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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 4, 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

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 21, 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 #11-004**

Request to amend the Conditional Use Permit for an automotive dealership at 900 N. Lindbergh Boulevard to allow exterior building improvements for Lou Fusz Fiat.

Applicant/Agent: Stephan Hollander, AIA
S. J. Hollander Architect, PC
519 First Capitol Drive
St. Charles, MO 63301

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 21, 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 21, 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 - ABSENT
 Mr. Barry Glantz
 Ms. Cynthia Kramer
 Dr. Scott Saunders
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Leland Curtis, Acting 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 March 7, 2011

In the absence of Mr. Lumley, Mr. Curtis offered a minor correction to Page 3, after which Mr. Glantz made a motion, seconded by Dr. Saunders, for approval of the March 7 minutes, as corrected; said motion unanimously carried.

4. PUBLIC COMMENT

None

5. **NEW BUSINESS**

A. Application #11-003 – PUBLIC HEARING

A 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.

A presentation was made by Paul Langdon, Zoning Administrator, 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 First Public Hearing)

Mr. Schnarr moved 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 Stable in residential districts “A”, “B”, “C” and “D”. Ms. Kramer seconded the motion, with the resultant vote as follows, to-wit:

Mr. Glantz – aye

Ms. Kramer – aye

Mr. Schnarr – aye

Dr. Saunders – aye

Chair - aye

B. Application #11-007 – PUBLIC HEARING

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” Core Business Zoning District.

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

A presentation was made by Henry Dubinsky, Chairman of Waterway, regarding the application.

Comments and questions from Commission members.

Comments and questions from Mr. Carl Moskowitz, 291 Bellington Lane.

There being no further comments, Mr. Curtis introduced exhibits into the record and the public hearing was closed.

(This ends the second and final Public Hearing)

Mr. Schnarr moved 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 ordinance attached to the staff report dated March 18, 2011. Mr. Glantz seconded the motion, with the resultant vote as follows, to-wit:

Dr. Saunders – aye
Mr. Glantz – aye

Mr. Schnarr – aye

Ms. Kramer – aye
Chair – aye

C. Application #11-005

Mr. Jerry Ebest, Dierbergs Markets, Inc., requested 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.

Mr. Terry Dowdy, with Dowdy and Associates Architects, made the presentation, on behalf of Dierbergs, for an outdoor seating area at West Oak. Also present were Mr. Jerry Ebest with Dierbergs and Mr. Pat Cunningham with Capitol Land Company.

Mr. Dowdy stated they propose to remove the center portion of the large raised planter area between the entry points of the store and provide in its place a flagstone interlocking paver system for the patio with café seating. He described the plantings and landscaping. During the hot weather, Dierbergs proposes to provide two retractable awnings on the face of the building to protect customers from the heat. Mr. Dowdy presented samples of the pavers and a sample of the awning fabric.

Discussion followed with regard to outdoor seating, parking requirements and landscaping. Mr. Dowdy agreed to work with staff on traffic calming/pedestrian conflict measures. Mr. Langdon suggested adding it as a condition.

Mr. Henry Klaus, 626 Graeser Road, expressed a need for some type of striping to extend across both entrances so motorists know to slow down. Mr. Dowdy stated they will investigate possible options in order to protect the safety of the customers.

Ms. Kramer asked for clarification of the aluminum fence, to which Mr. Dowdy responded. Mr. Glantz expressed concern that the awnings might become signage and was assured that the awnings would not contain any verbiage. Discussion followed regarding the colors of the existing awnings and what color would be appropriate for the proposed awnings. Ms. Kelly pointed out that introducing a fourth color would add to the visual clutter. Mr. Dowdy was amenable to matching the awning color of the G. C. Grill.

Ms. Kelly expressed concern that the Japanese Maple within the planter beds would not survive with the amount of paving around it and recommended that the applicant submit a landscape plan with different planting materials that would include hardier trees. Discussion continued.

Dr. Saunders made a motion that the applicant work with staff to include additional safety measures for pedestrians entering and exiting the patio area. Ms. Kramer seconded the motion, which unanimously carried.

Mr. Glantz moved to approve the minor site development plan for the Dierbergs Outdoor Dining 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 and the added striping amendment. Dr. Saunders seconded the motion, which unanimously carried.

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon had nothing to report.

B. City Attorney

Mr. Curtis had no report.

Chair Madden delayed adjournment to present the secretary with a “Certificate of Appreciation” for her service to the Planning and Zoning Commission for the past 23 years as she plans to retire on March 31, 2011. Ms. Rosenblatt expressed her appreciation and told the members she would be thinking of them in a couple of weeks on Monday evening.

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 7:55 p.m.

Timothy Madden, Chair

Pat Rosenblatt, Secretary



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #11-004 AMENDMENT TO THE CONDITIONAL USE PERMIT FOR EXTERIOR BUILDING IMPROVEMENTS FOR THE LOU FUSZ FIAT

FOR THE MEETING OF: April 4, 2011

LOCATION: 900 N. Lindbergh Boulevard

REQUEST:

Stephan Hollander, of S.J. Hollander Architect, on behalf of Lou Fusz Properties LLC, has submitted a request to amend Conditional Use Permit Ordinance #1921 to allow alteration to the existing structure for a new franchise, Lou Fusz Fiat, at 900 N. Lindbergh Boulevard. The property was formerly a Saturn Dealership, and is located north of Olive Boulevard and east of N. Lindbergh Boulevard. The property is currently zoned "GC" General Commercial District.

