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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 6, 2011
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. Barry Glantz
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, 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 from meeting of May 16, 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

A. Application #11-009: Conditional use permit and site development plan approval for new automated teller machine and landscape improvements for the First Community Credit Union.

Applicant/Agent: Rick Strutman
First Community Credit Union
17151 Chesterfield Airport Road
Chesterfield, MO 63005

6. NEW BUSINESS

A. Application #11-013: Minor site development plan approval for landscape improvements at 211 N. Lindbergh Boulevard

Applicant/Agent: Austin Tao
The Lawrence Group/ Austin Tao & Associates, Inc.
319 N. 4th Street, Suite 700
Saint Louis, MO 63102

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, MAY 16, 2011
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, May 16, 2011, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. Barry Glantz
 Ms. Cynthia Kramer
 Mr. Jim Schnarr – ABSENT
 One vacancy

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

Agenda item 6, A, needs to state, “Start of Public Hearing”.

3. APPROVAL OF MINUTES

Draft Minutes of May 2, 2011

Mr. Eberhardt moved approval of the draft minutes as written. Ms. Kramer seconded the motion which carried unanimously.

4. PUBLIC COMMENT

Mr. Jan Ericson, of 676-B Coeur de Royale, Creve Coeur, MO, wanted to know how many seats were currently available on the Planning and Zoning Commission Board. Mr. Madden informed him that there was one open seat.

5. UNFINISHED BUSINESS

Application #11-004, Amendment to the conditional use permit for Lou Fusz Fiat, 900 N. Lindbergh Boulevard, to allow exterior building and landscape modifications.

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

Fiat had not approved the previous drawings reviewed and approved by the Planning and Zoning Commission, so instead of going to City Council and being referred back to Planning and Zoning, a presentation was made by the applicant highlighting the changes to the building architecture.

Comments and questions from Commission members. Mr. Eberhardt pointed out the red coloring on the building was smaller and covered less square footage. Mr. Hollander stated that was true. Mr. Glantz asked to see a before-and-after of the building which was displayed by Mr. Hollander and shown on the overhead projector by Ms. Kelly.

Comments and questions from the audience. Mr. Jan Ericson asked the location of the building.

There being no further comments, the motion was made by Mr. Eberhardt to recommend approval of an amendment to the conditional use permit Ordinance #1921 to allow the new Fiat dealership architecture presented to the Planning Commission on May 16, 2011, and the associated landscape plan presented and discussed in the staff reports on Application #11-004, dated May 2, 2011, as the conditions were described in the prior approval. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Dr. Barton – aye

Ms. Kramer – aye
Chair – aye

Mr. Eberhardt – aye

6. NEW BUSINESS

Start of Public Hearing

A. Application #11-009: Conditional use permit and site development plan approval for new automated teller machine and landscape improvements for the First Community Credit Union, located at 10950 Olive Boulevard.

Applicant/Agent: Rick Strutman
First Community Credit Union
17151 Chesterfield Airport Road
Chesterfield, MO 63005

After being sworn in, a presentation was made by Ms. Whitney Kelly, City Planner, on updating and relocating the existing automated teller machine. The applicant is also proposing new landscaping and site improvements that address property maintenance issues, and the reduction of site coverage to meet the sixty three percent (63%) coverage standard. The project will also address the property maintenance issues, that include properly enclosing the dumpster, and replacing non-conforming light fixtures. The proposed landscaping plan is an improvement to the existing site and will lower site coverage through the removal of 24 parking spaces.

Comments and questions from the audience. Mr. Stuart MacAskill, of 7 Winfield Pointe Lane, Creve Coeur, MO 63141 was sworn in. Mr. MacAskill explained his concern for the lack of screening on the parking lot to block the site line from the rear of his house. Mr. MacAskill can see the building and parking lights from his home and was hopeful some negotiations could be made to better the situation. Mr. MacAskill's suggestion was to fill-up the space with some more landscaping.

Mr. Richard Jarrett, of 8 Winfield Pointe Lane, Creve Coeur, MO 63141 was sworn in. Mr. Jarrett has some of the same concerns as his neighbor Mr. MacAskill. Mr. Jarrett sees the opportunity First Community Credit Union has to better their landscape, which does not come along that often, and would like for First Community Credit Union to examine their plans to include more screening for their residential neighbors.

Mr. Bob Rosenthal, with Loomis Associates Landscapes, Architects, and Planners, of 707 Spirit Forty Park Drive, Chesterfield, Missouri, was sworn in. Mr. Rosenthal gave a presentation on the existing landscape, and what First Community Credit Union has proposed or discussed as new landscape to add.

Comments and questions from Commission members. Mr. Glantz stated that it would be relatively easy and inexpensive to update the landscaping to keep residential neighbors happy. Mr. Madden suggested the residential neighbors that are affected meet with First Community Credit Union to come to some agreement and terms. Mr. Langdon was sworn in and pointed out the surplus of parking that First Community Credit Union has, and what else could be done with landscaping and buffering for the residential neighbors. Mr. Eberhardt asked if there was an irrigation system already in place and would like to see that all the landscaped areas receive irrigation, even landscape not included in this proposal. Mr. Glantz pointed out the automated teller machine do not meet signage guidelines. Ms. Kelly discussed the sign code regulations and the proposed changes to the ATM. Mr. Eberhardt commented that enough concerns had been made in regards to the plans that perhaps this application should be revised and re-presented at the next scheduled meeting.

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

(This ends the Public Hearing; see verbatim transcript for further information)

Dr. Barton motioned to continue this application to the next scheduled meeting. Mr. Eberhardt seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Dr. Barton – aye

Ms. Kramer – aye
Chair – aye

Mr. Eberhardt – aye

B. Application #11-010: Conditional use permit and site development plan approval to allow expansion and reconfiguration of the existing automobile gas and wash facility, located at 10559 Old Olive Street Road – Postponed to June 6, 2011

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

C. Application #11-011: Minor site development plan amendment for Mill Crossing Condominiums, located at 13036 Olive Boulevard.

Applicant/Agent: Mill Crossing Condominium Association
c/o James Honeywell, Trustee
1163 Mill Crossing Drive, Unit 101
Creve Coeur, MO 63141

Mr. Langdon gave a brief explanation of the Mill Crossing project history, stating that the project was to be constructed in many phases and the developer/builder working on the project would add landscaping as the phases were completed. The last completed phase raised landscape issues that affected the neighbors in the Greengate subdivision and Creve Coeur staff started trying to work through those issues with the developer/builder. The original builder of the Mill Crossing Condominiums has gone out of business before completing the last phase, leaving the remaining un-built rights on the property with the bank. All the other responsibilities on the property reside with the homeowners association, which is active, and they bring this application to try and address these landscape problems.

Comments and questions from the audience. Ms. Susan Peterson, 13064 Fern Trails Lane, lives in Greengate and would like a buffer of pine trees to extend to Building D, which would block her view of the buildings. Mr. Robert Kent, 13084 Fern Trails Lane, Greengate Trustee, presented on the landscaping layout and the correlation to Ms. Peterson's house. Mr. Kent also confirmed that the Ferngate Subdivision trustees had reviewed the proposed plan and believed that it would resolve their concerns, but that he was not previously aware of Ms. Peterson's concerns. Mr. James Honeywell, 1163 Mill Crossing Drive, President of the condominium association, stated that he would like to meet with Ms. Peterson and see what they can do to address her concerns.

Comments and questions from Commission members. Ms. Peterson was asked to clarify her concerns. She stated that she does not want to even see Building "D" but stated that she does not have a problem with headlights shining on her house.

There being no further comments, the motion was made by Mr. Eberhardt to approve the minor site plan amendment for the Mill Crossing Condominiums, subject to the conditions contained in the staff report on Application #11-011, dated May 16, 2011. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Dr. Barton – aye

Ms. Kramer – aye
Chair – aye

Mr. Eberhardt – aye

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

None

B. City Attorney Report

None

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 8:27 p.m.

Timothy Madden, Chair

Julie Lowery, Recording 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
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**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-009 FOR A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT
PLAN FOR NEW AUTOMATED TELLER MACHINE AND LANDSCAPE
IMPROVEMENTS FOR THE FIRST COMMUNITY CREDIT UNION**

FOR THE MEETING OF: June 6, 2011

LOCATION: 10950 Olive Boulevard

REQUEST:

Mr. Rick Strutman, on behalf of First Community Credit Union, has submitted a request for a conditional use permit for updating and relocating the automated teller machine (ATM) to a new location, and site development plan approval for landscape and site improvements. The subject property is located on the southeast corner of Olive Boulevard and Graeser Road and is currently zoned "GC" General Commercial.

ADDITIONAL INFORMATION:

The City of Creve Coeur's Zoning Ordinance requires a conditional use permit for drive-in sales of goods or services including freestanding drive-in banking facilities [Section 405.470 (8) *Conditional Use*].

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the landscape design provide for a "green line" park?

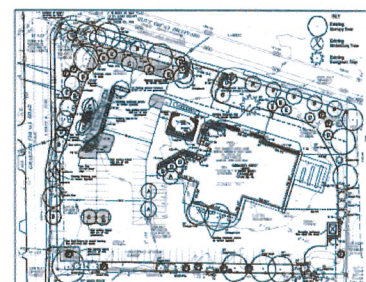
Comp. Plan References

- East Olive Corridor
- Design Guidelines

Zoning Code References

- Section 405.360: "GC" General Commercial District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping

APPLICANT: Rick Strutman
First Community Credit Union
17151 Chesterfield Airport Road
Chesterfield, MO 63005



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

6/3/2011
Date

ATTACHMENTS: Applicant's Landscaped Plan, last revised June 1, 2011
Previous staff report dated May 16, 2011
Draft Ordinance

- Landscaping shall be permanently maintained in strict conformance and in good condition with at least the same quality and quantity of landscaping as shown in the drawings last revised on June 1, 2011.
- An underground irrigation system shall be installed and maintained to serve all vegetated areas identified on the Landscape Plan dated June 1, 2011.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- All hedges and shrubs shall have a minimum height of not less than two feet in height at any time.
- The trash enclosure shall be of sealed, unpainted wood and/or brick and/or wood-grain finished PVC material that is complimentary to the principal building. At no time shall any of the structure be painted.
- All exterior lighting will be replaced with fixtures that are fully shielded and downcast in compliance with the City of Creve Coeur's Code of Ordinances.
- A photometric plan shall be submitted prior to the issuance of permits, showing that lighting will not cast upon an adjacent property or right-of-way.
- Stormwater facilities shall be clean, free of debris and in proper working order as required by the Metropolitan Sewer District
- The applicant shall submit a sign application for approval of any new signs.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

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:

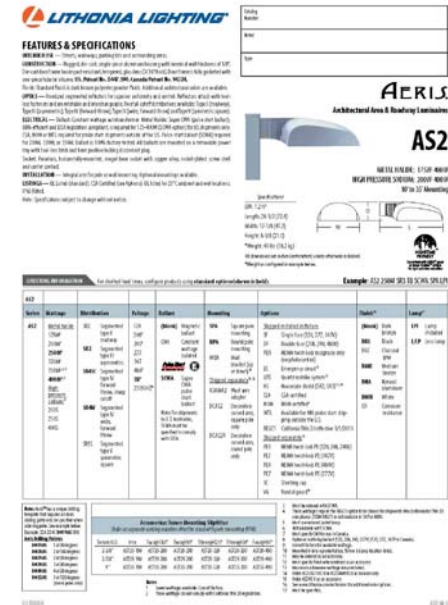
"I move to recommend approval of the Conditional Use Permit for the ATM and site development plan submitted with Application #11-009, subject to the conditions contained in the draft ordinance attached to the staff report dated June 6, 2011" (conditions may be added, eliminated, or modified by preceding motion).

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.



N.T.S.

INTERIOR LANDSCAPED AREA:
 Parking Areas: 64,841 SF
 Required Interior Landscaped Areas: 1,853 SF
 Existing Interior Landscaped Area: 1,293 SF
 New Interior Landscaped Area: 1,416 SF
 Total Interior Landscaped Area: 2,709 SF

INTERIOR LANDSCAPED AREA:
 Parking Areas: 64,841 SF
 Required Interior Landscaped Areas: 1,853 SF
 Existing Interior Landscaped Area: 1,293 SF
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 Total Interior Landscaped Area: 2,709 SF

Date	Description	No
11-5-10	City Comments	1
12-20-10	City Comments	2
2-3-11	City Comments	3
6-1-11	P&Z Comments	4

loomisAssociates

landscapeArchitects/planners
309 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-8668 Fax (636) 519-0797
e-mail: lale@lale.com; lale@lale.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: 1 AC #0000019

No: L-1

Date:	08/24/10
Job #:	639.002



N.T.S.

SCALE 1" = 20'

Note:
An underground irrigation system will be installed per city requirements.

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	3	Tilia cordata 'Greenspire'	Greenspire Linden	3"	B&B
B	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3"	B&B
C	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3"	B&B
D	12	Prunus x yedoensis	Yoshino Cherry	2 1/2"	B&B
E	9	Cercis canadensis	Redbud	2 1/2"	B&B
F	11	Picea abies	Norway Spruce	8'	B&B
G	5	Thuja standishii x plicata	Green Giant Arborvitae	6-8'	B&B
aa	55	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	2-3'	
bb	67	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	18-24"	
cc	33	Buxus microphylla	Boxwood	18-24"	
dd	5	Hydrangea quercifolia	Oakleaf Hydrangea	2-3'	
ee	32	Itea virginicus 'Henry's Garnet'	Henry's Garnet Itea	2-3'	
ff	444	Heimerocallis 'Stella de Oro'	Stella de Oro Daylily	1 qt.	12" o.c.
aa	295	Vinca minor	Periwinkle	2" c.p.	9" o.c.



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**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-009 FOR A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT
PLAN FOR NEW AUTOMATED TELLER MACHINE AND LANDSCAPE
IMPROVEMENTS FOR THE FIRST COMMUNITY CREDIT UNION**

FOR THE MEETING OF: May 16, 2011

LOCATION: 10950 Olive Boulevard

REQUEST:

Mr. Rick Strutman, on behalf of First Community Credit Union, has submitted a request for a conditional use permit for updating and relocating the automated teller machine (ATM) to a new location, and site development plan approval for landscape and site improvements. The subject property is located on the southeast corner of Olive Boulevard and Graeser Road and is currently zoned "GC" General Commercial.

