

## Table of Contents

|                                          |    |
|------------------------------------------|----|
| Agenda . . . . .                         | 2  |
| Draft Minutes of March 7, 2011           |    |
| Draft Minutes of March 7, 2011 . . . . . | 4  |
| Application #11-003                      |    |
| Staff Report . . . . .                   | 10 |
| Draft Ordinance . . . . .                | 13 |
| Application #11-007                      |    |
| Staff Report . . . . .                   | 15 |
| Applicant's Materials . . . . .          | 22 |
| Draft Ordinance . . . . .                | 28 |
| Application #11-005                      |    |
| Staff Report . . . . .                   | 31 |
| Applicant's Materials . . . . .          | 39 |



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF CREVE COEUR, MISSOURI**  
**MONDAY, MARCH 21, 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 March 7, 2011**

**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**

6. **NEW BUSINESS**

A. **Public Hearing on Application #11-003**

**Proposed text amendment to revise sections of the City of Creve Coeur Zoning Regulations and Public Health, Safety, and Welfare Regulations of the Code of Ordinances to only allow horses on residential properties of at least three acres where no more than one horse is kept per one acre of fenced pasture.**

Applicant/Agent: Paul Langdon, AICP  
Zoning Administrator  
City of Creve Coeur  
300 N. New Ballas Rd.  
Creve Coeur, MO 63141

B. **Public Hearing on Application #11-007**

**A request for a new conditional use permit for a Waterway Automotive Detail Center, within the 2,360 square foot building at 11664 Olive Boulevard, in the “CB”, Commercial zoning district.**

Applicant/Agent: Michael P. Goldman  
General Counsel  
Waterway Gas & Wash  
727 Goddard Ave  
Chesterfield, MO 63005

C. **Application #11-005**

**A request for approval of a minor site development plan to include an outdoor dining patio in front of the Dierbergs at the West Oak Shopping Center, located at 11481 Olive Boulevard. The property is located north of Olive Boulevard and east of Craig Road, and is currently zoned “CB” Core Business District.**

Applicant/Agent: Jerry Ebest  
Dierbergs Markets, Inc.  
16690 Swingley Ridge Road  
Chesterfield, MO 63017

7. **WORK AGENDA**

8. **OTHER BUSINESS**

A. **Planning Division Report**

B. **City Attorney Report**

9. **ADJOURNMENT**



**CITY OF CREVE COEUR - MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MONDAY, MARCH 7, 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 Monday, March 7, 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 - 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**

The Agenda was accepted as written.

**3.    APPROVAL OF MINUTES**

**A.    Draft Minutes of January 18, 2011**

Mr. Eberhardt moved approval of the minutes of January 18, 2011, as written. Dr. Saunders seconded the motion which unanimously carried.

**B.    Draft Minutes of February 22, 2011**

Mr. Eberhardt moved approval of the minutes of February 22, 2011, as written. Mr. Glantz seconded the motion which unanimously carried.

**4.    PUBLIC COMMENT**

None

**5. 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 to establish a definition for such use.**

A presentation was made by Ellen Parfenov, Willowbrook Dog Grooming, regarding the 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.

**(This ends the Public Hearing)**

Mr. Lumley suggested, in order to focus the discussion, that a motion be made in the affirmative, followed by motions to amend.

Mr. Eberhardt moved, seconded by Dr. Saunders, to recommend approval of the 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.

Mr. Eberhardt moved, seconded by Mr. Glantz, to amend the prior motion to limit the number of domestic animals that would be in this facility at any one time to a maximum of ten.

Mr. Glantz asked if the limit to the number of pets should be based on the square footage of the facility. Dr. Saunders noted that this text amendment to the Zoning Code applies to the entire City and is not structured just for Ms. Parfenov’s business. Ms. Parfenov’s facility is currently 800 square feet with the intention of expanding to 1,200 square feet. The Commission members tried to determine how much space is needed for each animal on the premises. Ms. Parfenov pointed out that the average groomer can do six to eight dogs a day. She explained the different arrival and pick-up times by the type of dogs to be groomed. She felt her expanded facility could keep up to 20 dogs at the same time. Mr. Lumley suggested “one dog for every 100 square feet.” Mr. Eberhardt stated he would still like to state a specific number and suggested a maximum of 20. Ms. Kramer suggested that the amendment could read “100 square feet of the actual grooming space”. Ms. Parfenov explained how they train the dogs to be groomed from the puppy stage.

After further discussion with Mr. Lumley, Mr. Eberhardt amended the prior amendment to limit the number of domestic animals to 100 feet of spa area per pet, not to exceed 20 animals. Dr. Saunders seconded the amendment with the resultant vote as follows, to-wit:

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

Mr. Eberhardt moved to amend the prior main motion to indicate that all domestic animals are to be removed from the premises no later than 8:00 p.m. Dr. Saunders seconded the motion, with the resultant vote as follows, to-wit:

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

Mr. Eberhardt moved that there be no animals maintained outside of the interior walls of the building. Dr. Saunders seconded the motion with the resultant vote as follows, to-wit:

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

Mr. Eberhardt moved that the ordinance be amended by deleting the phrase “using all natural products including cleaning products”. Mr. Schnarr seconded the motion with the resultant vote as follows, to-wit:

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

Chair Madden called for a vote on the main motion, as amended four times, with the resultant vote as follows, to-wit:

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

This item will be before City Council in a work session next week and a public hearing on April 11, 2011.

## **B. Application #11-006 – Capital Improvement Plan FY 2012-2016**

Mr. Jaysen Christensen, Assistant to the City Administrator, presented the Capital Improvement Plan FY 2010-2016 update. The draft update is reviewed every year by the Planning and Zoning Commission and the Finance Committee.

The goals of the CIP are to develop a comprehensive strategy for identifying these items and establishing funding for these projects. Mr. Christensen pointed out that the capital

improvement ½ cent sales tax is the largest funding source, with the City expecting to take in \$1.87M in FY 2012. He stated that the City has been fortunate to receive a lot of grants for FY 2012. The majority of CIP expenditures are dedicated to preserving the City's streets and sidewalks, with the purchase of major equipment replacing the existing 10-15 year old equipment. Mr. Christensen went on to describe new projects which are the results of changes to the previous year's CIP. He identified energy efficiency projects at the Government Center and the Dielmann Complex; Middlebrook Drive stormwater improvements; street and sidewalk projects, including West Olive lighting, Ladue Sidewalk, and Graeser Road overlay. Changes to existing projects include delaying the Public Art project, the golf course bridge replacement, Stormwater Master Plan update, and street and sidewalk improvements. Staff reviewed the future projects list and recommended that a salt storage building be added to the list so as to decrease the risk of running out of salt during a severe winter.

Mr. Glantz wanted to know why the Olive sidewalk project stops at Graeser and does not continue further east. He also asked if there is any possibility for street lighting to be included on Olive Boulevard east of Highway 270. Mr. Christensen will check these out and report back. A brief question-and-answer period followed.

Mr. David Caldwell, 257 Brooktrail Court, agreed with Mr. Glantz's comments regarding the lighting east of Highway 270 and the sidewalk. He also commented about the energy performance control projects and expressed a desire for more information regarding State rules and financing perimeters. Mr. Caldwell stated that he has recommended that Woodfield Lane, in the Light Industrial District, be inspected for consideration in the Street Maintenance projects and asked when the final list of streets would be available. Mr. Christensen responded by saying that a preliminary list would be provided to City Council at one of the CIP work sessions this month.

Dr. Saunders moved to recommend approval of the CIP as proposed. Ms. Kramer seconded the motion.

Mr. Glantz stated he would like more input on two items:

- Continuing the sidewalk project farther east from Graeser to at least Spoede Road, if not to Lindbergh Boulevard; and
- The cost of street lighting east of 270 being consistent with the street lighting to be installed west of 270 on Olive Boulevard.

Mr. Christensen stated he would be happy to come back to the next P&Z meeting with more information. This was discussed, and the following motion was made.

Mr. Eberhardt moved to amend the approval of the proposed CIP contingent upon consideration of those two issues by the City Council at the public hearing. Mr. Glantz seconded the motion, which unanimously carried.

Chair Madden called for the vote on the original motion, as amended, which unanimously carried.

## **7. WORK AGENDA**

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

Mr. Langdon stated that discussion was raised at the City Council level about the use of metal detectors, which is now used only on court nights. It would require additional police staff to operate the unit as well as do the screening and supervisor the space. The Council is inclined to use it for their own meetings but felt that if it is appropriate for their meetings, it would probably be appropriate for the P&Z meetings. Since public hearings are now heard at the P&Z level, the call to the general public is larger. Discussion followed. Commission members were in favor of the security screening.

### **B. Street Lighting Plan: City Council requests that the Planning and Zoning Commission consider a level of priority and time frame for developing a street lighting plan for the City.**

Mr. Langdon pointed out that there is no plan in place for street lighting at the present time, noting a number of studies that will be reviewed in the next twelve months and asked if the members wanted to add another one to the list. Dr. Saunders stated that his observation at the City Council meeting is that the issue began with Mr. Caldwell's question about streetlights along the discussed section of Olive, saying he feels there is a need for some type of uniform consensus among P&Z and City Council as to what we are trying to achieve in terms of lighting. Mr. Glantz felt it was worthy of discussion. Mr. Schnarr pointed out possible massive costs associated with it and establishing priority as to when it is needed. Mr. Langdon was not aware of any pressing residential concerns but felt it is really about what to do with the commercial areas, especially Olive Boulevard. Discussion followed. Ms. Kramer felt discussion on some level could be valuable to the overall vision for long term. Mr. Langdon suggested starting with the City Center to get familiar with the issues and familiar with a particular area, which does include a portion of Olive, and then extend it to include the rest of the arterials.

Ms. Lynn Barry, 626 Graeser Road, stated that there are a lot of people walking at night and alluded to the Comprehensive Plan which was originally designed as a walking community. With the change of lighting on Olive, she pointed out that it is a lot darker and harder to walk at night. She felt more people would be walking toward the Downtown Center if there could be more pedestrian lighting on Olive. Dr. Saunders suggested bringing back a review of the TDD plans for street lighting. Discussion continued.

## **8. OTHER BUSINESS**

### **A. Planning Division Report**

Mr. Langdon mentioned the following projects for the near future:

City Center  
Street Lighting  
"LI" Light Industrial District

Applications for the next meeting could include:

Public Hearing amendment dealing with horses  
Public Hearing CUP for Waterway  
Review amended SDP for Dierbergs for an outside dining area.

**B. City Attorney**

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 8:45 p.m.

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*Timothy Madden, Chair*

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*Pat Rosenblatt, Secretary*



**APPLICATION TO PLANNING AND ZONING COMMISSION  
#11-003 TEXT AMENDMENT TO THE RESTRICTION ON  
HORSES IN RESIDENTIALLY ZONED PROPERTIES**

**FOR THE MEETING OF:** March 21, 2011

**LOCATION:** All Residential Zoning Districts

**REQUEST:**

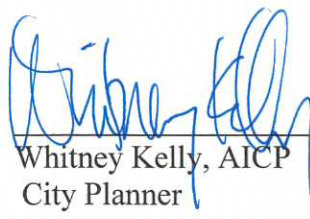
An application has been submitted to revise sections of the City of Creve Coeur Zoning Regulations and Public Health, Safety, and Welfare Regulations of the Code of Ordinances to only allow horses on residential properties of at least three acres where no more than one horse is kept per one acre of fenced pasture.

