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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 7, 2011
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. Barry Glantz
Ms. Cynthia Kramer
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

- A. Draft Minutes of January 18, 2011, Planning and Zoning Commission**
- B. Draft Minutes of February 22, 2011, Planning and Zoning Commission**

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 #11-002

Public Hearing

An ordinance to amend Chapter 405, The Zoning Code, by adding "Pet Spas" as a permitted use in the retail zoning districts "MX" Mixed Use, "PC" Planned Community, "GC" General Commercial, and "CB" Core Business, and establishing a definition for such use.

Applicant/Agent: Ellen Parfenov
Willowbrook Dog Grooming
10465 Old Olive Street Road
Creve Coeur, MO 63141

B. Application #11-006

Presentation and discussion of the draft Capital Improvement Plan for Fiscal Years 2012-16.

Applicant/Agent: Jaysen Christensen
Assistant to the City Administrator
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

7. **WORK AGENDA**

A. City Council requests Planning and Zoning Commission statement of preference for security screening (metal detector) during meetings.

B. Streetlighting Plan: City Council requests that the Planning and Zoning Commission consider a level of priority and time frame for developing a streetlighting plan for the city.

8. **OTHER BUSINESS**

A. Planning Division Report

B. City Attorney Report

9. **ADJOURNMENT**



CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 18, 2011
7:00 P.M.

A Public Hearing/regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Tuesday, January 18, 2011, 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, Vice Chair
 Mr. Barry Glantz
 Ms. Cynthia Kramer
 Dr. Scott Saunders
 Mr. Jim Schnarr

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

2. PUBLIC COMMENT

None.

3. PUBLIC HEARING

To propose allowing additional signage at Plaza Motors, addressed as 11830 Olive Boulevard, for a new product line and additional directional light-pole banners throughout the campus located within the “CB” Core Business District.

A presentation was made by Whitney Kelly, City Planner, regarding the application.

A presentation was made by John Capps, President of Plaza Motors, regarding the application.

David Caldwell spoke regarding this application.

Comments and questions from Commission members.

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

Mr. Eberhardt moved to recommend approval of the Master Signage Plan for the Plaza Motors Campus, submitted with Application #10-040, subject to the conditions contained in the draft ordinance attached to the staff report dated January 18, 2011, including the elimination of the four banner signs along Olive Boulevard. Dr. Saunders seconded the motion with the vote upon such motion being as follows, to-wit:

Dr. Saunders – aye
Dr. Barton – aye
Mr. Eberhardt – aye
Mr. Schnarr – aye
Ms. Kramer – nay
Mr. Glantz – aye
Chair – nay

Mr. Langdon brought it to the attention of the Commission members that they could have discussed this further before moving on. The members agreed and were advised to make a motion to reconsider.

Dr. Saunders moved, seconded by Mr. Glantz, to reconsider with the vote upon such motion being as follows, to wit:

Dr. Saunders – aye
Dr. Barton – aye
Mr. Eberhardt – nay
Mr. Schnarr – aye
Ms. Kramer – aye
Mr. Glantz – aye
Chair – aye

Discussion on the pending motion followed.

Dr. Saunders stated he was comfortable with 25 percent window signage and agreed that banners add to visual clutter. Ms. Kramer felt going from four banner signs to two would be reasonable and favored 20 percent window signage. Mr. Eberhardt suggested adding “pre-owned” to the top of the 30 foot monument sign. He felt even two banners would add even more distraction and visual clutter and would like to eliminate all four. Chair Madden suggested keeping the first and fourth banner poles. Mr. Capps stated he would be delighted to have 20 percent signage on the windows and to keep two of the banner signs.

Mr. David Caldwell inquired about other master sign plans that exist along Olive and Ballas. Mr. Langdon responded. Dr. Barton felt the campus looked nicer without banners. Mr. Glantz called the new monument sign “outstanding” and agreed that four banner signs would add to visual clutter on Olive. Discussion continued.

Mr. Eberhardt moved to amend the prior motion to permit, in lieu of the four banner signs along Olive, a single monument-style sign not to exceed 16 square feet for the purpose of advertising BMW Pre-Owned along the sidewalk near the BMW Dealership. Dr. Saunders seconded the motion with the vote upon such motion being as follows, to-wit:

Mr. Glantz – aye
Ms. Kramer – aye
Mr. Schnarr – aye
Mr. Eberhardt – aye
Dr. Barton – aye
Dr. Saunders – aye
Chair – aye

For clarification, Mr. Langdon stated that the Sign Code does not allow any sign within ten feet of the right-of-way.

Ms. Kramer made a motion to add an amendment for reducing window signs from 25 percent to 20 percent. Mr. Glantz seconded the motion, which unanimously carried.

Chair Madden called for a final vote on the motion as twice amended, with the resultant vote as follows, to-wit:

Mr. Glantz – aye
Ms. Kramer – aye
Mr. Schnarr – aye
Mr. Eberhardt – aye
Dr. Barton – aye
Dr. Saunders – aye
Chair – aye

4. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Commission members voted acceptance of the agenda, as distributed.

5. APPROVAL OF MINUTES OF THE MEETING OF DECEMBER 6, 2010

Mr. Eberhardt moved to approve the minutes of December 6, 2010. Mr. Glantz seconded the motion, which unanimously passed.

6. UNFINISHED BUSINESS

None

7. WORK AGENDA

A. Downtown Text Amendment

Mr. Langdon asked for questions from the Commission members after having a month to review the example provided. Mr. Langdon told Mr. Eberhardt he had not been successful in reaching a planner in Farmer's Branch, Texas but has read that some of the projects have gone forward per the ordinance. In response to Dr. Saunders, Mr. Langdon pointed out that there was also a disconnect between what people were visually thinking versus what the ordinance actually allowed. Mr. Langdon responded to Dr. Saunderson's question of how problematic the form-based code is from the standpoint of planning for uses that have wide ranges of traffic generation. He stated that the Code allows for a certain percentage of parking to be utilized as street parking and/or shared parking. Mr. Langdon pointed out that all the significant commercial property owners, except for Scott Properties, have expressed an interest in redevelopment. Mr. Langdon responded to Mr. Glantz by saying he expects private developers to be looking for some kind of City participation. He reminded the Commission members that this is not about creating an outdoor shopping mall and explained how the model works in St. Louis. Mr. Langdon suggested taking the HOK concept and incorporating some actual street patterns, setback numbers, height limits, etc, along with the significant issue of phasing. Discussion continued.

Mr. Langdon stated they would start to put together a district that is suitable for Creve Coeur, along with sending out informational letters to the property owners, inviting their comments. He challenged the Commission members to stir up some interest in the downtown project when engaging in conversation with friends, residents and business owners.

8. OTHER BUSINESS

A. Planning Department Report

1. Bus Shelter - Mr. Langdon pointed out that Ms. Kelly is heading up the effort of the bus shelter as it relates to CVS and St. Luke's sites. Money was provided to make that happen and land was provided as well. Ms. Kelly stated that the RFQ was issued for the month of November, and 43 applications were received. The selection committee met last week and narrowed the applications down to six top candidates. The Public Arts Task Force will be asked to make a recommendation for the top three, which will be brought before the Commission to enter into an agreement with those top two or three candidates to develop a concept specific for the site. Once the concept is developed, building will begin with installation to take place by the end of 2011 or early 2012.