ADDITIONAL INFORMATION:

Lou Fusz Automotive Network received a conditional use permit for an automobile sales facility to be located in 900 N. Lindbergh Blvd (Ordinance #1921) in 1998. Automotive dealers including motor vehicle dealers (new or new and used) are permitted with conditions in the "GC" District

Key Issues:

- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

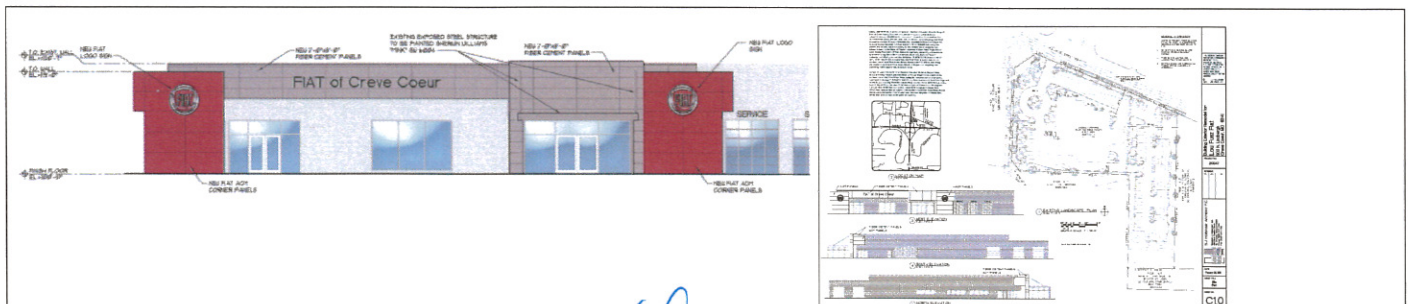
Comp. Plan References

- Commerce Center Action Area
- Design Guidelines

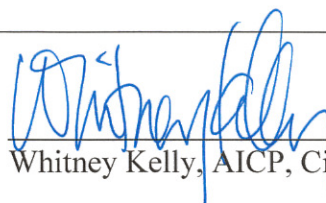
Zoning Code References

- Section 405.360: "GC" General Commercial District
- Section 405.470: Conditional Uses

APPLICANTS: Stephan Hollander, AIA
S. J. Hollander Architect, PC
519 First Capitol Drive
St. Charles, MO 63301



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner


Date

ATTACHMENTS: Applicant's Application Materials Received March 22, 2011
Ordinance #1921

INTRODUCTION

Stephan Hollander, of S.J. Hollander Architect, on behalf of Lou Fusz Properties LLC, has submitted a request to amend the conditional use permit for building alterations to the existing structure for a new franchise, Lou Fusz Fiat Dealership, at 900 N. Lindbergh Boulevard. The property was formerly used as the Lou Fusz Saturn Dealership, and is located north of Olive Boulevard and east of N. Lindbergh Boulevard. The property is currently zoned “GC” General Commercial District and automotive dealers including motor vehicle dealers (new or new and used) are permitted with conditions by the City Council. Building alterations include only a west façade remodel for Fiat branding with large scale use of “Alpolic”, architectural metal panels, in the Fiat “corporate” red color and grey fiber concrete panels. The applicant is not proposing any other building additions, changes in the square footage, parking lot lighting, nor landscaping.

BACKGROUND AND EXISTING CONDITIONS

Lou Fusz Automotive Network received a conditional use permit for an automobile sales facility to be located in 900 N. Lindberg Blvd (Ordinance #1921) in 1998. Conditions of the permit included:

- (2.) The development of the automobile sales facility shall be in accordance with the revised plans prepared by Musler Engineering Company dated Nov. 21, 1997, 1998 and approved by the Creve Coeur City Council, or as further revised and approved by the City of Creve Coeur.
- (5.) All signs for the automobile sales facility must be in conformance with the City’s Sign Ordinance.
- (7.) An underground irrigation system shall be installed and maintained to serve all green and/or landscaped area identified on the site development plan.
- (11.) Any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued.
- (16.) The proposed building shall be, at a minimum constructed on three sides (north, south and west) with brick masonry.

The applicants are not proposing any changes to the existing landscape as a part of this project. However, the existing landscaping has deteriorated to the point that it no longer matches the approved landscape design as required by the Conditional Use Permit Ordinance #1921. Also, the proposed façade changes will create a false façade covering the existing brick masonry on the west, in violation of the condition #16 of the permit (see above). While visiting the site, Staff also noticed that many of the windows and service doors were completely covered with signage in violation of the City’s Sign Ordinance, as well as the Conditional Use Permit (#4 above).

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	“GC” General Commercial	Old Olive Street Road
South	Monsanto	“RO” Research Office	Olive Boulevard
East	Office	“GC” General Commercial	N/A
West	Auto Dealer and Office	“GC” General Commercial	N. Lindbergh Boulevard

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Commerce Center Action Area on the east end of the Olive Boulevard corridor which encourages improving the quality of development through enforcement of the City's Design Guidelines, and ensuring that redevelopment plans include the "green line" park; and, upgrading the architectural quality of the building stock as businesses expand or redevelop (Residential Preservation and Economic Development and Community Health and Connectivity). The subject property location is highly visible and within a significant location in the City of Creve Coeur. Satisfying these guidelines is an important expectation of the Comprehensive Plan and always a matter of review with every proposal before the City.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties:

Chapter 2 / Buildings

C. Design

- 1. A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well articulated design concept.*
- 6. Buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style.*
- 8. All elevations should receive equal design consideration as the primary elevation. Rear and side facades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the buildings, All elevations of the building are to be submitted for review.*

D. Relationship to Neighboring Development

- 1. Architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building style, form, size, color, and materials.*
- 2. Building color should be compatible with the neighborhood and should reinforce the visual character of the environment of the proposed buildings. The color should not be such that the building is competing for attention. Building colors should be subdued and not garish, and should not, in any way, constitute "signing" of the building or site.*
- 3. Building color should be compatible with the neighborhood and should reinforce the visual character of the environment of the proposed buildings. The color should not be such that the building is competing for attention. Building colors should be subdued and not garish, and should not, in any way, constitute "signing" of the building or site.*

E. Materials/Colors

- 1. Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining building and properties. Natural, traditional building materials are encouraged. A preference should be given toward "green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.*
- 2. Exterior materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given*

to the durability of materials used around the ground floor of the building. Preferred building materials include stone, brick, architectural precast concrete, aluminum and glass. The materials selected should require minimal maintenance. Their color should be integral to the materials and not be painted on.