**ADDITIONAL INFORMATION:**

Section 405.460(B)(21), under Accessory Uses And Structures, currently allows horses and horse stables in residential districts "A", "B", "C" and "D" provided that: a. the lot on which the use exists is at least one acre in size; b. no more than one horse is kept per acre; c. all horses are kept within a stable; and d. the stable is set back from any property line a minimum of 50 feet. Whereas Section 205.030, Restrictions on Horses under Public Health, Safety, and Welfare Regulations of the Code of Ordinances, states that horses may be kept in a stable on lots that are a minimum of three acres with no more than one horse per three acre parcel.

**APPLICANT:** Paul Langdon, AICP  
Director of Community Development  
City of Creve Coeur

**REPORT PREPARED BY:**

  
Whitney Kelly, AICP  
City Planner

  
Date

**ATTACHMENTS:** Draft Ordinance

**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**  
Residential Preservation and Economic Development States:

- Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors.

**Code References**

- Article VIII Zoning Regulations, Section 405.460(B)(21): Accessory Uses and Structures
- Title II: Public Health, Safety, and Welfare, Article II, Section 205.030: Restrictions On Horses

## INTRODUCTION

Staff became aware of conflicting restrictions between the Zoning Regulations and the Public Health, Safety, and Welfare Regulations regarding keeping horses on residential property after a general inquiry from the public. The zoning regulations currently allow horses and horse stables on lots of at least one acre and one horse per acre. The Public Health, Safety, and Welfare Regulations restrict horses to three acre lots, with no more than one horse per three acre parcel, in accordance with the Zoning Regulations. During the recodification process in 2010, the City Attorney's notes, in discussions with the City Council, indicates that the Zoning Regulations would be changed to match the Public Health and Safety Regulations, however this was not completed by the recodifier at the time.

## DISCUSSION

Upon further review, Staff recommends that both regulations be modified to include a minimum of three acres with no more than one horse per one acre of fenced pasture to provide for the appropriate space for the animal, reduce overcrowding, and ensure proper soil conditions. This will reduce the number of lots available for the keeping of horses, but the demand for this is low and the impacts of one over-crowded pasture can be considerable. Therefore Section 405.460 will be amended as follows:

### Section 405.460 Accessory Uses and Structures

21. Horses and horse stables in residential districts "A", "B", "C" and "D" provided that:
- The lot on which the use exists is at least ~~one (1) acre~~ three (3) acres in size;
  - No more than one (1) horse is kept per one (1) acre of fenced pasture;
  - All horses are kept within a stable; and
  - The stable is set back from any property line a minimum of fifty (50) feet.

## RELATED AMENDMENTS

Article IV Animal Regulations, under Title II Public Health, Safety and Welfare, of the City of Creve Coeur Code of Ordinances will also be amended for conformity, as follows:

### Section 205.030: Restrictions on Horses

- A. In accordance with Section 405.460(B)(21) of the Zoning Code, horses may be kept in a stable on lots that are a minimum of three (3) acres with no more than one (1) horse per one (1) acre of fenced pasture ~~per three (3) acre parcel~~. The stable is required to be set back a minimum of fifty (50) feet from any property line. The lot upon which a horse is kept shall be free of debris. The lot shall be fenced and kept in good repair to prevent the horse from running at large.

The attached ordinance reflects the proposed changes outlined above. 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 Section 405.460(21) be amended to require a minimum of three acres with no more than one horse per one acre of fenced pasture for Horses and Horse Stables in residential districts.

### **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 lots of at least three acres in size and no more than one horse is kept per one acre of fenced pasture for the permitted Accessory Uses and Structures of Horses and Horse Stables in residential districts "A", "B", "C" and "D" (conditions may be added, eliminated, or modified by preceding motion).

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### **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 TO AMEND CHAPTER 405, THE ZONING ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI, BY RESTRICTING HORSES TO A MINIMUM OF THREE ACRES, WITH NO MORE THAN ONE HORSE PER ONE ACRE OF FENCED PASTURE.**

**WHEREAS**, Section 205.030.A and Section 405.460.21 contain conflicting regulations governing the keeping of horses on residential property; and,

**WHEREAS**, the record before the City Council at the time of recodification of the Municipal Code clearly indicates an intention to eliminate said conflicts; and

**WHEREAS**, an application has been submitted by the Zoning Administrator to amend the code to eliminate the conflict in regulations; 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 21, 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 21, 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 205.030, Restrictions on Horses, paragraph A, of Chapter 205, Animals and Fowl, of the City of Creve Coeur's Code of Ordinances shall be amended to include no more than one horse per one acre of fenced pasture, as follows:

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

Section 205.030 Restrictions on Horses

- A. In accordance with Section 405.460(B)(21) of the Zoning Code, horses may be kept in a stable on lots that are a minimum of three (3) acres with no more than one (1) horse per one (1) acre of fenced pasture ~~per three (3) acre parcel~~. The stable is required to be set back a minimum of fifty (50) feet from any property line. The lot upon which a horse is kept shall be free of debris. The lot shall be fenced and kept in good repair to prevent the horse from running at large.

**SECTION 2:** Section 405.460, Accessory Uses and Structures, subsection 21, of Chapter 405 Zoning Ordinance, shall be amended to include a minimum lot size of three acres, and no more than one horse kept per one acre of fenced pasture to the requirements of horses and horse stables in residential districts, as follows:

Section 405.460 Accessory Uses and Structures:

21. Horses and horse stables in residential districts "A", "B", "C" and "D" provided that:
- a. The lot on which the use exists is at least ~~one (1) acre~~ three (3) acres in size;
  - b. No more than one (1) horse is kept per one (1) acre of fenced pasture;
  - c. All horses are kept within a stable; and,
  - d. The stable is set back from any property line a minimum of fifty (50) feet.

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

**SECTION 4:** 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

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
HAROLD 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  
www.creve-coeur.org

## APPLICATION TO PLANNING AND ZONING COMMISSION #11-007 CONDITIONAL USE PERMIT WATERWAY AUTO DETAIL CENTER AT REUTHER'S

FOR THE MEETING OF: March 21, 2011

LOCATION: 11664 Olive Boulevard

### REQUEST:

Michael Goldman, on behalf of Waterway Gas & Wash, has submitted a request for a conditional use permit to operate an automotive detail center in the approximately 2400 sq. ft. building on the Reuther's Automotive Group property at 11664 Olive Boulevard. The property is located south of Olive Boulevard between N. New Ballas and Old Ballas Roads and is currently zoned "CB" Core Business District.

### ADDITIONAL INFORMATION:

Section 405.370(C)(1)(i)(3) indicates that car washes (all uses within SIC Code 7542 except bus washing and truck washing) are Conditional Uses within the Core Business District.

### Key Issues:

- Does the request integrate with existing permitted uses?
- Does this request further the goals and/or implement the Comprehensive Plan?
- Does this use meet the criteria for Conditional Use Permit approval?

### Comp. Plan References

- Core Business District
- Central Business District Land Use Plan

### Zoning Code References

- 405.370 "CB" Core Business
- 405.1070 Conditional Use Permits

**APPLICANTS:** Michael P. Goldman  
General Counsel  
Waterway Gas & Wash  
727 Goddard Ave  
Chesterfield, MO 63005



REPORT PREPARED BY:

*Whitney Kelly*  
Whitney Kelly, AICP, City Planner

*3/15/2011*  
Date

**ATTACHMENTS:** Applicant's Application Materials Received 02/28/2011  
Draft Ordinance

### BACKGROUND AND ZONING REQUEST

An application has been submitted by Michael Goldman, General Council for Waterway Gas & Wash Company, for a Conditional Use Permit to operate an automotive detailing center in the 2,360 sq. ft. building at 11664 Olive Boulevard located on the Reuther's Auto Group campus. All such uses are regulated under Section 405.370(C) *Conditional Uses* within the Core Business District.

### LAND USE HISTORY AND ZONING OF SUBJECT SITE

The subject property was originally built 1941, and later served as the service center for the Reuther's Automotive Group. The property is zoned "CB" Core Business District.

### LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                       | ZONED                       | SEPARATED BY    |
|-----------|---------------------------|-----------------------------|-----------------|
| North     | Retail/Office Development | "CB" Core Business District | Olive Boulevard |
| South     | Office                    | "CB" Core Business District | NA              |
| East      | Automotive Dealership     | "CB" Core Business District | NA              |
| West      | Retail Development        | "CB" Core Business District | Hamm Ave        |

### COMPREHENSIVE PLAN REVIEW

The subject property is located in the "Central Business District 1" area and within the Central Business District (CBD) Land Use Plan adopted in 2005. These documents advocate higher density redevelopment than the site currently provides and the establishment of a true "center" of the community as the heart of the Central Business District. The Central Business District area encourages a mix of uses, including retail, residential, government, and park uses. The Comprehensive Plan recommends connection to the neighborhoods and adjacent area through a series of on-street and off-street pedestrian facilities. The Comprehensive Plan further recommends that all new development or redevelopment of non-residential uses should comply with the Design Guidelines. In reviewing a copy of the lease the applicants are aware that redevelopment of the site could occur. However, they are not proposing any improvements to the building and all activity will be occurring inside the existing structure, with parking in the spaces behind the building. Given the extremely limited impact of the proposed use on the existing facilities, and the overall plan goals to see the site redevelopment, it is the staff opinion that significant investments in furtherance of the Comprehensive Plan are excessive and may ultimately inhibit redevelopment of the larger tract.

### ZONING REVIEW

The overall development has legally pre-existing, but non-conforming site coverage, but is generally in conformance with the Zoning Code. Since neither the external building shell nor the surrounding parking and landscaping are changing as a direct result of this application, there is minimal opportunity to pursue changes on the Reuther's campus property. These conditions also preclude the need for a site development plan in conjunction with the conditional use permit.

Car washes, except bus washing and truck washing, are permitted with conditions in the Core Business District. Given that the applicant will not be making any changes to the existing structure and that the site provides adequate parking, and the proposed use is low key, low impact, and low demand in nature, there is limited opportunity to require large scale physical improvements to the site, however minor changes regarding standard property maintenance issues are recommended as condition of approval.

#### **PROPERTY MAINTENANCE**

While visiting the property, Staff has found the following property maintenance problems:

- Displaced concrete wheel stops
- Unsecured dumpster enclosure
- Debris and dumpster stored along the south east fencing (see photo's in Appendix 4)
- Inoperable vehicles and trailers stored on site
- Broken window at the subject building
- Non-shielded outward casting light underneath canopy of building

While these issues are generally on the larger Reuther's site, they are benefiting from the request as the landlord of the property. Staff feels that conditions of approval need to ensure that both properties are kept tidy and to minimal property maintenance standards adopted by the City of Creve Coeur. Therefore, the draft ordinance has conditions requiring that all property maintenance violations be addressed prior to the issuance of the final certificate of occupancy. If there are issues that cannot be addressed within this timeframe, the applicant will be able to work with the City's Code Enforcement Officer, under the direction of the Chief Building Official, on an appropriate schedule of repairs. Building code violations are not under consideration at this time, but may also become evident during the occupancy permit process.

#### **FORM OF THE DRAFT ORDINANCE**

As stated above, the proposed Waterway Automotive Detail Center is entirely within an existing development where façade improvements or additional site coverage is neither proposed nor requested. As such, the attached draft ordinance does not contain a section relating to site development plan conditions. However, property maintenance issues though out the Reuther's Auto Group campus must be addressed, and therefore conditions to such are included.