2. CIP Update – Mr. Langdon stated this is a five-year plan which is reviewed annually. He pointed out that Mr. Christensen, Assistant to the City Administrator, is putting together the draft plan and encouraged the Commission members to submit to Mr. Christensen, in writing, any capital projects they think the City should consider. Once a draft is created, it will come before the Commission.

Mr. Eberhardt asked about the next step with regard to Mr. Caldwell's memo concerning the Light Industrial District. Mr. Langdon responded by saying an analysis will be put together and presented to the Commission for review and comments and forwarded onto City Council.

Mr. Langdon informed the Commission members that their lap tops are not yet available but when they are, the packets will be electronic "paperless" packets. However, large drawings will still be provided in paper form.

Mr. Glantz stated that there seems to be a number of small banking institutions that feel it is important to advertise on their windows. Mr. Langdon responded by saying the City no longer has a Code Enforcement Officer and explained how such violations are handled. He asked the members to let the City know of any particular sites.

Mr. Langdon referred to the Stormwater Ordinance, which was tabled at the last meeting with no specific directive as to when it must return, just whenever it is ready.

B. City Attorney Report

Mr. Lumley had nothing further to 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 8:23 p.m.

Timothy Madden, Chair

Pat Rosenblatt, Secretary



CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 22, 2011
7:00 P.M.

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Tuesday, February 22, 2011, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:10 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton - ABSENT
 Mr. Gary Eberhardt, Vice Chair
 Mr. Barry Glantz
 Ms. Cynthia Kramer
 Dr. Scott Saunders
 Mr. Jim Schnarr

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

Mr. Eberhardt moved acceptance of the agenda, seconded by Mr. Glantz, which motion unanimously carried.

3. APPROVAL OF MINUTES

Minutes of the January 18, 2011 meeting were not available.

4. PUBLIC COMMENT

None.

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

11-001 Glisson Fence

Mr. Matthew Glisson requested approval of a minor site development plan for a six foot, sight-proof wood fence along the north property line along Hibler Road and an ornamental, black metal fence along the side property lines at 12525 Falling Leaves Court.

Mr. Glisson stated that repairing the existing wood fence is not going to work so they are requesting to replace the existing wood, privacy fence. They have decided to use an ornamental fence around the sides and front portion of the house and to maintain a wood, privacy fence similar to the existing one along Hibler Road. The existing fence and proposed fence are within the 50 foot front yard setback to Hibler. He pointed out that the ornamental fence will extend all the way to the back property line.

Ms. Kelly stated the question before the Commission this evening is whether the current design proposed by the applicant as an incremental improvement is satisfactory for this yard or would the members like a complete standard of meeting the Comprehensive Plan and Zoning Code which would suggest the use of decorative metal only. Mr. Glisson stated they intend to plant some type of landscaping inside the fence line. A brief discussion followed regarding other existing wood fences in the area, all of which seem to be in some type of disrepair.

Mr. Langdon reminded the Commission members that the Comprehensive Plan also speaks about maintaining the open green of the neighborhoods and subdivision streets, which an opaque fence does not really do. Mr. Glisson stated that they intend to have a scallop top to the wood fence.

Mr. David Caldwell, 257 Brook Trail Ct., expressed concern with setting a precedent, which he feels would transfer to Graeser Road, creating more of an incentive for the overall appearance of the community. Mr. Glantz felt the first issue is to decide if it is okay to put a fence within the 50-foot setback, pointing out the hardship of having two front yards. Discussion continued. Mr. Schnarr stated in order to comply with the Comprehensive Plan, the wooden, solid fence is out of the question. He felt requiring the applicant to hold back to the 50 foot building line would be unreasonable since it would take up over half of the back yard.

Chair Madden asked if the Commission members and the applicant would be satisfied with a wrought iron fence all around the property. Mr. Glisson responded by saying he would prefer having the wood on the back, but agreed to the Chair's suggestion. Mr. Glantz wondered if this would encourage or discourage people to replace their fence. Mr. Langdon pointed out that the City Code requires property to be maintained.

Mr. Eberhardt moved to approve the site plan for the Glisson fence at 12525 Falling Leaves Court, submitted with Application #11-001, as presented to the Planning and Zoning Commission on February 22, 2011, subject to the condition that the fence along the north property line be of the same type of slatted, metal fence as proposed on the side. Dr. Saunders seconded the motion, which unanimously carried.

7. WORK AGENDA

A. Discussion of Streetscapes in the development of a form-based code for the City Center

Mr. Langdon stated the next step in the development of the form-based code for the City Center downtown is the development of the streetscape for that area. One of the issues a lot of communities have missed when they do street plans is the designation of roads by the traditional set of standards, which are predicated on the notion that there is a full separation of uses and density. The form-based code is concerned with the character of the streets, which may lend itself to certain types of development but does not become exclusive to certain types of development. The City Center area does not have a broad spectrum of different streets because it is a fairly small area and most of the streets do not exist yet; nothing is being inherited to adapt to. Mr. Langdon reviewed some of the basic street concepts and asked the Commission to identify what kind of thing the City should or should not be aiming for, while continuing to rely on the Station Area plan from Farmers Branch, Texas, which is an award-winning plan and a good guide for other cities to follow.

Mr. Langdon presented a list of criteria that goes into the streetscapes, pointing out it is a lot more than a number of lanes and the speed limit. It includes the existing buildings and deals with sidewalk widths and cross-walkways which are pedestrian friendly. He pointed out that medians are expensive but can add a lot of character and become essential in certain locations. Discussion followed.

Mr. Langdon alluded to the set of drawings provided to the Commission members, which is also available on the website. He noted that Farmers Branch tried to expand on the inherited structures while maintaining them and the partially built-out streets. He explained how important it is for a good streetscape to not get too far beyond the 45 degree sight line to the building tops and the visual impact it could cause. He saw no difficult issue with scaling and pointed out how the street grid could change by the developer. Mr. Glantz wanted to know if the street is primarily for cars to maneuver through or mainly for a walkable area. Mr. Langdon replied by saying that it should be the latter. He will lay out the streets to see how they fit on the map to determine how much space the street grid requires. Discussion continued.

Mr. Langdon agreed that the area needs some kind of draw besides retail. A round-about with some type of art in the center was suggested by the Chair. Dr. Saunders offered the possibility of incorporating some type of art into the street lighting, with custom designed brackets being created by each developer.

Mr. Langdon did not feel it necessary to revisit the concept but felt it is time for a real zoning plan. The Commission members agreed.

8. OTHER BUSINESS

A. Planning Division Report

Memo-Response to Call to Artist/RFQ for the Public Art Transit Shelter. Information only - Mr. Langdon updated the Commission members regarding selection of an artist for the bus

shelter. Ms. Kelly pointed out that the next step is to enter into a contract with both teams to develop a concept and small model to review. The Commission members will be asked to choose the winner to put into place the ultimate design.

Public Hearings will be held on March 7 and March 21. These will be listed under “New Business”. Mr. Langdon encouraged the members to continue discussions after the public hearings are closed, at which time the Chair controls who speaks. He pointed out that these are Text Amendments relating to animals, and that all is still very quiet on the developers’ front.

