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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 20, 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 for the meeting of June 6, 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. Presentation of Conceptual Designs for the Public Art Transit Shelter

Presenters: Christopher Fennell
and,
Marc Fornes & Volkan Alkanoglu

6. NEW BUSINESS

A. Public Hearing

Application #11-014 to rezone 5 acres from “AR” Attached Single-Family Residential to “GC” General Commercial and 5.33 acres from “AR” Attached Single-Family Residential to “D” Single Family Residential for the property located at 13150 Olive Boulevard.

Applicant/Agent: George M. Stock, P.E.
Stock and Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63117

B. Public Hearing

Application #11-015 to repeal Ordinance Number 4085 and replace with a new conditional use permit for Granite City Brewery located at 11411 Olive Boulevard.

Applicant/Agent: Nick Fox
Fox Consulting, Inc.
6324 Mac Arthur Drive
Woodridge, IL 60517

C. Application #11-016 Final Plat approval of lots 1, 2, 3, 4, 34, and 36 at the Enclave Bellerive Subdivision.

Applicant/Agent: David A. Volz
Volz, Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

D. Conway Park Playground Improvement Project: City staff seeks the approval of the Planning and Zoning Commission for improvements to Conway Park, as such approval is required through Section 89 of Missouri law.

Applicant/Agent: Matt Wohlberg, P.E.
City Engineer
City of Creve Coeur

7. WORK AGENDA

8. OTHER BUSINESS

- A. Planning Division Report**
- B. City Attorney Report**

9. ADJOURNMENT



DRAFT

**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, JUNE 6, 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, June 6, 2011, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

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

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of May 16, 2011

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

4. PUBLIC COMMENT

Ms. Lynn Berry, of 626 Graeser Road, Creve Coeur, MO, wanted to express concern about the signs on the windows at Walgreens. She is also concerned with the propane tanks that are kept on the side of the building that faces Olive Boulevard. Lastly, she was under the impression that Walgreens was not going to be up and functioning until the stoplight was complete, which it is not in as much as the pedestrian crossing signals are not yet operating. Mr. Langdon has been out to inspect the signage at the Walgreens and while he agrees it does not look the best, the “signs” are not true signs, in the fact that they are pictures without words of advertisement on them, and they may be in

compliance with the ordinance. Mr. Langdon will look further into the propane tanks. As for the stoplight, Missouri Department of Transportation (MoDOT) is responsible for the timing and length of the light, so while staff can raise concerns and express their thoughts to MoDOT, the City does not have the authority to require or undertake any particular work on the signals.

Stacy Manolakas, of 7 Winfield Pointe Lane, Creve Coeur, MO, was also concerned with the stoplight at Walgreens and how long it allows people to make it across the street. She asked if staff could make comments to MoDOT about the light. Mr. Glantz stated that, with the effort to make Creve Coeur more of a walking community, he thinks this is very important.

Referring back to the propane tanks, Mr. Eberhardt says that there are other locations (gas stations, grocery stores, etc.) with these propane tanks being housed outside. Mr. Lumley asked if there was a regulation on outside selling materials, and Mr. Langdon replied that he would research this topic.

5. UNFINISHED BUSINESS

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

Mr. Bob Rosenthal, with Loomis Associates, Landscape Architects and Planners, 707 Spirit Forty Park Drive, Chesterfield, Missouri, on behalf of Mr. Rick Strutman, 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.

Mr. Rosenthal and Mr. Strutman met with the residential neighbors and went over their plans for the new landscape, and came to an agreement to add four new evergreen trees to the south property line, also move some of the previously-proposed evergreen trees and spread them across the property line.

Comments and questions from Commission members. Mr. Madden wanted to know if they intended on transplanting evergreen trees and Mr. Rosenthal replied, no they would not be transplanted, they are on the proposed plan, and existing trees will remain as designed or be moved on the plan to allow for more coverage for the residential neighbors.

Mr. Madden wanted to know about the ATM signage and plan changes. Ms. Whitney Kelly presented pictures of examples of the structure and stated at this time the signage is not an issue and will be handled by a different permit application. Ms. Kramer had a

question in regards to lighting and if the fixtures were being changed, and if the entire ATM structure will be torn down and replaced. Mr. Rosenthal responded that yes the entire ATM structure would be replaced and the lighting issues have been addressed and will be fixed. Mr. Glantz expressed concern about what the ATM structure is going to look like. Mr. Strutman stated that the canopy on the ATM is a trademark for all First Community Credit Unions for the last fifteen years. Ms. Kramer and Mr. Glantz expressed their thanks to Mr. Strutman and Mr. Rosenthal, but again stressed concern over what the structure will ultimately look like due to its bright blue color and tall, narrow, steel columns. Mr. Eberhardt then addressed the trash enclosure on the bank site, and Mr. Rosenthal stated that the trash receptacle will be enclosed as suggested in the staff report.

Comments and questions from the audience. Mr. David Caldwell is concerned about making a left and seeing south on Greaser. Mr. Caldwell also expressed concern with the appearance of the ATM and corporate architecture of the structure. Mr. Henry Klaus expressed concern about a honeysuckle bush that obstructs the view coming out of the First Community Credit Union parking lot. Mr. Langdon stated that looking at the plan, the resident who resides where the honeysuckle is growing, cannot be made to cut it, it is within the ordinances of the city. He also indicated that the ATM canopy and the color were really the only corporate architecture on this site and, as such, this site was as much in conformance with the design guidelines as other commercial sites around the city.

Stacy Manolakas, of 7 Winfield Pointe Lane, Creve Coeur, MO, expressed a feeling that First Community Credit Union was not very flexible with their plan and would still like to see more screening. Mr. Rosenthal states that First Community has complied and done everything that the neighbors have asked. They want to continue to be a good neighbor and are going above and beyond to meet neighbor's needs and wants.

There being no further comments, the motion was made by Mr. Eberhardt 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. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Mr. Schnarr – aye

Ms. Kramer – nay
Chair – aye

Mr. Eberhardt – aye

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

Ms. Whitney Kelly made a presentation in regards to a request made by Austin Tao, on behalf of William A. Gilbert, property owner, for minor site plan approval for an outdoor deck and decorative lighted columns to create visual interest along Lindbergh Boulevard for 211 N. Lindbergh Boulevard. The design of the deck is to span over a portion of the existing detention 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 grid of the beams.

No comments and questions from the audience.

Comments and questions from Commission members. Mr. Eberhardt wanted to know if the lighting was 360 degrees around the pole, and Mr. Tao, with the example, showed that the lighting does go around the entire pole. Mr. Glantz stated the opportunity is good and is pleased to see places reinvest in their properties to make buildings look nicer, especially those along Lindberg Boulevard.

There being no further comments, the motion was made by Mr. Schnarr 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. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Mr. Schnarr – aye

Ms. Kramer – aye
Chair – aye

Mr. Eberhardt – aye

7. **WORK AGENDA**
None

8. **OTHER BUSINESS**

A. Planning Division Report

Mr. Langdon followed up on the items presented: First Community Credit Union is a conditional use permit, so it will be going to City Council, Monday, June 13, 2011. Also, since 211 N. Lindbergh is just a minor site development plan and landscape improvements, the owners can pursue obtaining their building permits for the deck and lighting. Mr. Langdon reported that at the next Planning and Zoning meeting, June 20, 2011, there are several items being presented, one of them being, a property that used to be Leonard brick mansion, a prospective owner who would like to save the house and use the front area for small amount of commercial development; this will be a public hearing. Granite City Brewery will also be proposing to amend their conditional use permit, which is another public hearing, to allow them to rework the north portion of the restaurant to create an outdoor patio area, as well as reconfigure some of the inside bar area. The Enclave at Bellerive will also be presenting a final plat on several lots. Lastly, the Public Art Task Force and City Council will be sitting in to hear the presentations of two artist that were selected to do the custom transit shelter in front of St. Luke's building. They will have models, visuals and verbal presentations.

B. City Attorney Report

Mr. Lumley advised that, in response to State Legislature actions, he will likely forward a few code change proposals to the City that might be needed to comply with new State laws covering things like billboards, accessible parking requirements and more. Mr. Lumley will be passing those materials to Mr. Langdon.

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 8:20 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: June 20, 2011
Subject: Public Art Transit Shelter Presentations
Request: Presentation of Conceptual Designs
Memo Prepared by: Whitney Kelly, AICP
City Planner

Attached: Christopher Fennell Proposal
Marc Fornes & Volkan Alkanoglu Proposal

In November of 2010, the City issued a Call to Arts/Request for Qualifications for the fulfillment of the development approval agreement for the St. Luke's Urgent Care and CVS Pharmacy that required the installation of a transit shelter. The shelter is to have a value as public art in addition to providing shelter to passengers as they wait.

Christopher Fennell and the design team of Marc Fornes & Volkan Alkanoglu were selected at the February 22, 2011, Planning and Zoning Commission meeting to develop a conceptual design specific for the site. The two candidates will be presenting their designs before the Planning and Zoning Commission on Monday, June 20, 2011. The designs represent two opposite approaches to the structure, and therefore no action is requested at this time.

Staff recommends that the Commission members review each proposal in its entirety, and then continue the item to the next meeting for time to reflect on each design and all the information presented before making the final selection. The presentation materials will be available in the Government Center for further review after the meeting. Please remember that both candidates will be present, and therefore Staff recommends that any questions or comments be limited to clarifying statements regarding the proposed design, rather than expressing any particular preferences or concerns.



Christopher Fennell
sculptor

Bus Stop Heart - Shelter



Bus Stop Shelter
11550 Olive Boulevard
Creve Coeur, Missouri

Bus Stop Heart

Creve Coeur, derived from French for "heartbreak", inspired this unique bus stop shelter. A couple can sit on the bench, in the rear of the shelter, holding hands, and see the bus splitting into two- as if driving away in separate directions- parting like from a heartbreak. Reusing school busses as a building material draws on the memories of our childhood, a time when imagination is most fertile. A time when you sat in the back of the bus and could imagine watching the front split in half. A time when you thought of your playground breakup and your lost love on the bus ride home and thought like your heart was splitting in two.

The form of this shelter is a subtle heart shape, with a school bus top for the upper curves of the heart.



Proposed heart shaped bus stop shelter made from two recycled buses.



Christopher Fennell
sculptor

Bus Stop Heart - Budget

Bus Stop Shelter

Christopher enjoyed sculpting with buses to build the Athens Bus Stop Shelter and would like to use his understanding of school bus construction to build your art piece, a bus stop shelter based on "Heart Break". The idea that you are in the back of the bus and it is splitting in two, another person going one way and you the other - broken hearted.

The bus stop shelter in Athens, Georgia has received international recognition and has been featured in Tunisian and German magazines and many blogs including "TreeHugger.com."