ADDITIONAL INFORMATION:

The City of Creve Coeur's Zoning Ordinance requires a conditional use permit for drive-in sales of goods or services including freestanding drive-in banking facilities [Section 405.470 (8) *Conditional Use*].

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the landscape design provide for a "green line" park?

Comp. Plan References

- East Olive Corridor
- Design Guidelines

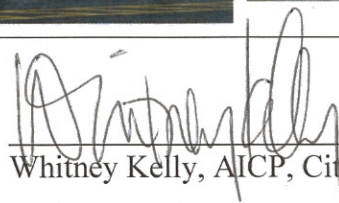
Zoning Code References

- Section 405.360: "GC" General Commercial District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping

APPLICANT: Rick Strutman
First Community Credit Union
17151 Chesterfield Airport Road
Chesterfield, MO 63005



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner

5/13/2011
Date

ATTACHMENTS: Applicant's Landscaped Plan, last revised Feb. 3, 2011 and photos of an example ATM facility being proposed.
Draft Ordinance

INTRODUCTION

First Community Credit Union is proposing to update and relocate the existing automated teller machine (ATM) to a new location to bring it up to current ADA Code recommendations. The applicant is also proposing new landscaping, site improvements that address property maintenance issues, and the reduction of site coverage to meet the sixty-three percent (63%) coverage standard per Section 405.360(E)(3). No changes to the building are being made with this application. The property is currently zoned “GC” General Commercial District and drive-in sales of goods or services including any freestanding drive-in banking facilities are permitted with conditions by the City Council.

BACKGROUND AND EXISTING CONDITIONS

The subject property was originally developed in 1970. The property received approval of a site development plan and landscape plan in 1993 for the ATM at its current location from the Planning and Zoning Commission. In June of 2010, staff notified the applicant of property maintenance complaints and that the landscaping had been allowed to deteriorate beyond conformance with the prior approved landscape plan. Since then, staff has been working with the applicant on submitting a landscape plan to either match the prior approved plan or to submit a new design. While developing a new landscape design for this site, First Community Credit Union, also decided to replace the existing ATM and relocate it to a new location on site, thus requiring a conditional use permit. The ATM facility will be of similar style as those presented in the photographs as part of the applicant’s materials. The project will address the property maintenance issues that include properly enclosing the dumpster, and replacing non-conforming light fixtures, and improving the site coverage. Current conditions include site coverage of 70.4%.

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	Olive Boulevard
South	Residential	“C” Single Family Residential	NA
East	Residential	“C” Single Family Residential	N/A
West	Commercial	“GC” General Commercial	Graeser Road

COMPREHENSIVE PLAN REVIEW

The subject property is located in the East Olive Corridor planning area of the Comprehensive Plan. The Comprehensive Plan outlines a vision of small businesses with a residential neighborhood character, substantial green spaces and landscaping, and with a goal of a “green line” park giving the impression of driving or walking through a park along Olive Boulevard. The Neighborhood Preservation and Economic Development element also advocates for greenspaces that buffer adjacent residences from the business along Olive. Boulevard.

The proposed landscaping maintains the suburban and open greenspace character advocated in the Comprehensive plan, and will allow this property to blend in with surrounding neighborhood south and east of Olive Boulevard.

DESIGN GUIDELINES REVIEW

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

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.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
3. *The design of a landscape plan should aid and direct vehicular and pedestrian circulation and encourage pedestrian interaction.*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
9. *Landscape plans should incorporate all site elements, such as outdoor lighting, signage, trash receptacles and fencing.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

Chapter 5 / Miscellaneous

F. Screening (Fences and Walls)

2. *The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.*
6. *All exterior trash and storage area, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, and transformers are to be screened from view in a manner that is compatible with the building and site design. Screening materials should be the same as the primary building materials. The location of such services should be sited with limited visibility to pedestrians and/or adjacent property.*

The proposed landscape plan is an improvement to the existing site and will lower site coverage from 70.4% to 63%, through the removal of 24 parking spaces. The plan includes a mix of trees and the deletion of the 12 parking spaces along Olive Boulevard at the northwest corner that allows the entire frontage to provide the kind of substantial landscape in the context of the “green line park” concept advocated by the Comprehensive Plan and the Design Guidelines.

The new landscape plan also provides adequate plantings around the building to soften the building and the parking area. Whether or not the overall design provides for the lushness in character to meet with the “green line” park objective is up to the Commission Members to

decide. Given prior experience regarding the maintenance of the landscaping at this site, Staff recommends that a condition includes strict conformance with the plant quantity and quality, and all shrubs and hedges have a minimum height of twenty-four inches at any time to ensure the intended effect of the landscape design is maintained.

The proposed trash enclosure elevation indicates solid vinyl panels of a color to be selected by the architect. This would be inconsistent with the design guidelines outlined above that advocates for the use of natural materials, such as wood or masonry, and that are similar in architectural style as the building. However, the existing building is cream colored painted brick and this does not follow the design guidelines either. As an alternative, staff suggest that the use of unpainted brick and/or wood or wood-grain textured PVC for the enclosure would allow it to recede into the landscape thereby diminishing its impact on the appearance of the site. The attached draft ordinance contains a condition to this effect.

ZONING REVIEW

The subject property is located in the "GC" General Commercial District (Section 405.360) where the City Council may authorize drive-in sales of goods or services including any freestanding drive-in banking facilities 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 maximum site coverage permitted under the "GC" District is 63%, with bonus coverage not to exceed a total of 70% in consideration of special or outstanding landscape and site planning features. The applicant is proposing to decrease the existing coverage to 63% to meet the requirement.

Yard Regulations Review:

The subject property abuts residential properties to the east and south. Section 405.360(E)(4)(d), under Yard Regulations, requires that:

"...any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty (20) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission."

The site is 2.63 acres, and is legally pre-existing non-conforming with the buffer areas at approximately 22 feet, except at the area that jags to the east property line near the trash enclosure. Again Staff recommends removal of this hard surface to provide further landscaping to screen the masonry/fence around the dumpster.

Standard for Conditional Use Permits Review:

Article IV Standards for Permitted, Accessory and Conditional Uses, Section 405.470

Conditional Uses states:

8. *Drive-in sales of goods or services including freestanding drive-in banking facilities (conditional use in the "PC", "GC" and "CB" districts).*

- a. *Shall provide space for at least three (3) cars per drive-up window or station.*
- b. *Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.*
- c. *Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.*

The proposed landscaping at the new ATM location should provide adequate screening of the headlights from the surrounding properties.

Landscape Review:

As stated above, the landscape plan approved by the Planning and Zoning Commission in 1993 has since deteriorated beyond conformance and Staff has been working with the applicant in bringing the landscape, along with other property maintenance issues, into compliance.

Staff reviewed the landscape plan to include:

1. *Coordinated landscaping at the main entrance along Olive Boulevard on both sides of the entrance that further the goal of creating a significant, proper entryway to the site.*

The applicant is proposing adding additional plantings to fill in the existing landscaping and match both sides of the entrance drive.

2. *Section 405.540 (F)(1) requires street trees shall be deciduous hardwood trees, not less than three (3) inch caliper sixe providing clear headroom of at least six (6) feet, and at a minimum of one tree for every 30 lineal feet or part thereof of street frontage and such street trees shall be located on the subject property at least 2 feet 6 inches, but not more than 12 feet from the back of the curb, unless additional setback is necessary.*
3. *Section 405.540 (F) (2) requires that when off-street parking or loading areas are located adjacent to a residential district or to any lot upon which there is a dwelling as a permitted use, there shall be provided along the lot line a continuous opaque screen to a height adequate to prevent the direct light from automobile headlights being cast on adjacent residential units but with a minimum height of four (4) feet and not more than eight (8) feet except that the height of such opaque screen shall not exceed three and one-half (3½) feet within fifteen (15) feet of a public right-of-way. The opaque screen may consist of a wall, fence, landscaped earth berm, planted vegetation or existing vegetation or any combination thereof which maintains a completely opaque screen. The opaque portion of the screen must be opaque in all seasons of the year.*

The applicant is not proposing to change the parking area along the south property line, except for the removal of three parking spaces at the entrance to add greenspace, and to fill in with three evergreen trees. The property already has a wood fence to screen this area from the property to the south..

4. *Section 405.540(F)(3) further requires a minimum of 10 square feet of interior landscaped area shall be provided within the parking lot for each 350 square feet of paved area within this parking lot including parking spaces and driving aisles. The*

landscaping shall be in 1 or more areas so as to minimize and reduce the apparent size of parking areas.

The applicant is proposing to add an additional 1,416 square feet of interior landscaped area. The parking area is total of 64,841 sq. ft.; requiring 1,853 sq. ft. of interior landscaping. With the additional interior landscaping proposed the total interior landscaped area is 2, 709 sq. ft.

5. *Section 405.540(F)(7) No landscaped hedge shall be less than two (2) feet in height and two (2) feet in spread at time of installation; however, no hedge or wall or berm shall exceed three (3) feet in height within ten (10) feet of any driveway opening. The individual plants used in the development of such a hedge shall be placed so as to be not more than thirty (30) inches on center.*

Given prior experience regarding maintenance with this property, Staff recommends that a condition include that all hedges and shrubs have a minimum height of not less than two feet in height at any time, even after planting.

6. *Section 405.540(F)(10) All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.*

Staff recommends that a condition require the installation of an underground irrigation system to be installed, operated and maintained to meet with the intent of this Section.

7. *Section 405.540(F)(12) A perimeter landscaped buffer strip shall be provided and maintained at a width of not less than five (5) feet between a parking lot and the property line of abutting property. Other, more restrictive standards for yards or buffering shall govern where required by this Chapter.*

The site plan submitted shows that the area of the new dumpster enclosure has the existing curb jag out to the east property line. Staff recommends that this area be revised to remove the hard surface, create the proper buffer area required per the Zoning Code, and provide further landscaping to screen the masonry/fence around the dumpster (see above).

8. *Foundation plantings should be designed to function with the aesthetic of the building.*

The applicant is proposing to fill in existing foundation planting and enhance the current landscaping to meet this requirement.

9. *The garbage dumpster must be properly enclosed per Building Code standards. Such enclosures also require approval of the Planning and Zoning Commission as part of the site plan, and must be in similar architectural style of the main building.*

The applicant is proposing solid vinyl panels of a color to be selected by the architect. As stated earlier, Staff recommends that a condition include revising the drawings to provide landscaping for additional screening of the trash enclosure along with the sight proof fence or masonry wall. Materials should be of natural wood or masonry to match the existing architecture, instead of the proposed vinyl panels.

Parking Requirements Review:

The prior discussed removal of the parking spaces should not have any impact on the required parking for the credit union and the tenant. (The Creve Coeur/Olivette Chamber of Commerce is a tenant and shares the conference room. The square footage of leased space is not provided.) Section 405.820(G), Required Off-Street Parking Spaces calculates the spaces for Financial Institutions at 4 parking spaces per 1,000 square feet of gross floor area for buildings under 15,000 sq. feet of gross leasable floor area, and member organizations at 1 space per 200 sq. ft. of floor area (i.e. 5 spaces per 1,000 sq. ft.). The total floor area indicated for the building is 13,129 sq. ft. Even if basing the parking calculation for the entire building on membership organizations, the total number of parking spaces required is 66 spaces. With the proposed removal of the 24 spaces, there remains a total of 86, plus 4 handicapped spaces on site, leaving a surplus of parking available.

SUMMARY

The draft conditional use permit offered by Staff recommends that the approval of the ATM location and site development plan include the following conditions:

- Landscaping shall be permanently maintained in strict conformance and in good condition with at least the same quality and quantity of landscaping as shown in the drawings last revised on February 3, 2011.
- An underground irrigation system shall be installed and maintained to serve all green and landscaped areas identified on the Landscape Plan dated, February 3, 2011.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- All hedges and shrubs shall have a minimum height of not less than two feet in height at any time.
- The applicant shall submit revised drawings showing the removal of the hard surface area that encroaches into the buffer area on the east property line, and provide additional landscaping for screening of the trash enclosure.
- The trash enclosure shall be of natural wood or masonry material that is consistent with the principal building (without requiring it to be painted a similar color to the main building).
- Stormwater facilities shall be clean, free of debris and in proper working order as required by the Metropolitan Sewer District
- The applicant shall submit a sign application for approval of all signage.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

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 ATM and site development plan submitted with Application #11-009, subject to the conditions contained in the draft ordinance attached to the staff report dated May 13, 2011” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

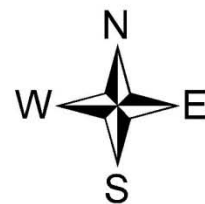
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



Legend

-  City Limit
-  Property Lines
-  10950 Olive Boulevard



APPENDIX 4: SITE PHOTOGRAPHS Application #11-009	Photo Date: 08/26/2010
	Description: View of the property looking east from Graeser Road. Notice the lack of landscaping and expansive parking area.
	Description: View from the southwest corner looking north at the existing ATM structure and landscaped island where the new location of the ATM is being proposed.
	Description: View of the existing ATM and access drive.

	Description: View of the prior landscaped area that has since been filled in with concrete.
	Description: View of the north façade of the building looking east. Notice the poorly maintained remnants of the prior landscaping.
	Description: View looking south along the east property line. Note the unenclosed dumpster.

	Description: View of improperly stored water line at the south west corner of the building.
	Description: View of the west façade of the building looking north east. Note the lack of properly maintained landscaping.
	Description: View along the south property line looking east.







BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A NEW CONDITIONAL USE PERMIT FOR AN AUTOMATED TELLER MACHINE PURSUANT TO SECTION 405.360(C) OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE FIRST COMMUNITY CREDIT UNION LOCATED WITHIN THE "GC" GENERAL COMMERCIAL ZONING DISTRICT AT 10950 OLIVE BOULEVARD

WHEREAS, application was made by Rick Strutman, on behalf of First Community Credit Union, requesting a conditional use permit for updating and relocating the automated teller machine (ATM) to a new location, and site development plan approval for landscape and site improvements to the property located at 10950 Olive Boulevard located in the "GC" General Commercial district; and

WHEREAS, under Section 405.360(C)(4), drive-in sales of goods or services including any freestanding drive-in banking facilities in the "GC", General 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, May 16, 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, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the improvements, subject to the conditions contained herein, at its meeting on June 6, 2011; and

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

WHEREAS, the City Council 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.

BILL NO. _____

ORDINANCE NO. _____

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 for an automated teller machine pursuant to Section 405.360(C) in the "GC" General Commercial zoning district addressed as 10950 Olive Boulevard and whose legal description is as follows:

Parcel 1:

A tract of land being part of the Northeast one-quarter of Section 2, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as follows: Beginning at a point on the East line of Graeser Road, 40 feet wide; said point being 10.00 feet South of the prolonged South line of Olive Boulevard, 90 feet wide. as widened, by Deed recorded in Deed Book 5744 page 278; thence North 52 degrees 57 minutes East, a distance of 11.84 feet to a point said point being 10.00 feet East of the prolonged East line of said Graeser Road. 40.00 feet wide; thence South 73 degrees 20 minutes East and along the said South line of Olive Boulevard, 90.00 feet wide, a distance or 427.40 feet to a point on the West line of Olive Crest First Addition, as per plat thereof recorded in Plat Book 13 page 52 of the St. Louis County Records; thence South 0 degrees 02 minutes West and along the West line of said Subdivision, a distance or 224.97 feet to a point; thence North 89 degrees 14 minutes West, a distance of 414.32 feet to a point in the East line of Graeser Road 40.00 feet wide; thence North 0 degrees 46 minutes West and along the said East line of Graeser Road, a distance of 334.90 feet to the point of beginning. Excepting Therefrom that part conveyed to the City of Creve Coeur, according to instrument recorded in Book 7464 page 215 and further excepting therefrom that part conveyed to State of Missouri, acting by and through the Missouri Highways and Transportation Commission by instrument recorded in Book 19038, Page 258.

Parcel 2:

EASEMENT for sanitary and storm sewer drainage, created by instruments recorded in Book 6771 pages 1163 thru 1164 of the St. Louis County Records, over the following described property: A tract of land being part of the Northeast one-quarter of Section 2, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as follows: commencing at the Southeast corner of the above described tract, thence South 0 degrees 02 minutes West, a distance or 200 feet, more or less, to the existing public sewer, being also the Northeast Corner or property conveyed to John A. Hezel by deed recorded in Book 1670 page 565 of the St. Louis County Records, thence North 89 degrees 14 minutes West a distance of 15 feet; thence North 0 degrees 02 minutes East, a distance of 200.00 feet, more or less, to the Southerly line of the above described tract; thence South 89 degrees 14 minutes East to the point or 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. Landscaping shall be permanently maintained in strict conformance and in good condition with at least the same quality and quantity of landscaping as shown in the drawings last revised on June 1, 2011.
2. An underground irrigation system shall be installed and maintained to serve all vegetated areas identified on the Landscape Plan dated June 1, 2011.
3. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
4. All hedges and shrubs shall have a minimum height of not less than two feet in height at any time.

BILL NO. _____

ORDINANCE NO. _____

5. The trash enclosure shall be of sealed, unpainted wood and/or brick and/or wood-grain finished PVC material that is complimentary to the principal building. At no time shall any of the structure be painted.
6. All exterior lighting will be replaced with fixtures that are fully shielded and downcast in compliance with the City of Creve Coeur's Code of Ordinances.
7. A photometric plan shall be submitted prior to the issuance of permits, showing that lighting will not cast upon an adjacent property or right-of-way.
8. Stormwater facilities shall be clean, free of debris and in proper working order as required by the Metropolitan Sewer District
9. The applicant shall submit a sign application for approval of any new signs.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
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. 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.

TARA NEALEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, MAY 16, 2011

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chair

Dr. Michael Barton

Mr. Gary Eberhardt, Vice Chair

Mr. Barry Glantz

Ms. Cynthia Kramer

Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, AICP, Director of Community Development

Ms. Whitney Kelly, AICP, City Planner

Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

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

CHAIRMAN MADDEN: Good evening.

I'd like to call to order the Planning Zoning
Commission Meeting for the City of Creve Coeur, Missouri
for Monday, May 16th, 2011.

We'll start with roll call.

Dr. Barton?

7 MR. BARTON: Yes.
8 CHAIRMAN MADDEN: Mr. Gary Eberhardt?
9 MR. EBERHARDT: Present.
10 CHAIRMAN MADDEN: Mr. Barry Glantz?
11 MR. GLANTZ: Present.
12 CHAIRMAN MADDEN: Ms. Cynthia Kramer?
13 MS. KRAMER: Present.
14 CHAIRMAN MADDEN: Mr. Jim Schnarr will not be
15 here tonight.
16 Mr. Carl Lumley, our City Attorney?
17 MR. LUMLEY: Present.
18 CHAIRMAN MADDEN: Paul Langdon, our Director of
19 Community Development?
20 MR. LANGDON: Present.
21 CHAIRMAN MADDEN: Ms. Whitney Kelly, our City
22 Planner?
23 MS. KELLY: Present.
24 CHAIRMAN MADDEN: And Julie Lowery, our
25 Recording Secretary.

2

1 MS. LOWERY: Present.
2 CHAIRMAN MADDEN: Conditional use permit for
3 First Community Credit Union.
4 (Whitney Kelly was sworn by the court reporter.)
5 MS. KELLY: Good evening. I'm Whitney Kelly,
6 City Planner.
7 Rick Strutman, on behalf of First Community
8 Credit Union, submitted an application for conditional use
9 permit to update the existing automated teller machine
10 located nearby.
11 And with that, they are proposing a new

11-009.FCCU.Public Hearing transcript.5-16-2011.txt
12 landscape site improvement, property maintenance issues
13 and a reduction in site coverage to meet the 63 percent
14 coverage per Section 405.360 of the General Commercial
15 District.

16 The current ATM is located here, and they will
17 be moving it approximately here. The new facility will be
18 in similar appearance to other ATM facilities that they
19 have.

20 The current conditions include a site coverage
21 of 70.4 percent, and they will be removing the parking
22 spaces along the Olive Boulevard here, and several spaces
23 within the existing parking lot to create islands to meet
24 this -- the coverage requirement.

25 No other changes are being proposed to the

1 building. 3

2 Staff is recommending a number of conditions,
3 including that all shrubs and hedges maintain a height of
4 at least 24 inches at time of planting, as well as any
5 time after that.

6 That underground irrigation be included as part
7 of a condition, and that the trash enclosure here be of
8 masonry or brick or wood fence, natural wood fence, or
9 PBC -- PCV fencing that is similar in style of wooden
10 fence, and that the green space be included to wrap around
11 the back of the parking -- I mean back of the trash
12 enclosure here to make this area more in conformity with
13 the buffer yard requirement, and to provide landscaping
14 around the enclosure for further screening of the
15 accessory use structure.

16 We received two emails, which are included on
17 your desk for you. A number of higher -- I was not here

18 at the time, but a number of issues that were discussed as
19 part of those emails had to do with a prior project that
20 never went through.

21 Mr. Langdon can provide some more history on
22 that.

23 And if you have any other questions.

24 The applicant could not be here tonight, but Bob
25 Rosenthal, who's the landscape architecture is here to

1 provide any other questions.

4

2 CHAIRMAN MADDEN: Any questions?

3 I know we have a couple people in the audience
4 that have signed cards, and I'll take them in the order I
5 got them.

6 Stuart Macaskill, 7 Winfield Pointe Lane.

7 Mr. Macaskill, will you please state your name
8 and address for the record.

9 MR. MACASKILL: Yes, sir.

10 CHAIRMAN MADDEN: You have to be sworn in first.
11 I'm sorry.

12 (Stuart Macaskill was sworn by the court
13 reporter.)

14 MR. MACASKILL: Good evening. My name is Stuart
15 Macaskill, and I live on 7 Winfield Pointe Lane. And 7
16 Winfield Pointe Lane, thanks for leaving this up, is right
17 here, right on this back fence. And I do have another
18 neighbor here and he lives kind of back here.

19 And I guess this is -- I'm looking at this plan,
20 and I -- and I note that we're going to provide some
21 buffer screening to the -- to the south and -- and there's
22 very little screening, from our perspective, immediately

11-009.FCCU.Public Hearing transcript.5-16-2011.txt
23 behind the First Credit Union parking lot.

24 Now, there is existing large canopy deciduous
25 trees there, but there's a huge space in between where

1 that canopy is and my sightline from my yard. All right.⁵
2 I can see right underneath the current trees that are
3 there.

4 And I would hope that we could negotiate with
5 the landscape architect a little bit of in-between or some
6 other kind of screening that I could kind of fill up this
7 void in between me and this screening that is about six
8 months long because in the winter that's pretty barren,
9 right, I can see right through that commercial property.

10 It's almost to the point that not only do I see
11 the building, but some of the light pollution from the
12 building, albeit it's to code, I think, we can still see
13 that.

14 So we're just asking for a negotiation with the
15 landscape architect and First Community to see if we can
16 plant something that would make the four homeowners that
17 about that property and parking lot to make us a little
18 more happy than currently is the plan that I see.

19 To be honest with you, maybe the landscape
20 architect can help me understand the plan. It doesn't
21 appear like there's a whole bunch of new, maybe this F
22 three trees is new, but I can't really tell from the plan
23 what is existing versus what is going to go into the plan.
24 So maybe he could help me out by starting to explain that.

25 CHAIRMAN MADDEN: Okay.

1 MR. MACASKILL: Appreciate it. Thanks.⁶

2 CHAIRMAN MADDEN: Why don't I have Mr. Jarrett
Page 5

3 come up first because I have a feeling he's speaking about
4 the same thing, and we'll bring you up Mr. Jarrett.

5 (Richard Jarrett was sworn by the court
6 reporter.)

7 CHAIRMAN MADDEN: Please state your name and
8 address.

9 RICHARD JARRETT: Richard Jarrett, 8 Winfield
10 Pointe Lane.

11 Kind of echo the same concerns as Stuart has.

12 The savings credit union has been a good
13 neighbor, and we don't have any real issues with them.

14 It's just that major landscaping is something
15 that comes about only so often, sometimes twenty years
16 apart, so we like to examine this opportunity while
17 they're going through all of this work to perhaps plan for
18 the future and make sure that we have enough screening
19 there, so that in the future that our property values
20 don't go down.

21 We got a nice neighborhood there. It's a fairly
22 expensive neighborhood, and really don't want -- you know,
23 I don't look at businesses as a major detractor, but
24 someone else may. So as we're taking this opportunity to
25 go over this landscaping, we just want them to examine the

7
1 possibility that some more screening in the back.

2 CHAIRMAN MADDEN: Thank you.

3 (Bob Rosenthal was sworn by the court reporter.)

4 MR. ROSENTHAL: My name is Bob Rosenthal. I'm
5 with Loomis Associates as a landscape architect and
6 planner. You need the address as well? It's 707 Spirit
7 40 Park Drive in Chesterfield, Missouri.

8 I'm here. Mr. Strutman is with First Community
9 Credit Union sends his apologies. He was called out of
10 town on business. I was going to be here anyway to
11 represent the plan, and spoke with him this afternoon over
12 some of these concerns, and we were able to talk through
13 some. I'm here representing him.

14 I can speak for him to a certain point, but, you
15 know, there's a certain point where I may have to confer
16 with him on -- on issues.

17 To address the questions on the trees on this
18 end. Basically, what we have is here are two existing
19 Scotch Pines, this symbol and this symbol. Then we have
20 three new evergreen trees, which is, I believe it's, yeah,
21 Norway spruce. Then we have another existing, I believe
22 that's a white pine. There are three canopy trees, this
23 is a sugar maple, this is a sugar maple, this is a
24 mulberry, and then there are, I believe, five more pines,
25 a -- have to zoom in here -- a 16-foot Austrian Pine,

1 14-foot Austrian Pine -- sorry, those are Calabridge 8
2 (phonetic) -- 16-inch Calabridge Austrian Pine, 14-inch,
3 10-inch White Pine, 10-inch White Pine and 16-inch White
4 Pine, so that's what's existing as of now.

5 In our discussions and reviews with the City
6 the -- that -- that was -- the existing buffer yard was
7 through -- correct me if I'm wrong -- the 1993 plan --

8 MS. KELLY: Uh-huh.

9 MR. ROSENTHAL: -- is that correct?

10 And First Community was offering to fill in
11 where a few trees had died there, these three trees here,
12 and then concentrate the rest of their landscape work on
13 the rest of the site.

14 CHAIRMAN MADDEN: Any questions?

15 Mr. Glantz.

16 MR. GLANTZ: You know one of the biggest issues
17 we face as a City is when residential properties abut
18 commercial properties, which inevitably they do in a
19 number of different spots in our City.

20 And I know -- and what I'm hearing is I don't
21 think anybody's complaining about the -- the buffer
22 distance.

23 Landscaping should be a relatively easy, I would
24 think, and relatively inexpensive way to make, it sounds
25 like make the neighbors happy, and a relatively

1 inexpensive solution for the Credit Union to make the
2 neighbors happy.

3 And it seems in that regard, since they're --
4 since they seem to be improving the property, it seems to
5 be the logical time to -- to increase some of that
6 landscaping to make sure that the buffer area, while it's
7 not being increased, does provide that -- that separation
8 that the neighbors are looking for.

9 MR. ROSENTHAL: Let me respond to one point.

10 I believe one issue with that, and we can talk
11 about here, and I want to say that First Community Credit
12 Union is interested in being a good neighbor, and they're
13 interested in working with that as they, you know, see
14 this as an opportunity to move their ATM and improve their
15 landscape and everything else.

16 I believe the issue there is with the three
17 existing canopy trees, and the possibility of planting
18 anything within that space.

19 They -- they take up a large canopy in the
20 health and vitality, anything planted underneath them
21 would be difficult.