- 3. Exterior insulating finishing systems (EIFS) and concrete masonry should not be the predominant building materials. EIFS should be used as a way to accentuate an architectural element and should be limited to area not subject to damage or abuse. Concrete masonry should be limited to split face or burnished units.*
- 4. Architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatments, where one or more unrelated materials are placed upon the building should be avoided. Large parapet walls should reflect the function behind them should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged.*
- 5. Material or color changes should occur at a change of plane. Materials or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided.*

Chapter 4 / Landscape Design

- 1. The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*

Chapter 5 / Miscellaneous

H. Retaining Walls

- 1. Minimize the height and length of retaining walls and screen with appropriate landscaping. Retaining walls should be designed to incorporate elements of other architectural features or natural features of the project.*

The applicant is proposing to cover much of the existing brick on the west façade of the building with architectural metal panels (Alpolic-aluminum composite materials) of a red corporate color as a branding for the Fiat franchise, and with grey fiber cement panels. While the use of the fiber cement panels meet the expectation of a durable material, overall, the proposed changes do not meet with the guidelines of the Comprehensive Plan, nor the Design Guidelines of the City of Creve Coeur, to wit:

- The red would constitute branding of the building to act as advertising in the Fiat franchise style,
- Not all elevations are treated equally,
- The use of the Alpolic and fiber cement panels would cover the existing brick façade creating a false or decorative façade treatment,
- And, the use of materials that give the impression of thinness at corners and lack of change of material at a change of the plane of the building.

Further these changes do not meet with the intention of the original Conditional Use Permit of requiring that at a minimum the south, west, and north façade consist of brick masonry.

Therefore, staff recommends that the Commission members provide direction to the applicant regarding the level of redesign, and allow time for the applicant to incorporate your suggestions before any recommendation can be made to the City Council.

LANDSCAPE REVIEW

As stated above, the applicants are not proposing any changes to the existing landscape. However, the current condition of the site:

- Does not meet with the landscape plan approved by City Council as a condition of the original Conditional Use Permit.
- Does not provide screening of the retaining wall at the south west corner,
- Does not meet with the “green-like” park objectives of the Comprehensive Plan,
- Does not provide for a high quality design that accentuates the building and site,
- Does not softens the effects of parking area, and
- Does not enhance the quality of life of the City.

Staff recommends that the applicant submit a revised landscape design for further Planning and Zoning Commission review that meets with the goals and objectives of the Comprehensive Plan.

ZONING REVIEW

The subject property is located in the “GC” General Commercial District (Section 405.360) where the City Council may authorize automotive dealers (new or new and used) by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary. The Fiat Dealership is locating in an existing facility with a prior approved conditional use permit for an automotive dealership, where all of the requirements for such use, as provided in Section 405.470: *Conditional Uses* were deemed to have been met under the expectations and Comprehensive Plan as they existed in 1998. These factors have changed, especially as they relate to the adoption of the new Comprehensive Plan in 2002.

Section 405.1070(E)(4) Standards for Conditional Use Permits states that the City Council shall not approve a conditional use unless it finds that unless it 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. While the applicant is utilizing a current conditional use permit and the prior development property continues to meet the bulk standards of the “GC” district, neither the site nor the proposed changes meet with the intent of the original approved plans for the Conditional Use Permit, nor with the goals and objectives of the Comprehensive Plan.

Staff recommends that the Commission members provide direction regarding the redesign of the site modifications to meet with the goals and objectives of the Comprehensive Plan.

SIGN CODE VIOLATIONS

While visiting the site, Staff noticed several Sign Code violations that included illegal banners, and windows and doors completely covered with signage. Staff request that all illegal signage be removed prior to any Commission action. Staff also request a condition include that no additional signage for the property be allowed other than the name and logo of the dealership,

similar to that shown in drawings, and as otherwise allowed by the Sign Regulations for the City of Creve Coeur.

PROPERTY MAINTENANCE

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

- Unsecured dumpster enclosure
- Inoperable vehicles and trailers stored on site
- Apparent leak in water service
- Landscaping not properly maintained

Staff recommends that direction include addressing all property maintenance issues prior to further review of the application and recommendation to City Council to amend the Conditional Use Permit.

SUMMARY

To summarize, the following issues need to be resolved:

- Submitting a landscape plan that furthers the goals and objectives of the Comprehensive Plan and the conditions listed in Ordinance #1921
- Limiting the generic corporate architecture
- Limiting façade treatments that are not designed equally on all sides of the building, and coverage of the existing brick with branding architectural treatments
- Screening dumpster locations
- Repairing apparent leak from water shut off.
- Eliminating violations of the City's Sign Regulations.

Given that resolving some of these issues could result in significant changes to the proposal, it is not possible to draft an effective approval ordinance. It is recommended that the Planning Commission provide guidance to the applicant on the above issues, and allow them the opportunity to revise their drawings appropriately. After the project is revised, a draft ordinance can be created that accurately reflects what is proposed and what is expected by the Commission.

ACTION

Although staff recommends that the Planning and Zoning Commission not take any action on a recommendation for this item at this time, a motion is required. (see below)

MOTION

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

“I move to continue Application #11-004 to the meeting of April 19, 2011, to allow the applicant time to address the concerns of the members of the Planning Commission and staff.”

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

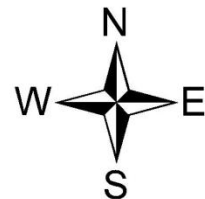
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



Legend

-  Property Lines
-  900. N. Lindbergh Boulevard



APPENDIX 4: SITE PHOTOGRAPHS
Application #11-004

Photo Date: 02/28/2011



Description: View looking east from the Lindbergh and Olive Boulevards interchange. Notice the lack of landscaping and screening of the retaining walls along Lindbergh and Olive Boulevards.



Description: View looking south from Old Olive Street Road.