#### **ACTION**

If the Planning and Zoning Commission finds the associated draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

#### **MOTION**

The following is an example of an appropriate motion for this application:

"I move to recommend approval of the Conditional Use Permit for the Waterway Automotive Detail Center located at 11664 Olive Boulevard, submitted with Application #11-007, subject to the conditions contained in the draft ordinance attached to the staff report dated March 18, 2011" (conditions may be added, eliminated, or modified by preceding motion).

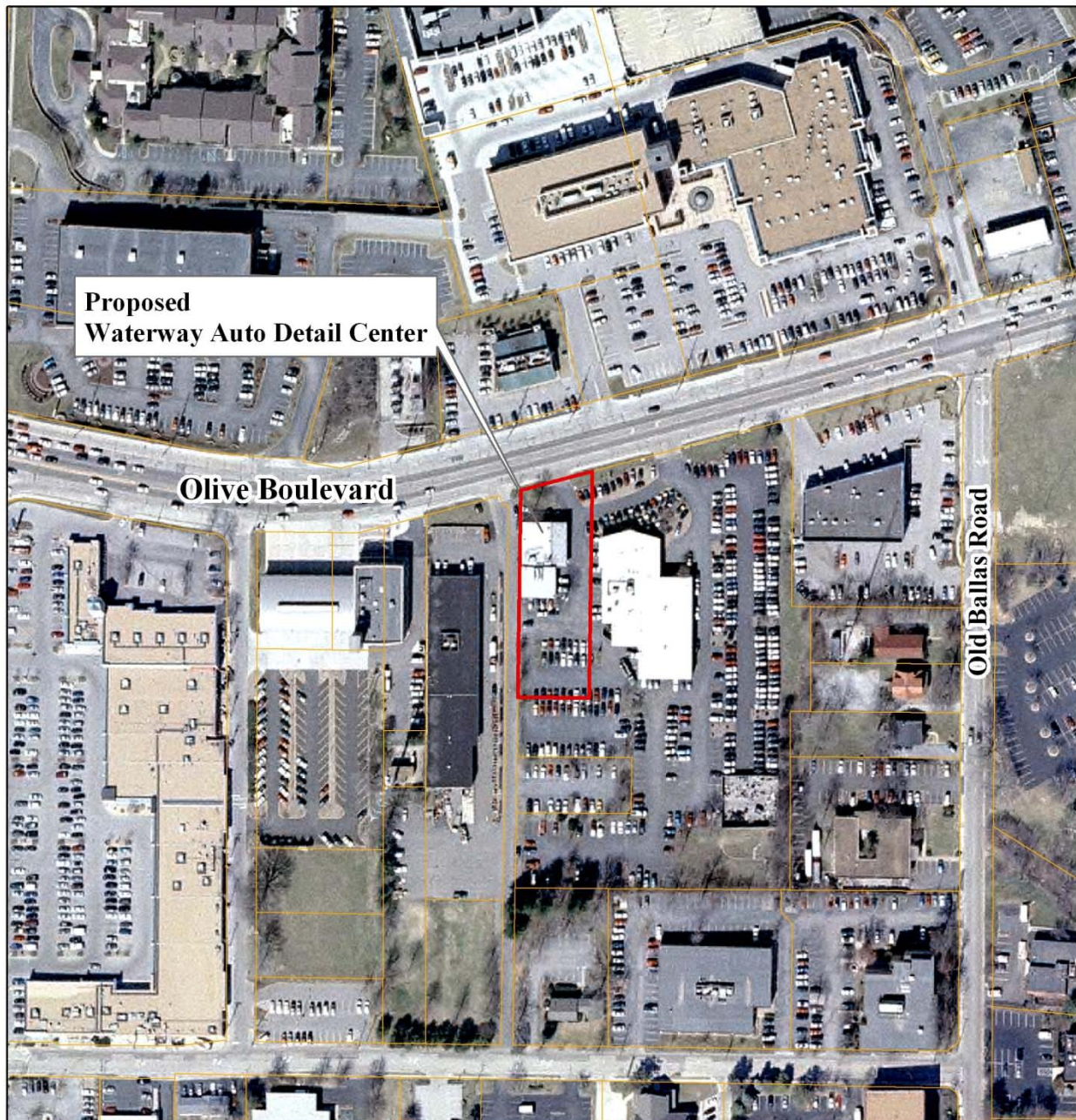
**APPENDIX 1: COMPREHENSIVE PLAN**

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

**APPENDIX 2: ZONING CODE**

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

**APPENDIX 3: AERIAL MAP**



**Legend**

-  Property Lines
-  11664 Olive Boulevard



**APPENDIX 4: SITE PHOTOGRAPHS**  
Application #11-007

Photo Date: 03/15/2011



Description: View of the proposed Waterway Auto Detail Center from Olive Boulevard.



Description: View of the east side of the building along Olive Boulevard. Note the unshielded lights.



Description: View of east side of the building looking north west. Note the broken window in the first garage door, as well as the exposed lighting.

|                                                                                      |                                                                                                                     |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|    | <p>Description: Photo of unenclosed dumpster on Reuther's property</p>                                              |
|   | <p>Description: photo of one of the inoperable vehicles stored on the Reuther's site.</p>                           |
|  | <p>Description: View of the southeast portion of the Reuther's property with an unenclosed dumpster and debris.</p> |

To: City of Creve Coeur, Planning and Zoning Commission  
From: Michael Goldman, Waterway Gas & Wash Company, General Counsel

Re: Conditional Use Permit - Waterway Gas & Wash Company  
Detail Center 11,654 Olive Boulevard

Waterway Gas & Wash Company is hereby requesting a conditional use permit (CUP) for the property located at 11,654 Olive Boulevard for use as a detail center. Waterway has been a long term corporate citizen of Creve Coeur at our 11,059 Old Olive Street Road location. At that location, we are primarily in the full service car wash, gasoline, and convenience store business. Waterway has recently expanded our services to include drop off detail services. The detail service involves a deeper cleaning than is possible at our current location due to time and equipment restraints. At the detail center, customers will generally leave their car for 5-6 hours, and pick it up after completion of such services as leather treatment, stain treatment of carpets, cleaning of engines, exterior buffing, etc. The 11,654 Olive location is on the broader Reuther Automotive Group campus. Historically, automotive services, including detail, have been performed in this building. Automobile washing is a conditional use in the CB district under 405.370 C 1 (i)(3) of the Creve Coeur municipal code.



## CONDITIONAL USE PERMIT APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Conditional Use Permit applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development  
Government Center  
300 N. New Ballas Road  
Creve Coeur, Missouri, 63141

### APPLICANT INFORMATION

Applicant Name: MICHAEL GOLDMAN  
Applicant Address: 727 GODDARD AVE.  
CHESTENFIELD, MO 63005  
Phone Number: 636-537-3551  
Fax Number: 800-861-5329  
Email: MIKE@HATEREVIEW.COM

### RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: \_\_\_\_\_ Tenant: ✓

### BUILDING/SITE OWNER INFORMATION

Owner Name: FEUTHER LAND MANAGEMENT, LLC  
Owner Address: 11654 OLIVE, CREVE COEUR, MO 63141  
Phone Number: 314-432-8408  
<sup>EMAIL</sup>  
Fax Number: JAVET@FEUTHER.COM

**PROPERTY INFORMATION**

Property Address: 11664 Olive Blvd, Creve Coeur, MO 63144

Existing Use: AUTOMOBILE SERVICE

Zoning District: CB

**AREA DATA**

**Zoning of Area Properties**

North: \_\_\_\_\_ East: \_\_\_\_\_

South: \_\_\_\_\_ West: \_\_\_\_\_

**Land Use of Area Properties**

North: \_\_\_\_\_ East: \_\_\_\_\_

South: \_\_\_\_\_ West: \_\_\_\_\_

**REQUEST**

The applicant hereby requests a conditional use permit for the following land use activity, per Section 26-52 of the Creve Coeur Zoning Ordinance:

Fully identify the use: AUTOMOBILE DETAILING

**PROPOSED USE INFORMATION**

Gross Floor Area – Existing and Proposed: 2,360 EXISTING & 2,360 PROPOSED

Number of Parking Spaces – Existing and Proposed: 20 EXISTING & 20 PROPOSED

Number of Handicapped Accessible Parking Spaces: 2 EXISTING & 2 PROPOSED

Number of Seats (for restaurant only): \_\_\_\_\_

Number of Employees at the busiest shift: 11

Hours of Operation: 7:00 AM - 7:00 PM

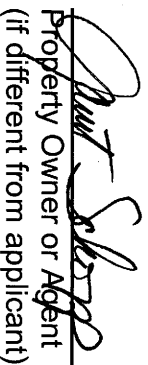
Will the applicant apply for a liquor license: Yes        No ✓

#### RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for a conditional use permit should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

#### SIGNATURES

  
Applicant \_\_\_\_\_ Date 2-28-11

  
Property Owner or Agent \_\_\_\_\_ Date 2-28-2011  
(if different from applicant)

#### REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials

Rev.: 2/09

# Subject Property

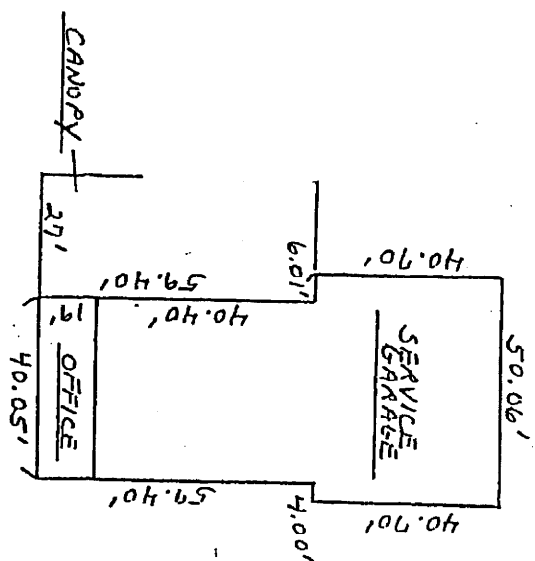


Exhibit A



BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE  
PERMIT FOR A WATERWAY AUTOMOTIVE DETAIL CENTER LOCATED AT 11664  
OLIVE BOULEVARD**

**WHEREAS**, application was made by Michael Goldman, General Counsel for Waterway Gas & Wash, for a conditional use permit for a Waterway Automotive Detail Center, within the 2,360 square foot building at 11664 Olive Boulevard, in the “CB”, Commercial zoning district; and

**WHEREAS**, under Section 405.370(C)(1)(i)(3), car washes (except bus washing and truck washing) in the “CB”, Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

**WHEREAS**, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 21, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(3); and

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

**WHEREAS**, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

**WHEREAS**, the Planning and Zoning Commission reviewed and, by a vote of \_\_\_\_\_ recommended approval of the subject amendments at its meeting on Monday, March 21, 2011; and

**WHEREAS**, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

**Section 1:** A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 11664 Olive Boulevard, in the “CB” Core

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

Business zoning district, within the Reuther's Auto Group site development whose legal description is as follows:

A tract of land in part of Lot 1 of Studt's HOME PLACE according to the plat thereof recorded in Plat Book 7, Page 38 of the St. Louis County records and described as follows: Beginning at a point being the intersection of the south line of Olive Boulevard with the east line of Ham Drive; thence along the south line of Olive Boulevard, North 74° 27' 30" East, 96.79 feet to a point; thence South 0° 40' 00" East, 301.15 feet to a point; thence South 89° 28' 45" West, 95.00 feet to a point in the east line of said Ham Drive; thence along the east line of Ham Drive, North 0° 40' 00" West, 277.18 feet to the point of beginning, containing 27,541 square feet

**Section 2:** The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the operation of a car wash for auto detail only.
2. Said use shall be located in the 2,360 square foot leased building currently addressed as 11664 Olive Boulevard located on the Reuther's Auto Group property, having its principal office at 11654 Olive Boulevard.
3. The hours of operation shall be between 7a.m. and 7p.m., seven days a week.
4. All proposed cleaning and detailing of vehicles will be located within the building structure.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. There shall be no outdoor storage or long-term placement of any automobiles, trailers, materials or equipment on the site.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the automotive detail center permitted by this ordinance.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

13. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

**Section 3:** The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
A. J. WANG  
PRESIDENT OF CITY COUNCIL

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  
#11-005 MINOR SITE DEVELOPMENT PLAN  
FOR OUTDOOR DINING PATIO AT DIERBERGS  
WITHIN THE WEST OAK SHOPPING CENTER**

**FOR THE MEETING OF:** March 21, 2011

**LOCATION:** 11481 Olive Boulevard

**REQUEST:**

Jerry Ebest, on behalf of Dierbergs Markets, Inc., has submitted a request for approval of a minor site development plan to include an outdoor dining patio in front of the Dierbergs at the West Oak Shopping Center, located at 11481 Olive Boulevard. The property is located north of Olive Boulevard and east of Craig Road, and is currently zoned "CB" Core Business District.