B. City Attorney Report

Mr. Lumley had nothing to 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 8:38 p.m.

Timothy Madden, Chair

Pat Rosenblatt, Secretary

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 405, THE ZONING ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI, BY ADDING PET SPAS AS A PERMITTED USE IN COMMERCIAL ZONING DISTRICTS "MX" MIXED USE, "PC" PLANNED COMMUNITY, "GC" GENERAL COMMERCIAL, AND "CB" CORE BUSINESS, AND ESTABLISHING DEFINITION FOR SUCH USE.

WHEREAS, Chapter 405 does not currently permit pet spa services within any commercial zoning district; and,

WHEREAS, Ellen Parfenov has requested that pet spa's be included with the list of permitted uses in the "PC" Planned Community Zoning District, and establishing a definition for such activity; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for an addition to the provisions of the City Code of Ordinances and related amendments to other sections 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 March 7, 2011, 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 _____ recommended approval of the subject amendments at its meeting on Monday, March 7, 2011; 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 205.060 *Limitations On Number Kept* of Chapter 205, Animals and Fowl, of the City of Creve Coeur's Code of Ordinances shall be amended to include Pet Spas to the exceptions on the limitations on the number of animals kept, as follows:

Section 205.060 Limitations On Number Kept

- D. This Section shall not apply to a pet shop, pet spa (as defined in Section 405.120), or a veterinarian's office.

SECTION 2: Section 405.120, *Definition of Terms* of Chapter 405, The Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended to include a new definition for a Pet Spa as follows:

Section 405.120 Definition of Terms

Pet Spa: An animal specialty service facility offering, by appointment only, spa services for the health, wellness, and overall wellbeing of domesticated pets that include massages, facials, pedicures and nail art, aromatherapy, healthy coat conditioning treatments, and grooming, using all natural products including cleaning products, with no overnight boarding or daycare services, and where animals are not to remain at the spa for extended time periods beyond the appointment time.

SECTION 3: Appendix C, The Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding "Pet Spa Services" to Section 405.340, *Permitted Uses*, in the "MX" Mixed Use zoning district, *and* subsequent sections renumbered accordingly, as follows:

Section 405.340: "MX" Mixed Use District

B. Permitted Uses

1. Class 1 –Between 1.00 and 2.99 acres. The Following uses area permitted on sites between one (1.00) and two and ninety-nine hundredths (2.99) acres:
 - c. Animal Specialty Services (SIC 0752), except Veterinary, to include only Pet Spa services (as defined herein).

SECTION 4: Appendix C, The Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding "Pet Spa Services" to Section 405.350, *Permitted Uses*, in the "PC" Planned Community zoning district, *and* subsequent sections renumbered accordingly, as follows:

Section 405.350: "PC" Planned Community District

B. Permitted Uses

7. Animal Specialty Services (SIC 0752), except Veterinary, to include only Pet Spa services (as defined herein).

SECTION 5: Appendix C, The Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding "Pet Spa Services" to Section 405.360, *Permitted Uses*, in the "GC" General Commercial zoning district, *and* subsequent sections renumbered accordingly, as follows:

Section 405.360: "GC" General Commercial District

B. Permitted Uses

3. Animal Specialty Services (SIC 0752), except Veterinary, to include only Pet Spa services (as defined herein).

SECTION 6: Appendix C, The Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended by adding "Pet Spa Services" to Section 405.370, *Permitted Uses*, in the "CB" Core Business zoning district, *and* subsequent sections renumbered accordingly, as follows:

Section 405.370: "CB" Core Business District

B. Permitted Uses

2. Class 2. One (1) acre or greater. The following uses are permitted to occupy all or part of a planned development on sites of one (1) acre or greater under single ownership provided that a site concept and site development plan is submitted and approved for the use and development of the total site in accordance with the procedures provided in Section 405.1080.
 - d. Animal Specialty Services (SIC 0752), except Veterinary, to include only Pet Spa services (as defined herein).

SECTION 7: All ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

SECTION 8: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2011.

A. JAMES WANG
PRESIDENT OF CITY COUNCIL

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION

#11-002 TEXT AMENDMENT ALLOWING PET SPAS AS A PERMITTED USE IN COMMERCIAL DISTRICTS

FOR THE MEETING OF: March 7, 2011

LOCATION: "MX" Mixed Use, "PC" Planned Community, "GC" General Commercial, and "CB" Core Business Districts

REQUEST:

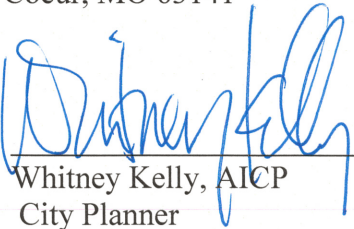
Ellen Parfenov of Willowbrook Dog Grooming has submitted an application to add pet spas to the list of permitted uses in the Planned Community zoning district. Staff is recommending to the Planning Commission that such uses also be allowed in the "MX" Mixed Use, "GC" General Commercial, and "CB" Core Business districts.

ADDITIONAL INFORMATION:

"Pet Spa" as defined for this request is: An animal specialty service facility offering, by appointment only, spa services for the health, wellness, and overall wellbeing of domesticated pets that include massages, facials, pedicures and nail art, aromatherapy, healthy coat conditioning treatments, and grooming, using all natural products including cleaning products, with no overnight boarding or daycare services, and where animals are not to remain at the spa for extended time periods beyond the appointment time.

APPLICANT: Ellen Parfenov
Willowbrook Dog Grooming
10465 Old Olive Street Road
Creve Coeur, MO 63141

REPORT PREPARED BY:


Whitney Kelly, AICP
City Planner


Date

Key Issues:

- Does the request integrate with existing permitted uses?
- Does this request further the goals and/or implement the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?

Comp. Plan References

- NA

Zoning Code References

- Section 405.340: "MX" Mixed Use District
- Section 405.350: "PC" Planned Community District
- Section 405.360: "GC" General Commercial District
- Section 405.370: "CB" Core Business District

ATTACHMENTS: Draft Ordinance

INTRODUCTION

Ellen Parfenov, of Willowbrook Dog Grooming, contacted City Staff about relocating to a tenant space within the Westgate Shopping Center. Independent pet grooming facilities are not currently allowed in any commercial zoning district within the City of Creve Coeur. Westgate Center is zoned "PC" Planned Community. Pet grooming has been permitted as a subordinate function within a veterinary office.

DISCUSSION

Defining "Pet Spa" - The applicant has submitted a possible definition for Pet Spas that will offer a distinction from pet grooming:

Pet Spa is different from grooming shop by its innovative approach to health, wellness and overall wellbeing of pets. Pet Spa is about creating a relaxing and positive experience for your pet. An authentic pet spa should offer extra spa-like services: massages, facials pedicures and nail art, aromatherapy, and healthy coat conditioning treatments. In addition pet spa uses all natural products including cleaning products.

The applicant has indicated that there will be no long-term or all day pet sitting, as it is important to have the customers pick up the animals within the appointment time frame. Also, it is in the business' interest to keep animals calm and limit barking noise. In general, it is the staff's opinion that the requested use integrates with the permitted uses in commercial districts of the City, as well as further the goals of the Comprehensive Plan by preserving the long-term economic strength of the City and allowing for new services for residents. All activity is within a retail space, with only drop off and pick of pets.