22 In removing the trees, it would remove a buffer,
23 and I guess one other concern is that there is an 8-foot
24 site-proof fence that runs the length of that property, so
25 anything planted, you know, within these guidelines of an

1 8-foot spruce and such isn't going to provide immediate¹⁰
2 impact.

3 We're kind of looking at this window of from
4 8 feet to the base of the branches of the existing canopy
5 trees.

6 So that's -- that's the window that they're
7 speaking of, and it's a difficult thing to screen
8 immediately.

9 MR. GLANTZ: I think as long the effort is made.
10 We saw that on another project, I think at Ladue
11 Court at Ladue Road near Lindbergh when the applicant came
12 in and immediately provided some additional landscaping,
13 certainly -- certainly helps, and I would think it would
14 only enhance both sides of the property.

15 CHAIRMAN MADDEN: What's the difference roughly
16 between the top of the fence and the lower of the canopy?

17 MR. ROSENTHAL: I'm trying to think if I brought
18 any photos with me that would cover that, I don't believe
19 I do.

20 Are there any photos in this packet that cover
21 that area?

22 CHAIRMAN MADDEN: Just roughly, I mean.

23 MR. ROSENTHAL: Yeah, I believe those canopy
24 trees are branched up -- actually the neighbors may know
Page 9

25 better than I would what that gap is.

1 MR. MACASKILL: If I was guessing, fellas and¹¹
2 ladies, there might be 6 to 8 feet where I can see up
3 through, and it's -- and it's a visual, right, because
4 it's not all covered. I think your fence, your site
5 fence, is not 8 feet, it's -- I think it's 6 feet, okay.
6 I'm up on a berm so that helps me, that's good, all right,
7 but off in this -- where you're trying to provide the new
8 trees, the Norway Spruce, we had a tree damaged from
9 something that blew down, and I -- that needed some help,
10 and that's a good plan there.

11 CHAIRMAN MADDEN: So you're -- you guys are
12 mainly interested in where the three canopy trees are to
13 try to put something in there to block the --

14 MR. MACASKILL: You know, I'm definitely
15 probably the most affected along the length of the parking
16 lot. I know that we're hurting right here because we have
17 a underground wash, kind of catch basin here, and there's
18 not a lot of depth, right, I mean what depth that we had
19 is for shortened by maybe that. I'm not sure.

20 But is there any way that we could think about
21 like Giant Arborvitae going up underneath where I'm not
22 canopied out?

23 MR. ROSENTHAL: Yeah, and that would be the tree
24 I would suggest because, you know, we only have, I
25 believe, 10 feet, possibly 12 feet in that buffer, and the

1 width of even a pine over time is going -- is going to¹²
2 have to be trimmed back from the parking space.

3 MR. MACASKILL: Yeah.

4 MR. ROSENTHAL: So, yeah, so I believe
5 Arborvitae would be the right choice. I guess what height
6 to plant them at would become the issue, and -- and, you
7 know, you know, the growth rate is going to be a bit slow,
8 so we're kind of --

9 MR. MACASKILL: You know, we're negotiable as
10 far as like I could understand that a 10-foot high
11 Arborvitae might be a hundred bucks apiece. You go in
12 there at 6-foot high, and let it grow for a year, I could
13 deal with a year and a half coverage. We're not asking
14 for a solution to be done next week, but just thought in
15 helping us kind of screen where we're not screened in.
16 I'm only screened while those leaves are up, so appreciate
17 that I can see right through those three canopy trees, so
18 we're a little more sensitive perhaps than some of my
19 neighbors, but that would help a bunch.

20 MR. ROSENTHAL: Sure. So if we can, again, just
21 off the top of my head here, if First Community were to
22 agree to, you know, 6 to 8-foot Arborvitae along the fence
23 space at, you know, I'm trying to approximate looking at
24 that plan. The parking spaces are 9 feet. Approximately
25 twelve Arborvitae in there would be spaced at about 8 to

1 10 feet apart, possibly maybe 12 feet apart, I think my¹³
2 client would be certainly receptive to do something like
3 that.

4 CHAIRMAN MADDEN: Okay. This would be my
5 suggestion.

6 Why don't we split the difference between the 6
7 and 10 feet and go with 8, minimum of 8, and let's do them
8 every 10 feet across, and see if that'll work.

9 MR. MACASKILL: You know, I'm not that familiar
Page 11

10 with the fill-in, right, protective screen that a single
11 plant will grow to. I know what I did in my own yard,
12 cause I tried to do that on my side of the fence, and
13 you're right, it's not the most inspiring thing to look
14 out there and see those things just not growing fast
15 enough for me to help.

16 MR. ROSENTHAL: Right. Right.

17 MR. MACASKILL: You all got a little more
18 sunlight maybe on that side just because, albeit, you
19 probably southern light exposed as well, but I'm trying to
20 do the same thing in my yard.

21 And I just don't know what the spacing of this
22 plan, you saying every 10 feet apart, if that's the right
23 number or not, but I would love to be able to contact you
24 in the future and ask what you all think about --

25 MR. ROSENTHAL: Yeah, I would say that the

1 approximate -- a good solution to something like this is¹⁴
2 that -- is that we -- my client could agree to place some
3 Arborvitae at discretion of the neighbors; agree to a
4 number. I don't know if that's acceptable to the Board,
5 but agree to a certain number of, possibly ten, Arborvitae
6 to be planted in there, and then at the time of planting
7 or at the time of staking the plants, have a meeting with
8 the neighbors so that we -- they could be placed in the
9 areas where they will grow to meet their needs.

10 MR. LUMLEY: Well, I think you could make
11 subject to staff approval of the final plan. They could
12 have that meeting and staff could review the plan and
13 agree to it, but if you agree on the number, I think --

14 MR. MACASKILL: I'd rather us, if you don't

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15 mind, not agree to a number because I have two neighbors
16 not here, and I'm speaking for them right now, and I am
17 the trustee of the neighborhood, and I would be wary of
18 saying ten if the right number applies. All right. But I
19 would definitely think that they would be very interested
20 in talking about Arborvitae Pine and number and coverage
21 to help them out, cause I have not been in their backyard
22 to look at what their issues might be versus my personal
23 issues behind my house.
24 MR. LANGDON: Mr. Macaskill, I do need you to
25 step up to the microphone.

15
1 MR. MACASKILL: Sorry.
2 MR. LANGDON: We're recording the meeting.
3 Thank you.
4 MR. MACASKILL: I would -- I would hedge on
5 saying that we have the number described before you
6 tonight.
7 CHAIRMAN MADDEN: Okay.
8 Paul, will you be okay if we just have them meet
9 and then they come back with the neighbors and the --
10 whatever it is -- First Community Credit Union?
11 MR. LANGDON: Yeah, I think, definitely, I mean
12 that's kind of, you know, over the fence kind of issue.
13 Another possibility that I would point out is,
14 you know, there we have a surplus in parking on the site
15 relative to the Zoning Code requirements, and there isn't
16 much room here in that buffer, not only because it's not
17 very wide, but because the fence kind of wanders around on
18 their property line, and then you've got some pretty
19 concentrated root mass in here.
20 The other thing that could happen is some of

21 these parking stalls could be taken out and create, you
22 know, this sort of a thing at key locations along the way.

23 Makes for a better shaded parking lot in the
24 first place; it gets the tree out to where it can have its
25 own place to grow, and we could still potentially use one

1 large large tree, you know, evergreen, to -- to accomplish¹⁶
2 some of the screening that the neighbors are looking for.

3 MR. ROSENTHAL: I believe the issue with that,
4 and it could be worked with, the issue with that is the
5 storm water detention basin, which is here, I believe that
6 the majority of the storm water run-off follows that curve
7 down to that basin, so putting any obstruction there would
8 cause -- might cause an issue to storm water.

9 MR. LANGDON: We've used curb breaks along the
10 prevailing line in order to allow water to follow.

11 MR. ROSENTHAL: Okay.

12 MR. LANGDON: That's one possibility.

13 MR. LUMLEY: I mean this does have to go to City
14 Council for approval, so for P&Z purposes you could say
15 that you're recommending approval on the condition that
16 there be, you know, improvement on the screen in this area
17 along the lines of, you know, with favorable staff
18 recommendation at the time presented to Council --

19 CHAIRMAN MADDEN: Okay.

20 MR. LUMLEY: -- along those lines. Doesn't have
21 to be all that definitive at the moment as long as you
22 make the point that significant change there.

23 CHAIRMAN MADDEN: Okay.

24 MR. LUMLEY: And they could meet, you know,
25 before the City Council has, hopefully, it's all sorted

17
1 out by then, and everybody come forward say, here's the
2 final plan actually lined out.

3 CHAIRMAN MADDEN: Okay. Is everybody okay with
4 that?

5 MR. EBERHARDT: One of the staff requirements or
6 proposals is that there be an irrigation system installed
7 and maintained. Is there one now?

8 MR. ROSENTHAL: There is not, no, there is not.

9 MR. EBERHARDT: And -- and I don't know, I can't
10 tell from the staff report, where would we have to have
11 the irrigation system to maintain, not just along this one
12 area, but, apparently, as I see, next to the building a
13 lot of the shrubs have died off, they're very sketchy.

14 MR. ROSENTHAL: Yes.

15 MR. EBERHARDT: Would there be a requirement to
16 have an irrigation system over a broader area?

17 MR. ROSENTHAL: Yes, and the intention that was
18 agreed to with staff was that all the areas we are
19 landscaping on this plan would -- would receive an
20 irrigation system.

21 MR. EBERHARDT: Including those that were
22 previously approved?

23 MR. ROSENTHAL: Yes. I believe limited areas
24 that where plants are established and we wouldn't be going
25 in with any new planting, you know, such as that back

18
1 buffer yard above this detention chamber here and back in
2 the corner in the, you know, in these -- in these
3 detention basins that are part of -- those would not
4 receive irrigation, but areas at the front of the building
5 definitely; areas of the new ATM and these new islands and

6 such would receive irrigation.

7 Again, First Community Credit Union is seeing
8 this as an opportunity to really improve their site, so
9 they're looking to really, you know, get some pop in their
10 landscape, so their intention is to irrigate, you know,
11 everything out front there.

12 MR. EBERHARDT: Thank you.

13 CHAIRMAN MADDEN: Well, if you're going to put
14 in new trees, I mean in the beginning, don't they need
15 water? I mean wouldn't it be better to irrigate all along
16 there too? Seems like that might be part of the problem
17 why some of these things died.

18 MR. ROSENTHAL: You talking about these things
19 along this back --

20 CHAIRMAN MADDEN: Yeah.

21 MR. ROSENTHAL: -- buffer area? Yeah, I believe
22 irrigation could be planned. There are only those three
23 trees in that back area. Those are the only new trees.
24 Everything else -- well, I guess there's some tree as
25 well. Everything else along here is existing.

1 CHAIRMAN MADDEN: But you're talking about 19
2 putting, aren't you, new trees in on the right, the far
3 right so?

4 MR. ROSENTHAL: Yes. Along here you talking?

5 CHAIRMAN MADDEN: No, no, the bottom right
6 there, underneath the canopy trees?

7 MR. ROSENTHAL: Oh, in here?

8 CHAIRMAN MADDEN: Yeah.

9 MR. ROSENTHAL: Yes.

10 CHAIRMAN MADDEN: So wouldn't that be best to

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11 irrigate it? I mean you got brand new plantings going

12 in --

13 MR. ROSENTHAL: Um --

14 CHAIRMAN MADDEN: In fact, I think running an
15 irrigation line along that whole back area.

16 MR. ROSENTHAL: Just running it along the curb?

17 CHAIRMAN MADDEN: Yeah, that whole area.

18 MR. ROSENTHAL: I believe that would be
19 something.

20 CHAIRMAN MADDEN: Okay. Thank you.

21 Anybody else in the audience?

22 MR. LANGDON: Mr. Chairman, I'm not in the
23 audience.

24 CHAIRMAN MADDEN: Pardon me?

25 MR. LANGDON: Before you close the hearing. One

20
1 item that I --

2 (Paul Langdon was sworn by the court reporter.)

3 MR. LANGDON: One item that I wanted to bring up
4 during the hearing, because really just came to our
5 attention today, frankly, is that, and we've identified
6 sort of the maintenance issue with the applicant, and
7 they're agreeable, that this corner, the southwest corner,
8 is a pole with no light attached to it, and that needs to
9 be repaired, but simply escaped our notice before that
10 there's a light back here and a light in the center,
11 another light back here at the detention basin, which are
12 floodlights. They're aimed toward the building, which is
13 appropriate, not towards the property line, but they're
14 just industrial grade flood lamps.

15 And then also on the property up in the corners
16 up here, and I believe there's one up front of the back is

Page 17

17 sort of a globe fixture, so what we have is a series of
18 light standards with no real consistent pattern.

19 While the globes were initially approved back in
20 the '80s, but the major revamping of the site at that
21 time, they actually don't meet the requirements of the
22 Zoning Code because they're completely unshielded. They
23 are a glass globe, but they are preexisting.

24 Since we have one fixture that definitely needs
25 to be replaced, we have two other fixtures which, I don't

21
1 think are really the appropriate choice in the landscape,
2 and then we have these old ones, which don't meet the
3 Code. I guess my request -- proposal to the applicant,
4 request of you all would be an additional condition that a
5 set of light standards be approved meeting the
6 requirements of the Zoning Code for the entire site.

7 CHAIRMAN MADDEN: Is there anybody there at
8 night? I mean they're not open at night, are they?

9 MR. ROSENTHAL: I spoke with Rick Strutman about
10 the lighting issue today. He said that the two lights in
11 the back were security lights for employees that were
12 parking back there in winter months and going to their
13 cars. That was the intention of that, and they intended
14 to maintain that, that the back side of their lot was not
15 well lit, and their employees had requested light.

16 So as far as the space, they have extra space
17 that I believe they're leasing. May be speaking out of
18 turn here, I'm not sure exactly their agreement, but I
19 don't know if, you know, their operations are during the
20 day, I don't know if there's anything in the lease space
21 that that would be a nighttime use.

22 CHAIRMAN MADDEN: Okay. Anybody else?
23 Mr. Glantz.
24 MR. GLANTZ: There's another issue I wanted to
25 touch upon, and I'll try and find it.