Description: View looking north from Olive Boulevard, just east of the Lindbergh interchange. Notice the lack of landscaping along Olive Boulevard.



Description: View of improperly enclosed dumpster on site.



Description: Example of illegal banner, window and door signs throughout the property.

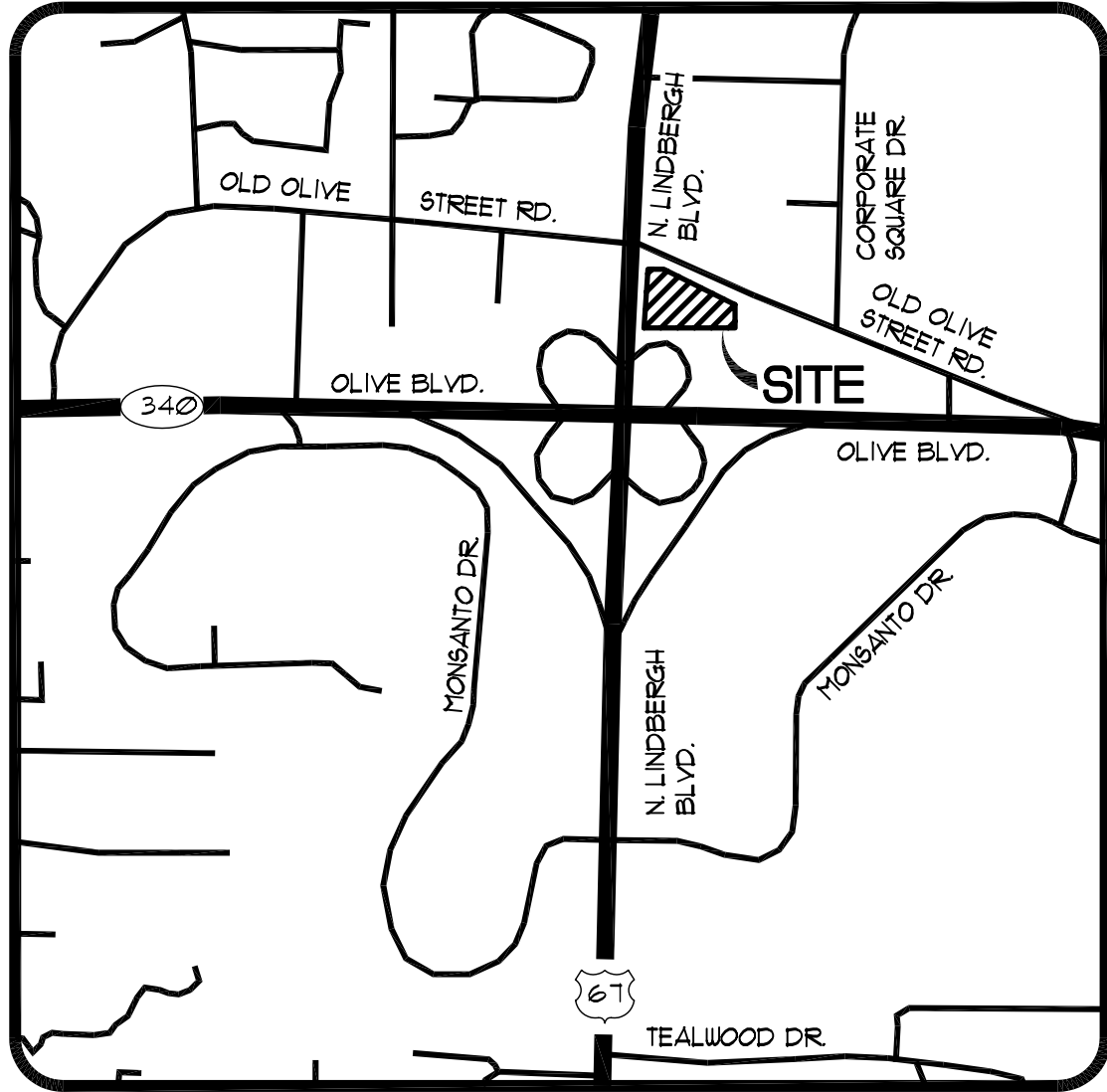


Description: View of the west façade from the southwest corner of the property.

	Description: View of more illegal window signage, and remnants of the prior landscaping not maintained.
	Description: Apparent evidence of leak from water shut-off that needs repairing.