Labeled a "Green Sculptor," Christopher has reused many ordinary objects to build fine art: 600 discarded baseball bats in an arch for a baseball park, 12 decommissioned aluminum ladders into a fireball for a fire station, 700 used lawn mower blades into three 27' tall leaves and most recently, 60 used aluminum canoes arranged in a giant wave forming a monument to Lewis and Clark.

Currently he is working on a 63' long steel guitar that is being made out of used truck frames for the park where Elvis played his first concert in Memphis, Tennessee.

Budget

2 Used School Buses	\$ 2,000
Steel	\$ 500
Urethane Paint	\$ 700
Welding Supplies	\$ 400
Studio Rent	\$ 2,000
Labor (Including Installation)	\$16,500
Engineering Drawings	\$ 2,100
Transporting Sculpture	\$ 900
Insurance	\$ 300
Design Fee	\$ 1,600
Total	\$27,000



Views of the Bus Stop Shelter,
Atlanta Highway, Athens, Georgia.

chris@cfennell.org
cfennell.org
202.236.1217







THE CITY OF CREVE COEUR

Public Art Feature for Transit Shelter | 'Red Riding Hood'

Artist Team | Marc Fornes & Volkan Alkanoglu

www.theverymany.com

www.alkanoglu.com

© TVMNY™ + V.A.

CONTENT

01. Artist's statement
02. Visualization
03. Project Budget
04. Schedule & Time line
05. Materials, Fabrication & Maintenance
06. Colour Variations
07. Structural Diagrams
08. Community & Education Strategy
09. Environmental & Sustainability Approach
10. Artist's background

CONTACT

Volkan Alkanoglu

VA / DESIGN

Address: 2404 Wilshire Boulevard, Unit 11F
Los Angeles, CA 90057

Phone: 857.654.4126

Email: volkan@alkanoglu.com

Web: www.alkanoglu.com

Marc Fornes

THEVERYMANY, LLC

14 Schermerhorn Street, Unit 10
Brooklyn, New York 11201

Phone: 917.770.7774

Email: fornesmarc@gmail.com

Web: www.theverymany.com

Structural Consultant:

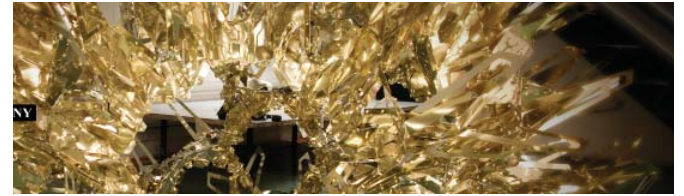
Will Laufs, PhD, PE, IWE, LEED AP

Buro Happold

Principal Facades & Specialty Engineering

Design Team:

Marc Fornes, Volkan Alkanoglu, Jack Gaumer



Whitney Kelly
 City Planner
 City of Creve Coeur
 Community Development Division
 300 N. New Ballas Road
 Creve Coeur, MO 63112

RE | THE CITY OF CREVE COEUR | PUBLIC ART TRANSIT SHELTER

Dear Whitney Kelly,

In cooperation with the City of Creve Coeur Public Art Program our design strategy for a new and contemporary Public Art project for the public transit bus shelter on Olive Boulevard in Creve Coeur, will be a 21st Century iconification Creve Coeur, that celebrates the notion of public transportation, provides an aesthetically pleasing addition to the cultural qualities of the community, and resonates with a larger audience.

CITY HISTORY

History reveals Creve Coeur as an important driver in the realm of transportation, originating as a community around passage between the Missouri and Mississippi Rivers, and in the early 20th century featuring a streetcar line ending in the famous St. Louis Delmar Loop.

With our commitment to innovation and high quality design, the proposed art project will feature an unparalleled design vision constructed with the most leading edge technologies, durable materials, and fabrication methods to celebrate not just the idea of transportation, but also of arrival and departure. The work will comprise of a new iconically formed “heartbreak” Creve Coeur transportation shelter, forming an elegant symbiosis within site and its place along the historic Olive Boulevard to welcome visitors and provide a strong, visually pleasing historic addition to the city's identity.

EXPERIENCE

As an artist and designer, Marc Fornes and Volkan Alkanoglu have the experience and analytical capability to create innovative work and spatial design solutions. Our architectural work and projects have been build, exhibited, and installed in several leading public institutions worldwide including New York's Union Square Park, the Centre Pompidou in Paris, the Los Angeles WU Hollywood Gallery, London Royal Academy of Arts, Venice Architecture Biennial, the Centre Pompidou Museum in Paris and the Atlanta Young Architects Forum to name a few. We have also teamed up with Dr. Willfried Laufs from the Engineering office of Buro Happold who has generously supported us with both structural analysis, construction detailing, and performative light studies during the design process.



Creve Coeur Lake Aerial Photo

INSPIRATION

The inspiration for our work comes from concepts informed by cultural, technological and social dimensions and the belief that a design project in its contemporary manifestation can create meaningful experiences and identities to a large and diverse audience. The design and formal language of this Public Art Project draws a strong conceptual connection between Creve Coeur as a city to the importance of public transportation and the use of the motorised vehicle as a catalyst for social, economical and technical improvement.

We want to form an uniquely identifiable icon and entrance landmark, that signifies awareness of place in Creve Coeur, celebrating its heritage, culture, and public transportation. The directional and dynamic curvature of the art project reflects the dynamics related with movement occurring along Olive Boulevard through public transportation and its rich history as a main thoroughfare through the region. This directionality coupled with the “broken heart” shape as influenced by history and legend of the city through the outline of the near by lake, creates the form of an

unmistakable icon for Creve Coeur, just as the Gateway Arch for St. Louis or the Cloud Gate for Chicago.

SYNTHESIS & MATERIAL

The art project is conceived as a precious ark in both its sweeping, curvilinear design and its function as a representative of local, cultural and iconographic synthesis. The project serves as a communication device playfully allowing the public to interact and engage with the variety of surface effects within the form and the ephemeral qualities of light and shadows provided. The perception of the art work creates a dynamic ambiance providing a inspiring experience for all visitors and strong identity for the City of Creve Coeur.

The colourful components have been designed with extreme control over dynamic, form and spatiality. In daylight the art appears as a multiplicity of individual pieces, when in reality all are unified and solid as one system of totality. Views from the under side show different qualities than the exterior, showing itself one whole surface to its inhabitants by opening to them, displaying its beautiful internal world through light, colour and shadow, creating a new experience for those who step inside. The dynamic and gradient colour is a deliberate, architectural gesture that acknowledges the life of the City as a vital entity of ongoing action and works with the important cultural patrimony within.

We are confident that our innovative design solution, interest in public art and thoughtful planning experience can result in an optimum solution for a new Public Art Project in the City of Creve Coeur, Missouri.

Thank you for the opportunity to present our ideas to the committee and we are very much looking forward to be part of this exciting project.

Kind Regards,



Volkan Alkanoglu



Marc Fornes

Volkan Alkanoglu | M.Arch Dipl.Ing. Architect | ARB | AKNW | LEED AP
Southern California Institute of Architecture | Design and Visual Arts Faculty