**ADDITIONAL INFORMATION:**

Grocery stores are permitted uses in the "CB" Core Business District [Section 405.370(B)(2)(f)(1)]. Site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "CB" District [Section 405.370(D)]. Minor site development plans are defined as the expansion of a permitted use, a change in use to another permitted use, or any proposed alteration that would significantly affect the exterior of a building or redevelopment of a site and shall not add more than 5,000 sq. ft. of new impermeable surface to the site

**Key Issues:**

- Does the request integrate with the existing permitted use?
- Does the request further the goals and/or implement the Comprehensive Plan?

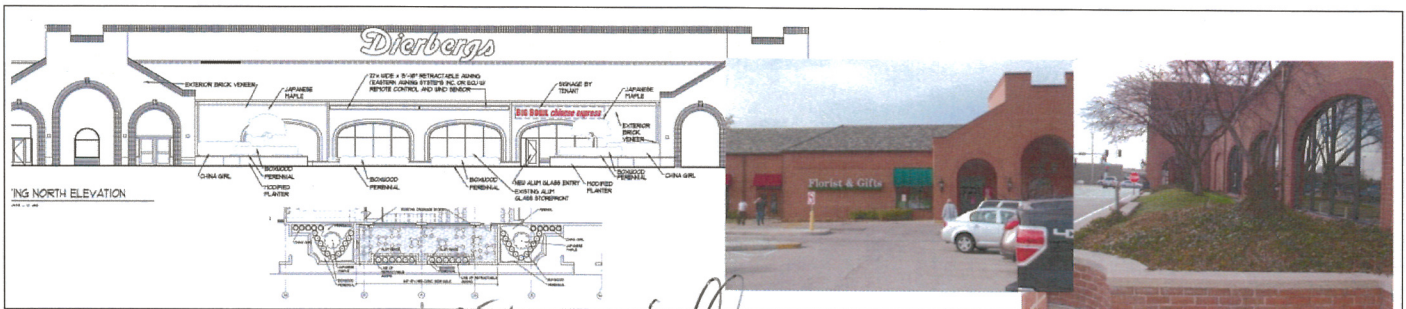
**Comp. Plan References**

- Health and Connectivity Goals
- Central Business District
- Design Guidelines: Streetscape/Pedestrian Orientation

**Zoning Code References**

- Section 405.120 Definition of Terms
- Section 405.370 "CB" Core Business District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

**APPLICANTS:** Jerry Ebest  
Dierbergs Markets, Inc.  
16690 Swingley Ridge Road  
Chesterfield, MO 63017



**REPORT PREPARED BY:**

*Whitney Kelly*  
Whitney Kelly, AICP, City Planner

*3/18/2011*  
Date

**ATTACHMENTS:** Applicant's Application Materials Received February 25, 2011

## INTRODUCTION

Jerry Ebest, on behalf of Dierbergs Markets, Inc., has submitted a request for approval of a minor site development plan to include an outdoor dining patio in front of the Dierbergs at the West Oak Shopping Center, located at 11481 Olive Boulevard. The property is located north of Olive Boulevard and east of Craig Road, and is currently zoned “CB” Core Business District. Minor Site Development Plan approval by the Planning and Zoning Commission is required for any expansion of a permitted use, and alterations to the exterior of a building. The proposed patio would require the removal of the landscaped area and trees in front of the building. The patio will include landscaped planter boxes and decorative pavers. Also included are decorative, retractable awnings across the front of the building.

## BACKGROUND

West Oak Square is located northeast of the intersection of Olive Boulevard and Craig Road. The first phase of West Oak Square was built in 1978 and the existing facility was fully built around 1980. The shopping center includes a 73,000 square foot grocery as the primary anchor and 56,000 square feet of retail area. The overall development is legally pre-existing, but has non-conforming site coverage and parking.

In October 2009, representatives of Caplaco Nine, Inc., the owners of West Oak Square Shopping Plaza, received approval for a 15% reduction in the required number of parking spaces for the plaza based on the dynamics that typically result in a shopping center whereby the center as a whole needs less parking than the sum of the individual uses. A parking study was conducted on behalf of Caplaco Nine, Inc., that studied a maximum occupancy scenario wherein the maximum amount of floor area allocated to restaurants was assumed. The proposed outdoor dining patio is an extension of the permitted use of the grocery store and is intended as an amenity for its customers, not considered a new restaurant, and would not have an impact on the parking, and therefore not included in the discussion below.

## LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                                   | ZONED                                                | SEPARATED BY    |
|-----------|-------------------------------------------------------|------------------------------------------------------|-----------------|
| North     | Assisted living facility and single family residences | “CB” Core Business and St. Louis Co. R-3 Residential | N/A             |
| South     | Office buildings                                      | “PO” Planned Office                                  | Olive Boulevard |
| East      | Single residences and general retail                  | St. Louis Co. R-3 Residential and “CB” Core Business | N/A             |
| West      | Office buildings and general retail                   | “CB” Core Business                                   | Craig Road      |

## COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District that encourages a mix of uses, including retail, residential, government, and park uses. While the overall site does not meet with the goals of the Comprehensive Plan for any future development within the Central Business District area, this request furthers the existing structure toward the intent of the Comprehensive Plan by providing for outdoor amenities. The goals listed under the Community

Health and Connectivity of the Comprehensive Plan include requiring new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, an open space, as appropriate (page 22).

The Design Guidelines further encourage visually interesting building facades, and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining areas that face the street are encouraged (page 5). The proposed outdoor dining does provide an improvement that incrementally brings the site further along the intent of the Design Guidelines than the existing utilitarian green space. However, the applicants are proposing a light tan color for the awnings that are inconsistent with the existing awning colors on site. The restaurant space to the west has a red color awning and the existing awning for the Florist signage is a green color. The introduction of a third color along this façade (a fourth color if including the dark brown awnings of GC's along the west façade), adds to the visual clutter of the area. Staff recommends that awnings need to either match the existing green, or red, or dark brown to create a consistent look and create identity and uniformity of the entire development.

#### **ZONING REVIEW**

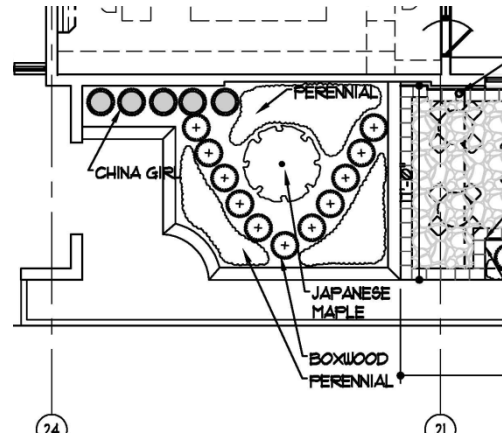
Grocery stores are permitted uses within the "CB" Core Business District [Section 405.370(B)(2)(f)(1)]. A minor site development plan regulated under Section 405.180(3), *where there is an expansion of a permitted use, or for any proposed alteration that would significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet. A minor site plan must be approved by the Planning and Zoning Commission. No City Council action is required.* The proposed patio area is an expansion of the existing permitted use of the Dierberg's Grocery Store, and includes significant changes to the exterior of the building.

Section 405.120 defines green space as: *The balance of the site not covered by buildings or structures, surface parking, pavement for vehicular circulation or permitted exterior business services, storage, merchandise display, repair and processing. Such space shall be devoted to the preservation of natural areas, open grass areas, landscaped areas, open recreational facilities or passive pedestrian features or elements such as including, but not limited to, gazebos and sitting areas. Concrete sidewalks and paved open space areas, crosswalks or other standard pedestrian circulation items shall not be considered or calculated as green space elements.* While the proposed improvements are categorized within the definition of green space, and thus do not represent a loss of such, the patio does amount to a loss in large scale trees and plants from a site that already has legally non-conforming site coverage.

In 2009, the large oak tree that provided for the West Oak development's identity was removed due to the health of the tree. While the property owners have attempted to compensate for such loss with the landscaped fountain feature at the corner of Olive Boulevard and Craig Road, replanting or replacing the trees to be removed with this proposal to elsewhere on site is an option. Locations for additional trees include near the fountain at the corner and along Craig Road. For possible direction, Section 410.320 Tree Conservation of the Subdivision Code requires for any removal of trees not previously approved, with the replacement of three, three-

inch caliper trees for each tree removed to compensate for the loss of larger trees. For purposes of discussion, and if relocating the trees is not an option, staff recommend that they be replaced by at least five but no more than nine new trees elsewhere on the property.

Staff also have concerns that the landscape beds framing the patio and helping to define the entrances are overly simplistic (shown at right). Most importantly, the plain, small scale of the plantings fails to create points of emphasis, does not complement the building, and will not offer enough visual balance against the extensive hard surface areas. Finally, staff have concerns not only for the generally small size of the proposed Japanese Maple trees but also for their long term health due to the sun exposure and heat of the south facing wall and hardscape. It appears that some of these issues could be addressed by maintaining the two end trees of the existing four trees within the proposed planter beds.



Therefore, staff recommends that a condition of approval be the submission of a new landscape plan for Staff approval showing: (1) replacement of five and no more than nine trees elsewhere on site; (2) larger, hardier trees, or incorporation of the existing trees within the end planter beds; and (3) larger, more visually distinctive landscaping within the planter beds around the trees.

#### CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

The proposal appears to be a positive improvement for the development within the inherited context of an in-line shopping center, with the one caveat that the landscape design requires more work. If Commission members generally support the request and staff conclusions, staff recommends that the conditions for approval include:

1. The applicant shall submit a landscape plan for staff approval with a revised landscaped plan showing:
  - a. The relocation of the existing trees, or their replacement with at least five, but no more than nine, new trees near the intersection of Craig Road and Olive Boulevard around the fountain and along Craig Road toward the northwest entrance of the development;
  - b. Larger, hardier trees, or incorporation of the existing trees within the end planter beds; and
  - c. Larger, more visually distinctive plantings within the planter beds around the trees.
2. The applicant shall submit for staff approval an awning color that is of the same color as the existing color scheme on the building.