However, there are concerns for long-term boarding and the excessive noise and sanitation issues it can create. The Planning Division staff therefore suggest the following modified proposed definition and has included it in the attached draft ordinance:

Pet Spa: An animal specialty service facility offering, by appointment only, spa services for the health, wellness, and overall wellbeing of domesticated pets that include massages, facials, pedicures and nail art, aromatherapy, healthy coat conditioning treatments, and grooming, using all natural products including cleaning products, with no overnight boarding or daycare services, and where animals are not to remain at the spa for extended time periods beyond the appointment time.

RELATED AMENDMENTS

Article IV Animal Regulations, under Title II Public Health, Safety and Welfare, of the City of Creve Coeur Code of Ordinances limits the number of animals any person may at any time own, harbor, shelter, keep, control, manage or possess in or on his/her premises to no more than three dogs or a combination of six dogs and cats as long as there are not more than three dogs. This does not apply to pet shops or veterinarian's offices. Therefore, Section 205.060(D) will also be amended to include Pet Spas as an exception.

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 recommends that Animal Specialty Services (SIC 0752), except Veterinary, to include only Pet Spa as defined above be added to the list of permitted uses within all commercial districts of the city.

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 recommend approval of a text amendment to include Animal Specialty Services (SIC 0752), except Veterinary, to include only Pet Spa services as a Permitted Use within the “MX” Mixed Use District, “PC” Planned Commercial District, “GC” General Commercial District, and “CB” Core Business District as described in the staff report on application #11-002, dated March 3, 2011.”

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.



City of Creve Coeur

To: Mayor and City Council
From: Mark Perkins, City Administrator
Date: February 25, 2011
Re: Capital Improvement Plan Update – FY2012-16

The proposed Capital Improvement Plan (CIP) for the five-year period beginning July 1, 2011 is provided herein. The plan is also being submitted to the Planning and Zoning Commission and Finance Committee for their review and recommendations. A public hearing before the City Council will be scheduled in April. As in previous years, input from the public, City staff, and the City's boards, commissions and committees has been considered as part of the CIP update.

Revenues

The ½ cent capital improvement sales tax is the major funding source for the CIP. The City has experienced a recent increase in sales tax growth compared to recent years. Capital sales tax revenues are projected to be \$1,850,000 at the end of the current fiscal year compared to last year's FY11 projection of \$1,767,500. Cumulative 5-year capital improvement sales tax revenues are projected to be approximately \$9,675,000 compared to the cumulative 5-year revenues of approximately \$9,107,000 projected one year ago. This represents a cumulative increase of approximately \$568,000 or 6% for the 5-year revenues. A 1.5% annual increase in sales tax revenue is projected in years 2013 through 2016.

A General Fund transfer of \$400,000 is recommended for FY2012, and annual transfers of \$250,000 are recommended in FY2013 through FY2016 in order to ensure a positive ending fund balance. These transfers will provide funding for the City's street program and are possible due to the City's significant fund balance.

The City has been successful in obtaining grant funding for street and park projects, and it is anticipated that we will be able to obtain future grant funding as well to supplement the plan as presented.

Expenditures

Total year-end figures for the current fiscal year are projected to be \$2,691,843 including a capital outlay of \$1,699,600 and debt service of \$992,243. Total year-end figures for FY2012 are projected at \$4,781,819 including \$3,681,000 in total capital outlay and \$1,100,819 in debt service. Significant projects for FY2012 include energy efficiency upgrade projects at the Government Center and Dielmann Complex (\$750,000), Public Art (\$20,000), Conway Park playground construction and tennis court improvements (\$221,000), stormwater master plan update (\$40,000), Middlebrook Drive

stormwater repairs (\$50,000), Conway Road resurfacing (\$700,000), and West Olive Blvd. lighting installations (\$530,000).

The majority of CIP expenditures are dedicated to preserving the City's streets and sidewalks through concrete-slab replacement, asphalt overlay, and other preservation techniques. An amount of \$1,100,000 is dedicated to this objective in FY2012. Priorities are guided by the City's infrastructure management program and street rating system.

Proposed funding for FY2012 capital equipment replacement is proposed in the amount of \$250,000, and an equal amount of \$250,000 per year is projected for capital equipment expenditures in FY2013-16.

Major equipment proposed to be purchased in FY2012 includes:

• 2-Ton Truck w/ spreader and plow	\$110,000
• Pick-up Truck	\$25,000
• Leaf Vacuum Engine Replacements (2)	\$22,000
• Tar Kettle	\$27,000
• Cab & Chassis for Chipper Truck	\$65,000

All of the new equipment purchases will replace existing 10-to-15 year old pieces of equipment. The equipment replacement schedule factors in the increasing maintenance costs of equipment as it wears and ages.

Debt Service

Debt service will continue to comprise a significant portion of the City's CIP dollars and limit the inclusion of new projects for the next five years with the exception of projects for which alternative funding sources are identified.

New Projects

Changes from the previous year's CIP include the following new projects.

9501 Building & Improvement Projects

12 – Energy Efficiency Projects at Government Center and Dielmann Complex (\$750,000). This project involves completing a detailed energy audit of the Government Center and Dielmann Complex to identify energy efficiency upgrades that will provide the quickest payback. Once identified, these projects will be financed through a performance contract in which a licensed third-party Energy Services Company (ESCO) will contract with the City to guarantee that the upgrades will generate the savings to pay for the cost of the upgrades. Based on a preliminary energy audit, the project may include installing web-based digital control systems in both the Government Center and Dielmann Complex, installing a solar domestic hot water system, and installing a heat recovery system on the ice arena refrigeration system. The FY11-15 CIP included \$200,000 for the replacement of the aging Government Center boiler and \$78,500 for a lighting retrofit throughout the City's facilities.

These projects have been deferred in order to be considered for inclusion in the performance contract. The City will pay at least a portion of the upfront costs of the Government Center boiler (\$200,000) as the energy cost savings of a new boiler are not enough to offset the total cost of the new equipment on their own. Regardless of energy savings, replacing the boiler, which is over 60 years old, has been identified as a high priority. Including the boiler in the performance contract with the other energy efficiency projects will take advantage of low interest financing, potential grant and utility rebate funding, and turn-key project management.

9509 Stormwater Projects

03 – Middlebrook Drive Stormwater Improvements (\$50,000). This project will replace the rotting culvert pipe under Middlebrook Drive. The project was identified as a top priority by the Stormwater Committee in 2010.

9510 Street & Sidewalk Projects

13 – West Olive Lighting (\$530,000). This project includes the installation of decorative lighting in the medians on Olive Blvd. between Cross Creek and Mason Rd. The installation of the bases and conduits for the lighting was installed during the West Olive enhancement project in 2008. The addition of the proposed lighting is the final item to be completed from the 2003 project. The project will be funded by a \$318,000 federal STP-E grant and a \$212,000 local match.

14 – Ladue Sidewalk (\$520,000). This project will include the construction of a sidewalk along the north side of Ladue Road from Coeur de Ville to Graeser Rd. The sidewalk will replace the existing asphalt pedestrian path which is deteriorating and substandard. The project will be funded by a \$420,000 federal STP-E grant and a \$100,000 local match.