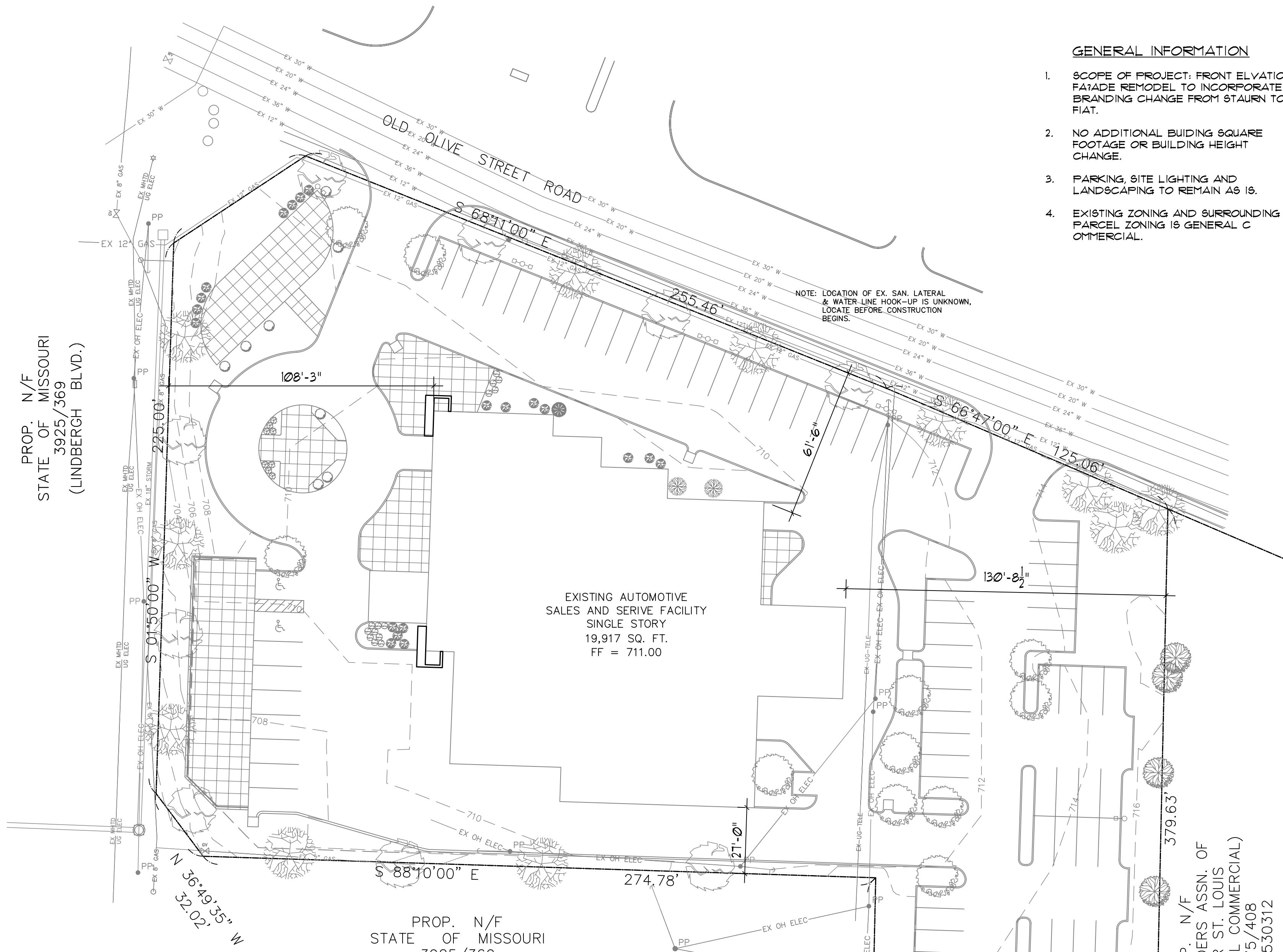
LEGAL DESCRIPTION: A parcel of ground in Section 1, Township 45 North, Range 5 East, St. Louis County, Missouri: said parcel being more particularly described as follows: BEGINNING at the point of intersection of the southern line of Olive Street Road, 60 feet wide, with the eastern line of property described in deed to Comfort Printing & Stationery Co., recorded in Book 5164, Page 443, St. Louis County Recorder's Office; thence S 1°15' W 200.00 feet along the eastern line of said Comfort property, to the northern line of property described in deed to the State of Missouri, recorded in Book 3925, Page 369, St. Louis County Recorder's Office; thence in a generally westwardly and northwardly direction along the northern and eastern line of said State of Missouri property, the following courses and distances: N 88°10' W 274.78 feet, N 36°49' 35" W 32.02 feet, N 1°50' E 225.00 feet and N 56°31'50" E 64.53 feet, to the southern line of said Olive Street Road; thence S 68°11' E 255.46 feet along the southern line of said Olive Street Road, to the point of beginning, and containing 12,595 Square Feet, or 16665 Acres.

A tract of land in the North 1/2 of Section 1, Township 45 North, Range 5 East, St. Louis County, Missouri, and described as follows: Beginning at a point in the southern line of Old Olive Street Road, being the northwest corner of property conveyed to George M. Schaeffer and wife, by deed recorded in Book 525 Page 520 of the St. Louis County Records; thence along the west line of Schaeffer's property, South 1 degree 15 minutes West 421.23 feet to a point; thence South 89 degrees 11 minutes East 116.00 feet to a point; thence North 1 degree 15 minutes East, 379.63 feet, more or less, to a point in the southern line of Old Olive Street Road; thence along the southern line of said road, North 66 degrees 47 minutes West, 125.06 feet, more or less, to the point of beginning.



2 LOCATION MAP
SCALE: N.T.S.

PROP. N/F
STATE OF MISSOURI
3925/369
(LINDBERGH BLVD.)



GENERAL INFORMATION

- SCOPE OF PROJECT: FRONT ELEVATION FAIADE REMODEL TO INCORPORATE BRANDING CHANGE FROM STAURN TO FIAT.
- NO ADDITIONAL BUILDING SQUARE FOOTAGE OR BUILDING HEIGHT CHANGE.
- PARKING, SITE LIGHTING AND LANDSCAPING TO REMAIN AS IS.
- EXISTING ZONING AND SURROUNDING PARCEL ZONING IS GENERAL C COMMERCIAL.

THIS DRAWING CONTAINS PROPRIETARY INFORMATION BELONGING TO S.J. HOLLANDER ARCHITECT, P.C.. ANY REPRODUCTION OR UNAUTHORIZED USE IS STRICTLY PROHIBITED, EXCEPT WITH PRIOR WRITTEN CONSENT OF THE ARCHITECT.

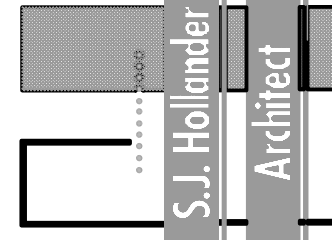
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2011 ARCHITECT, P.C.

Building Exterior Remodel for:
Lou Fusz Fiat
900 N. Lindbergh
Creve Coeur, MO 63141

PROJECT NO.
210047

REVISIONS		
NO.	DATE	ITEM

S.J. Hollander Architect P.C.