#### ACTION

The motion for the minor site development plan shown in the enclosed Applicant's Materials will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required.

**MOTION**

The following is an example motion for this application:

“I move to approve the minor site development for the Dierbergs Outdoor Dinning Patio at 11481 Olive Boulevard submitted with Application #11-005, as presented to the Planning and Zoning Commission on March 21, 2011 subject to the conditions contained in the staff report, dated March 18, 2011” (conditions may be added, eliminated, or modified by preceding motion).

**APPENDIX 1: COMPREHENSIVE PLAN**

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

**APPENDIX 2: ZONING CODE**

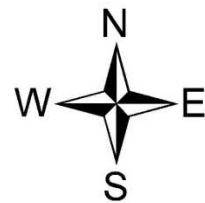
Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 3: AERIAL MAP**



**Legend**

-  City Limit
-  Property Lines
-  Dierbergs West Oak Shopping Center



**APPENDIX 4: SITE PHOTOGRAPHS**  
Application #11-005

Photo Date: 03/03/2011



Description: View of the current landscaping in the area proposed for the Patio area looking west at the main entrance into Dierbergs.



Description: View looking north from the parking lot of the existing awnings on the building.



Description: View of the site and proposed area for tree plantings looking north east at the corner of Olive Boulevard and Craig Road.



Description: View of area for tree plantings at the corner of Craig Road and Olive Boulevard looking south from the Dierbergs parking lot.



Description: View along Craig Road traveling north of the area recommended for tree planting.

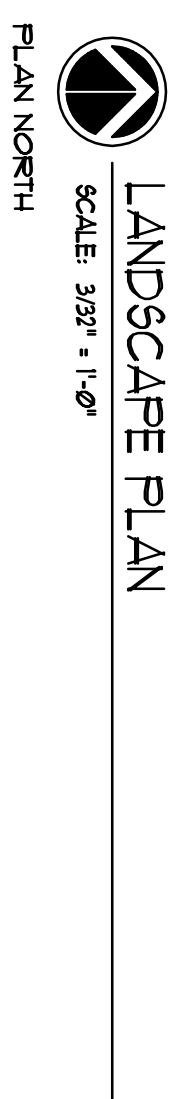
## Dierbergs – West Oak

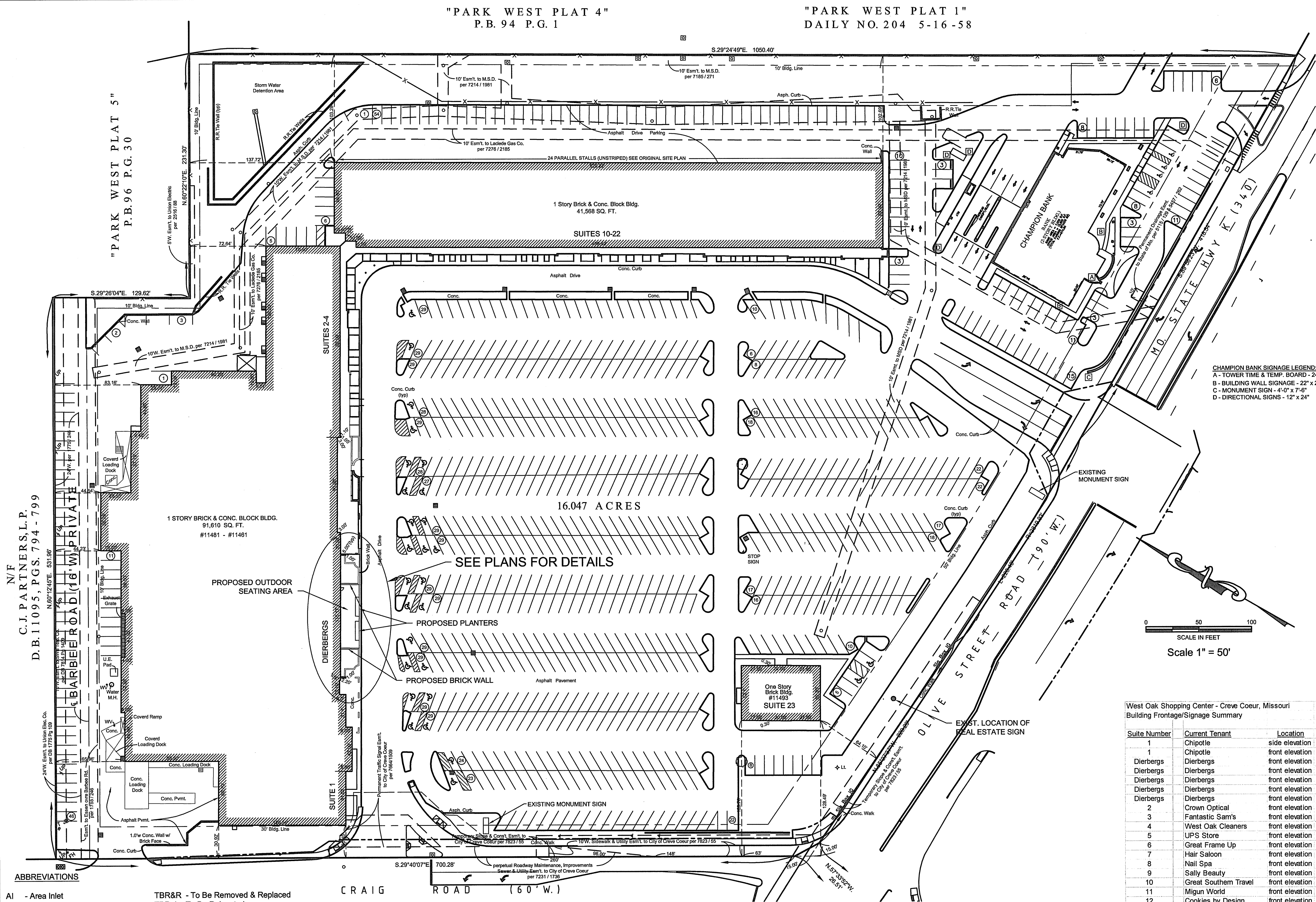
Dierbergs is proposing a patio in place of a portion of the existing raised planters along the south face of the supermarket which will enhance the shopping experience to Dierbergs and the entire shopping center. The patio will consist of landscaped areas, a paver walking surface, and cafe seating protected by retractable awnings.

By replacing a portion of the existing raised planters with the new patio, Dierbergs will be providing an exciting new experience to shopping at Dierbergs West Oak center. All of the existing landscaping will be removed and replaced with new plant material which shall include Japanese Maple trees, China Girl Holly and Boxwood shrubs, and colorful perennial flowers in the landscaped areas. The paver surface shall consist of natural flagstone pattern pavers and a rectangular border in a contrasting color. Two planters within the patio shall provide a buffer between the seating area and the sidewalk adjacent to the parking. These planters will hold a Boxwood hedge backed up on the patio side with an ornamental fence and lined with colorful perennials on the parking lot side.

To protect the café seating from the heat of the day, Dierbergs will install two retractable awnings on the face of the building. These awnings shall project out from the building to the edge of the patio and will be made of a cocoa colored canvas material. The awnings will be motorized to project during hours selected by Dierbergs and shall be protected from wind damage by a wind sensor which will retract the awnings in the event of strong winds.

By undertaking this modification to the exterior of Dierbergs at West Oak, Dierbergs Markets, Inc. is bringing a new level of service to their supermarket and to the city of Creve Coeur. Sheltered outdoor café seating and rich landscaping all contribute to an enhanced shopping experience and to the betterment of Creve Coeur.





- ABBREVIATIONS**
- AI - Area Inlet
  - B/B - Back to Back
  - CB - Catch Basin
  - CI - Curb Inlet
  - CMP - Corrugated Metal Pipe
  - CTV - Cable Television
  - ChB - Chord Bearing
  - Conc - Concrete
  - Co - Cleanout
  - DB - Dead Block
  - DCB - Double Catch Basin
  - DFL(N) - Drop FL from North
  - DIP - Ductile Iron Pipe
  - E - Electric
  - F/F - Face to Face
  - FES - Flared End Section
  - FF - Finish Floor
  - FL - Flow Line
  - GI - Grate Inlet
  - Gr MH - Grate Manhole
  - L - Length of Curve
  - N/H - Now or Formerly
  - OHE - Overhead Electric
  - OHE&T - Overhead Electric & Telephone
  - PB - Plat Book
  - PG - Page
  - PL - Property Line
  - PVC - Polyvinyl Chloride Pipe
  - R - Radius
  - R/W - Right of Way
  - RCP - Reinforced Concrete Pipe
  - TBR - To Be Removed

- TBR&R - To Be Removed & Replaced**
- TBR - To Be Relocated
  - TC - Top of Curb
  - TG - Top of Ground
  - TP - Top of Pavement
  - TW - Top of Wall
  - Typ - Typical
  - UGE - Underground Electric
  - UGFO - Underground Fiber Optic
  - UGT - Underground Telephone
  - UIP - Use in Place / Use in Place
  - VC - Vitrified Clay Pipe
  - W - Water Service
- LEGEND**
- Area Light (w/ 120V Recept.)
  - Connection (Proposed)
  - Fire Hydrant
  - Concrete
  - Doorway Entrance
  - Drainage Flow
  - Swale
  - Water Meter Or Valve
  - Gas Meter Or Valve
  - Utility Pole w/ Guy Wires
  - Handicap Parking Space
  - Direction Of Traffic
- Existing**
- 500
  - 500.00
- Proposed**
- 495
  - 500 or 500.00
- Contour**
- Spot Elevation
  - Sanitary Sewer
  - Storm Sewer
  - Utility Service (E, T, G, etc.)