15 – Graeser Road Overlay – grant match (\$108,000). The City will apply for a federal STP-S grant to complete an asphalt overlay of Graeser Rd from Ladue Rd. to Olive Blvd. The amount of \$108,000 represents matching grant funding that would be required of the City, which is equal to approximately 20% of the total estimated project cost. Should the City be awarded the grant, the total amount of the project will be shown in the CIP.

16 – Engineering for Future Street Projects (\$60,000). It is recommended that funds be reserved for conceptual designs and engineering work for future street projects to be identified in order to budget for future costs and aid the City in securing grant funding for these projects. Equal amounts of \$30,000 are included in FY13 and FY15.

Changes to Existing Projects

9501 Building & Improvement Projects

13 – Public Art (\$20,000). This project will be delayed from FY11 to FY12. The FY11-15 CIP included \$20,000 for public art improvements. It is anticipated that this funding will not be used in FY11. The Public Art Task Force has therefore requested that \$20,000 be included in the

budget and CIP for FY12. The Task Force is considering a project that would involve constructing up to four lighted concrete pads throughout the City to display loaned public art.

9506 Park Development Projects

06 – Golf Course Bridge Replacement (\$25,000). This project is recommended to be completed in FY13 instead of FY12. The project will involve replacing a narrow cart path bridge adjacent to hole number 5. Delaying the project one year will allow public works crews to complete other priorities in FY12.

9509 Stormwater Projects

02 – Stormwater Master Plan Update (\$70,000). Completion of this project will be delayed from FY11 to FY12. The total project cost will also increase from \$40,000 to \$70,000 as the scope of the project has increased by including additional locations throughout the City and by including GIS mapping. The FY11-15 CIP included \$40,000 for FY11 of which approximately \$30,000 will be spent by year end. Staff is requesting \$40,000 for FY12 to finish the project. The project will update and re-evaluate the City's 1999 Storm Water Master Plan. The previous master plan was designed in 1999. Since that time numerous stormwater issues that were identified in that report have been addressed. A re-evaluation of the 1999 plan, remaining issues identified in that report and investigation of new complaints will be addressed in the updated master plan.

9510 Street & Sidewalk Improvements

02 – Conway Road Resurfacing (\$730,000). Completion of this project will be delayed from FY11 to FY12. Engineering work will be completed in FY11 with construction to be completed in early FY12.

10 – North New Ballas Rd – Phase II sidewalk from Emerald Green to Ladue (\$220,000). This project has been delayed from FY11 to FY13 due to the difficulty of obtaining easements. Additionally, the cost of this project has been reduced from \$305,000 to \$220,000 as the section of sidewalk on Ladue Road between Emerson and New Ballas will now be completed in FY13 as part of the Ladue Rd sidewalk project, which is being funded by a federal STP-E grant.

Changes to the Future Project List

A list of potential projects for a future CIP is included in the CIP document. Future projects are identified as projects with either no available funding or with a scope and/or estimate that has not been fully developed. These projects are *not* part of the five-year CIP.

Staff has reviewed the future projects list and recommends that a salt storage building be added to the list. The City's existing salt storage building, which is located on the public works maintenance property, can store a maximum of 2,400 tons of salt. The City uses approximately 2,000 tons of salt during a typical winter. A second facility would decrease the risk of running out of salt during a severe winter.

Several projects are being recommended for removal from the future project list due to lack of communicated demand, high cost to benefit ratio, and/or changing priorities. Projects that are being recommended for removal are shown in strikethrough font with an adjacent explanation of why the project is being recommended for removal.

No other changes are proposed at this time. The proposed schedule of meetings to review and adopt the FY12-16 CIP is enclosed.

Cc: Planning & Zoning Commission, Finance Committee, Economic Development Commission, Storm Water Committee, Parks & Recreation Committee, Recycling, Environment & Beautification Committee

**Capital Improvement Program
FY12-16 Schedule for Annual Update**

February 25, 2010	City Administrator sends proposed CIP to Council, P&Z and Finance
March 7, 2010	P&Z makes recommendation to City Council
March 2010	Finance Committee provides recommendation to City Council
March 14, 2010	City Council Work Session
March 28, 2010	City Council Work Session (if needed)
April 11, 2010	Public Hearing before City Council
April 11, 2010	Resolution approving CIP to be considered

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2012-2016

	FY2011 PROJECTED	FY2012	FY2013	FY2014	FY2015	FY2016
9501 Building & Improvement Projects						
02 ADA Improvements (CDBG)	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
03 Dielmann Complex - Olive Blvd Signage	\$ 30,000	\$ 750,000				
12 Energy Efficiency Projects Performance Contract (Gov Ctr and Rec Complex)		\$ 20,000				
13 Public Art		\$ 20,000				
Subtotal	\$ 50,000	\$ 790,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
% of Total Capital Outlay	3%	21%	1%	1%	1%	1%
9506 Park Development Projects						
01 Misc. Park Improvements & Grant Match			\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
06 Golf Course Bridge Replacement			\$ 25,000			
09 Conway Park Playground Addition and Tennis Court Repairs		\$ 221,000				
Subtotal	\$ -	\$ 221,000	\$ 45,000	\$ 20,000	\$ 20,000	\$ 20,000
% of Total Capital Outlay	0%	6%	2%	1%	1%	1%
9509 Storm Water Projects						
01 Small Projects/Improvements to Stormwater System	\$ 11,000		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
02 Stormwater Master Plan Update	\$ 30,000	\$ 40,000				
03 Middlebrook Drive Stormwater Improvements		\$ 50,000				
Subtotal	\$ 41,000	\$ 90,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
% of Total Capital Outlay	2%	2%	1%	1%	1%	1%
9510 Street & Sidewalk Improvements						
01 Street/Sidewalk Maintenance & Replacement Program	\$ 1,000,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
02 Conway Road Resurfacing	\$ 30,000	\$ 700,000				
10 N. New Ballas Rd. - Phase II Sidewalk (Emerald Green to Ladue)			\$ 220,000			
11 Emerson Road Conceptual Plan	\$ 42,100					
12 Dautel Road Realignment	\$ 200,000	\$ 530,000				
13 West Olive Lighting			\$ 520,000			
14 Ladue Sidewalk					\$ 108,000	
15 Graesser Rd Overlay (grant match only)			\$ 30,000		\$ 30,000	
16 Engineering for Future Street Projects			\$ 1,870,000	\$ 1,100,000	\$ 1,238,000	\$ 1,100,000
% of Total Capital Outlay	75%	63%	85%	78%	80%	78%

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2012-2016

9515 Equipment Replacement Program

01 Annual Replacement

Subtotal

	FY2011 PROJECTED	FY2012	FY2013	FY2014	FY2015	FY2016
\$ 336,500	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
\$ 336,500	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
20%	7%	11%	18%	16%	18%	

TOTAL CAPITAL OUTLAY

\$ 1,699,600	\$ 3,681,000	\$ 2,205,000	\$ 1,410,000	\$ 1,548,000	\$ 1,410,000	\$ 1,410,000
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9514 Debt Service