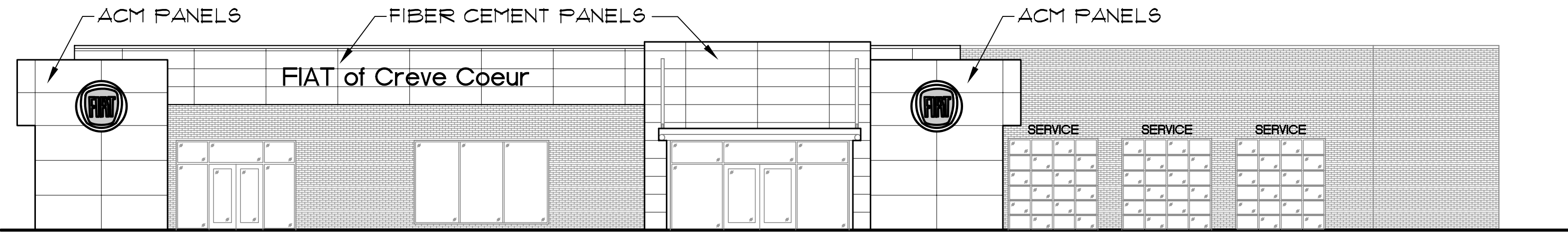


DATE
February 24, 2011

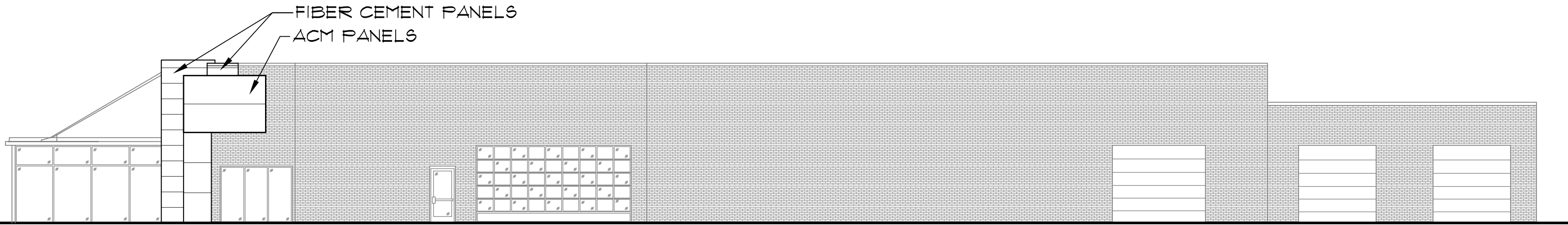
SHEET TITLE
Site Plan

SHEET NO.