Marc Fornes | THEVERYMANY, LLC | M. Arch AADRL | Architect DPLG

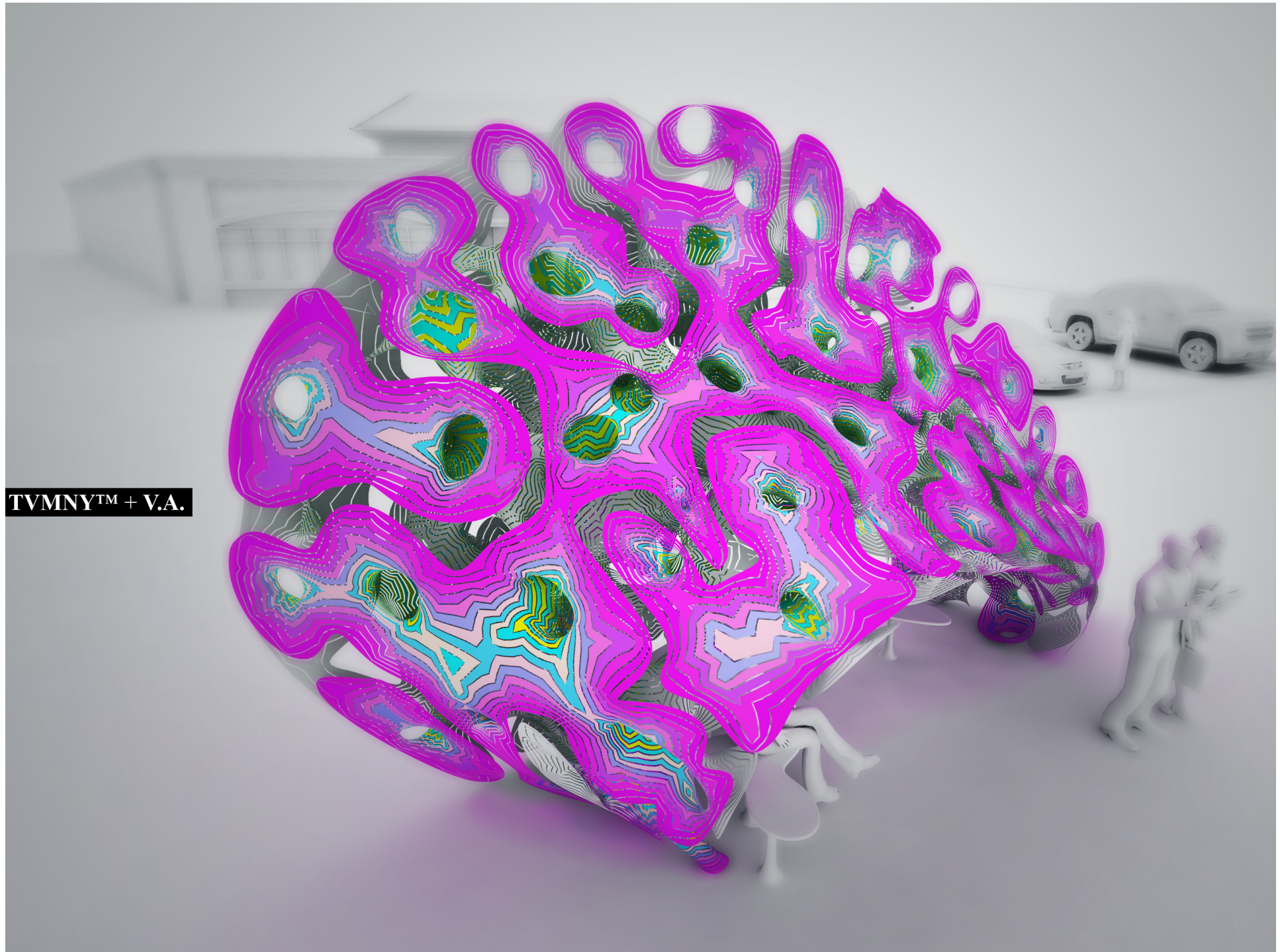


Cloud Gate in Chicago

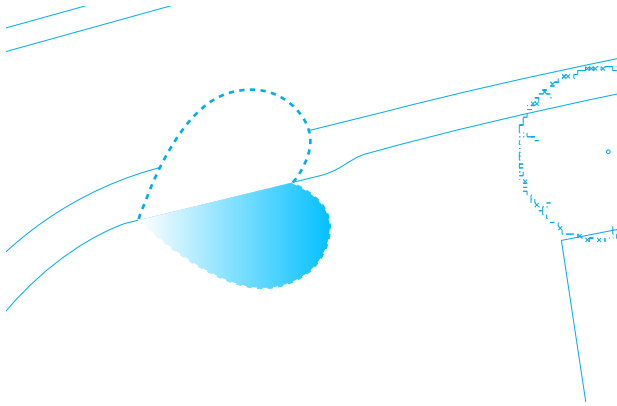


Gateway Arch in St. Louis

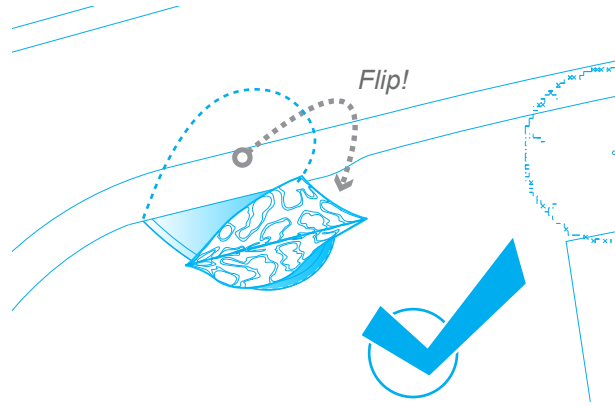
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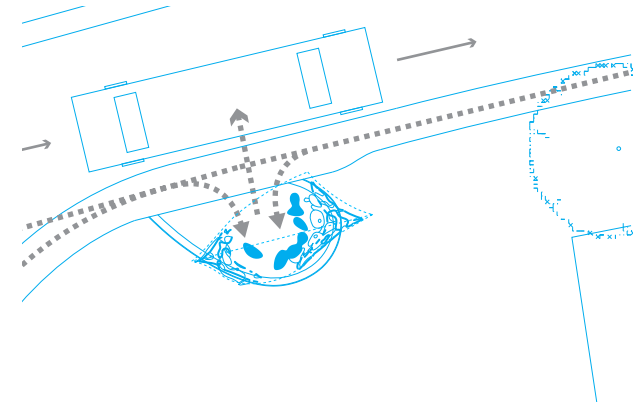
Perspective View