01 Millennium Park (year 2000 amenities)

03 Graeser - Olive Signalization and Related Improvements

04 Performance Contract for Energy Efficiency (Gov Ctr & Rec Complex)

Subtotal

% of Total Year End Figures

\$ 992,243	\$ 995,819	\$ 993,344	\$ 804,994	\$ 707,244	\$ 707,244	\$ 707,244
	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
\$ 992,243	\$ 1,100,819	\$ 1,098,344	\$ 909,994	\$ 812,244	\$ 812,244	\$ 812,244
37%	23%	33%	39%	34%	37%	

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)

\$ 2,691,843	\$ 4,781,819	\$ 3,303,344	\$ 2,319,994	\$ 2,360,244	\$ 2,222,244	\$ 2,222,244
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FUND BALANCES

Beginning Fund Balance (estimated Cash Basis as of July 1)

Estimated Capital Improvement Sales Tax Revenue (1/2 Cent)

Estimated Interest Revenue

Est. Addtl Revenue (Outside agencies, Fed, reimbursement & other)

General Fund Transfers

Energy Savings Transfers from GF (payback of performance contract debt)

Energy Savings Transfers from EF (payback of performance contract debt)

Anticipated Year End Expenditures

Ending Fund Balance (Cash Basis)

	2011	2012	2013	2014	2015	2016
\$ 1,154,713	\$ 1,807,599	\$ 1,030,850	\$ 409,422	\$ 379,933	\$ 338,212	\$ 338,212
\$ 1,850,000	\$ 1,877,750	\$ 1,905,916	\$ 1,934,505	\$ 1,963,523	\$ 1,992,975	\$ 1,992,975
\$ 35,000	\$ 38,000	\$ 36,000	\$ 36,000	\$ 35,000	\$ 36,000	\$ 36,000
\$ 709,729	\$ 1,639,320	\$ 440,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
\$ 750,000	\$ 400,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
\$ 2,691,843	\$ 4,781,819	\$ 3,303,344	\$ 2,319,994	\$ 2,360,244	\$ 2,222,244	\$ 2,222,244
\$ 1,807,599	\$ 1,030,850	\$ 409,422	\$ 379,933	\$ 338,212	\$ 338,212	\$ 338,212

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2012-2016

	FY2011 PROJECTED	FY2012	FY2013	FY2014	FY2015	FY2016
Estimated Additional Revenue (Funding Sources)	2011	2012	2013	2014	2015	2016
Community Development Block Grants for ADA Improvements	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Laverne Collins Park - Land Water & Conservation Grant	\$ 15,000					
Spodee Rd Overlay & audio-visual signal STP-S Grant	\$ 305,229					
Beirne Park & Lake School Park Improvements - STL County Muni Park Grant	\$ 300,000					
Conway Rd Overlay STP-S Grant		\$ 583,994				
Proceeds from sale of assets	\$ 69,500					
Energy Efficiency Projects Performance Contract Financing		\$ 471,500				
Energy Efficiency & Conservation Block Grant for lighting retrofits		\$ 30,576				
Ameren UE Rebates for lighting retrofits		\$ 15,250				
Conway Park - STL County Muni Parks Grant		\$ 200,000				
West Olive Lighting - STPE Grant		\$ 318,000	\$ 420,000			
Ladue Sidewalk - STPE Grant			\$ 440,000			
Subtotal	\$ 709,729	\$ 1,639,320	\$	\$ 20,000	\$ 20,000	\$ 20,000

Future Projects NOT included the 5-year CIP

Notes

1	4-270 Fly Over Ramp or Pedestrian Bridge (est. \$10-mi.)	Cost is prohibitive. No funding source or need for this project for the foreseeable future.
2	Ambois Road Extension Project	Lack of communicated interest. High cost.
3	Community Message Board (\$70,000)	
4	Council Chamber Security and Accessibility Enhancements	
5	Downtown Streetscape & Infrastructure	
6	Dual Left Turn Lanes on East & West Olive @ Old and New Ballas and Independent Left and Right Turn Lanes on North Bound Lanes per 2008 Downtown Traffic Study	
7	Emerson Road widening, reconstruction, and sidewalk (est. \$1.62 mi.)	
8	Extend Studt East to Craig per 2008 Downtown Traffic Study	
9	Fernridge-Creek Drainage Project (est. \$2.8)	Will reconsider stormwater projects with FY12 stormwater master plan update.
10	Government Center Electrical Switchgear Replacement (\$250,000)	
11	Hibler Road Reconstruction - Falaise to Dead End (est. \$295,000)	
12	Lindbergh Blvd. Streetscape enhancement Project - (est. \$5 mi.)	
13	Millennium Park Retention Basin Conversion to Lake	
14	Mosley Road Reconstruction (est. \$1.5 mi.)	
15	N-New Ballas Rd. Sidewalks south of Ladue, Phase II (est. \$750,000)	No right-of-way for this project. Existing sidewalk on west side.
16	N-Walling Drive Detention (est. \$270,000)	Will reconsider stormwater projects with FY12 stormwater master plan update.
17	Office Parkway Intersection (est. \$30,000)	Reflectors installed on island to improve visibility.
18	Olive Blvd Improvements - New Ballas Rd to Old Ballas Rd (\$1.8 mi.)	
19	Olive-Median Irrigation/Lighting - Spoeede to Warson (est. \$1.2 mi.)	Lack of communicated interest. Project unlikely to score well on grant applications.
20	Public Works Truck Shelter (\$220,000)	
21	Royal Gate/Royal Manor (est. \$350,000)	Will reconsider stormwater projects with FY12 stormwater master plan update.
22	Salt Storage Building	Project would involve constructing a storage facility capable of holding up to 1,200 tons of salt. The City currently has one salt storage facility at its public works garage site that has a capacity of 2,400 tons. A location for this project has not been identified.
23	Silt Removal at Golf Course, Phase II (est. \$200,000)	
24	Sound Barriers Along I-270, Phase I (est. \$6 mi. total, Ph. I \$1.5 mi.)	High cost to benefit ratio.
25	West Olive Enhancements, Phase II - Mason to Fernview (est. \$2.2 mi.)	

Future Projects are identified projects with either no available funding or a scope and/or estimate for the project that has not been fully developed. The projects are listed in alphabetical order, not in order of priority.

Projects proposed to be removed from the future list are shown with a strikethrough.

New projects that are proposed to be added to the future list are shown in **bold**.

9501 Building & Improvement Projects

Five-Year Capital Improvement Program Fiscal Years 2012-2016



ADA Improvements

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$20,000	\$20,000			\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Project Description

A number of ADA-related projects are currently being considered.

Existing Condition

None

Justification

None

Operating Budget Impact

None.

Comments

The City is designating this funding with the anticipation of receiving grant funding in the amount of \$20,000 from Community Block Grant Commission. This is an annual grant available to municipalities to address accessibility projects. Scheduling of this project is subject to a successful grant application and availability of grant funding.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$20,000

\$20,000

Efficiency Projects Performance Contract

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$750,000	\$517,326	\$232,674		\$750,000				

Project Description

Project involves a comprehensive overhaul of mechanical systems in the Government Center and Dielmann Complex. Projects will be financed through a performance contract. Debt to be repaid through energy cost savings. City may pay upfront costs for items such as the Government Center boiler (\$200,000) that cannot be offset through energy cost savings alone.