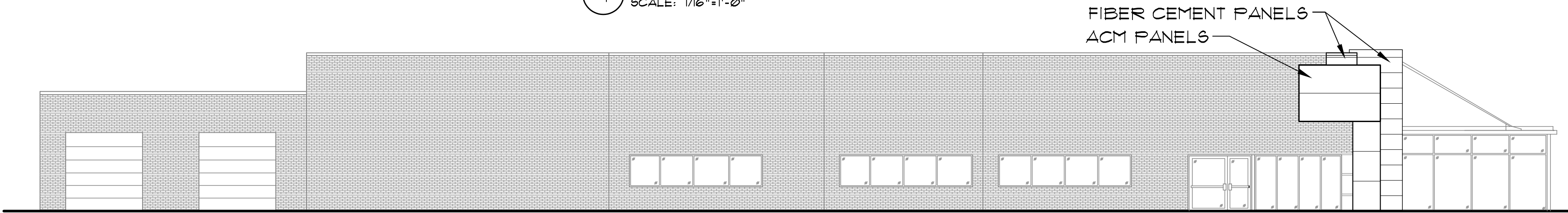
C1.0



3 WEST ELEVATION
SCALE: 1/16"=1'-0"

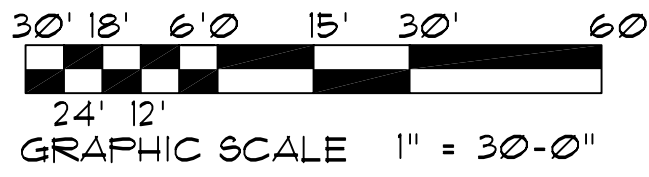


4 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



5 NORTH ELEVATION
SCALE: 1/16"=1'-0"

1 EXISTING LANDSCAPE PLAN
SCALE: 1" = 30'-0"

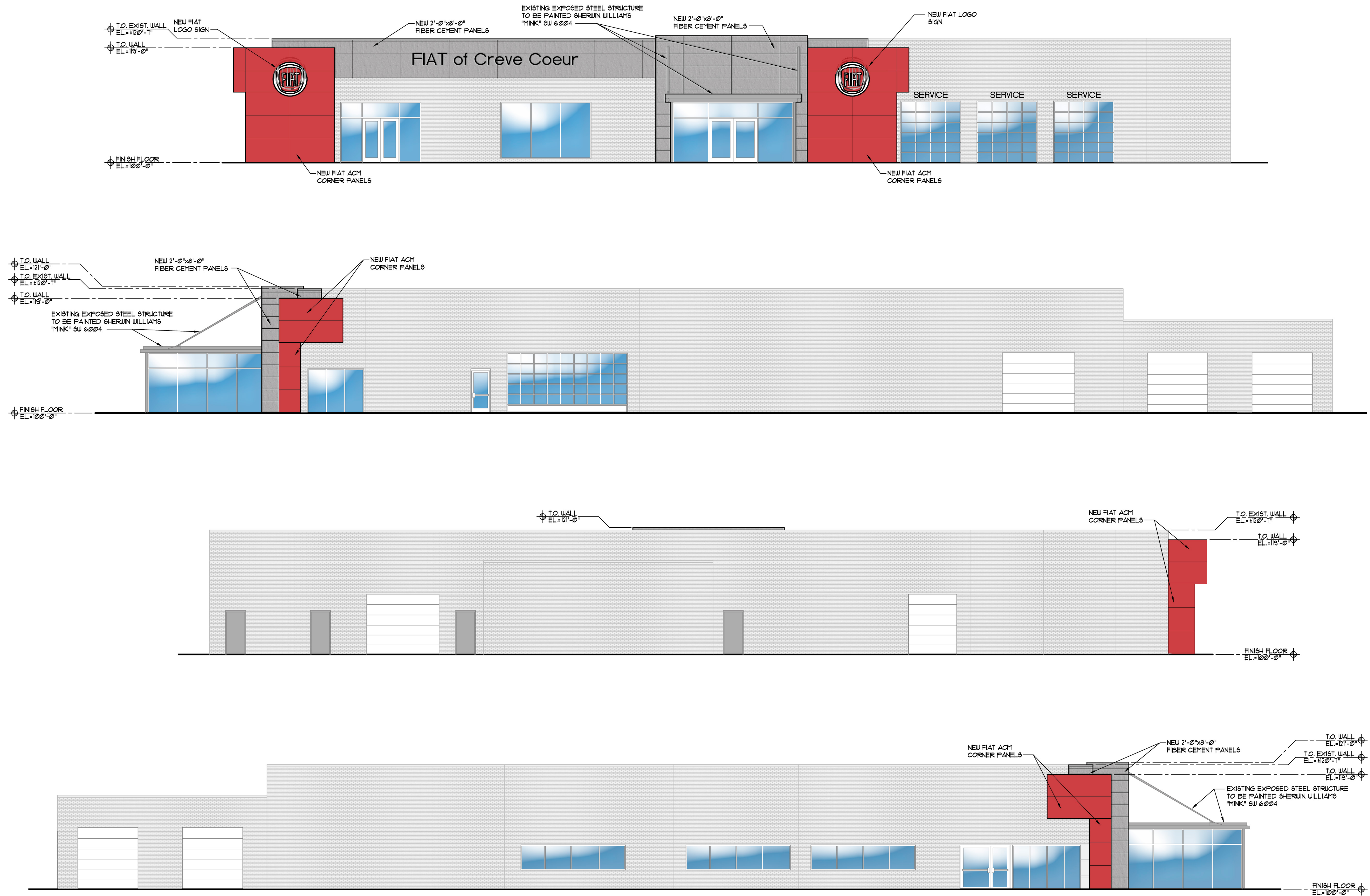


EXISTING PARKING SPOTS - 95

PROP. N/F
STATE OF MISSOURI
3925/369

PROP. N/F
HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
4275/408
17M530312

S 89°11'00" E 116.00'
PROP. N/F
HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
8244/2161
17M530444

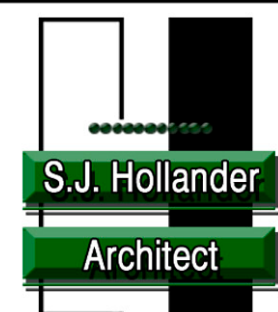


Lou Fusz FIAT

900 N. Lindbergh Creve Coeur, MO 63141

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BILL NUMBER 1983

ORDINANCE NUMBER 1921

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR AN AUTOMOBILE SALES
FACILITY TO BE LOCATED AT 900 N. LINDBERGH BOULE-
VARD IN THE "GC" GENERAL COMMERCIAL DISTRICT,
SUBJECT TO CONDITIONS SET FORTH HEREIN.

WHEREAS, APPLICATION WAS MADE BY LOU FUSZ AUTOMOTIVE NETWORK
FOR A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOBILE SALES FACILITY
TO BE LOCATED AT 900 N. LINDBERGH BOULEVARD, IN THE "GC" GENERAL
COMMERCIAL DISTRICT, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION RECOMMENDED
APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE CITY COUNCIL ON
MONDAY, FEBRUARY 9, 1998 AT 7:30 P.M. OR IMMEDIATELY FOLLOWING THE
CLOSE OF THE PREVIOUS PUBLIC HEARING, ON SAID APPLICATION FOR THE
CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF
ORDINANCE NO. 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD
BEEN PREVIOUSLY PUBLISHED ON JANUARY 22, 1998 IN THE ST. LOUIS
COUNTIAN AND ON FEBRUARY 2, 1998 IN THE WEST COUNTY JOURNAL,
NEWSPAPERS 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 THREE TIMES BEFORE FINAL
PASSAGE BY THE CITY COUNCIL, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT
THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH AND BEAR A
SUBSTANTIAL RELATION TO THE PUBLIC WELFARE, HEALTH, SAFETY, COMFORT
AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN THE
PUBLIC INTEREST AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: THE CITY COUNCIL HEREBY DETERMINES AND FINDS THAT THE ISSUANCE OF A CONDITIONAL USE PERMIT BY THE CITY ADMINISTRATOR AS REQUESTED BY LOU FUSZ AUTOMOTIVE NETWORK IN ITS APPLICATION FOR A CONDITIONAL USE PERMIT ON THE HEREINAFTER DESCRIBED PROPERTY WILL CONFORM AND COMPLY WITH THE REQUIRED STANDARDS FOR CONDITIONAL USE PERMITS AS SET FORTH IN SECTION 26-114.5 OF ORDINANCE NUMBER 1044 AND THEREFORE A CONDITIONAL USE PERMIT IS HEREBY AUTHORIZED FOR THE OPERATION OF AN AUTOMOBILE SALES FACILITY ON THE FOLLOWING DESCRIBED PROPERTY IN THE "GC" GENERAL COMMERCIAL DISTRICT:

A PARCEL OF GROUND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF OLIVE STREET ROAD, 60 FEET WIDE, WITH THE EASTERN LINE OF PROPERTY DESCRIBED IN DEED TO COMFORT PRINTING & STATIONERY CO., RECORDED IN BOOK 5164, PAGE 443, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 1 DEGREE 15 MINUTES WEST 200.00 FEET ALONG THE EASTERN LINE OF SAID COMFORT PROPERTY, TO THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO THE STATE OF MISSOURI, RECORDED IN BOOK 3925, PAGE 369, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE IN A GENERALLY WESTWARDLY AND NORTHWARDLY DIRECTION ALONG THE NORTHERN AND EASTERN LINE OF SAID STATE OF MISSOURI PROPERTY, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 10 MINUTES WEST 274.78 FEET, NORTH 36 DEGREES 49 MINUTES 35 SECONDS WEST 32.02 FEET, NORTH 1 DEGREE 50 MINUTES EAST 225.00 FEET AND NORTH 56 DEGREES 31 MINUTES 50 SECONDS EAST 64.53 FEET, TO THE SOUTHERN LINE OF SAID OLIVE STREET ROAD; THENCE SOUTH 68 DEGREES 11 MINUTES EAST 255.46 FEET ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD, TO THE POINT OF BEGINNING, AND CONTAINING 72,595 SQUARE FEET, OF 1.6665 ACRES, AND