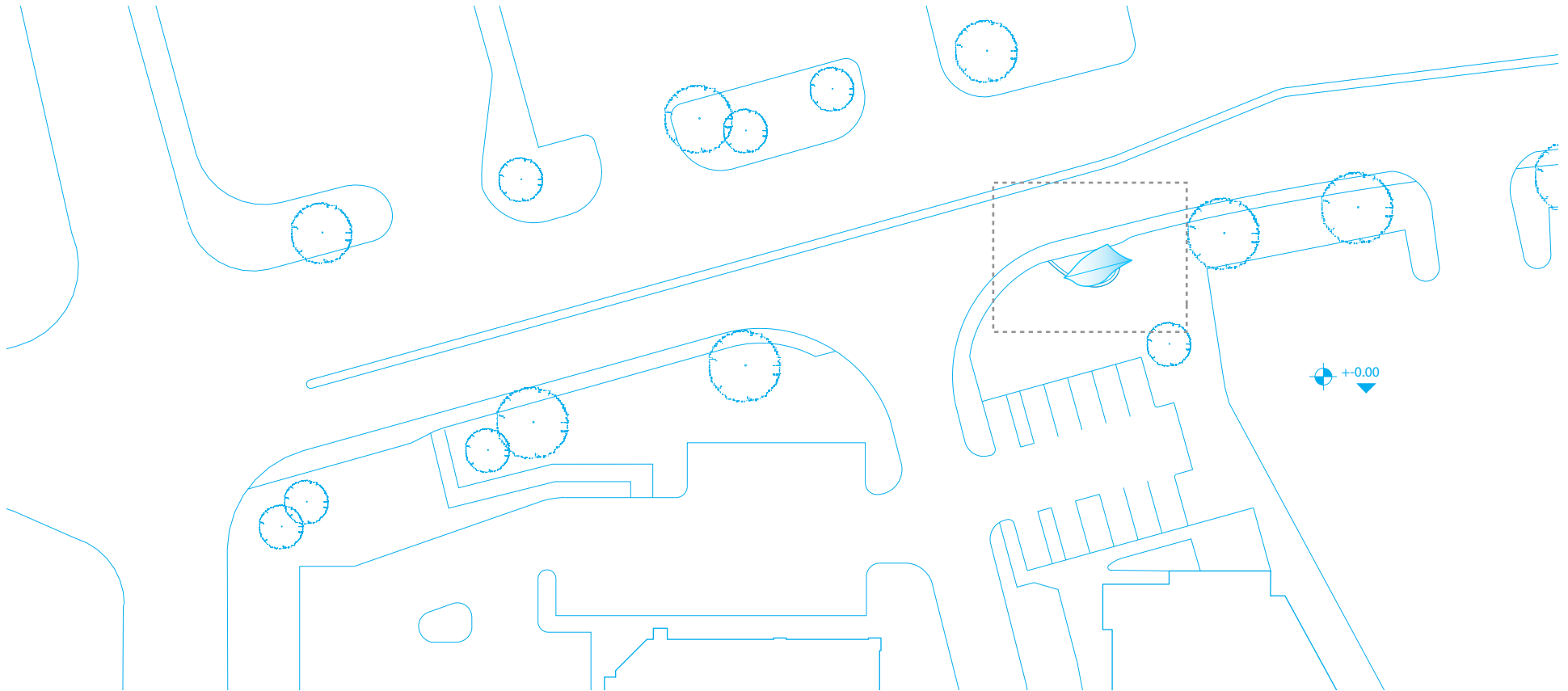
Identifying Site for Public Artwork



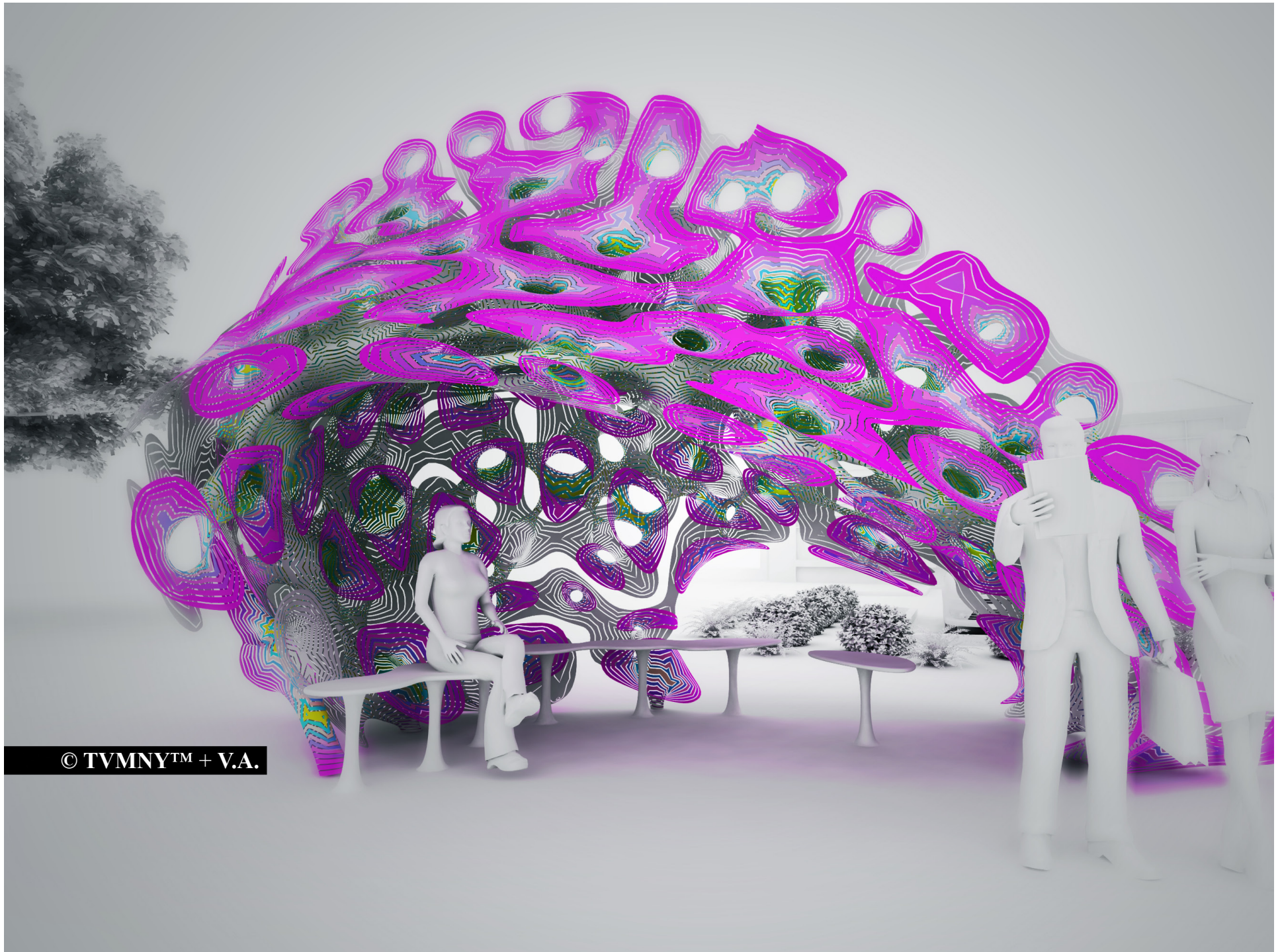
Conceptual Form Finding



Pedestrian Access and Occupation Plan

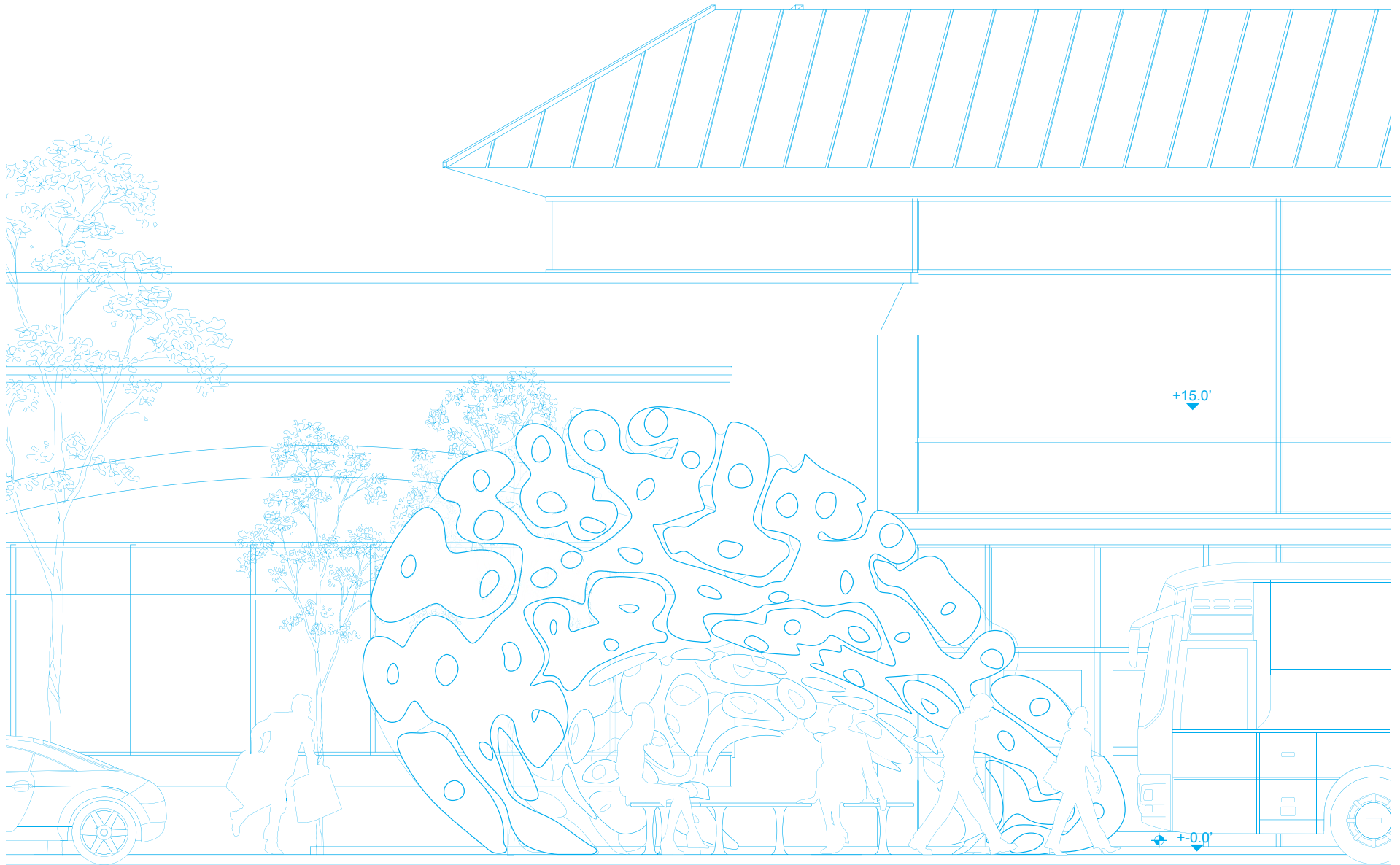


Site Plan of Olive Boulevard & Concept Diagrams

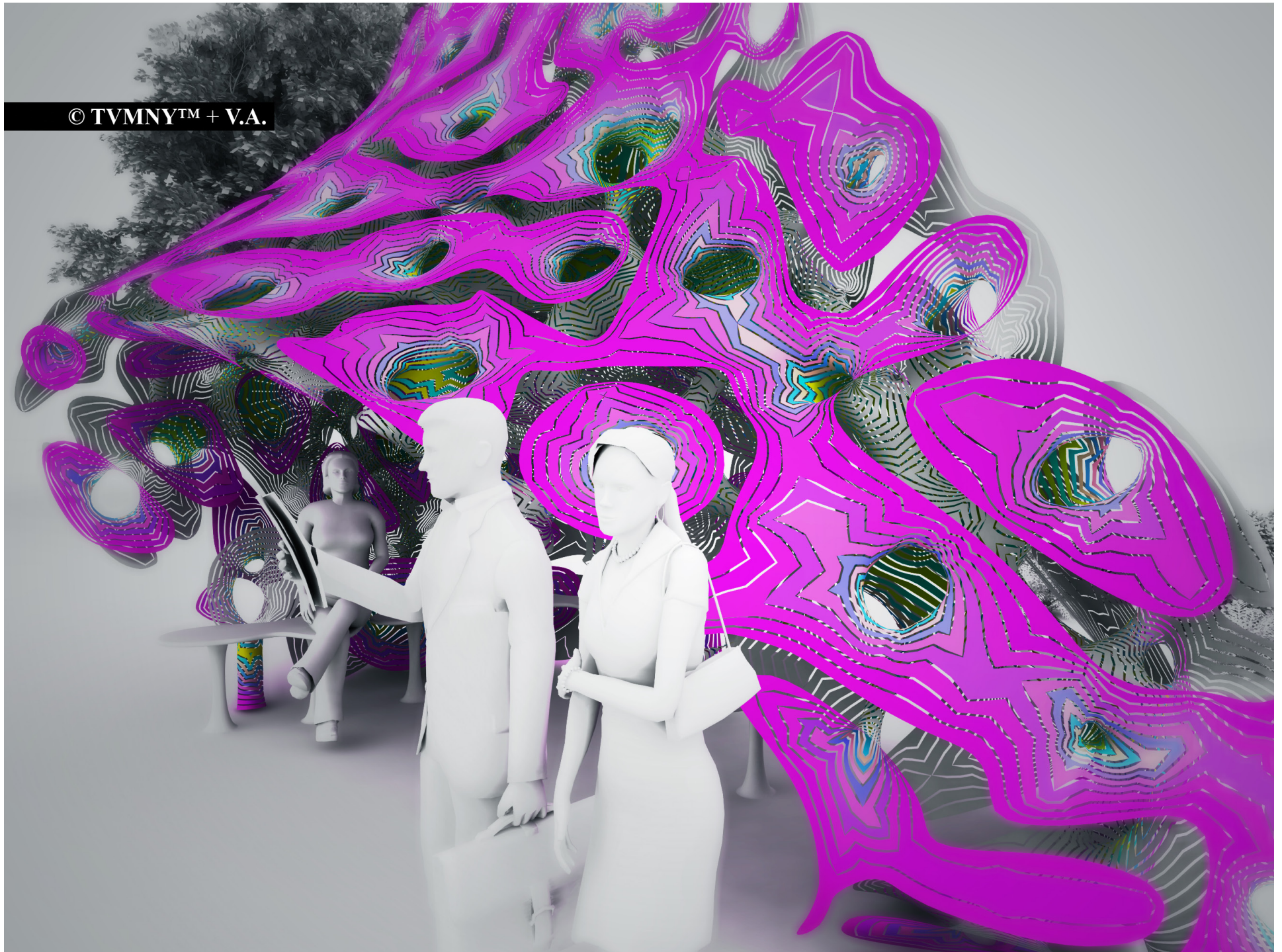


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Perspective View

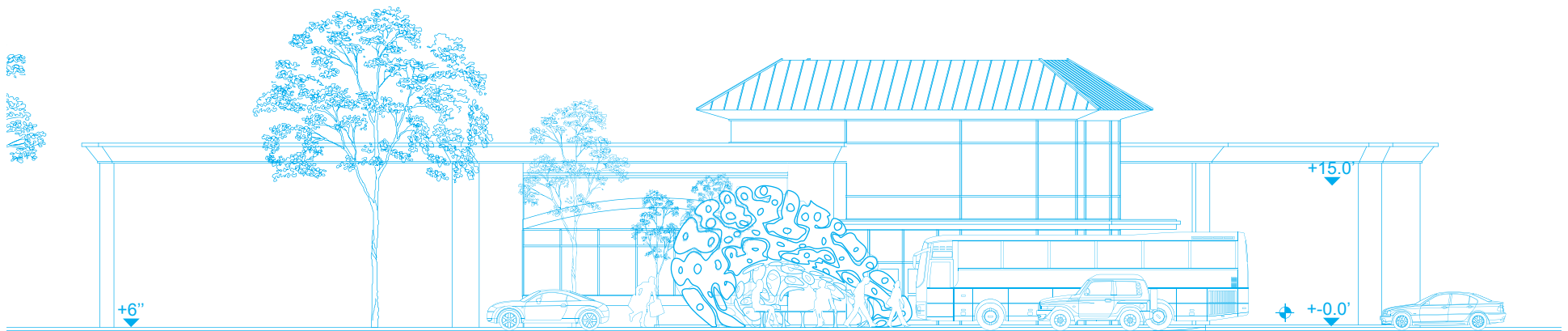


Front Elevation

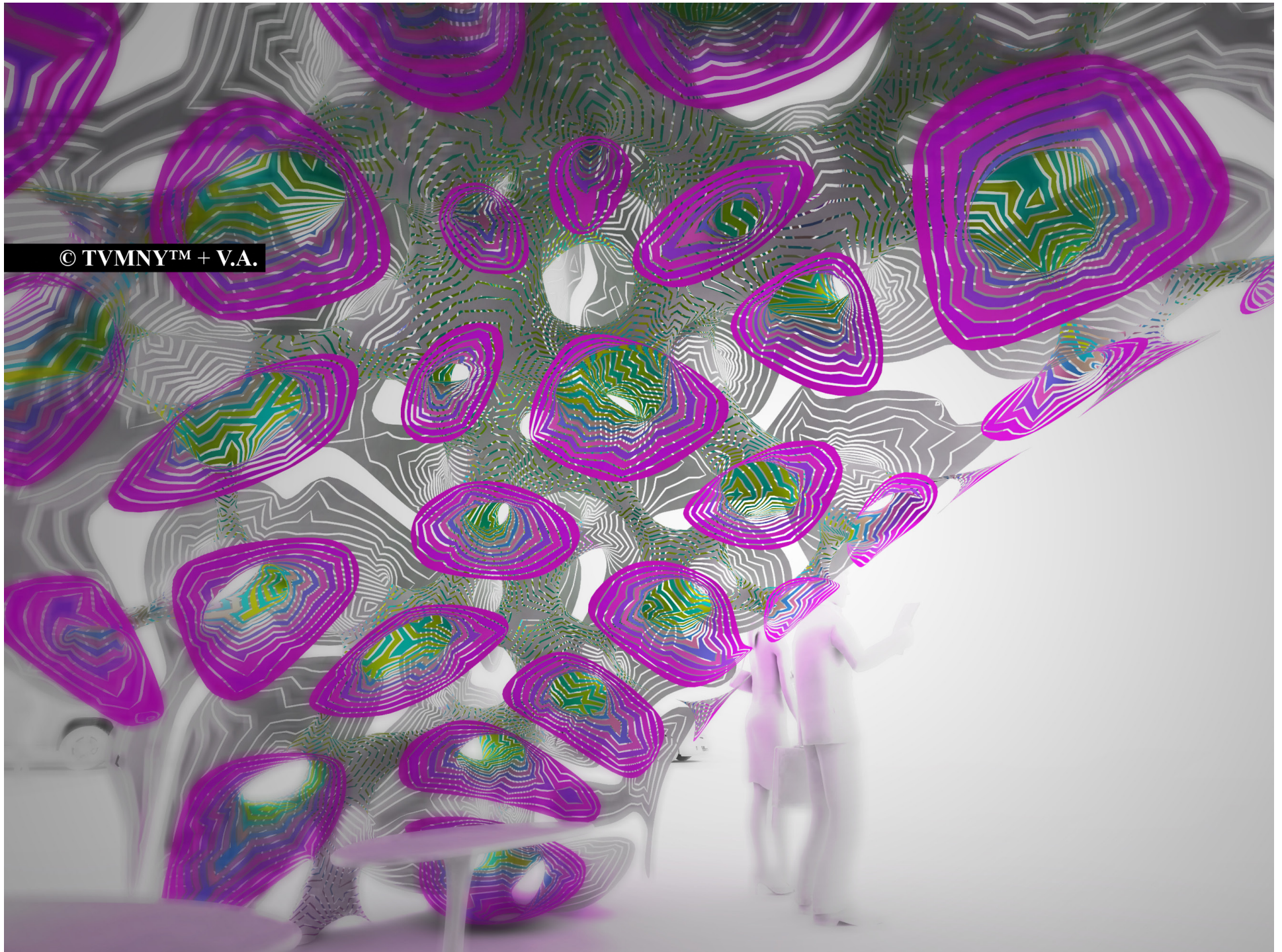
*Perspective View*



West Elevation

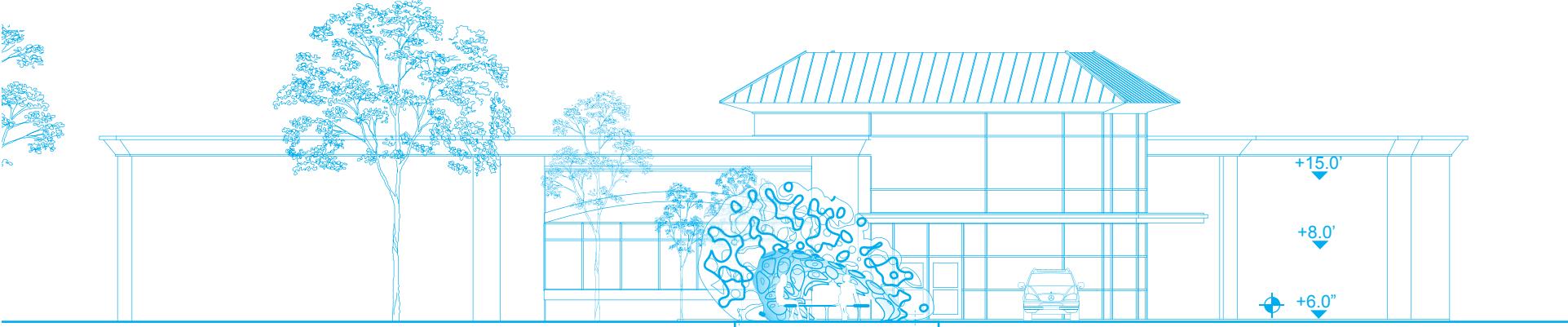


North Elevation

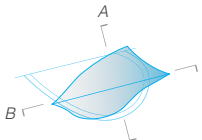
*Perspective Interior View*



Section A



Section B



BUDGET

The City of Creve Coeur Public Art Program has allocated a maximum of \$27,000 to complete the overall project. Our design proposal is guaranteed to stay within the margin of this benchmark due to our innovative fabrication techniques, our collaborative nature, our previous experience in construction, our project management record of similar projects and full understanding of project logistic. We have attached a breakdown and basic cost estimate including the costs of design, material, fabrication, installation, transportation, permits, travel, and all other related costs.

DESIGN - BUILD

