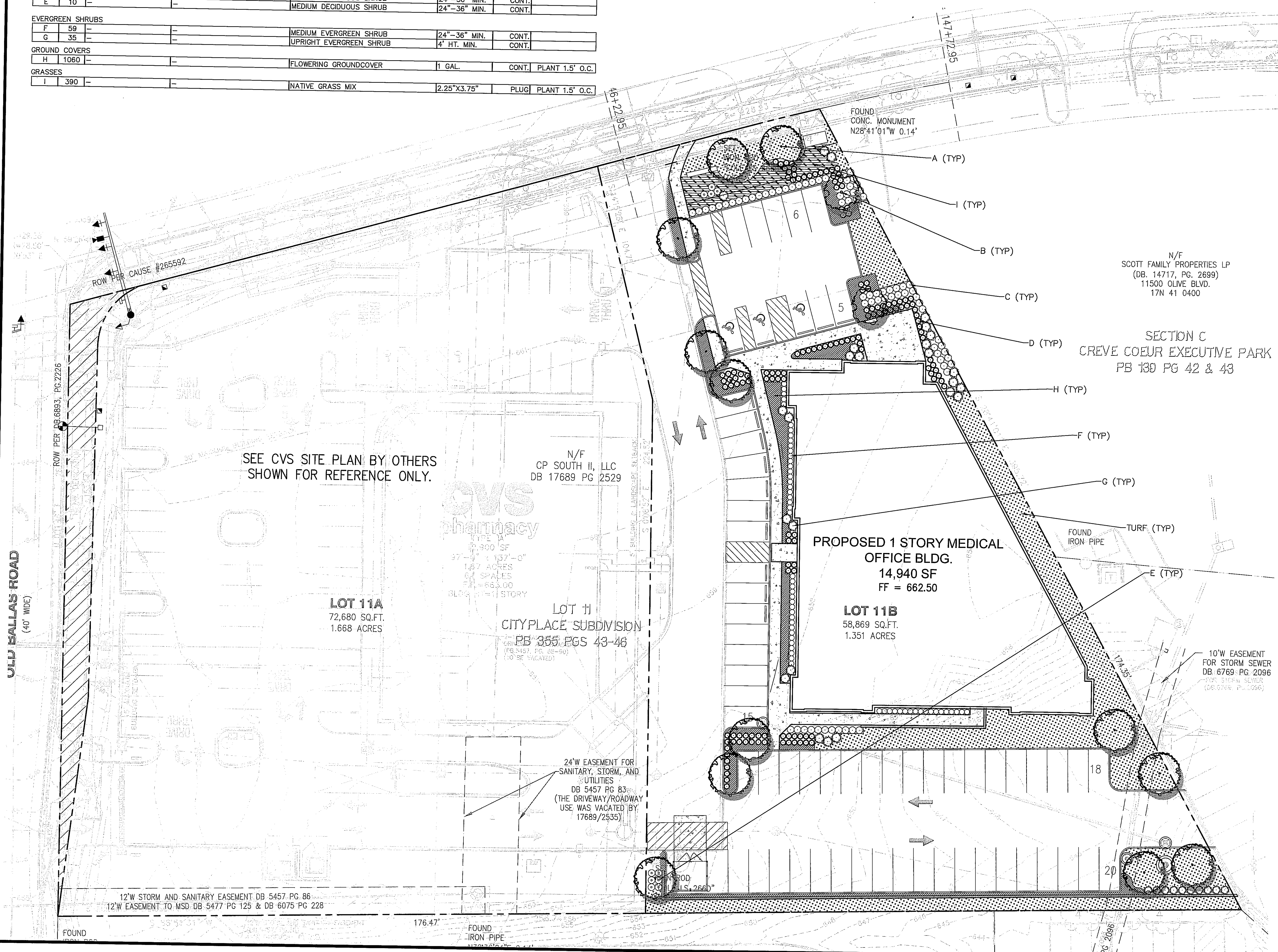


St. Luke's Urgent Care

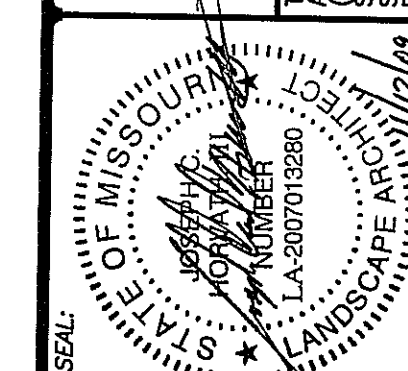
Creve Coeur, MO

PLANT SCHEDULE

CODE	QTY.	GENUS	SPECIES	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES							
A	12	-	-	DECIDUOUS TREE	3" CAL. MIN.	B&B	
FLOWERING TREES							
B	2	-	-	FLOWERING TREE	2.5" CAL. MIN.	B&B	
DECIDUOUS SHRUBS							
C	75	-	-	MEDIUM DECIDUOUS SHRUB	24"-36" MIN.	CONT.	
D	117	-	-	MEDIUM DECIDUOUS SHRUB	24"-36" MIN.	CONT.	
E	10	-	-	MEDIUM DECIDUOUS SHRUB	24"-36" MIN.	CONT.	
EVERGREEN SHRUBS							
F	59	-	-	MEDIUM EVERGREEN SHRUB	24"-36" MIN.	CONT.	
G	35	-	-	UPRIGHT EVERGREEN SHRUB	4' HT. MIN.	CONT.	
GROUND COVERS							
H	1060	-	-	FLOWERING GROUNDCOVER	1 GAL.	CONT.	PLANT 1.5' O.C.
GRASSES							
I	390	-	-	NATIVE GRASS MIX	2.25"X3.75"	PLUG	PLANT 1.5' O.C.



DEVELOPER/OWNER:
CP SOUTH II, LLC
ONE CITY PLACE DRIVE, SUITE 540
ST. LOUIS, MO 63141
(314) 993-5800



CITY PLACE VII
11560 OLIVE BLVD.
CREVE COEUR, MISSOURI 63141

PRELIMINARY LANDSCAPE PLAN

planning • engineering • surveying • landscape architecture
Cole and ASSOCIATES INCORPORATED
10777 sunset office drive
saint louis, missouri 63127
p: 314 984 0887 f: 314 984 0897

DESIGN/CALC BY
JDR/JCH
DRAWN BY
JCH
CHECKED BY
JDR
DRAWING SCALE
1"=20'
DATE
9/25/09
Job Number
09-0088
Sheet Number
L0.1

MSD P.N.O.