A TRACT OF LAND IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERN LINE OF OLD OLIVE STREET ROAD, BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. SCHAEFFER AND WIFE, BY DEED RECORDED IN BOOK 525 PAGE 520 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SCHAEFFER'S PROPERTY, SOUTH 1 DEGREE 15 MINUTES WEST 427.29 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 11 MINUTES EAST 116.00 FEET TO A POINT; THENCE NORTH 1 DEGREE 15 MINUTES EAST, 379.63 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERN LINE OF OLD OLIVE STREET ROAD; THENCE ALONG THE SOUTHERN LINE OF SAID ROAD, NORTH 66 DEGREES 47 MINUTES WEST, 125.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SECTION 2: THE ISSUANCE OF THIS CONDITIONAL USE PERMIT AND THE OPERATION AND MAINTENANCE OF SAID FACILITIES PROVIDED FOR BY THIS ORDINANCE SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS OF THE CITY OF CREVE COEUR AND THE FOLLOWING CONDITIONS:

1. THE CONDITIONAL USE PERMIT IS FOR THE OPERATION OF AN AUTOMOBILE SALES FACILITY FOR USE BY LOU FUSZ AUTOMOTIVE NETWORK AND/OR ADDITIONAL USERS AS APPROVED BY THE CITY OF CREVE COEUR.
2. THE DEVELOPMENT OF THE AUTOMOBILE SALES FACILITY SHALL BE IN ACCORDANCE WITH THE REVISED PLANS PREPARED BY MUSLER ENGINEERING COMPANY DATED NOV. 21, 1997, 1998 AND APPROVED BY THE CREVE COEUR CITY COUNCIL OR AS FURTHER REVISED AND APPROVED BY THE CITY OF CREVE COEUR.
3. THE HOURS OF OPERATION SHALL NOT EXCEED 7:00 A.M. TO 9:30 P.M. MONDAY, WEDNESDAY, AND FRIDAY; 7:00 A.M. TO 6:30 P.M. TUESDAY AND THURSDAY; AND 9:00 A.M. TO 6:00 P.M. ON SATURDAY.
4. THE STORAGE OR REPAIR OF DAMAGED OR INOPERABLE VEHICLES SHALL NOT OCCUR ON THE SUBJECT PROPERTY.
5. ALL SIGNS FOR THE AUTOMOBILE SALES FACILITY MUST BE IN CONFORMANCE WITH THE CITY'S SIGN ORDINANCE.
6. NO PENNANTS, FRINGE, LIGHTS, PIN WHEELS OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION WITH THE OPERATION OF THIS BUSINESS.
7. AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AND MAINTAINED TO SERVE ALL GREEN AND/OR LANDSCAPED AREAS IDENTIFIED ON THE SITE DEVELOPMENT PLAN.
8. THE USE OF OUTDOOR SPEAKERS FOR THE AMPLIFICATION OF MUSIC OR SPOKEN WORD SHALL BE PROHIBITED.
9. THE NUMBER OF NEW AUTOMOBILES AND/OR CERTIFIED AUTOMOBILES WITH A MANUFACTURER'S WARRANTY SHALL NOT, AT ANY TIME, BE LESS THAN EIGHTY PERCENT (80%) OF THE TOTAL NUMBER OF AUTOMOBILES AVAILABLE FOR PURCHASE ON SITE.

10. A COPY OF ALL HEREIN ATTACHED CONDITIONS SHALL BE FURNISHED BY THE OWNER OR PETITIONER TO THE OPERATOR(S) OR MANAGER(S), INCLUDING SUCCESSIVE OPERATOR(S), OWNER(S) OR MANAGER(S) WHO SHALL FORWARD TO THE ZONING ADMINISTRATOR AN ACKNOWLEDGEMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

11. ANY FUTURE ENLARGEMENT OR ALTERATION IN THE USE OF THE STRUCTURE OR SITE MUST BE APPROVED BY THE CITY COUNCIL UPON RECEIPT OF THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AS AN AMENDMENT TO THE CONDITIONAL USE PERMIT BEFORE A BUILDING PERMIT FOR THE ENLARGEMENT OR ALTERATION MAY BE ISSUED.

12. ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND TO THE OPERATION OF SAID FACILITY.

13. 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 REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE CITY COUNCIL TO REVOKE AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION, EXCEPT FOR REPEATED BREACHES.

14. 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 NOT EXCEEDING ONE HUNDRED AND EIGHTY (180) DAYS EACH, UPON WRITTEN APPLICATION FILED AND GRANTED PRIOR TO THE EXPIRATION OF THE CONDITIONAL USE PERMIT PERIOD.

15. PARKING OF AUTOMOBILES SHALL BE LIMITED TO ONE AUTOMOBILE PER DESIGNATED PARKING SPACE.

16. THE PROPOSED BUILDING SHALL BE, AT A MINIMUM, CONSTRUCTED ON THREE SIDES (NORTH, SOUTH AND WEST) WITH BRICK MASONRY.

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.

SECTION 4: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE
EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND
THE SIGNING THEREOF BY THE MAYOR.

ADOPTED BY CITY COUNCIL THIS 23 DAY OF February, 1998.


DAVID KREUTER
CITY COUNCIL PRESIDENT

APPROVED THIS 23 DAY OF February, 1998.


ANNETTE KOLYS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

105/220