In addition, we propose a collaboration with students of the Washington University, Department of Architecture in St. Louis where Marc Fornes has led a workshop and art Installation in 2011. The approach of Design+Build Strategy for the 'canopy' area of the project is not just an investment into the community and highlights the educational aspect of this public art project, but also ensures efficiencies in cost, time, and quality of the project.

1. Groundwork:	\$3,000
2. Bench Structure:	\$2,000
3. Canopy Structure:	\$12,000
4. Additional Expenses:	\$3,000
5. Design Fee:	\$7,000

TOTAL BUDGET: \$27,000

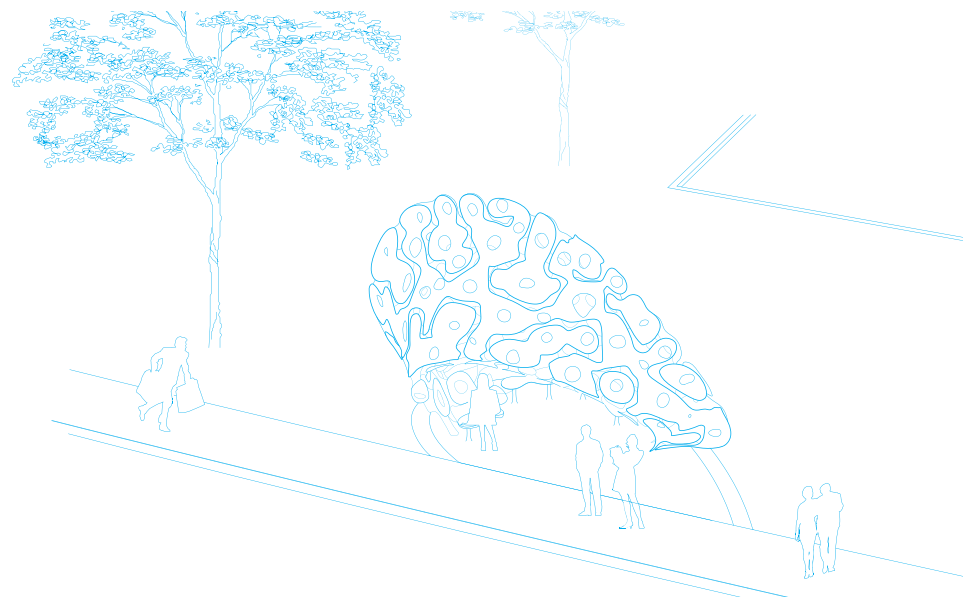
1. Groundwork including but not limited to the following items:
Material, labour, excavation, shoring, piling, foundation, drainage, lighting (optional)

2. Bench Structure including but not limited to the following items:
Material, labour, fabrication, Structural Steel, Timber, Surface treatment

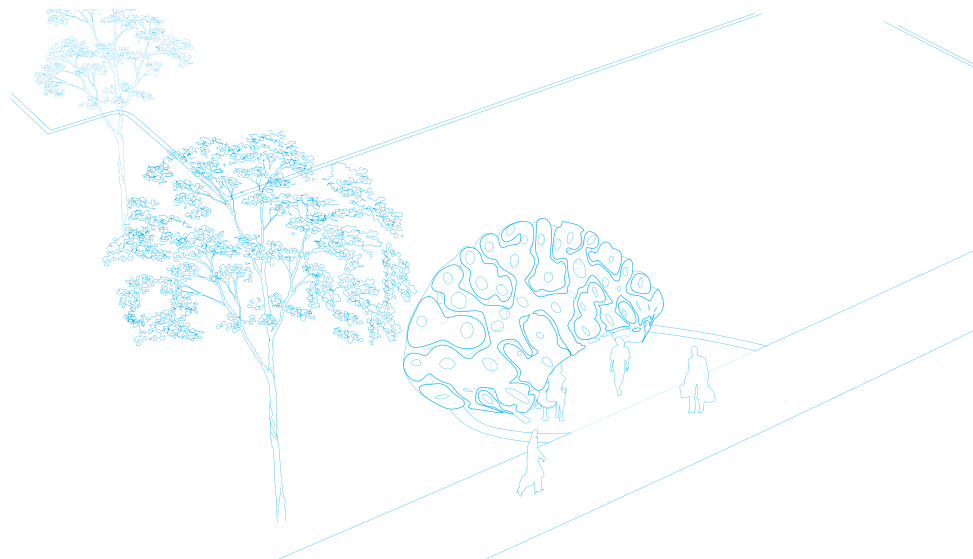
3. Canopy Structure including but not limited to the following items:
Material, labour, fabrication, anodizing, CNC milling, Stainless Steel Fasteners

4. Additional expenses including but not limited to the following items:
Travel, Transportation, Supplies, Communication, Services

5. Design Fee including but not limited to the following items:
Artist Fee, Consultant Fee, Insurance, Overhead



View of Public Transit Shelter in Creve Coeur



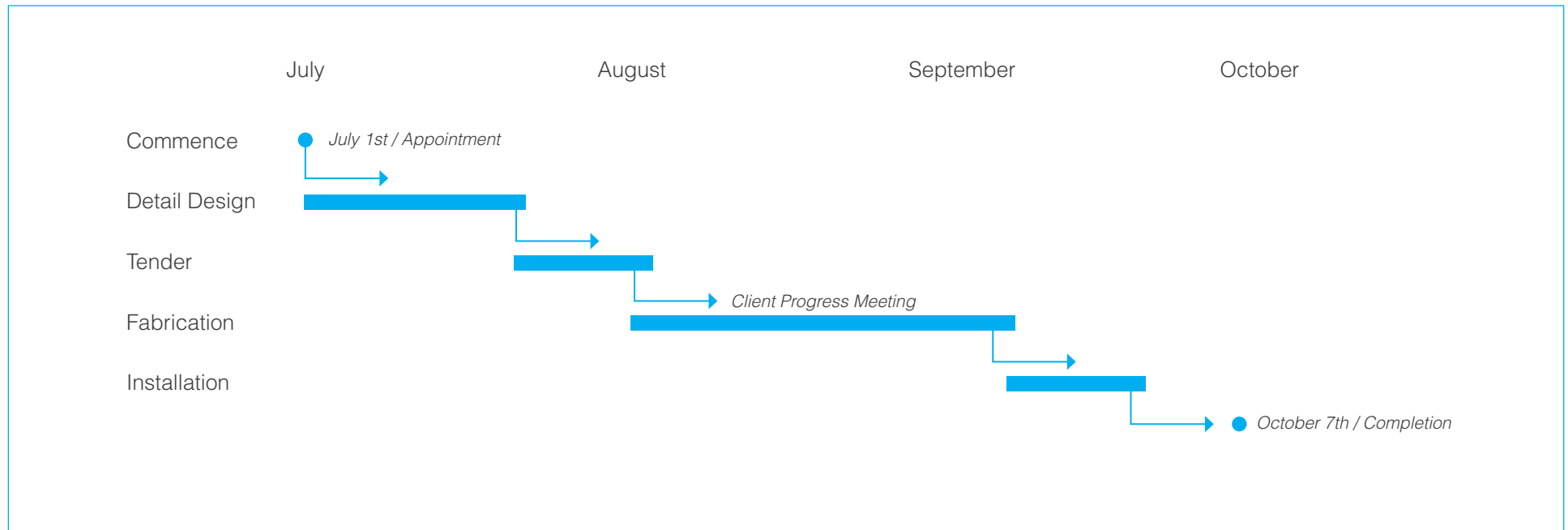
View of Public Transit Shelter in Creve Coeur