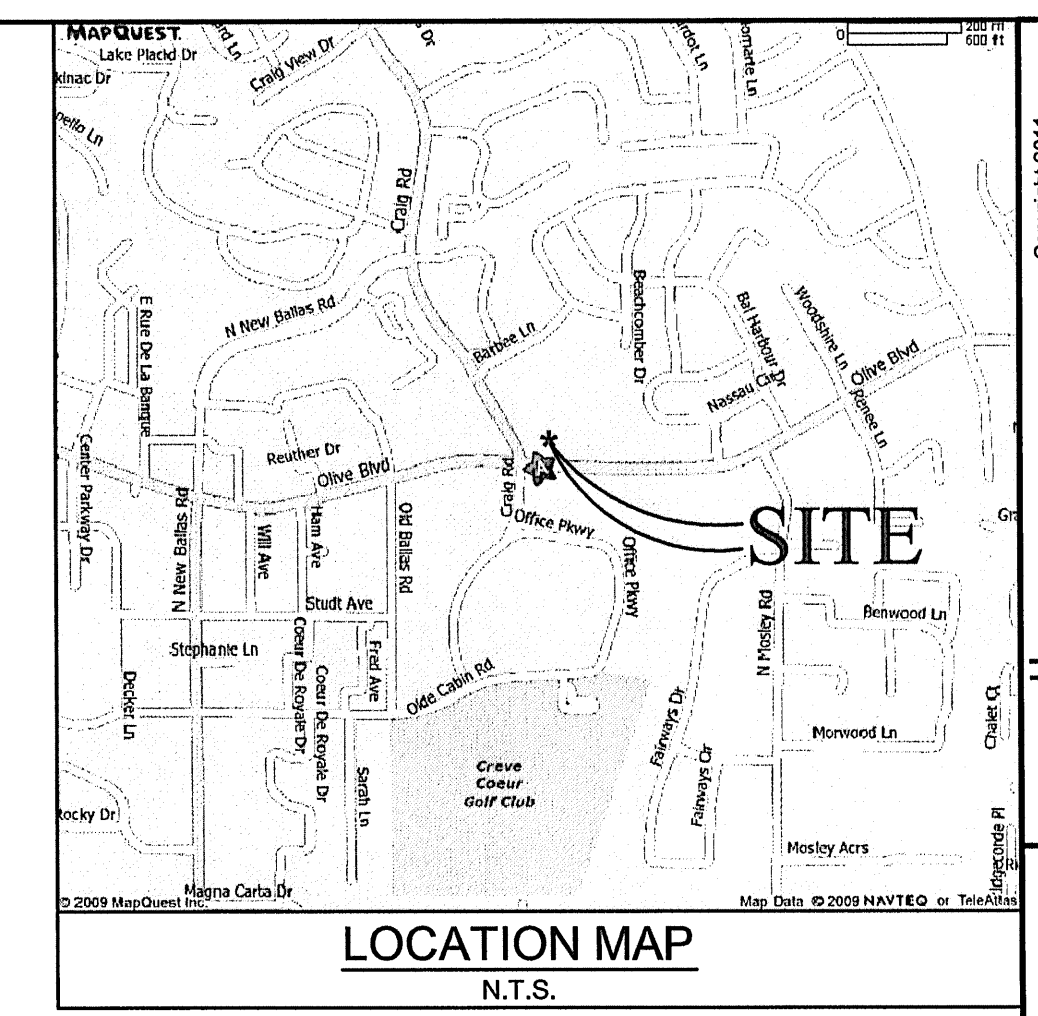
**MODOT UTILITY LOCATES**  
(314) 340-4100  
\* FIBER OPTICS ARE PRESENT

**Call Before you DIG**  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM INC.

- GENERAL NOTES:**
- Project name: Dierbergs West Oak
  - Site address: 11481 Olive Boulevard, Creve Coeur, MO 63141.
  - Owner/Developer: Caplaco Nine, Inc.
  - County locator number is 17N410831.
  - Site area is 16.047 acres.
  - Current zoning: Core Business District
  - Existing and Proposed use: Retail/Restaurant/Commercial
  - Watershed: Creve Coeur Creek
  - Fire District: Creve Coeur
  - School District: Parkway
  - Electric Service: Ameren UE
  - Water Service: American Water Company
  - Storm/Sanitary Service: St. Louis Metropolitan St. Louis Sewer District (MSD)
  - Telephone Service: SBC/AT&T
  - Stormwater detention has been provided in the existing basin during the original project.
  - Landscaping improvements will be by separate permit.
  - Zoning code requires consistency of materials between sign and the building on the site.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



- CURRENT SITE AREA:**
- Wall Signs - 1 square foot of gross sign area not to exceed 1 square foot per linear foot of sign frontage; maximum gross sign area 125 square feet tenant.
  - Dierbergs Wall Sign - BOA decree dated August 21, 1987, maximum 253 square feet gross sign area, and 7 feet tall.
  - Real Estate Signs - 32 square feet sign on Olive Street Road.
  - Low Monument Sign - (2) Entrance monument signs with a gross sign area of 40 square feet each.
- REQUESTED SIGN AREA:**
- Real Estate Sign - Replace existing real estate sign with a new sign that meets zoning ordinance.
  - Low Monument Signs - Replace existing monument / directional signs in same locations with (2) 16-foot tall signs, with a maximum gross sign area of 178 square feet.

- GENERAL SIGN NOTES:**
- Landscaping improvements shall be by separate permit.
  - Zoning code requires consistency of materials between the sign and the building on the site.

| West Oak Shopping Center - Creve Coeur, Missouri<br>Building Frontage/Signage Summary |                       |                 |                         |                          |                       |                         |
|---------------------------------------------------------------------------------------|-----------------------|-----------------|-------------------------|--------------------------|-----------------------|-------------------------|
| Suite Number                                                                          | Current Tenant        | Location        | Storefront Width (f.t.) | Sign Area Allowed (s.f.) | Sign Area Used (s.f.) | Common Sign Area (s.f.) |
| 1                                                                                     | Chipotle              | side elevation  | 120                     | 25                       | 9.86                  | 25                      |
| 1                                                                                     | Chipotle              | front elevation | 51                      | 51                       | 29.33                 | 51                      |
| Dierbergs                                                                             | Dierbergs             | front elevation | 316.42                  | 253                      | 253                   | 253                     |
| Dierbergs                                                                             | Dierbergs             | front elevation | 316.42                  | 125                      | 30.32                 | 133.98                  |
| Dierbergs                                                                             | Dierbergs             | front elevation | incl. above             | incl. above              | 20.85                 | incl. above             |
| Dierbergs                                                                             | Dierbergs             | front elevation | incl. above             | incl. above              | 18.33                 | incl. above             |
| Dierbergs                                                                             | Dierbergs             | front elevation | incl. above             | incl. above              | 43.1                  | incl. above             |
| 2                                                                                     | Crown Optical         | front elevation | 31                      | 31                       | 26.69                 | 31                      |
| 3                                                                                     | Fantastic Sam's       | front elevation | 15                      | 15                       | 11.57                 | 15                      |
| 4                                                                                     | West Oak Cleaners     | front elevation | 17.5                    | 17.5                     | 14.61                 | 17.5                    |
| 5                                                                                     | UPS Store             | front elevation | 20                      | 20                       | 10.87                 | 20                      |
| 6                                                                                     | Great Frame Up        | front elevation | 24                      | 24                       | 17.5                  | 24                      |
| 7                                                                                     | Hair Saloon           | front elevation | 26                      | 26                       | 13.47                 | 26                      |
| 8                                                                                     | Nail Spa              | front elevation | 20                      | 20                       | 13.75                 | 20                      |
| 9                                                                                     | Sally Beauty          | front elevation | 28                      | 28                       | 16.11                 | 28                      |
| 10                                                                                    | Great Southern Travel | front elevation | 28                      | 28                       | 29.33                 | 28                      |
| 11                                                                                    | Migum World           | front elevation | 18.75                   | 18.75                    | 15.33                 | 18.75                   |
| 12                                                                                    | Cookies by Design     | front elevation | 20                      | 20                       | 15.56                 | 20                      |
| 13                                                                                    | Pizza Hut             | front elevation | 20                      | 20                       | 20.94                 | 20.94                   |
| 14                                                                                    | Foot Healers          | front elevation | 20                      | 20                       | 24.89                 | 24.89                   |
| 15                                                                                    | Once Upon A Child     | front elevation | 50                      | 50                       | 18.44                 | 50                      |
| 16                                                                                    | vacant (Go Spa)       | front elevation | 30                      | 30                       | 14.47                 | 30                      |
| 17                                                                                    | Beauty First          | front elevation | 40                      | 40                       | 40                    | 40                      |
| 18                                                                                    | Ambiance              | front elevation | 55                      | 55                       | 34                    | 55                      |
| 19                                                                                    | vacant                | front elevation | 25                      | 25                       | 0                     | 25                      |
| 20                                                                                    | Crazy Bowl & Wraps    | front elevation | 20                      | 20                       | 17.69                 | 20                      |
| 21                                                                                    | Einstein's Bagels     | front elevation | 28                      | 28                       | 18.16                 | 28                      |
| 22                                                                                    | G.C. Food & Brewery   | front elevation | 142                     | 125                      | 118.39                | 125                     |
| 22                                                                                    | G.C. Food & Brewery   | side elevation  | 80                      | 80                       | incl. above           | 80                      |
| Champion                                                                              | Champion Bank         | front elevation | 141                     | 37.5                     | 119                   | 119                     |
| Champion                                                                              | Champion Bank         | side elevation  | 91                      | 81                       | incl. above           | incl. above             |
| 23                                                                                    | Verizon               | front elevation | 25                      | 25                       | 35                    | 35                      |
| 23                                                                                    | Verizon               | side elevation  | 52                      | 37.5                     | 36.76                 | 37.5                    |
| 23                                                                                    | Verizon               | back elevation  | 75                      | 50                       | 49.87                 | 75                      |
| 23                                                                                    | Verizon               | side elevation  | 52                      | 25                       | 24.72                 | 25                      |
| Monument Sign                                                                         | Craig Road            | 0               | 0                       | 0                        | 0                     | 134.87                  |
| Monument Sign                                                                         | Olive Street Road     | 0               | 0                       | 0                        | 0                     | 134.87                  |
|                                                                                       |                       |                 | 2062.09                 | 1475.25                  | 1161.91               | 1770.3                  |