1 I think it's on page 80 of our -- I'm not the²²
2 most tech-savvy guy.

3 What exactly is the ATM going to look like?
4 There looks like there's -- trying to get to page 80,
5 sorry. Page 80 has three pictures of ATM, none of which
6 match, and one of them which has some pretty extensive
7 signage, so what exactly, you know, I thought this
8 application started with the ATM machine or relocating the
9 ATM machine, and we haven't talked about the ATM. But I
10 really don't like what I'm seeing in these pictures.

11 MR. ROSENTHAL: I can't exactly speak for the
12 signage guy. If Mr. Strutman were here, he could speak to
13 this a lot better than I could.

14 I believe the ATM that they were planning to
15 install in the new location is what's shown here and here.

16 He, I believe, and, again, I apologize, but I'm
17 speaking for him, I believe this picture was to show the
18 height and the -- I'm sorry, leave that up. This was a
19 picture of the ATM itself, and this picture -- these
20 pictures were of what the canopy would look like; side
21 view and front view.

22 MR. GLANTZ: Is that the color they're going to
23 use?

24 MR. ROSENTHAL: Yes. That is their standard
25 signature color, and they use that on all signage and

1 canopy, everything, and it's also on our -- on the²³
Page 19

2 building on the side.

3 MR. GLANTZ: So we'll get this nice new
4 landscaping and create a wonderful buffer for the
5 neighbors and we'll have this ATM.

6 MS. KRAMER: I'm sorry, can I ask --

7 CHAIRMAN MADDEN: Cynthia.

8 MS. KRAMER: I just have two questions. Thank
9 you.

10 So, first, with regard to the signage, so the
11 ATM would actually then go out to the Olive side, the --

12 MS. KELLY: Whitney Kelly again.

13 The applicant has submitted a sign application
14 for this. We have not reviewed it because it requires CUP
15 first.

16 A condition that is drafted in the Ordinance
17 states that it would have to get a design permit. Right
18 now we're looking at this sign would be similar, however,
19 our Code doesn't allow it, so we'd have to discuss with
20 them.

21 We would be looking more at something -- we
22 would recommend more something in this line here.

23 We're still looking at how we reviewed all of
24 the other ATM signage prior to this to see how it
25 conforms.

1 Traditionally, on some of the other ATM machines²⁴
2 if it was under two square feet it was an exempted sign,
3 so that we haven't issued a permit for that. Others had a
4 little larger, and we're still looking at that prior to
5 issuing a permit.

6 MS. KRAMER: Thank you, I appreciate that.

7 And the second question I had was with regard,
8 can you just go back to the lighting issue because I -- I
9 didn't hear, and maybe I just missed it, so my apologies.

10 I think there was an issue of directional
11 lighting, and I think I didn't really hear on how you
12 prevent that from actually affecting the residents.

13 I mean I do understand the security for the
14 workers, but I'm wondering about the residents.

15 MR. ROSENTHAL: Again, this is an issue that
16 came up today, so I'm not exactly as familiar with it as
17 Paul.

18 The issue, as I understand it, is that the two
19 lights, I believe one is here and one is here, those two
20 lights are the directional floodlights, and the City staff
21 recommendation written into would be that that would have
22 to conform.

23 Am I saying that right?

24 MR. LANGDON: Yeah, essentially, we'd be looking
25 to make all the fixtures match; the ones that are out on

25
1 the landscape. And, two, that they'd be designed to
2 shield it appropriately so that they weren't causing
3 off-site glare.

4 That the issue with these two at the back are
5 that they're so bright and that the building is,
6 basically, bright is the light is reflecting back off.
7 And then you have lights that are shielded on the back of
8 the building, and they are aimed directly down, but,
9 again, there's this very strong, you know, Quartz-style
10 lighting that lights up the concrete pads back here,
11 which, again, creates a glare effect.

12 So it's a question of not only changing the

13 shield so that it has the kind of esthetic value that it
14 coordinates with the site, which we would expect anyway,
15 but also probably that the wattage be turned down so that
16 it can still be safe without lighting it up like an
17 airport.

18 MS. KRAMER: And so for clarification,
19 Mr. Strutman is in agreement with all of this?

20 MR. LANGDON: He's not aware of it as far as --
21 other than perhaps what has been discussed today.

22 MS. KRAMER: Okay.

23 MR. LANGDON: There -- there's, just to give you
24 the quick background, there was a complaint filed some
25 time ago about these lights on the back.

1 We pursued it with -- with the Credit Union. 26
2 They did add the shields; they turned the lights down.
3 That appeared to resolve the issue. We didn't
4 hear further complaints, so, apparently, the issue was
5 resolved.

6 We heard today that perhaps it's not. When we
7 went back out and tried to figure out, well, where's the
8 problem still coming from, that's when we identified these
9 other lights that made really, from a functional
10 perspective, of being an issue of being too bright, more
11 than they need, but within the -- the purview of the
12 Commission, there's also the overall esthetic of that
13 system, any new light -- parking lot lighting system is to
14 be reviewed and approved by the Planning Commission.

15 So if we're looking at a set of new lights, you
16 can weigh in on this issue, not only how bright they are,
17 which way they aim, but also how they look.

18 CHAIRMAN MADDEN: Mr. Eberhardt.

19 MR. EBERHARDT: While we're on lighting, I
20 notice that the ATM canopy also has lights underneath of
21 it, obviously, for night people using the ATM at night.

22 How will those -- those are going to be fairly
23 high. Isn't that going to be an additional light problem
24 for the neighbors?

25 MR. ROSENTHAL: As far as I understand, those

1 lights are down lights, such as what's above you right ²⁷
2 now; that they are -- that they are can lights that shine
3 down on the ATM.

4 As far as the specific design, I apologize, I
5 can't speak to that --

6 MR. EBERHARDT: Oh, I understand.

7 MR. ROSENTHAL: -- tonight.

8 MR. EBERHARDT: It does appear on the
9 photographs that we're given though that the lights appear
10 to have a large glass globe hanging down, whether they're
11 spotlights down below, I don't know, I can't tell, but
12 just wondering if that ought to be a part of the fix as
13 well.

14 MR. LANGDON: Those would not be allowed under
15 Zoning Code Regulations that require full shielding, so
16 they would be obliged, under current regulations, to use
17 something more like what's over your head, a recessed
18 bulb, than this type of globe fixtures.

19 MR. ROSENTHAL: And I believe that was -- the
20 agreement was that the ATM would have to follow this
21 signage standard and guideline, you know, as
22 Ms. Kelly --

23 MR. EBERHARDT: Not talking about signage. I'm
Page 23

24 talking about lighting.

25 MR. ROSENTHAL: Right. Yeah, that would be part

28

1 of --

2 MR. LANGDON: Sure, they must meet all the
3 requirements of the Zoning Codes, as well as any
4 additional use.

5 I think do sort of show the difference, if you
6 look at the canopy over the Phillip 66 station at Ballas
7 and Olive, most gas station canopies have that hanging
8 glass lens, and it does create a distinct off-site glare.

9 If you look at that canopy, the lights are up
10 inside of it, and while it's still very bright and there
11 is reflected light, you don't have that -- that direct
12 light shining out at the street like you normally would.

13 MR. EBERHARDT: I see.

14 CHAIRMAN MADDEN: Dr. Barton.

15 MR. BARTON: It's a shame the applicant couldn't
16 be here.

17 Page 90 there's a view looking down towards the
18 dumpster along a row of trees, and then there's a fence
19 line behind the dumpster.

20 Is that the fence that separates us from --
21 separates the back from the back neighbors?

22 MR. ROSENTHAL: It's viewing to the south past
23 the dumpster, and you see the fence --

24 MR. BARTON: Uh-huh.

25 MR. ROSENTHAL: -- yes, that would be the fence.

29

1 MR. BARTON: Well, hopefully, your discussions
2 are with the applicant and the neighbors would kind of

3 come up with creative solutions to try to maybe help them
4 plant trees on their side or some sort of -- I'm kind of,
5 you know, obviously, you're the expert, and it seems kind
6 of unlikely that trees are going to grow well at the base
7 of that fence on the north side of the fence, so,
8 hopefully, there'll be some solution.

9 Obviously, we are on a fine line here. We don't
10 want to be so ominous with our requirements that decide --
11 I mean we -- we run that fine line with every applicant.

12 MR. ROSENTHAL: Yeah.

13 MR. BARTON: In terms of trying to encourage
14 development of properties and getting them to invest in
15 their properties, but not make it so ominous that they're
16 not -- you know, that makes it, you know, that they're not
17 able to. So there will be some creative discussions that
18 there will be volunteer solutions to it the -- with
19 encouragement from us.

20 MR. ROSENTHAL: Yeah.

21 MR. BARTON: The other thing is the dumpster's
22 been addressed in terms of screening that?

23 MR. ROSENTHAL: Yeah, on -- on this drawing
24 there's an enclosure here that shows what type of
25 enclosure. Written in the Ordinance that that would need

30
1 to be a wood-stained kind of PVC enclosure.

2 I talked to Mr. Strutman about that today. He's
3 aware of that, and was understanding that that's what the
4 design would be.

5 And then as part of what Ms. Kelly mentioned
6 earlier, there would be additional landscaping that they
7 have agreed to. It's not shown on this plan; that this
8 curb would come out to here, and that the landscaping

9 would come around, yes, so there would be fence screening
10 of the dumpster as well as landscape screening.

11 CHAIRMAN MADDEN: Mr. Glantz.

12 MR. GLANTZ: You know, Mr. Langdon's suggestion
13 of taking some of those parking spaces in the rear and
14 putting some landscape islands would add some depth to
15 that -- to the landscaping buffer between the Credit Union
16 and the subdivisions, and that might be a --

17 MR. BARTON: Right.

18 MR. GLANTZ: And I agree 100 percent with what
19 you're saying. There's a fine line here between, you
20 know, we appreciate the Credit Union trying to be a good
21 corporate neighbor and do the right thing. We don't want
22 to have too big of a hammer, and yet at the same time
23 there's the opportunity to -- to improve the -- the
24 appearance of not only the Credit Union, but that buffer
25 area again between the Credit Union and the neighborhood.

1 And I think it sounds like everybody's pretty ³¹
2 sensitive to that.

3 MR. ROSENTHAL: Yeah.

4 MR. GLANTZ: And so we could have a win/win --
5 win situation here.

6 MR. ROSENTHAL: And I would like to note that I
7 believe that would be a good solution as well. Again, you
8 know, I apologize he's not here to speak for himself.

9 Some of these islands that you see where they
10 were taken out was an effort to get into a 63 percent
11 coverage from the 70 percent that they were at. So the
12 purpose of some of these islands was simply that; to -- to
13 get more green space to meet the coverage. So if some of

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14 these -- you know, the only intention of these three here
15 was we chose a space at the end for additional green space
16 to get to that requirement. So if these were moved, if
17 this island was reduced two parking spaces, and that green
18 space was moved here, I believe we could come up with a
19 solution where they have the same amount of green space
20 they're having to add, let's put in a better location of
21 the site to where -- to where the screen is, but --

22 CHAIRMAN MADDEN: Mr. Langdon.

23 MR. LANGDON: And I don't want to negotiate this
24 now, I think it's best done later and come back to you,
25 but this here actually represents a much safer condition

1 from the traffic safety perspective cause cars northbound³²
2 on Graeser turn the corner, if you've got a car backing up
3 from these spots, you have a definite risk.

4 This creates an opportunity for a car to stop
5 without colliding with anyone.

6 This island here, I would say maybe next only to
7 this landscape with something that I was very pleased to
8 see in that if you look at the site right now, this entire
9 area, and there is a photograph in the packet, is all hard
10 scape, you know, the trees have been lost out of all of
11 this area and this expanse is quite wide.

12 This starts to introduce something of a little
13 more human scale and a little bit more of a green esthetic
14 that we're looking for, and which the Comprehensive Plan
15 says we should look for.

16 So to lose those, in my mind, is really not a
17 good thing.

18 Given that we have a parking surplus, and that
19 all banks and credit unions tell us that the business is

20 shifting to the ATM and to the drive-through islands as
21 quickly as possible, that there's very little parking that
22 goes on at these facilities anymore. I don't see why we
23 need to maintain a heavy surplus of parking at the expense
24 of appropriate landscaping for the site.

25 So that would be my perspective as we try to

33

1 address that issue.

2 CHAIRMAN MADDEN: I totally agree. I went
3 through there the other day and it was hardly anybody in
4 the parking lot, so.

5 Mr. Caldwell.

6 (David Caldwell was sworn by the court
7 reporter.)

8 MR. CALDWELL: My name is David Caldwell, 257
9 Brooktrail Court.

10 Mr. Langdon brought up this little extra green
11 space at the southwest corner. There's a little bit of a
12 counterpoint to that, Paul, because when you're leaving
13 the -- that parking lot, and I've done that thousands
14 of -- hundreds of thousands of times, there's a little bit
15 of a visual issue of being able to see the cars coming
16 north on -- on Graeser there, and adding -- depending on
17 the height and what -- what's done, if it was just grass
18 it wouldn't be a problem, probably an improvement, but you
19 could create a little bit of a problem there with -- with
20 cars that were leaving the parking lot, particularly at
21 night, not being able to see somebody coming north on
22 Graeser.

23 Then a couple of other questions, and this may
24 or may not be relevant, but I may as well mention it.

25 They used to have a shed -- utility shed there.

1 I was -- I don't know if that's allowed or not. I think ³⁴
2 it's been removed, but I think that should be a condition
3 that's not put back.

4 Also, they had at the time, I don't know if it
5 still exists or not either, they had parked cars back
6 there, which were cars that were repossessed, and those
7 would be out there at all times. And, I don't know, that
8 might affect the parking requirements, but it might also
9 be a draw to perhaps, you know, people that having
10 ulterior motives trying to look at those cars or stealing
11 those cars. So I don't know if that's -- if that falls
12 under any City regulation or not, but just something to
13 mention to think about.