SCHEDULE

The Schedule for the Public Art project is divided into four lead phases including: Detail Design, Tender, Fabrication, and Installation. The schedule also allows for one intermediate meeting with the City of Creve Coeur Public Art Program representatives to inform on design process and to confirm project logistics. After appointment and contract sign off estimated for July, 1st, work will commence with the Schematic Design of the Art Project. During this phase, we will develop the design, produce scale models and a series of Mock ups and Prototypes to test final form and enhance structural specifications. In addition, we will produce a more precise Quantity Survey and Cost Estimate for final calculations to ensure an efficient and sustainable procurement.

- The Detail Design Phase allows for design optimization and the production of a final 3D model to establish Construction Documentation and to write final material specifications.
- The Documentation will be submitted to local Fabricators to tender for parts of the project including foundation and steelwork. Tender will conclude with the appointment of one or several contractors for the completion of the project.
- During the Fabrication phase we will oversee production and proceed with several control visits to ensure highest production quality for the final design and sign off on material finishes and painting procedures.
- The Installation phase will see transportation of the components from the manufacturer to the site and oversee Installation at the final location. While installing the art project we will also hand over a maintenance description manual. The installation will be completed by October 7th for the opening of the New City of Creve Coeur Public Art Transit Shelter Project.

TIME LINE PROPOSAL



MATERIALS

Groundwork: Subgrade blinding concrete, concrete footing, footing rebar and stirrups, waterproof layer, imbedded steel pin with welded plate, other

Bench Structure: CNC milled laminated Timber panels, sealed outdoor paint coating, stainless steel connections

Canopy Structure: Anodized Aluminium - CNC milled 4x8 sheets fully outdoor durable, stainless steel connectors

Surface optic: Red and White for inside and outside surfaces, spacers stainless steel

Transport: Individual component delivery to site with flatbed truck

Scaffolding: Temporary scaffolding will be erected to assemble surface structure



Formed Groundwork and Foundation



Outdoor Timber Sample

FABRICATION

The fabrication of the project will be divided into 3 main phases:

- The primary step will be to prepare the groundwork for the site and lay the structural foundation for the art work. The foundation will include the use of sub grade blinding concrete, several concrete footings onto which the main structure will be connected later on, waterproof layer to protect the material from erosion and footing rebars. This composition will form the basis outline for the project and also be connected to main structure above ground.

- The core of the fabrication will be to CNC mill the pattern that will form the Canopy surface structure. The individual components will then be anodized protecting the project from any water damage and revealing the beautiful curvature and colour

of the Public Art project. The individual components are marked with a algorithmic numbering system and easy to connect with stainless steel connectors to establish volume and structural stability for the main body. Due to the curvature nature of the surface the structure is self supported and does not require any reinforcement.

- As a final procedure, we will build the Bench structure out of several tectonic elements. The substructure will be concrete or metal timber frame forming the elegant plinth and guide the timber seating surfaces. With our digital 3D model we will be able to mill and cut the timber to exact size and angle ensuring efficiency in material and cost. The timber is treated to be highly sustainable and fully outdoor durable to support the environmental quality of the project.

MAINTENANCE

- The design and material proposal for the art project does not require any major maintenance. Due to the durable finishes and curvature of the surfaces, both rain and dirt will more less be self cleaning. The protecting canopy is helpful to maintain durability and maintenance of the interior seating arrangement.

- Cleaning - Bi-annual cleaning by water is recommended to brush off dirt and residue. Maintenance would consists of wiping down with a brush or water hose. Detergents, cleansers and other cleaning agents would all be suitable if necessary.

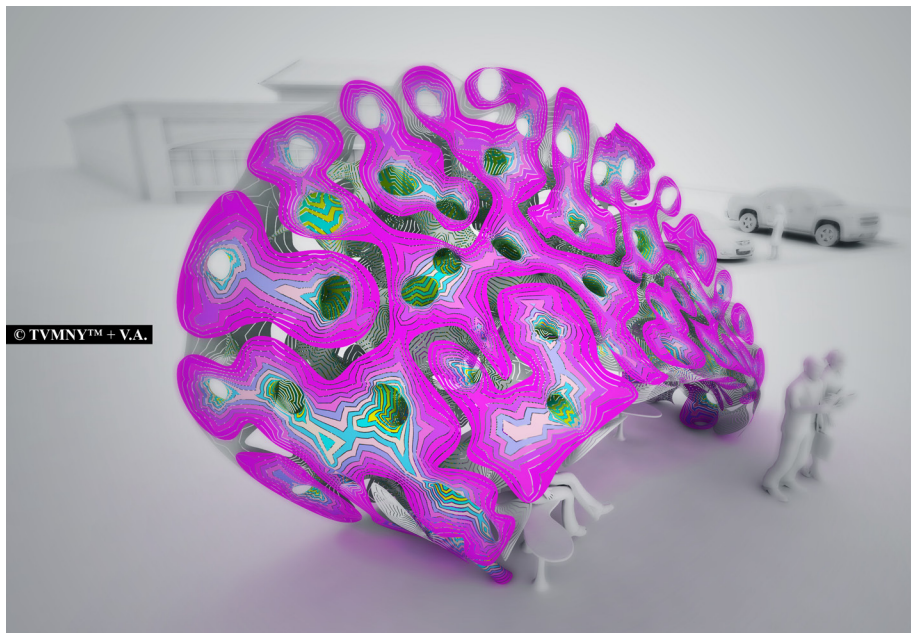
- Repairs - All surfaces are selected and designed to be very durable and regardless of damage that may occur, repairs are relatively simple. The installation is set up in individual surfaces allowing for individual components to be easily replaced in case off major damage or vandalism. Minor scratches and dents can be buffed out with an abrasive polish or touched up.



Anodized Aluminium



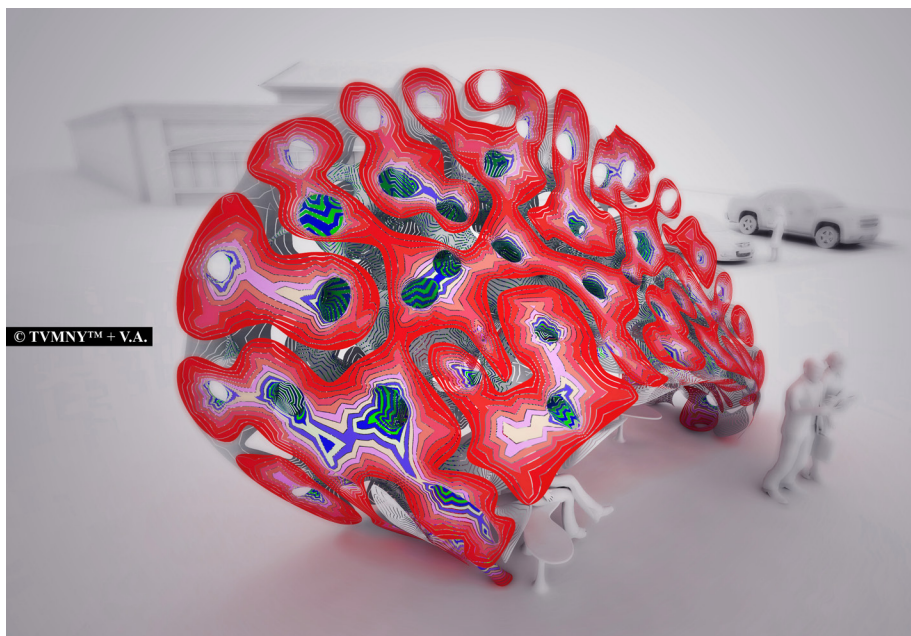
Ground Shadow Figure



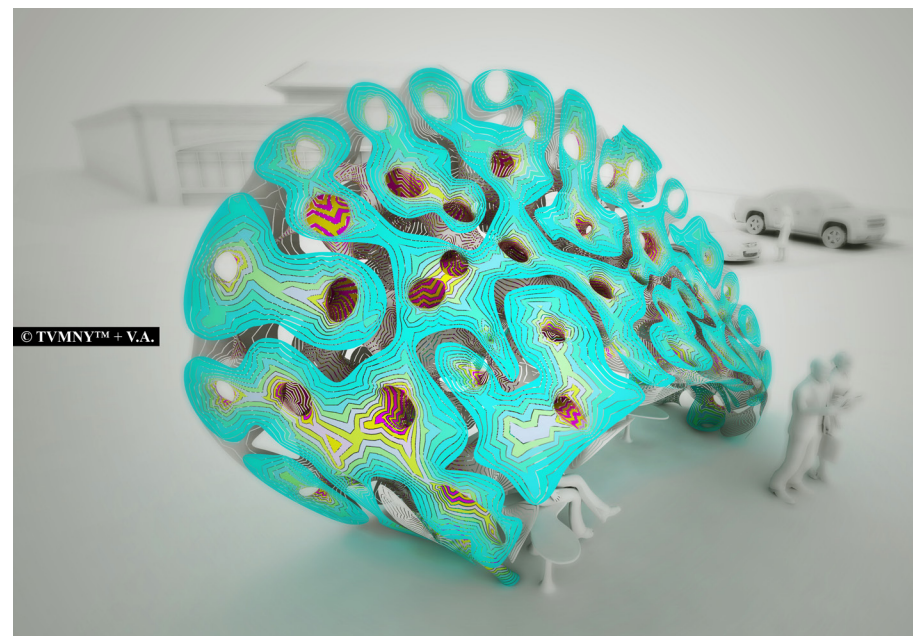
Proposed Colour Scheme for the Public Art Transit Shelter



Alternative Colour Scheme for the Public Art Transit Shelter



Alternative Colour Scheme for the Public Art Transit Shelter



Alternative Colour Scheme for the Public Art Transit Shelter

LOADING ASSUMPTIONS

Loading assumptions according to Local Code / IBC / ASCE-07 / ACI 318 / AA Spec for aluminium structures:

DL	- dead loading (to gravity)
SDL	- super dead loading (to gravity)
LL	- live loading (100 psf, seating area only)
I	- impact loading (0.5 kips)
S	- snow loading (20 psf)
W	- wind, assume 20 psf (from different sides)
E	- earthquake loading (assume 15% g)
DT+	- summer heating (assume +30 K)
DT-	- winter cooling (assume -30 K)

Load combinations to code (for both ULS and SLS)

STRUCTURAL CONCEPT APPROACH

The structural concept indicates that the linked aluminium 'double skin' arch acts as a sandwich which provides a structural framework for the artwork.