Existing Condition

None

Justification

None

Operating Budget Impact

Preliminary projected energy savings of \$50,000 per year.

Comments

Final projects will be identified in energy audit. Examples of potential projects include:

Government Center

- Retrofit Lighting
- Install new web-based digital control system
- Replace old boiler with new high efficiency condensing boiler
- Install new domestic hot water heater- evaluate feasibility of solar domestic hot water system

Recreation Center Heat Recovery

- The 300 ton refrigeration system maintains the ice and rejects heat through the cooling tower. "Waste heat" used by the facility as a free heat source.

Efficiency of the Ice Refrigeration Equipment:

- Head Pressure - The refrigeration equipment will be made more efficient as

Expenditure Type:

Planning, Design, & Engineering
Land Acquisition
Construction
Equipment
Other
Total

\$750,000

\$750,000

Public Art

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$20,000	\$20,000			\$20,000				

Project Description

The Public Art Task Force has requested that \$20,000 be allocated for a public art improvement project that may include the construction of concrete pads with lighting at multiple sites along Olive Blvd and at the Government Center at the proposed rain garden site on the north side of the property. These sites could be used to temporarily display loaned art pieces.

Existing Condition

None

Justification

None

Operating Budget Impact

None.

Comments

The FY2011-15 CIP included \$20,000 for public art in FY2011. However, no public art expenditures are anticipated in FY11, and the Public Art Task Force has requested that \$20,000 again be allocated for public art in FY12.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$20,000

\$20,000



9506 Park Development Projects

**Five-Year Capital Improvement Program
Fiscal Years 2012-2016**



Park Grant Local Match

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Future
		\$20,000			\$20,000	\$20,000	\$20,000	\$20,000	

Project Description

This item anticipates future park grant proposals by budgeting the local match that is normally required for grant applications. Funding in Fiscal Year 2012 is assigned to grant matches for Conway Park playground improvements and the replacement of the wall adjacent to the tennis courts (\$21,000 match).

Existing Condition

None.

Justification

Park grants are competitive. By budgeting for the local match, the grant application can be completed without searching for available funds or making amendments to the program.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering
Land Acquisition
Construction
Equipment
Other

\$20,000
\$20,000

Total

Golf Course Bridges

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Future
\$60,000		\$60,000	\$35,000		\$25,000				

Project Description

This project includes the replacement of three cart path bridges at the golf course. Two of the three cart path bridges over the creek on holes numbers 7 and 9 were replaced in FY2010. One additional bridge at hole number 5 is planned to be replaced in FY2013.

Existing Condition

None

Justification

The current concrete panel bridges are narrow, and safety railings are deteriorating. These will be replaced with pre-manufactured, structural-steel span bridges.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

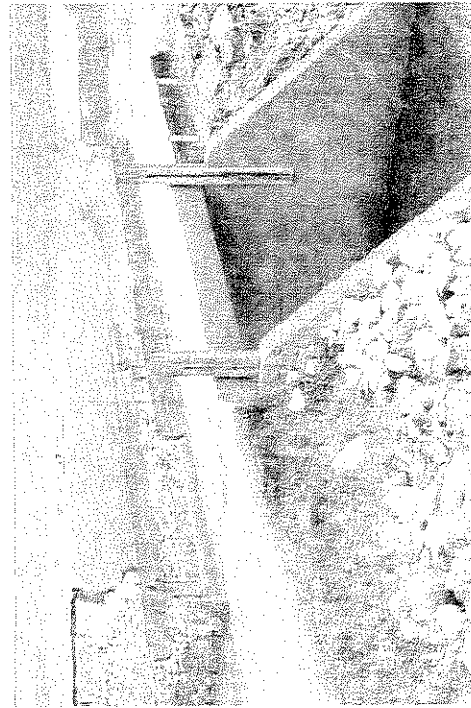
Equipment

Other

Total

\$60,000

\$60,000



Conway Park Playground & Tennis Court Improvements

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$221,000	\$200,000	\$21,000			\$221,000			

Project Description

The project includes installing new playground equipment, replacing landscaping and the wooden tie retaining wall around the tennis courts with a modular block wall, and replacing the existing and outdated playground equipment with a picnic table area including a concrete pad and modular block walls in place of the existing wooden tie walls.

A St. Louis County Municipal Parks grant in the amount of \$200,000 will pay for approximately 90% of this project.

Justification

Playground equipment improvements at Conway Park were identified as a priority in the City's 2008 parks needs assessment. The current tennis court wall is constructed of railroad ties, which are rotting. The new wall would be constructed of modular concrete blocks.

Operating Budget Impact

The project is expected to reduce costs associated with park maintenance.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$221,000

9509 Storm Water Projects

Five-Year Capital Improvement Program Fiscal Years 2012-2016



Small Projects/Improvements to Storm Water System

Total Project Cost	Outside Funding Source	City Share	Prior Years	Estimated Total Capital Costs					Future
				FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	
\$20,000		\$20,000			\$20,000	\$20,000	\$20,000	\$20,000	

Project Description

Implement various storm water improvements that were identified in the 1999 report from the Kuhlmann Design Group and those that are being identified in the 2011-2012 storm water master plan update. Many of the projects are small in nature and require the storm water Committee's review and approval prior to implementation.

Existing Condition

None

Justification

None

Operating Budget Impact

None.

Comments

Planning and budgeting for regular maintenance and repair of storm water systems is necessary to maintain the integrity of the overall system.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

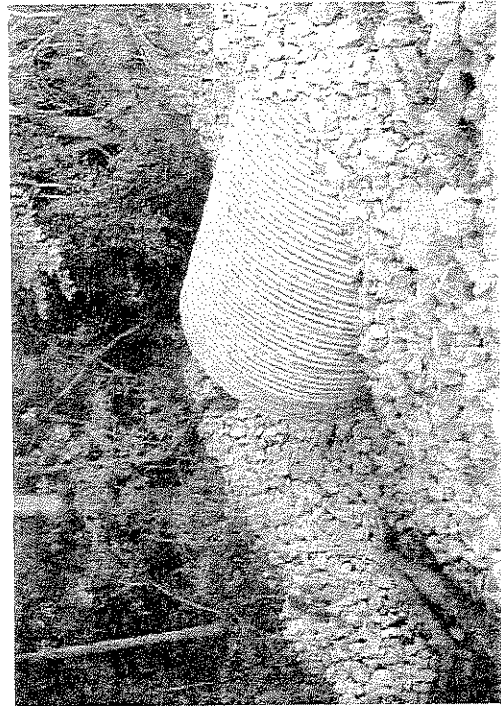
Equipment

Other

\$20,000

Total

\$20,000



Storm Water Master Plan

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Future
\$70,000		\$70,000	\$30,000	\$40,000					

Project Description

This project includes the re-evaluation of the City's Storm Water Master Plan. A previous master plan was designed in 1999. Since that time numerous storm water issues identified in that report have been addressed. A re-evaluation of the 1999 plan, remaining issues identified in that report, and investigation of new complaints will be addressed in this updated report.

Existing Condition

None

Justification

None

Operating Budget Impact

None.