MSD Ref. No.: P-09925-07  
MSD Base Map : 17N  
Zip Code : 63141

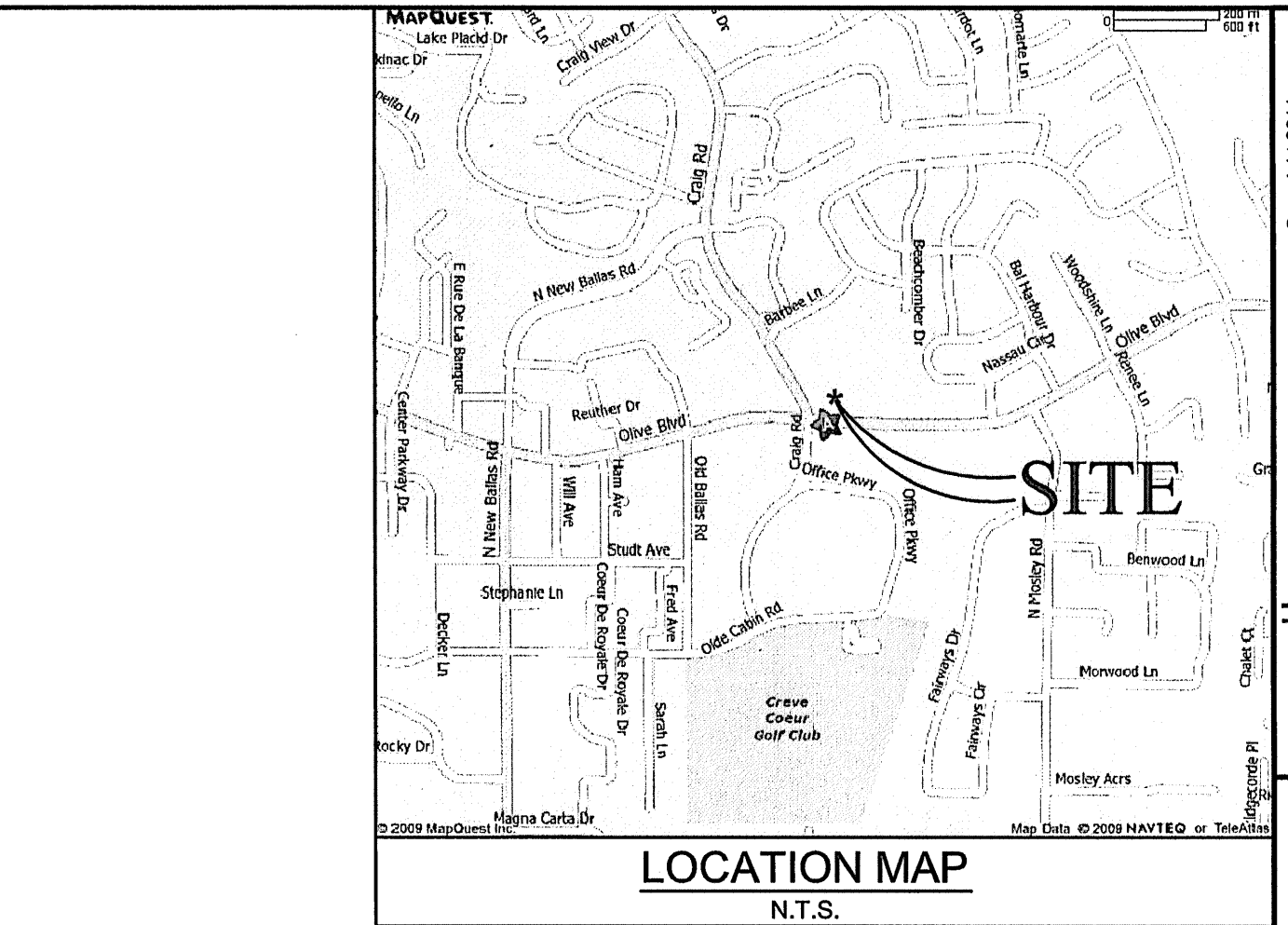
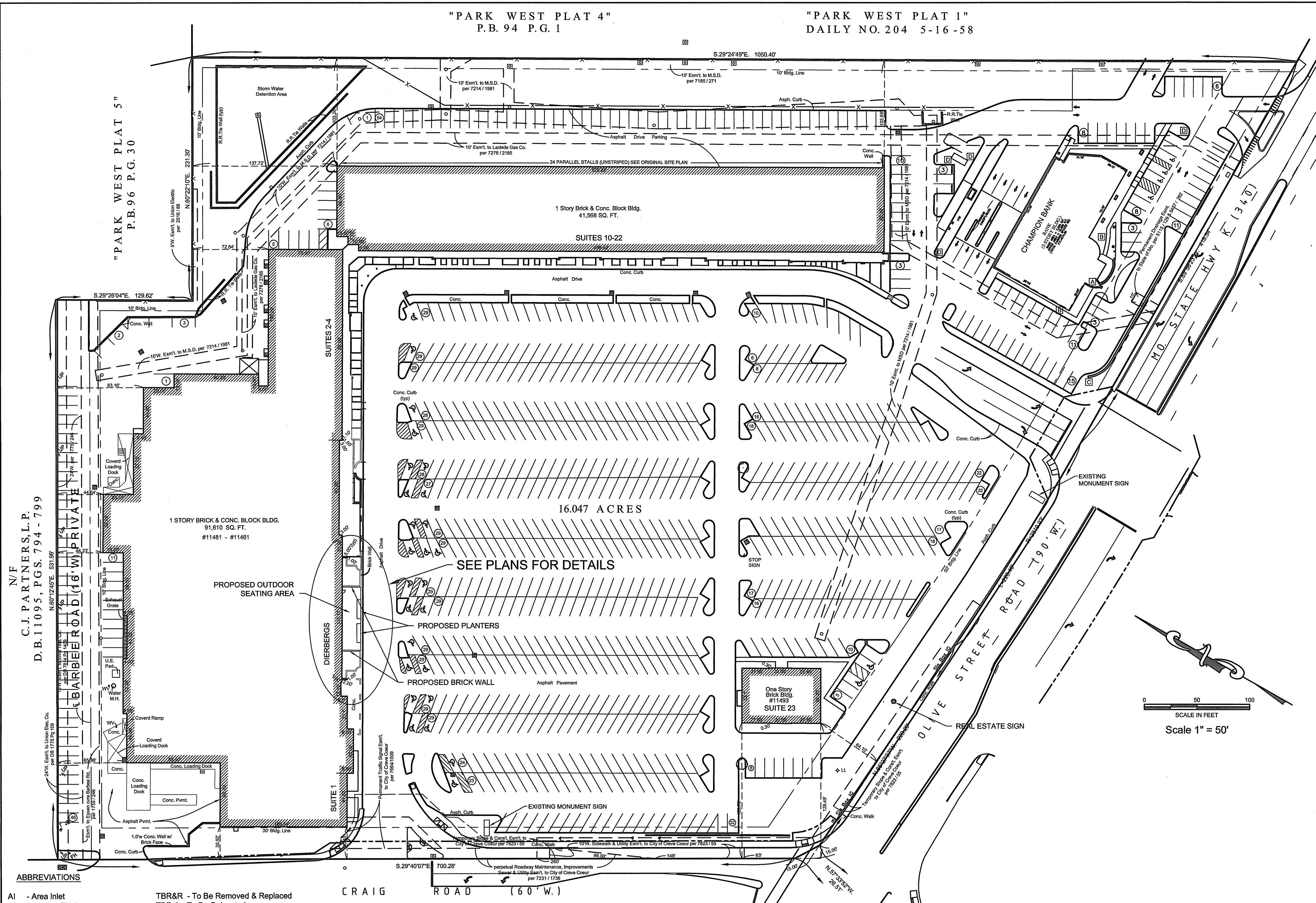
The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

**the clayton engineering company, inc.**  
ENGINEERS • SURVEYORS • PLANNERS  
11620 WESTLINE INDUSTRIAL DRIVE  
ST. LOUIS, MISSOURI 63146  
(314) 692-6888 FAX: (314) 692-6888 claytoneng.com  
A Missouri Professional Engineering Corporation (License No. 0000297)

**CAPITOL LAND COMPANY**  
11850 Studd Avenue  
St. Louis, MO 63141  
314-991-8900 (v) 314-991-2474 (f)  
COMMON SIGNAGE PLAN  
**DIERBERGS WEST OAK**  
11481 Olive Boulevard

**PROFESSIONAL ENGINEER (E-29886)**  
GREG MICHAEL STALEY  
NUMBER E-29886  
EXPIRATION DATE 6/30/2009

Designed: GMS  
Drawn: GMS  
Checked: GMS  
Date: 6/30/2009  
Project Number: 98000-5  
Sheet Number: 1 of 1



- GENERAL NOTES:
1. Project name: Dierbergs West Oak
  2. Site address: 11481 Olive Boulevard, Creve Coeur, MO 63141.
  3. Owner/Developer: Caplaco Nine, Inc.
  4. County locator number is 17N410831.
  5. Site area is 16.047 acres.
  6. Current zoning: Core Business District
  7. Existing and Proposed use: Retail/Restaurant/Commercial
  8. Watershed: Creve Coeur Creek
  9. Fire District: Creve Coeur
  10. School District: Parkway
  11. Electric Service: Ameron UE
  12. Water Service: American Water Company
  13. Storm/Sanitary Service: St. Louis Metropolitan St. Louis Sewer District (MSD)
  14. Telephone Service: SBC/AT&T
  15. Stormwater detention has been provided in the existing basin during the original project.

| PARKING TABULATION           |                                                                  |                 |           |                             |                  |
|------------------------------|------------------------------------------------------------------|-----------------|-----------|-----------------------------|------------------|
| No.                          | Use                                                              | Use Category    | Area S.F. | Req'd Parking Ratio/1000 SF | Required Parking |
| <b>Dierbergs Supermarket</b> |                                                                  |                 |           |                             |                  |
| 1a                           | Supermarket plus 52 Seats @ 1 per 8 outdoor seat                 | Supermarket     | 76,024    | 4                           | 304.10           |
| 1a                           | Chipotle Mexican Grill plus 80 Seats @ 1 per 3 Seats             | Restaurant      | 3,043     | 4                           | 6.50             |
| 1a                           | Crown Optical plus 26 Seats @ 1 per 8 outdoor seat               | Retail          | 1,984     | 4                           | 12.17            |
| 2                            | Fantastico Sam's Hair salon or 10 Stations @ 3.5 per Station     | Retail          | 960       | 10                          | 26.67            |
| 3                            | One Hour Valet Service                                           | Service         | 1,225     | 3.33                        | 3.25             |
| 4                            | UPS Store                                                        | Service         | 1,400     | 3.33                        | 7.94             |
| 5                            | Frame Factory                                                    | Retail          | 1,680     | 4                           | 9.60             |
| 6                            | Hair Salon or 6 Stations @ 3.5 per Station                       | Beauty Shop     | 1,820     | 10                          | 35.00            |
| 7                            | Nail Spa or 6 Stations @ 3.5 per Station                         | Beauty Shop     | 1,400     | 10                          | 4.08             |
| 8                            | Sally Beauty Supply or 15 Stations @ 3.5 per Station             | Retail          | 1,900     | 15                          | 4.68             |
| 9                            | The Travel Company                                               | Retail          | 3,888     | 4                           | 6.72             |
| 9a                           | Migum Massage or 10 Stations @ 3.5 per Station                   | Retail          | 1,600     | 10                          | 21.00            |
| 10                           | Cookies By Design                                                | Retail          | 1,600     | 4                           | 52.50            |
| 11                           | Pizza Hut-Take Out                                               | Restaurant      | 1,600     | 4                           | 7.20             |
| 12                           | EB Games                                                         | Retail          | 1,600     | 4                           | 15.55            |
| 13                           | Future Tenant                                                    | Retail          | 1,200     | 4                           | 35.00            |
| 14                           | Once Upon A Child                                                | Retail          | 2,800     | 4                           | 6.40             |
| 15                           | GoSpa Beauty Shop or 8 Stations @ 3.5 per Station                | Beauty Shop     | 2,400     | 10                          | 6.40             |
| 16                           | Beauty First or 12 Stylist @ 3.5 per Stylist                     | Retail          | 3,200     | 4                           | 6.40             |
| 17a                          | Clarkson EyeCare                                                 | Retail          | 4,400     | 4                           | 6.40             |
| 17b                          | Jimmy Johns plus 50 Seats @ 1 per 3 Seats                        | Restaurant      | 2,000     | 4                           | 6.40             |
| 18                           | Crazy Bowls & Wraps plus 30 Seats @ 1 per 3 Seats                | Restaurant      | 1,600     | 4                           | 8.40             |
| 19                           | Enstein's Bagels plus 60 Seats @ 1 per 3 indoor Seat             | Restaurant      | 2,240     | 4                           | 8.96             |
| 20 & 21                      | Gateway City Food & Brewery plus 18 Seats @ 1 per 8 outdoor Seat | Restaurant      | 60        | 4                           | 20.00            |
| 22                           | Verizon Wireless                                                 | Retail          | 300       | 4                           | 2.25             |
| 28                           | Champion Bank                                                    | Financial Inst. | 3,900     | 3.33                        | 45.44            |
| <b>TOTAL</b>                 |                                                                  |                 |           |                             | <b>942.00</b>    |
| 15% PARKING RATIO REDUCTION  |                                                                  |                 |           |                             | 801.00           |