14 I think those are my points.

15 CHAIRMAN MADDEN: Thank you.

16 Is there anybody else?

17 Mr. Eberhardt.

18 MR. EBERHARDT: I guess I'm concerned that
19 enough questions have been raised about changes that need
20 to be made to this application in terms of lighting, in
21 terms of additional landscaping, in terms of potentially
22 reducing even further the number of parking spaces, that I
23 can't envision us passing a recommendation along that have
24 so many variables to it that would make it sensible.

25 I would prefer, personally, I think, to see this

1 come back to us with some further definition. ³⁵

2 CHAIRMAN MADDEN: I totally agree. I think once
3 we close --

4 MR. BARTON: Is that a motion?

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1 STATE OF MISSOURI }
2 COUNTY OF ST. LOUIS } SS

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I, Deborah K. McLaughlin, Registered Professional
Reporter, Missouri Certified Court Reporter, Illinois
Certified Shorthand Reporter and Kansas Certified Court
Reporter, do hereby certify that I reported the Planning
and Zoning Public Hearing stenographically and later
reduced to typewriting; and that this is a true and
accurate transcript of the public hearing.

_____, RPR, MO-CCR, IL-CSR, KS-CCR
Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

11-009.FCCU.Public Hearing transcript.5-16-2011.txt

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**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MAY 16, 2011
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, May 16, 2011, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. Barry Glantz
 Ms. Cynthia Kramer
 Mr. Jim Schnarr – ABSENT
 One vacancy

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

2. NEW BUSINESS

Start of Public Hearing

A. Application #11-009: Conditional use permit and site development plan approval for new automated teller machine and landscape improvements for the First Community Credit Union, located at 10950 Olive Boulevard.

Applicant/Agent: Rick Strutman
 First Community Credit Union
 17151 Chesterfield Airport Road
 Chesterfield, MO 63005

After being sworn in, a presentation was made by Ms. Whitney Kelly, City Planner, on updating and relocating the existing automated teller machine. The applicant is also proposing new landscaping and site improvements that address property maintenance issues, and the reduction of site coverage to meet the sixty three percent (63%) coverage standard. The project will also address the property maintenance issues, that include properly enclosing the dumpster, and replacing non-conforming light fixtures. The proposed landscaping plan is an improvement to the existing site and will lower site coverage through the removal of 24 parking spaces.

Comments and questions from the audience. Mr. Stuart MacAskill, of 7 Winfield Pointe Lane, Creve Coeur, MO 63141 was sworn in. Mr. MacAskill explained his concern for the lack of screening on the parking lot to block the site line from the rear of his house. Mr. MacAskill can see the building and parking lights from his home and was hopeful some negotiations could be made to better the situation. Mr. MacAskill's suggestion was to fill-up the space with some more landscaping.

Mr. Richard Jarrett, of 8 Winfield Pointe Lane, Creve Coeur, MO 63141 was sworn in. Mr. Jarrett has some of the same concerns as his neighbor Mr. MacAskill. Mr. Jarrett sees the opportunity First Community Credit Union has to better their landscape, which does not come along that often, and would like for First Community Credit Union to examine their plans to include more screening for their residential neighbors.

Mr. Bob Rosenthal, with Loomis Associates Landscapes, Architects, and Planners, of 707 Spirit Forty Park Drive, Chesterfield, Missouri, was sworn in. Mr. Rosenthal gave a presentation on the existing landscape, and what First Community Credit Union has proposed or discussed as new landscape to add.

Comments and questions from Commission members. Mr. Glantz stated that it would be relatively easy and inexpensive to update the landscaping to keep residential neighbors happy. Mr. Madden suggested the residential neighbors that are affected meet with First Community Credit Union to come to some agreement and terms. Mr. Langdon was sworn in and pointed out the surplus of parking that First Community Credit Union has, and what else could be done with landscaping and buffering for the residential neighbors. Mr. Eberhardt asked if there was an irrigation system already in place and would like to see that all the landscaped areas receive irrigation, even landscape not included in this proposal. Mr. Glantz pointed out the automated teller machine do not meet signage guidelines. Ms. Kelly discussed the sign code regulations and the proposed changes to the ATM. Mr. Eberhardt commented that enough concerns had been made in regards to the plans that perhaps this application should be revised and re-presented at the next scheduled meeting.

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

(This ends the Public Hearing; see verbatim transcript for further information)

Dr. Barton motioned to continue this application to the next scheduled meeting. Mr. Eberhardt seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Dr. Barton – aye

Ms. Kramer – aye
Chair – aye

Mr. Eberhardt – aye

3. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:27 p.m.

Timothy Madden, Chair

Julie Lowery, Recording 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
#11-013 FOR A MINOR SITE DEVELOPMENT PLAN FOR LANDSCAPE
IMPROVEMENTS FOR THE BUILDING AT
211 N. LINDBERGH BOULEVARD**

FOR THE MEETING OF: June 6, 2011

LOCATION: 211 N. Lindbergh Boulevard

REQUEST: Austin Tao, on behalf of William A. Gilbert, property owner, has submitted a request for minor site plan approval for an outdoor deck and decorative lighted columns to create visual interest along Lindbergh Boulevard for the above referenced property. The subject property is located on the west side of Lindbergh Boulevard three lots north of Ladue Road. The property is currently zoned "GC" General Commercial.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.680(B)(9) provides that "lighting with exceptional architectural elements or detail, that do not meet all requirements within this Section, may be approved by the Planning and Zoning Commission." Further, Section 405.1080 provides that any proposed alteration of less than 5,000 sq. ft. that significantly affect the exterior of a building or redevelopment of a site requires Planning and Zoning Commission approval.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Do the LED lighted columns provide exceptional architectural elements or detail, without causing a distraction to drivers?

Comp. Plan References

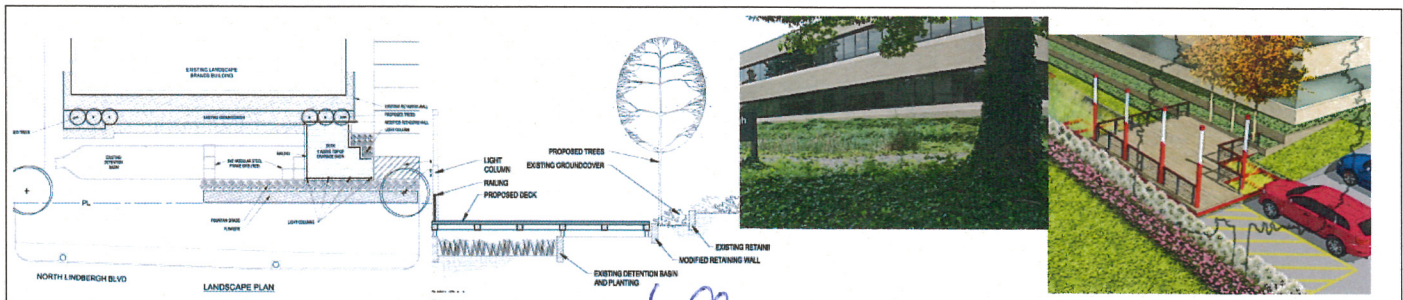
- Commerce Center Action Area
- Design Guidelines

Zoning Code References

- Section 405.360: "GC" General Commercial District
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Austin Tao
The Lawrence Group/ Austin Tao
& Associates, Inc.
319 N. 4th Street, Suite 700
Saint Louis, MO 63102

PROPERTY OWNER: William A. Gilbert
211 N. Lindbergh Blvd
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

6/3/2011
Date

ATTACHMENTS: Applicant's Materials received May 31, 2011

INTRODUCTION

Austin Tao, on behalf of William A. Gilbert, property owner of 211 N. Lindbergh Boulevard, has submitted a request for minor site plan approval for an outdoor deck that is approximately 650 square feet, with five decorative LED illuminating bollard columns that have a total height of 13.1 feet along the east façade facing Lindbergh Boulevard. The design of the deck is to span over a portion of the existing detention basin, sitting approximately one foot above the top of the basin, with red steel supporting beams that will also extend beyond the deck as architectural elements. The lighted column bases will also be coated red to match the steel 5x5' grid of the beams. No other changes to the site and the building are being proposed at this time.

As submitted by the applicant, the intent of the project is:

“1.) To create an exterior amenity space where the building workers can enjoy the outdoor environment to sit and relax during their breaks and at lunch time. 2.) To enhance the visibility of the building from Lindbergh, especially from the south-bound direction. Currently the view to owner’s building is obscured by the adjacent building directly to its north, because of its location closer to Lindbergh.

The design of the deck/patio, and the light columns are all coordinated and intended to complement each other as well as the building. The property owner feels that these improvements would add value and appeal to his property and help with any eventual leasing opportunities.”

BACKGROUND AND EXISTING CONDITIONS

The subject property received original approval for the site development plan in December 1980, and is located in the “GC” General Commercial District (Section 405.360). The site has legally pre-existing non-conforming site coverage of roughly 79%. Maximum site coverage in the “GC” General Commercial District is 63%. The definition of site coverage under Section 405.120 is: “SITE COVERAGE: The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.” Therefore, the deck, designed in a similar function as a plaza does not affect coverage on the property. Due to the limited scope of the project, staff is not recommending compliance with site coverage requirements with this request.

However, the landscaping of the parking area to the northwest of the property no longer meets with the approved site development plan. Several trees have been removed. The property owner has indicated that he will replace the missing trees to bring the property into compliance with the prior approved site development plan. Further, along the west and north façades of the building, the wall mounted lighting does not meet with the City Code of Ordinances regarding lighting standards. The property owner has indicated that he will also repair the lighting fixtures on the building to come into compliance with the lighting standards, not otherwise addressed with this application.

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	NA
South	Commercial	GC” General Commercial	NA
East	Residential	City of Ladue: “C” Family Residential	Lindbergh Boulevard
West	Residential	“B” Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area planning area of the Comprehensive Plan. While the Comprehensive Plan does not specifically address the area south of Olive Boulevard along Lindbergh Boulevard, it does call for improving the quality of commercial development by upgrading the architectural quality of the building stock as businesses expand or redevelop (page 70). Further, the general goals and objectives of the Comprehensive Plan recommend strengthening the Design Guidelines to provide more detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development, as well as illustrations of desired development patterns (page 23). Lastly, the Plan encourages new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connection, bicycle facilities, public sitting/gathering area, and open space, where appropriate (page 22). The proposed improvements meet with the goals and objective of the Comprehensive Plan by providing public sitting and open space, as well as upgrading the architectural quality of the building by creating a visual interest along Lindbergh Boulevard at a pedestrian level.

DESIGN GUIDELINES REVIEW

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

Chapter1 / Site Layout

B. Streetscape/Pedestrian Orientation

- 1. High quality, pedestrian scale and walkable areas are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment*
- 3. Pedestrian open spaces, such as covered walkways, courtyards, and plazas, are encouraged, as is the development of open and attractive passageways between buildings and adjoining development.*
- 4. Plazas, courtyards, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are strongly encouraged.*

Chapter 5 /Miscellaneous

B. Lighting

- 1. Illumination shall be appropriate to site activities and site location. The minimum amount of illumination necessary for safety should be used. Exterior lighting of the building and site is to be designed so that light is not directed off the site and the light source is fully shielded from direct off-site viewing. In parking facilities, full cutoff lights are required. Commercial buildings are not to be flood-lit at night.*

2. *Exterior light sources may not be exposed and should be shielded from view, down cast and parallel with the ground.*
3. *Exterior lighting is to be architecturally integrated with the building style, materials and colors.*
4. *Fixture mounting height should be appropriate for the project and the setting.*
5. *Use of low, bollard-type lighting and landscape accent lighting is encouraged.*

The proposed deck and lighted columns meet with the Design Guidelines by creating visual interest at an otherwise standard office building and by creating pedestrian interest with an open courtyard plaza that is oriented toward Lindbergh Boulevard. While the decorative LED columns do not meet with all of the lighting recommendations in that they are not downcast and fully shielded, they are an appropriate style for the building, and add to the pedestrian level visual interest along the public right-of-way. The LED lights will produce a soft glow, without causing a glare onto the public right-of-way. Further review of the lighting is provided below under Zoning Review.

ZONING REVIEW

Section 405.1080 provides that any proposed alteration of less than 5,000 sq. ft. that significantly affects the exterior of a building or site redevelopment requires Planning and Zoning Commission approval. The proposed design of the deck is approximately 650 square feet, which will span a portion of the existing detention basin, sitting one foot above the top of the basin. A portion of 5'x5' modular red steel frame will extend just beyond the deck as architectural elements, open to the ground below. As stated earlier, the purpose of the deck is to create visual interest from Lindbergh Boulevard, thus significantly impacting the exterior of the site along a high traffic area, thus requiring Planning and Zoning Commission review. The proposed design meets with all of the setback requirements for the building and structures within the GC District (Section 405.360).

Lighting:

Section 405.680 of the City's Code of Ordinance regulates the lighting standards throughout the City and requires that all lights are downcast and fully shielded except by approval of the Planning and Zoning Commission. Relevant sections are below:

Section 405.680(B) General Standards:

3. *In non-residential zoning districts lighting fixtures, except for traffic signals and lighting for major outdoor recreation facilities, shall not exceed twenty-four (24) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by site development plan approval in accordance with Section 405.1080.*
4. *Lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.*
7. *Lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface.*
8. *Sidewalk and pedestrian avenues may be lit by low, bollard-type lighting or as approved by the Planning and Zoning Commission. If reflectors or refractors are used, these devices shall direct light downward and shall meet the cutoff angle criteria. Under no circumstance shall light be directed outward.*

9. *Lighting with exceptional architectural elements or detail, that do not meet all requirements within this Section, may be approved by the Planning and Zoning Commission.*

The proposed design of the deck will consist of five LED illuminated bollard columns each with a total height of 13.1 feet. The wattage off each light would be 27W and shielded with a frosted matte acrylic lens that will provide even illumination. The single color LED consist of an array of nine 3 watt high brightness LEDs. (The applicant's materials include the manufacturer cutout sheets for further information.) A photometric study was not provided by the applicant. The fixtures put off such a low level of light that the manufacturer has no photometrics available. The lights are accent fixtures and do not cast any light onto the ground or any adjacent surfaces. The combination of very low wattage and the frosted acrylic covering make the columns glow softly from the inside and as such these fixtures do not function like typical lights. While the columns are not downcast and fully shielded, they should not create significant glare, or become a hazard, to travelers along Lindbergh Boulevard. Whether the columns provide exceptional architectural elements or detail is ultimately up to the Commission members to determine. However, Staff recommends that a condition of approval include a requirement that the lights will remain static, no flashing lights are permitted.

RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support the request, staff recommends that the conditions for approval include:

- Landscaping shall be permanently maintained in strict conformance and in good condition with at least the same quality and quantity of landscaping as shown in the drawings last revised on December 15, 1980 and revised on the drawings submitted May 31, 2011.
- The applicant shall obtain Metropolitan Sewer District approval of the deck spanning over the detention basin prior to issuing of building permits.
- Missing trees in the parking area are to be replaced in accordance with the prior approved site development plan.
- The large trees along Lindbergh Boulevard shall remain in accordance with the prior approved site development plan.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- Lighting on top of the building shall be removed, replaced with conforming fixtures, or fully shielded and downcast in compliance with the City of Creve Coeur Code of Ordinances in regard to lighting standards.
- LED lights will remain static; no flashing lights are permitted.

ACTION

The motion to approve the deck and lighted columns as shown in the enclosed site plan 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 of an appropriate motion for this application:

“I move to approve the site plan and elevations for the outdoor deck and architectural LED lighted columns at 211 N. Lindbergh Boulevard submitted with Application #11-013, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report prepared for the meeting of June 6, 2011” (if so desired; conditions may be added by separate motion).

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

-  City Limit
-  Property Lines
-  211 N. Lindbergh Boulevard



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 05/25/2011
	Description: View looking southwest from the entry where the proposed deck over the detention basin will be placed.
	Description: View looking west at the east (front) façade where the proposed deck will be placed.
	Description: View looking north along the east façade of the building. Note the large trees that are to remain.

	Description: View looking north along the east façade of the building with views of the neighboring property and Lindbergh Boulevard.
	Description: View looking south along the east façade of the building. Note the large trees that are to remain.
	Description: View looking east at Lindbergh Boulevard and property directly east of the 211 N. Lindbergh Boulevard.

SITE IMPROVEMENTS

Landscape Brands

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

This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.

[illegible]

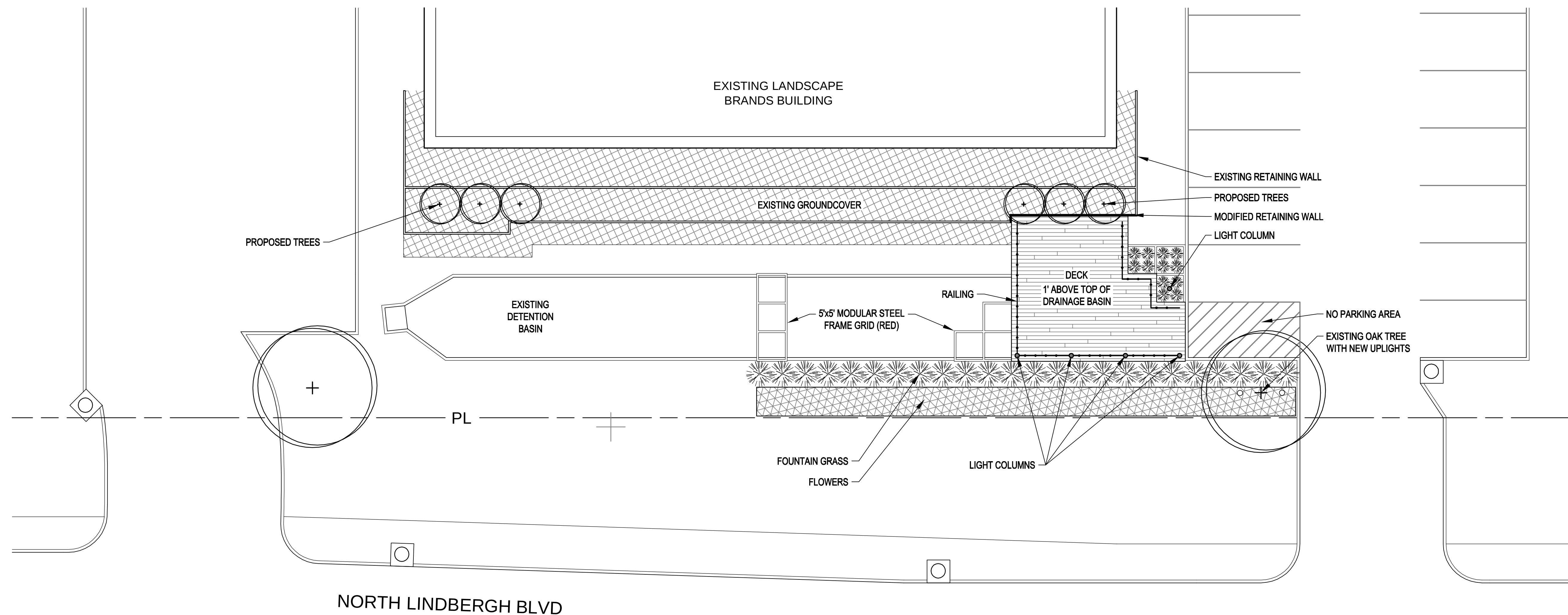
Sheet Title:

Project Number

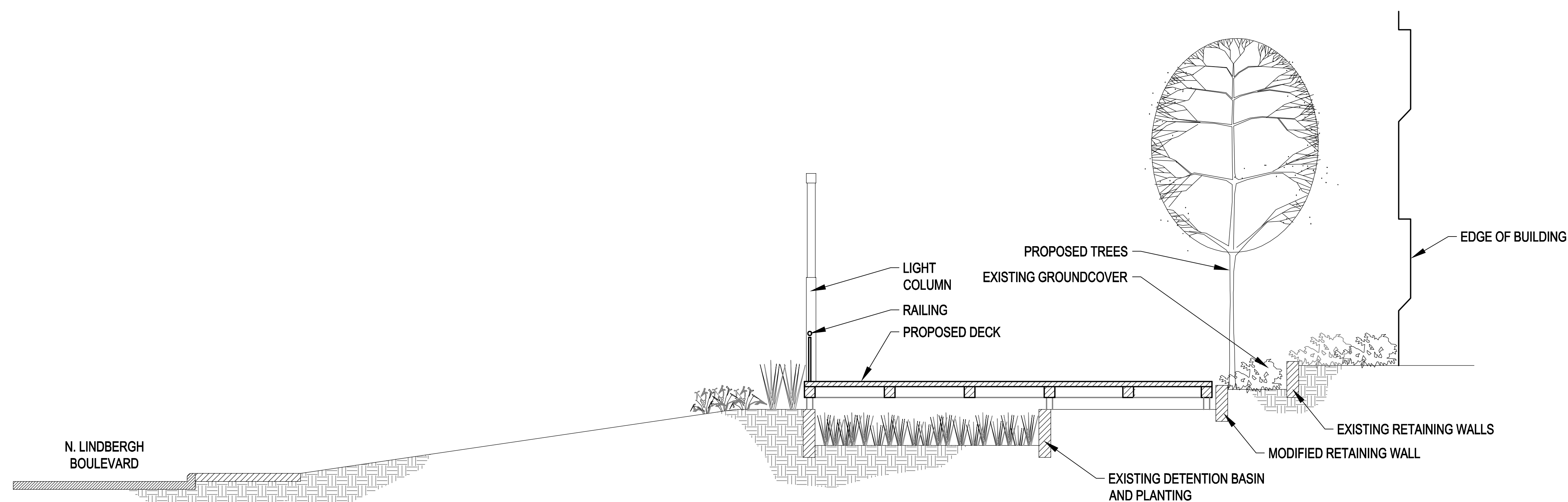
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Drawn By:
EDP
Issue Date:
MAY 19, 2011

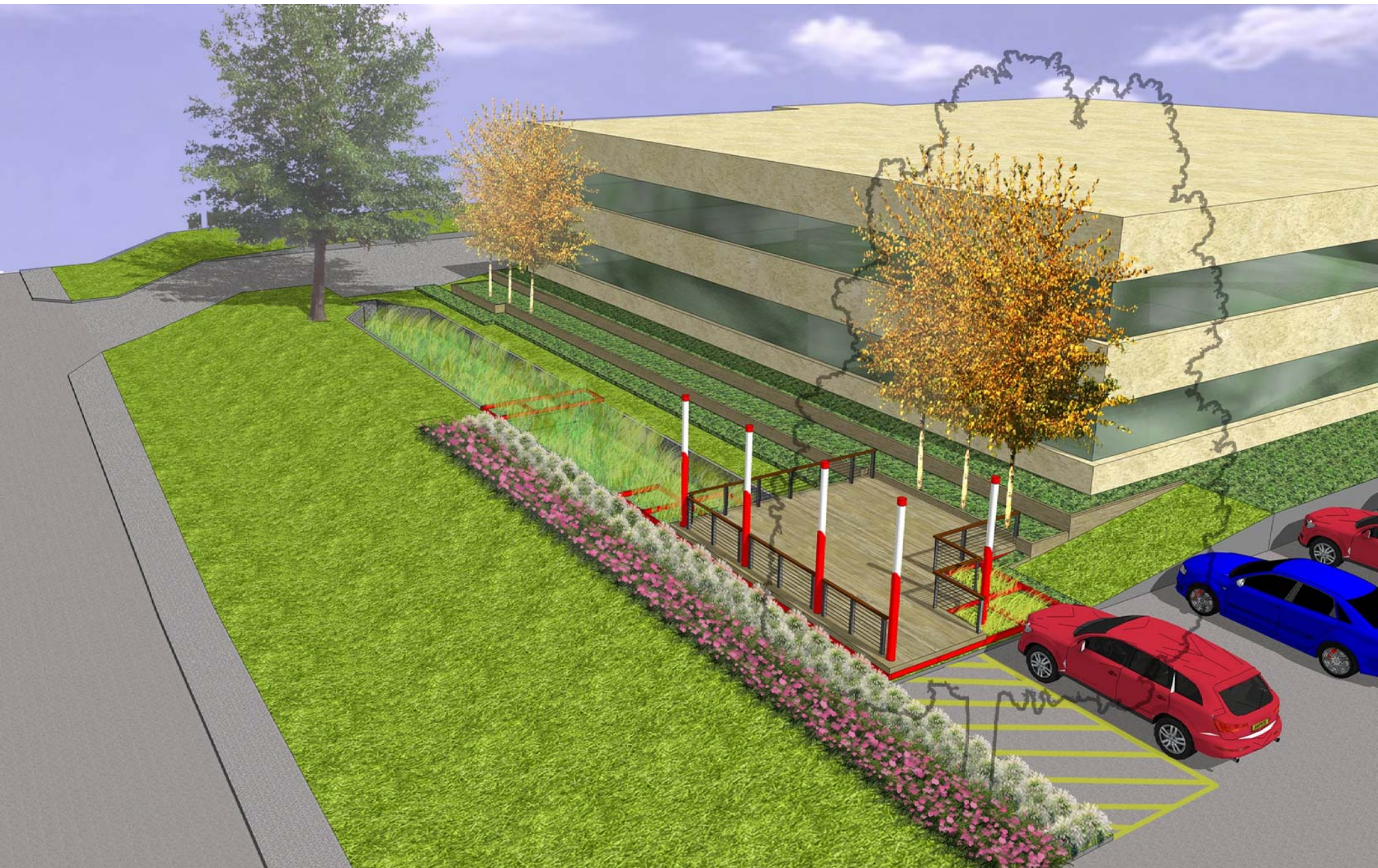
L1.01



LANDSCAPE PLAN
SCALE: 1"=10'-0"



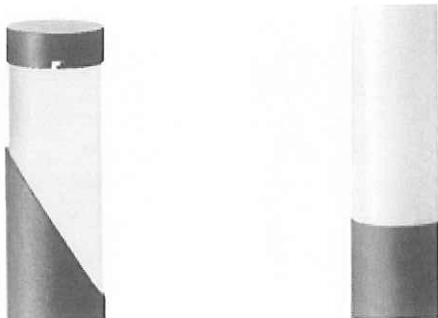
LANDSCAPE SECTION
SCALE: $\frac{1}{4}"=1'-0"$





SIERRA





SIERRA

www.hessamerica.com/4310
www.hessamerica.com/3310

Phone: 864.487.5535 • Fax: 864.487.3375 • www.hessamerica.com

SIERRA . Illuminating Bollard / Column

Pure in form yet bold in statement, Sierra provides a striking appearance, day or night. The translucent matte acrylic lens diffuses light uniformly along its length through direct and indirect reflector elements. Extruded aluminum body has horizontal or diagonal cut to add visual interest. Illuminated column has top-mounted metal halide light source for easy relamping and increased efficiency or LED light engine at the base of the lens. Model SE42 light source is mounted at the base of the lens. Electrical assembly is housed in a weatherproof enclosure, accessible through the handhole. Standard colors; matte silver grey metallic or graphite grey. Special colors available. Listed for Wet Locations.