Comments

The 1999 Storm Water Report identified storm water issues and rated their severity. Construction projects were created from that report in an attempt to address flooding, erosion, and deficient systems. Since that time many of the projects identified in that report have been addressed. A re-evaluation of the current status of the City's storm water concerns will help create a new list of potential projects and prioritize them.

Expenditure Type:

Planning, Design, & Engineering
Land Acquisition
Construction
Equipment
Other

Total

\$70,000

Middlebrook Drive Stormwater Improvements

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$50,000		\$50,000		\$50,000				

Project Description

This project involves replacing the culvert pipe under Middlebrook Drive.

Existing Condition

The culvert pipe is rotting and will eventually create significant erosion and become a hazard.

Justification

This project was identified as a top priority by the Stormwater Committee in 2010.

Operating Budget Impact

None.

Comments

None.

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

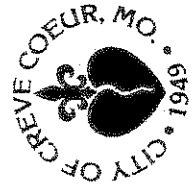
Total

\$50,000

\$50,000

9510 Street & Sidewalk Improvements

Five-Year Capital Improvement Program Fiscal Years 2012-2016



Street/Sidewalk Maintenance & Replacement Program

Total Project Cost	Outside Funding Source	City Share	Prior Years	Estimated Total Capital Costs					Future
				FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	
\$1,100,000		\$1,100,000		\$1,100,000	\$1,100,000	\$1,100,000	\$1,000,000	\$1,000,000	

Project Description

Concrete replacement and asphalt resurfacing of subdivision streets and replacement of existing sidewalks throughout city.

Existing Condition

An annual street inventory is prepared and a list of streets that need to have base repairs and an overlay. The annual street inventory also identifies slab replacement for streets that are broken, settled and/or cracked.

Justification

To maintain a good riding surface and preserve the existing infrastructure. By overlaying the streets on a 7 to 10 year interval, the City has been able to keep potholes to a minimum and provide a good riding surface for residents. Several areas throughout the community need sidewalk slab replacement, required for ADA compliance. This program will enhance the City's overall Pedestrian Plan and allow users to travel safely over our sidewalks.

Operating Budget Impact

None

Comments

None

Expenditure Type:	
Planning, Design, & Engineering	
Land Acquisition	
Construction	\$1,100,000
Equipment	
Other	
Total	\$1,100,000

Conway Road Resurfacing

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$730,000	\$584,000	\$146,000	\$30,000	\$700,000				

Project Description

Project includes removal and replacement of the existing asphalt surface on Conway Road. Once completed, the wearing course on this road is expected to last up to 10-12 years. This project will be funded by a \$584,000 federal STP-S grant and a \$146,000 local match.

Existing Condition

None.

Justification

Conway Rd is a major corridor in the City. The roadway is in need of maintenance, and the adjacent pedestrian asphalt pathway is in need of replacement. The new pedestrian path will be a concrete ADA-compliant sidewalk.

Operating Budget Impact

None

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$730,000

\$730,000

North New Ballas Sidewalk, Phase II

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$220,000		\$220,000		\$220,000				

Project Description

This sidewalk project is the continuation of the New Ballas Sidewalk Phase I and will involve placing sidewalk on the west side of North New Ballas from Emerald Green south to Ladue Road. Phase II also includes funding for completing an unfinished segment of Phase I at 425 North New Ballas Rd. When all segments of Phase I and Phase II are completed, a new sidewalk network will provide pedestrian access from residential areas to schools and the proposed Downtown District.

Existing Condition

None

Justification

There is a lack of pedestrian access on the west side of New Ballas Rd which creates a potentially unsafe environment.

Operating Budget Impact

None

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$220,000

\$220,000



West Olive Lighting

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
\$530,000	\$318,000	\$212,000		\$530,000				

Project Description

The project includes the installation of decorative lighting in the medians on Olive Blvd. between Cross Creek and Mason Rd. The installation of the bases and conduits for the lighting was installed during the West Olive enhancement project in 2008. The addition of the proposed lighting is the final item to be completed from the 2003 project. This project will be funded by a \$318,000 federal STP-E grant and a \$212,000 local match.

Existing Condition

None.

Justification

Operating Budget Impact

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$530,000

\$530,000

Ladue Sidewalk Construction

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs							
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Future	
\$520,000	\$420,000	\$100,000			\$520,000					

Project Description

The project includes construction of sidewalk along the north side of Ladue Road from Coeur de Ville to Graesser Rd. This project will be funded by a \$420,000 federal STP-E grant and a \$100,000 local match.

Existing Condition

None.

Justification

There existing pedestrian asphalt pathway is deteriorated and substandard. Constructing an ADA-compliant sidewalk along Ladue Road will increase safety and improve pedestrian mobility, which is one of the goals of the 2002 Comprehensive Land Use Plan.

Operating Budget Impact

None

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$520,000

\$520,000

Graeser Road Overlay (grant match only)

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
		\$108,000					\$108,000	

Project Description

The City will apply for a federal STP-S grant to provide an asphalt overlay of Graeser Rd from Ladue Rd. to Olive Blvd. The amount of \$108,000 represents the City's share, which is equal to approximately 20% of the total estimated project cost. Should the City be awarded the grant, the total amount of the project will be included in the CIP.

Existing Condition

None.

Justification

Graeser Rd is a major north-south corridor in the City. The roadway is need of repair.

Operating Budget Impact

None

Comments

None

Expenditure Type:

Planning, Design, & Engineering
Land Acquisition
Construction
Equipment
Other
Total

\$108,000

\$108,000

Engineering and Conceptual Designs for Future Street Projects

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs					Future
			Prior Years	FY 2012	FY 2013	FY 2014	FY 2015	
\$60,000		\$60,000			\$30,000		\$30,000	

Project Description

These funds are planned to be used for engineering or conceptual designs of future and yet to be identified street projects.

Existing Condition

None

Justification

These designs will aid the City in determining what projects are financially feasible and may aid in securing future grants for street projects.

Operating Budget Impact

None

Comments

None

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

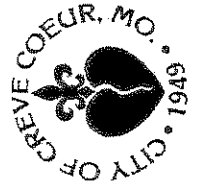
\$60,000

\$60,000



9515 Equipment Replacement

Five-Year Capital Improvement Program Fiscal Years 2012-2016



Annual Equipment Replacement

Total Project Cost	Outside Funding Source	City Share	Prior Years	Estimated Total Capital Costs					Future
				FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	
\$250,000		\$250,000		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	

Project Description

Replacement of city equipment costing greater than \$20,000 and having a useful life of at least five years based on replacement schedule.

Existing Condition

Equipment has reached the end of its useful life.

Justification and Operating Budget Impact

Replacement of old equipment is necessary in order to provide reliable services and appropriately control annual maintenance costs.

Comments

The following major equipment purchases are planned for FY2012 as replacements for existing older equipment:

- 2-Ton Truck w/ spreader and plow \$110,000
- Pick-up Truck \$25,000
- Leaf Vacuums (2) \$22,000
- Tar Kettle \$27,000
- Cab & Chassis for Chipper Truck \$65,000
- Total \$249,000

Expenditure Type:

Planning, Design, & Engineering

Land Acquisition

Construction

Equipment

Other

Total

\$250,000

\$250,000