PARKING TABLE:  
Existing Parking Spaces: 928  
Required Parking Spaces: 801

LEGAL DESCRIPTION

A tract of land in U.S. Survey 1962, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of Olive Street Road (Missouri State Highway K(340)) at its intersection with the Southwest line of property conveyed to Onyx Corporation by Deed recorded in Book 6883, Page 1587 of the St. Louis County Records; thence along said Northern line South 89 degrees 56 minutes 23 seconds West, 418.54 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 2,819.93 feet, an arc distance of 226.40 feet to a point of tangency; thence continuing along said road line, North 85 degrees 27 minutes 37 seconds West, 229.29 feet to a point being the most Eastern corner of right-of-way dedicated to St. Louis County by Deed recorded in Book 7823, Page 57 of the St. Louis County Records, thence along the Northeastern line of said dedication North 57 degrees 33 minutes 52 seconds West, 26.51 feet to the most Western corner thereof, said point being on the Northeastern line of Craig Road, 60 feet wide; thence along said Northeast line of Craig Road, North 29 degrees 40 minutes 07 seconds West, 700.28 feet to the Northwest corner of property conveyed to Caplaco Nine, Inc., according to Deed recorded in Book 3244, Page 2390; thence Northeastly, along the Northwest line thereof, North 60 degrees 12 minutes 45 seconds East 531.96 feet to a point in the Southwest line of PARK WEST PLAT 5, a subdivision according to the plat thereof recorded in Plat Book 96, Page 30 of the St. Louis County Records; thence along said Southwest line, South 29 degrees 26 minutes 00 seconds East, 129.60 feet to the most Southern corner of Lot 136 of said Subdivision; thence along the Southeast line of PARK WEST PLAT 5, North 60 degrees 22 minutes 10 seconds East, 231.30 feet to its intersection with a line being the direct Northwestwardly prolongation of the Southwest line of property conveyed to Schrier by Deed recorded in Book 5812, Page 423; thence Southeastwardly along said line and along the Southwest line of PARK WEST PLAT 4, a Subdivision according to the plat thereof recorded in Plat Book 94, Page 1, along the Southwest line of PARK WEST PLAT 1, a Subdivision according to the plat thereof recorded as Daily NO. 204 on May 16, 1958, along the Southwest line of PARK WEST PLAT 2, a subdivision according to the plat thereof recorded in Plat Book 86, Page 46 and along the Southwest line of property conveyed to Onyx Corporation, as aforementioned, South 29 degrees 24 minutes 48 seconds East, 1050.40 feet to the point of beginning and containing 16.047 Acres.

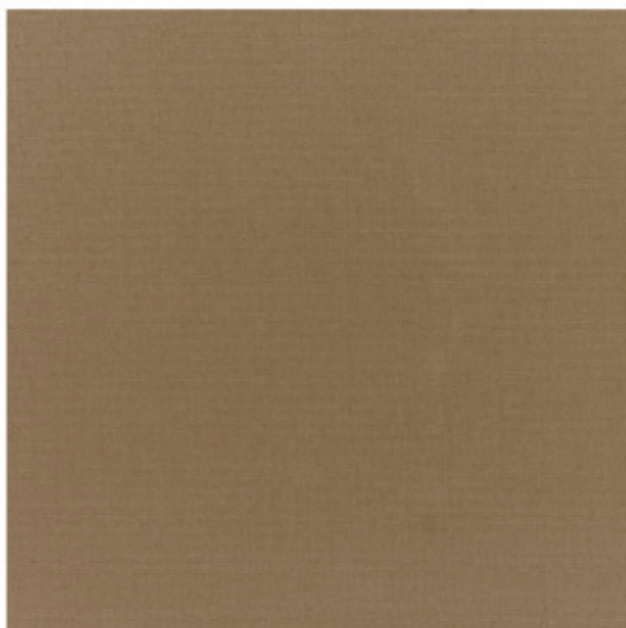
MSD Ref. No.: P-09925-07  
MSD Base Map : 17N  
Zip Code : 63141

the clayton engineering company, inc. ENGINEERS • SURVEYORS • PLANNERS 11850 ST. LOUIS INDUSTRIAL DRIVE ST. LOUIS, MISSOURI 63141 (314) 991-8900 FAX: (314) 992-9888

REVISIONS

DESIGNED: GMS  
DRAWN: GMS  
CHECKED: GMS  
DATE: 2/23/2011  
PROJECT NUMBER: 98000-5  
SHEET NUMBER: 1 of 1

FILE: G:\88000-5\88000-5\_VESTOAK\Plan\Amended Sheet West Oak.Dwg



**WIDTH:** 54" / 137.16 cm

**REPEAT:** n/a

**CONTENT:** 100% Sunbrella® acrylic

**SELVEDGE LOCATION:** Left / Right

**CARE AND CLEANING:**

Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit

[www.sunbrella.com/cleaning](http://www.sunbrella.com/cleaning)

**WARRANTY:** 5-year

For more information visit

[www.sunbrella.com/warranty](http://www.sunbrella.com/warranty)

**RECOMMENDED USES:**

Upholstery / Marine interior / Drapery / Umbrella

**SWATCH SIZE SHOWN** ~ 8" x 8"

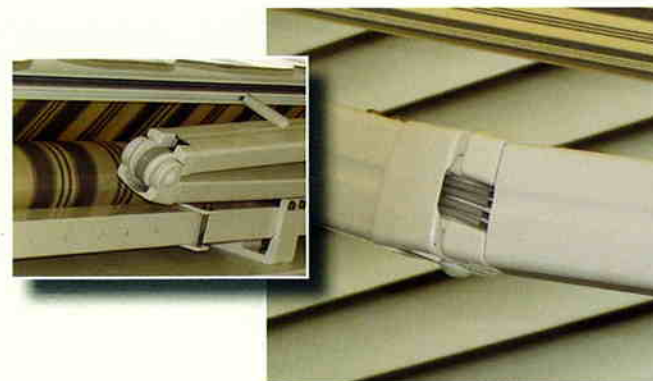
**54" Canvas Cocoa**

5425-0000

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The **Triumph** is Durasol's heavy duty retractable awning product, with the ability to create up to 360 square feet of shade. This unit is practical and yet an elegant and durable addition to any home or building when larger projections are needed.



The **Triumph** arms are made up of forged components in order to produce an extremely high strength to weight ratio with 4 nylon coated steel cables for longer arm life.

- Strong, 50mm torsion bar for durability
- Optional Drop valance available up to 24' widths
- 4 nylon coated cables for longer arm life
- Forged components in the arms produce an extremely high strength to weight ratio
- Assembled with TÜV registered components
- Somfy infrared heater available

## Specifications\*

|                    |                                          |
|--------------------|------------------------------------------|
| Unit Width Range   | 15'6" - 24' (1/4" increments)            |
| Unit Projection    | 13'5", 14'3", 15'1", 15'11"              |
| Mounting           | Wall or Soffit                           |
| Frame Color        | White or Sand                            |
| Arm Type           | 4 Nylon Coated Steel Cables              |
| Operation          | Motorized or Manual Gear with Hand Crank |
| Framework Warranty | 12 Years                                 |

\*Subject to change without prior notice



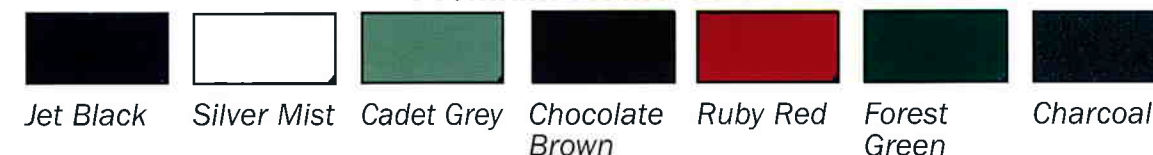
| SunShelter Series*                 | TRIUMPH                     | ELITE PLUS                                                | SELECT PLUS                                 | REGAL                            |
|------------------------------------|-----------------------------|-----------------------------------------------------------|---------------------------------------------|----------------------------------|
| WIDTH RANGE                        | 15'6" - 24'                 | 7' - 50'                                                  | 7' - 40'                                    | 10' - 23'                        |
| WIDTH INCREMENTS                   | 1/4" increments             | 1/4" increments                                           | 1/4" increments                             | 1/4" increments                  |
| PROJECTION RANGES                  | 13'5", 14'3", 15'1", 15'11" | 5'3", 7'8", 8'6", 10'2", 11'9", 13'6"                     | 8'6", 10', 11'6"                            | 8'6", 10'2"                      |
| WHITE HARDWARE                     | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| BROWN HARDWARE                     |                             | ✓                                                         | ✓                                           |                                  |
| SAND HARDWARE                      | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| IVORY HARDWARE                     |                             | ✓                                                         | ✓                                           |                                  |
| OTHER PREMIUM HARDWARE COLORS      |                             | ✓                                                         |                                             |                                  |
| TORSION BAR                        | 50mm x 50mm, Steel          | 40mm x 40mm, Steel                                        | 40mm x 40mm, Steel                          | 40mm x 40mm, Steel               |
| FRONT BAR DROP VALANCE OPTION      | ✓                           | ✓                                                         |                                             |                                  |
| FRAME FINISH                       | Powder Coating              | Polyester Powder Coated                                   | Polyester Powder Coated                     | Polyester Powder Coated          |
| ROLLER TUBE                        | 85mm                        | 80mm                                                      | 80mm                                        | 70mm                             |
| ARM CABLE                          | 4 Nylon Coated Steel Cables | 2 or 3 Nylon Coated Steel Cables                          | Double Stainless Steel                      | 2 or 3 Nylon Coated Steel Cables |
| WALL MOUNTING AVAILABLE            | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| SOFFIT MOUNTING AVAILABLE          | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| ROOF MOUNTING AVAILABLE            |                             | ✓                                                         | ✓                                           | ✓                                |
| OPTIONAL PROTECTIVE HOOD           | Aluminum Hood               | Aluminum: White, Sand, Brown, Ivory or Six Premium Colors | PVC: White, Sand & Ivory<br>Aluminum: Brown | Aluminum Hood                    |
| OPTIONAL CROSS ARMS                |                             | ✓                                                         | ✓                                           |                                  |
| OPTIONAL MANUAL OPERATION          | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| WIRELESS SWITCH PACKAGE            | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| WIRELESS SWITCH PLUS WIND PACKAGE  | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| WIRELESS SWITCH PLUS SUN/WIND PKG  | ✓                           | ✓                                                         | ✓                                           | ✓                                |
| FABRIC AVAILABILITY                | 400+                        | 400+                                                      | 400+                                        | 400+                             |
| SOMFY MOTOR & ELECTRONICS WARRANTY | 5 Year                      | 5 Year                                                    | 5 Year                                      | 5 Year                           |
| AMERICAN HERITAGE MOTOR WARRANTY   | 5 Year                      | 5 Year                                                    | 5 Year                                      | 5 Year                           |
| FRAMEWORK WARRANTY                 | 12 Year                     | Limited Lifetime                                          | 10 Year                                     | 5 Year                           |

\*Subject to change without prior notice

## Standard Frame Colors



## Premium Frame Colors



PN-00982450-12/09



## colors

Note: Actual color may vary. To ensure your total satisfaction, visit your local Belgard® dealer. \*Special Order



*Ashbury Haze\**



*Brookstone Slate\**



*Cotswold Mist\**



*Gascony Tan\**





## Arbel Stone

shapes



Arbel Stone Main Module  
3 1/8" x 10 5/8" x 1 1/2"  
(Special Order Only)

Note: There are 12 different configurations within the same basic footprint.

The look of natural flagstone comes home. Arbel Stone masterfully captures the elegant appearance of natural stone. Available in a range of earthen color blends, it features an irregular base shape, with an expansive array of unique textures and patterns that mimic actual flagstone. All of these elements combine beautifully for a soft, natural look that will please eyes and impress guests for many years to come.

THE BELGARD COLLECTION :: 25