Model	Height	Lamp
SE42B	39.4"	35 MH / LED / RGB
SE42G	39.4"	35 MH / LED / RGB
SE4000	13'	150 MH / 70 MH / LED / RGB
SE4000G	13'	150 MH / 70 MH / LED / RGB



Design: Jean-Marc Schneider

P.O. Box 28 • Gaffney, SC 29342-0028

HessAmerica

S I E R R A SE4000 G LED Illuminating Column

Project Name

Address

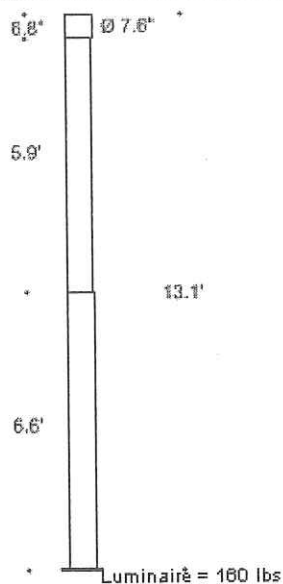
City

State

ZIP



Dimensions



S I E R R A SE4000 G LED Illuminating Column

Luminair® = 180 lbs

www.hessamerica.com

Type	Model	Watt	LED	Volt	Mounting	Finish	Option
	SE4000G	27	LW - White LR - Red LB - Blue LRB - Royal Blue LG - Green	2-120 4 - 240v * Contact factory for availability of 277v driver.	13RB -13' Column	SG - Silver Grey GG - Graphite Grey CC - Custom Color	IF - Internal flange with anchor bolts BC - External flange with base cover & anchor bolts

Ordering Information

	SE4000G	27			13RB		
Comment							

Specifications are subject to change without notification

HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com

.hess

Specifications

DESCRIPTION	Illuminating column for applications where contemporary styling and colored accenting is desired.	
HOUSING	Cylindrical base with horizontal cut at top of shaft is constructed from 0.197" nominal wall, 6082 aluminum tubing. Handhole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Cylindrical lens is impact-resistant matte acrylic and enclosed at the bottom with an alignment plate assembly. Assembly positions the bottom mounted auxilliary reflector inside the lens to the bias cut of the base within the luminaire. Lens assembly is secured with stainless steel socket head cap screws from inside the base. Fabricated aluminum top cap houses the LEDs and is gasketed to create a weather-tight seal to the lens. Top cap is secured to the lens with two socket head cap screws. Nominal column height is 13'.	
OPTICS	Single color LEDs consist of an array of nine 3 watt high brightness LEDs arranged in a circular pattern mounted in the top cap of the column. LEDs are fitted with narrow beam lenses to provide even illumination of the cylindrical lens. Bottom mounted hammertone auxilliary reflector produces soft diffused illumination.	
ELECTRICAL	Universal LED driver is mounted in a weather-proof enclosure at the base of the column. Input voltage to universal driver is 120v through 240v AC, 50/60 Hz. Maximum power consumption is 29 watts. Contact factory for 277v driver.	
LAMPING	Wattage	27 (9 x 3 watt)
	Source	LED
	Available colors	White (cool), Red, Blue, Royal Blue, Green
	LEDs are included.	
MOUNTING	Standard mounting options include an internal flange with anchor bolts or external flange with anchor bolts and base cover. Base cover is fabricated from 0.080" spun aluminum and finished to match luminaire.	
	Optional hot-dip galvanized steel soil insert with four stainless steel M12x30 hex head screws is available on request.	
FINISH	Standard finish is finely textured matte silver grey metallic or graphite grey. Special colors available on request.	
WARRANTY	Limited product warranty period is three years. LEDs and driver shall carry the respective manufacturer's limited warranty.	
CERTIFICATION	eULus Listed for Wet Locations.	

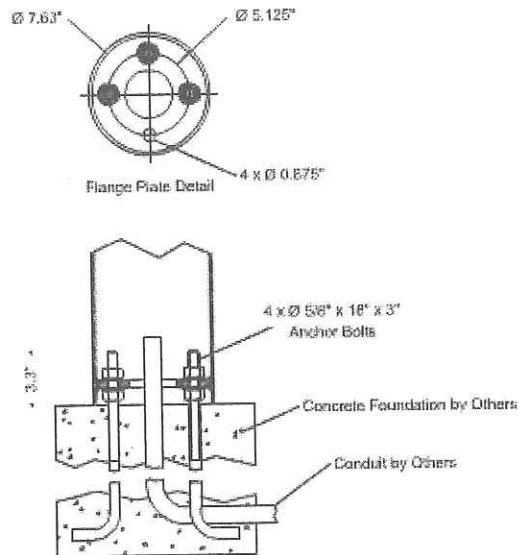
Specifications are subject to change without notification

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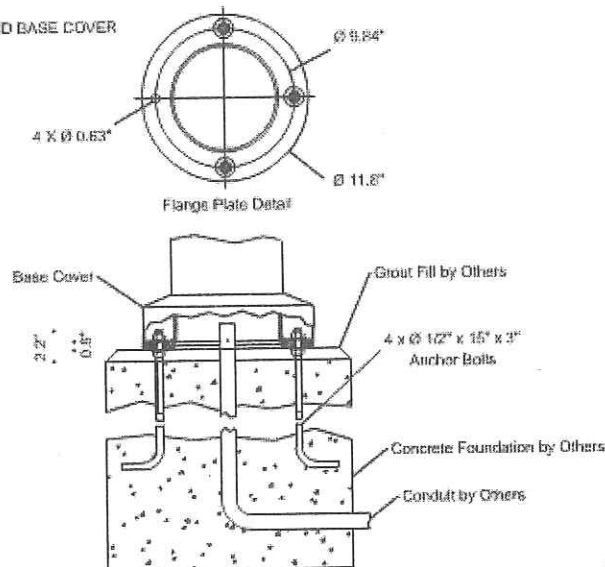
Specifications

INTERNAL FLANGE WITH 4 ANCHOR BOLTS



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EXTERNAL FLANGE WITH ANCHOR BOLTS AND BASE COVER



www.hessamerica.com

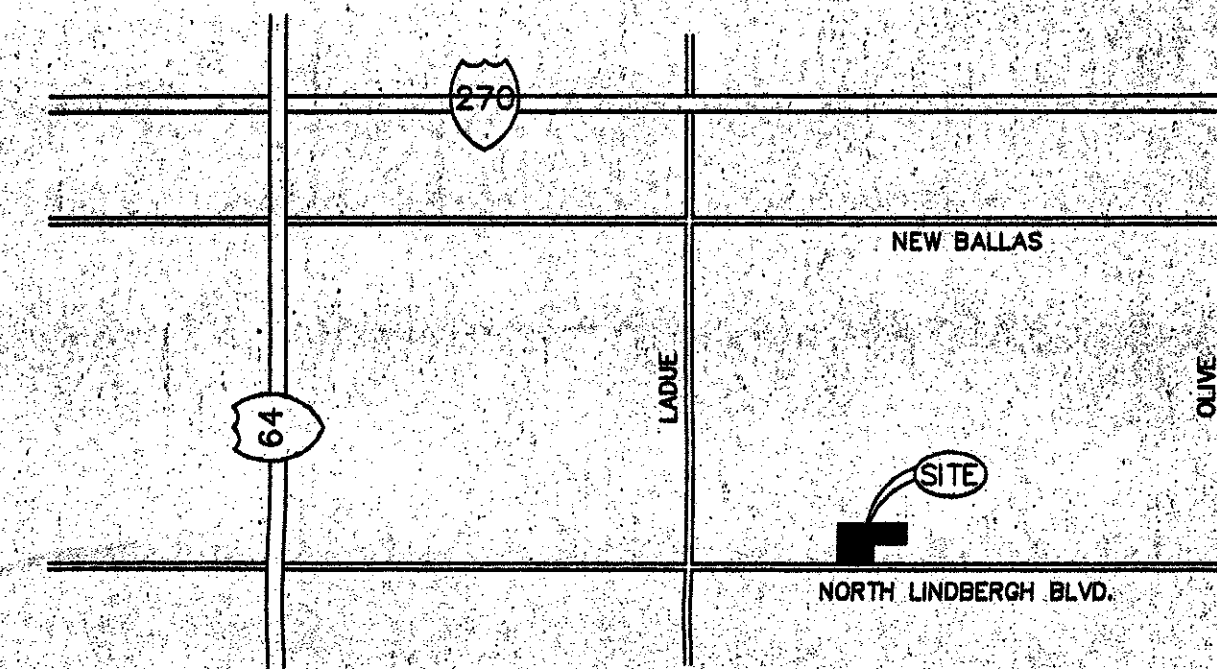
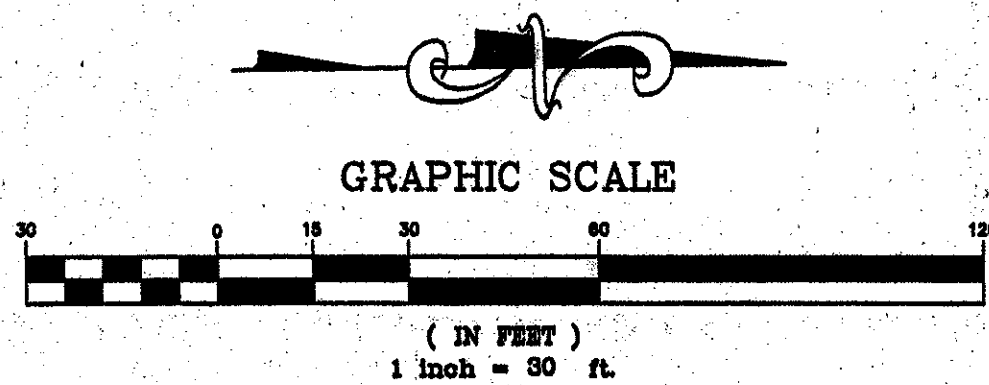
Specifications are subject to change without notification

HessAmerica . P.O. Box 28 . Gaffney, SC 29342. Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com

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ALTA/ACSM LAND TITLE SURVEY

LADUE (IRREGULAR WIDTH) ROAD

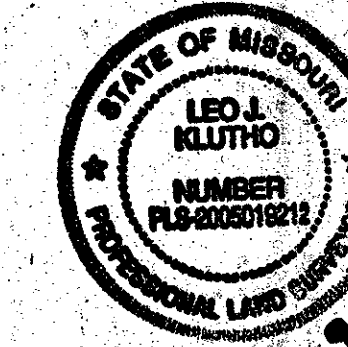


LOCATION MAP
(MAP NOT TO SCALE)

To: 211 North Lindbergh, L.L.C. and Gateway Title Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 4, 5, 7(a), 8, 9, 10, 11(c), 13, 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

JAMES ENGINEERING AND SURVEYING COMPANY, INC.



Leo J. Klutho - PLS - 2005019212
Missouri Professional Land Surveyor

PROPERTY DESCRIPTION (per Title Commitment):

A tract of land in the East 1/4 of the Northwest 1/4 of Section 12, Township 45 North, Range 5 East, and more particularly described as follows: Beginning at the Southeast corner of Lot 9 of Country Fair Acres, a Subdivision in St. Louis County, Missouri according to the plat thereof recorded in Plat Book 69 Page 50 of the St. Louis County Records; thence along the Eastern line of Lots 9 and 10 of said Country Fair Acres, North 0 degrees 28 minutes 30 seconds East, 175.36 feet to the Southwest corner of a tract of land conveyed to Lindel Investment Company by deed recorded in Book 6550 Page 1469 of the St. Louis County Records; thence along the South line of said property, South 89 degrees 31 minutes 30 seconds East, 134.65 feet to the Northwest corner of a tract of land conveyed to Panar Investment Company by deed recorded in Book 6647 Page 222 of the St. Louis County Records; thence along the Western line thereof, South 0 degrees 25 minutes 30 seconds West, 175.00 feet to the Southeast corner thereof; thence along the Southern line of said Panar Investment Company property, South 89 degrees 31 minutes 30 seconds East, 135.02 feet to a point on the West line of Lindbergh Boulevard (100 feet wide); thence along said West line, South 0 degrees 25 minutes 30 seconds West, 259.63 feet to the Northeast corner of property conveyed to Southwestern Bell Telephone Company by deed recorded in Book 2901 Page 1 of the St. Louis County Records; thence along the North line thereof North 88 degrees 30 minutes 00 seconds West 269.82 feet to a point; thence along a line parallel to and 269.82 feet West of the West line of said Lindbergh Boulevard North 0 degrees 25 minutes 30 seconds East, 259.15 feet to the point of beginning.

NOTES:

- (1) SOURCE OF TITLES: Gateway Title Company, Inc.; Commitment No.: G20008; Commitment Date: June 26, 2007, at 8:00 A.M.
- ITEMS IN SCHEDULE B - SECTION 2
- (ITEM 11) Easements granted to Metropolitan St. Louis Sewer District according to Instruments recorded in Book 4733 Page 325 and 7313 Page 2258 affects surveyed site and ARE SHOWN HERE ON.
- (ITEM 12) Maintenance Agreement executed by Alex Berg Investments Corporation to the Metropolitan Sewer District, according to Instrument recorded in Book 7313 Page 2260 contains no new plottable easements and IS NOT SHOWN HEREON.
- (ITEM 13) Dedication of Easement for vehicular, pedestrian and utility purposes, 30 feet in width, executed by Bakewell Corporation, dated August 31, 1983 and recorded August 31, 1983 in Book 7531 Page 1681 and modified by Instrument recorded in Book 7823 Page 1989 affects surveyed site and IS SHOWN HEREON.
- (2) SOURCE OF BEARINGS: Adopted from the plat of Ladue Court, as recorded in Plat Book 64 Page 86 of St. Louis County Records.
- (3) SITE AREA: 93,838 Square Feet, more or less - OR - 2.15 Acres, more or less.
- (4) FLOOD NOTE: Site is located in Flood Zone "X" which is area determined to be outside 500 year flood plan, and is not a Special Flood Hazard Area per Flood Insurance Rate Map No. 2918-0-0167 H, Effective Date August 23, 2000.
- (5) UTILITIES: The location of existing underground facilities, structures and utilities, if and when shown, have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.
- (6) Results shown hereon are made in accordance with the Current Minimum Standards for Property Boundary Surveys as set forth by the Missouri Department of Natural Resources, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects Effective October, 2003. (Urban Class Survey)

LEGEND OF SYMBOLS

- | | |
|----------------|----------------|
| UTILITY POLE | WATER SHUTOFF |
| PARKING METER | WATER VALVE |
| LIGHT STANDARD | WATER METER |
| SIGN | FIRE HYDRANT |
| CURB INLET | GAS VALVE |
| AREA INLET | GAS METER |
| SEWER MANHOLE | OVERHEAD WIRES |
| WATER MANHOLE | FENCE LINE |

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/19/07	CHANGES PER CLIENTS COMMENTS

JAMES
ENGINEERING &
SURVEYING CO.

10811 BIG BEND BOULEVARD
KIRKWOOD, MO 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

SCALE:
Vertical: 1" = 30'
Horizontal: 1" = 30'

Date: 09-10-07 Report By: RS
Checked By: FJW Drafted By: ES

Survey No:
196999

NORTH LINDBERGH (100' WIDE) BOULEVARD