Global Structural System Approach:

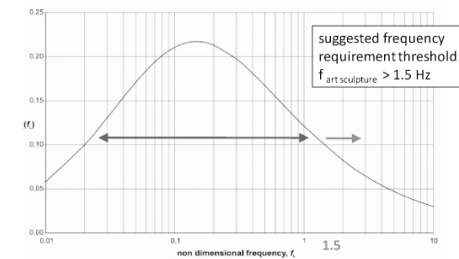
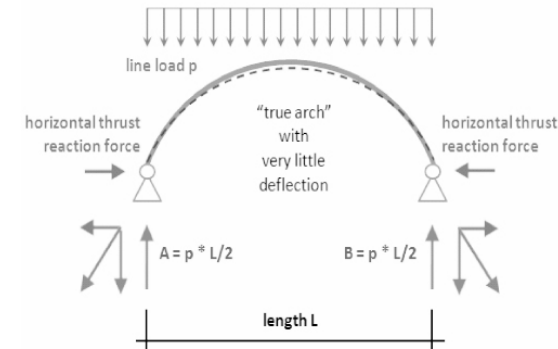
The artwork is spanning across the sculpture and acts like a structural arch, where vertical and horizontal thrust forces are transferred into the foundations. Arches are among the most efficient systems from a structural point of view, since they minimize bending and mainly carry loading in compression.

In transverse direction, the sculpture acts like a vertical cantilever, where 'spread legs' create a lever-arm to take the bottom moment into the foundation as a pair of forces each. Towards the foundations, the sculptural legs 'spread out' and sit on the seating areas which house concrete footings underneath to anchor the sculpture safely.

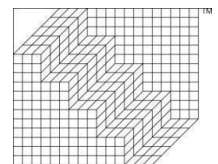
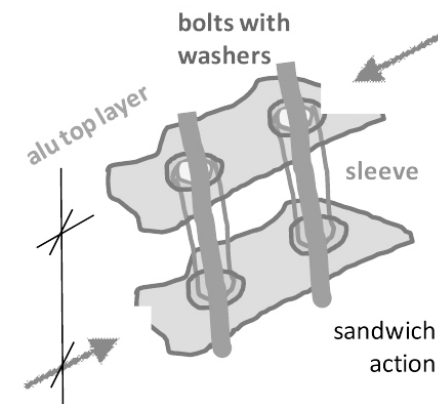
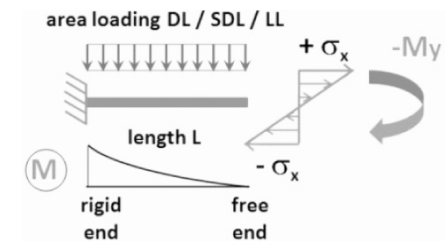
Local Structural System Approach:

In order to generate a truly 'load-carrying skin', the aluminium segments act together as thin-shell 3D surfaces. To avoid global and local buckling, two skins each form a 'double skin' system that is interconnected by means of linking tubes that activate the beneficial lever arm distance in between both layers, hence creating a structural sandwich system.

Still, global and local buckling modes will need to be examined using the method of eigen values and eigen modes for all relevant load combinations.



Power spectral density function wind, Eurocode 1, EN 1991-1-4: 2005



Buro Happold

FOOTING LOCATIONS AND FOUNDATION

The sculpture needs to be anchored to the ground to avoid uplift, drift and over-turning. Therefore, towards the bottom of the four 'legs', the aluminium tessellation elements will be combined into one single solid member each, which will be anchored to the concrete footings underneath. Per side there will be one concrete linear footing.

DYNAMIC PERFORMANCE REQUIREMENTS

These calculations are to avoid wind-induced vibration resonance of art sculpture. This graph indicates that wind intensities relative to wind gust frequencies are mainly in the range of 0.02 to 1.0 Hz. For the sculpture's first (lowest) natural eigen frequency we therefore aim to be > 1.5 Hz, so it is unlikely that winds still excite the sculpture.

STRUCTURAL CALCULATIONS

Validate Deflections:

Suggested limit $< \text{span}/150$ under live load combinations, DL+SDL can be precambered or simply left in its position after erection.

Validate Stresses:

Set $\text{alu max yield } f_y = 110 \text{ N/mm}^2$ and check extremes for all relevant load combinations, determine all support forces & moments.

Validate Stability:

Verify that no global buckling occurs (sway/twist/LTB etc) and also no local plate buckling/edge buckling occurs (eigenmodes).

Validate Frequencies:

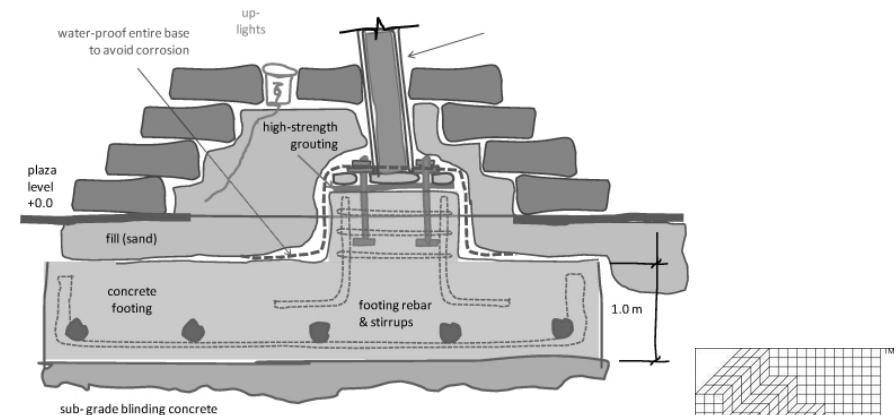
Under certain wind loading, slender light-weight structures may start to vibrate under wind loading – check natural frequencies.

Advise on Connections:

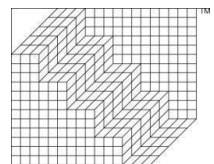
Once maximum forces are known, check local connection capacities to avoid local failure. For tension transfer, the connection presses outwards into the borehole of the petal, causing borehole edge compression outwards, which is balanced by ring tension, transferring the tension through the sculpture. For compression transfer, the connection presses inwards into the borehole of the petal, causing borehole edge compression inwards, which is balanced by compression of the petal section, transferring the compression on through the sculpture.



Concrete Slab on Grade Footing (example of similar foundation in St. Louis)



Concrete local footings (linear underneath the seating areas each)



Buro Happold

SUSTAINABILITY

Volkan Alkanoglu is registered as a LEED Accredited Professional in the United States. Leadership in Energy & Environmental Design (LEED) is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies intended to improve performance in metrics such as energy savings, water efficiency, CO2 emissions reduction, improved environmental quality, and stewardship of resources and sensitivity to their impacts. With our broad experience in LEED projects and with the support of our environmental and engineering consultants of Buro Happold we plan to incorporate sustainable strategies within the planning and fabrication of the public art work, so that passive and low-energy principles have an influence at the very beginning of the design process.

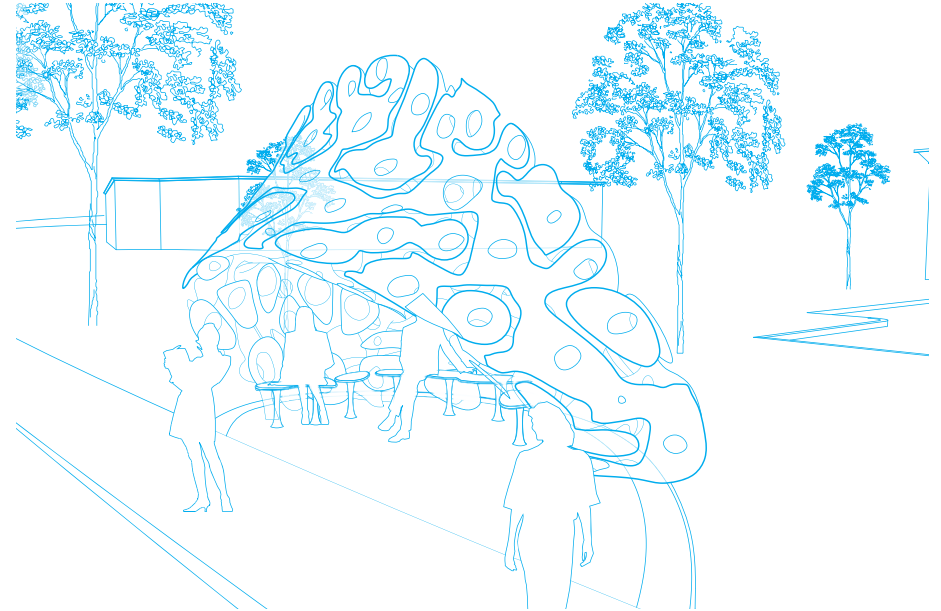
Our planning strategy for each project begins with the assumption that it will be a model for environmental quality and sustainability. The material used in our design such as timber and moments of vegetation will provide comfortable and pleasant spaces for the interaction of its habitants, and will serve as a benchmark for sustainability. Our design and choice of materials complies and goes beyond stated benchmarks including exceptional durability, enduring value and maintenance, appropriateness to the site and a family friendly environment.

EFFICIENCY

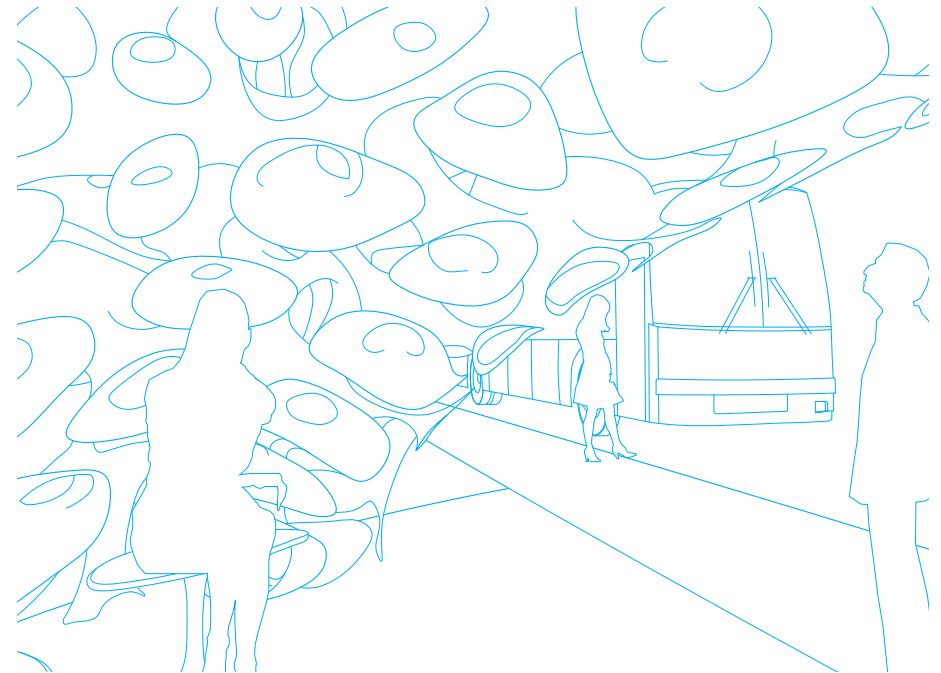
With our extended architectural background, our experience in fabrication of complex and high quality projects in a public setting, we plan to incorporate financially sustainable strategies within the planning and execution of this public art project, so that efficient and cost effective principles have an influence at the very beginning of the design and ensure a successful planning strategy considering low maintenance, high durability and full safety aspects. The art work will provide a pleasant opportunity for visual interaction and will serve as a benchmark for public projects, as well as create identity and diversity in its unique location. Beyond the thoughtful and sustainable creation of this project, there is an equal need for spatial diversity and uniqueness which leads to a sense of identity. The proposed Public Art project will aim to develop an identity for the City of Creve Couer.

OPTIMIZATION

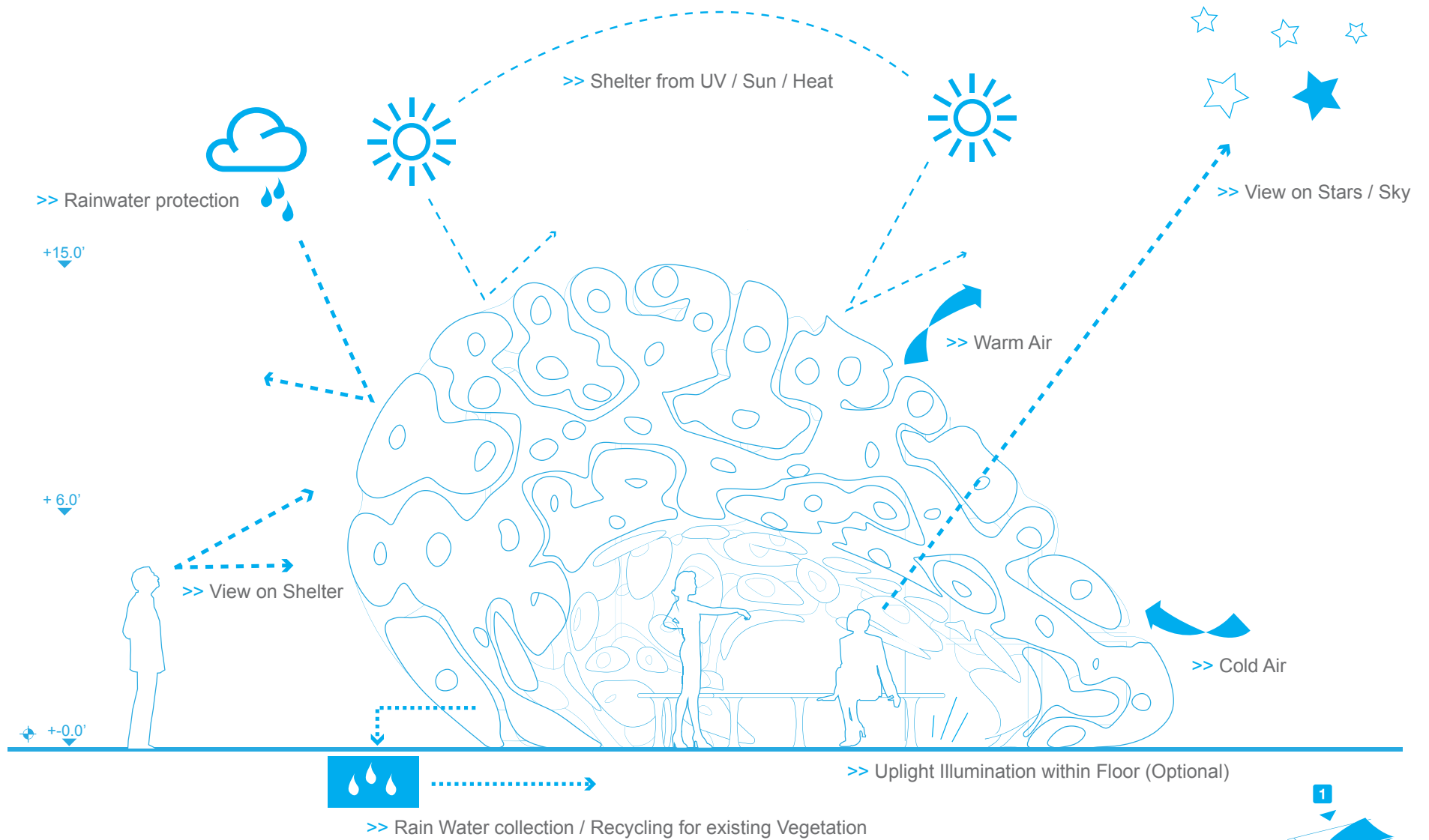
We use a variety of sophisticated and dynamic design tools, which enable us to achieve the desired aesthetic values, cost efficiency, functionality, and required performative qualities for our design projects. While adhering to various efficient fabrication and energy issues, our advanced 3D-modeling and computational-analysis skills enable innovative and dynamic contemporary forms which optimize spaces for function, materials and most importantly a compelling visual experience. This strategy ensures the integration of an aesthetic identity for each design solution which contributes to its success.



Arriving at Public Transit Shelter in Creve Coeur



Departing from Public Transit Shelter in Creve Coeur



WASHINGTON UNIVERSITY IN ST. LOUIS

Welcome to the Washington University in St. Louis, the Sam Fox School of Design & Visual Arts.

The Sam Fox School is an interdisciplinary and diverse community of architects, artists, and designers dedicated to excellence in learning, creative activity, research, and exhibition. Our unique structure allows us to build on the strengths of each unit Art, Architecture, and Museum and to draw on the resources of the University to create new knowledge and address the social and environmental challenges of our time.

The graduate architecture programs offer vision and demand commitment, through a variety of options and terms of study. A central purpose of the curriculum is to establish the architect's identity, by educating expressive, skill full designers who are prepared to act as thoughtful, effective members of society and the profession of architecture. With a nationally recognized faculty, we are committed to exploring the convergences of art, architecture, and design. Our students are responsive and responsible engaged in applying the tools of our fields to effect positive change.

COMMUNITY AND EDUCATION

Our approach to art and design is founded on the notion of multi-disciplinary collaboration and prides itself on its ability to work in partnership with a client and its collaborating team. Marc Fornes and Volkan Alkanoglu believe that collaboration is an engine that drives creative solutions. As a visiting instructors of the School, Marc Fornes has already successfully constructed a Student based design-build Pavilion. For the Creve Couer Public Art project we will hold a workshop and introduce students to the project raising interest and experience on a day to day basis.

With this premise, we will introduce a educational seminar and workshop to a community of around 15-20 students from the Graduate School of Architecture & Urban Design in St. Louis. We will involve a community of architecture students to assist with the construction and assembly of our project. By assisting, students gain invaluable hands on building experience which is in contrast to their usual academic curriculum. This important experience of 'making things', will allow students to be confronted with real-world problems faced by architects and designers on a daily basis.

Participants will learn and integrate several methods of 'Design Thinking' which includes how to define, research, generate, review, implement and analyse, creative solutions to solve these problems. Students will explore, enhance, and train their skills, creativity, and interest in conceptual thinking and making. Involvement and introduction to this project will rely on principles of effort, participation and responsibility.



Student Workshop led by Marc Fornes at the University in St. Louis in 2011



Student Workshop led by Marc Fornes at the University in Chile 2009

MARC FORNES | www.theverymany.com

is the founder and principal of THEVERYMANY a design studio and collaborative research forum engaging the field of design and art via what he qualifies as “Explicit and Encoded protocols”.

His design and art projects have been exhibited and build at several art institutions such as the Centre Pompidou Museum in Paris, the FRAC Center for Architecture in Orleans, the Royal Academy of Arts in London, Extension Gallery in Chicago, Gallery Synesthesie in Paris, Gallery Roger Tate in Lyon, Centre Pompidou in Paris, AIA Convention in Miami, and Bridge Gallery in New York. Within his academic background Marc Fornes has taught design studios and seminars at the University of Southern California in Los Angeles, Columbia University in New York, Harvard University in Cambridge, University of Michigan in Ann Arbor, and Die Angewandte in Vienna.

He has led many workshops and served as a guest critic at several institutions such as the Architectural Association in London, The Royal College of Art in London, Pratt Institute in New York, the University of Pennsylvania, and Ball State University. In 2007 he produced & curated ‘Scriptedbypurpose’, the first exhibition exclusively focusing on scripted processes within design, and recently curated the European section for the Architecture Biennale 2008 in Beijing.



Marc Fornes | THEVERYMANY | New York Office

VOLKAN ALKANOGU | www.alkanoglu.com

is a designer, teacher and artist based in Los Angeles whose innovative work and academic contributions have received international recognition. Since entering practice, he has contributed to design and research in the field of public design and sustainable projects and received awards and recognition for visionary spatial designs, art installations, exhibitions, product design, and sustainable environments

His research and design work has been exhibited at several institutions including Union Square Park, Yeshiva Museum in New York, the Royal Academy of Arts, Slade Gallery in London, Weissenhof Gallery in Stuttgart, YA Forum in Atlanta and has been featured in many international publications. Volkan Alkanoglu has collaborated as a Designer in several practices in Germany, United Kingdom, and the US.

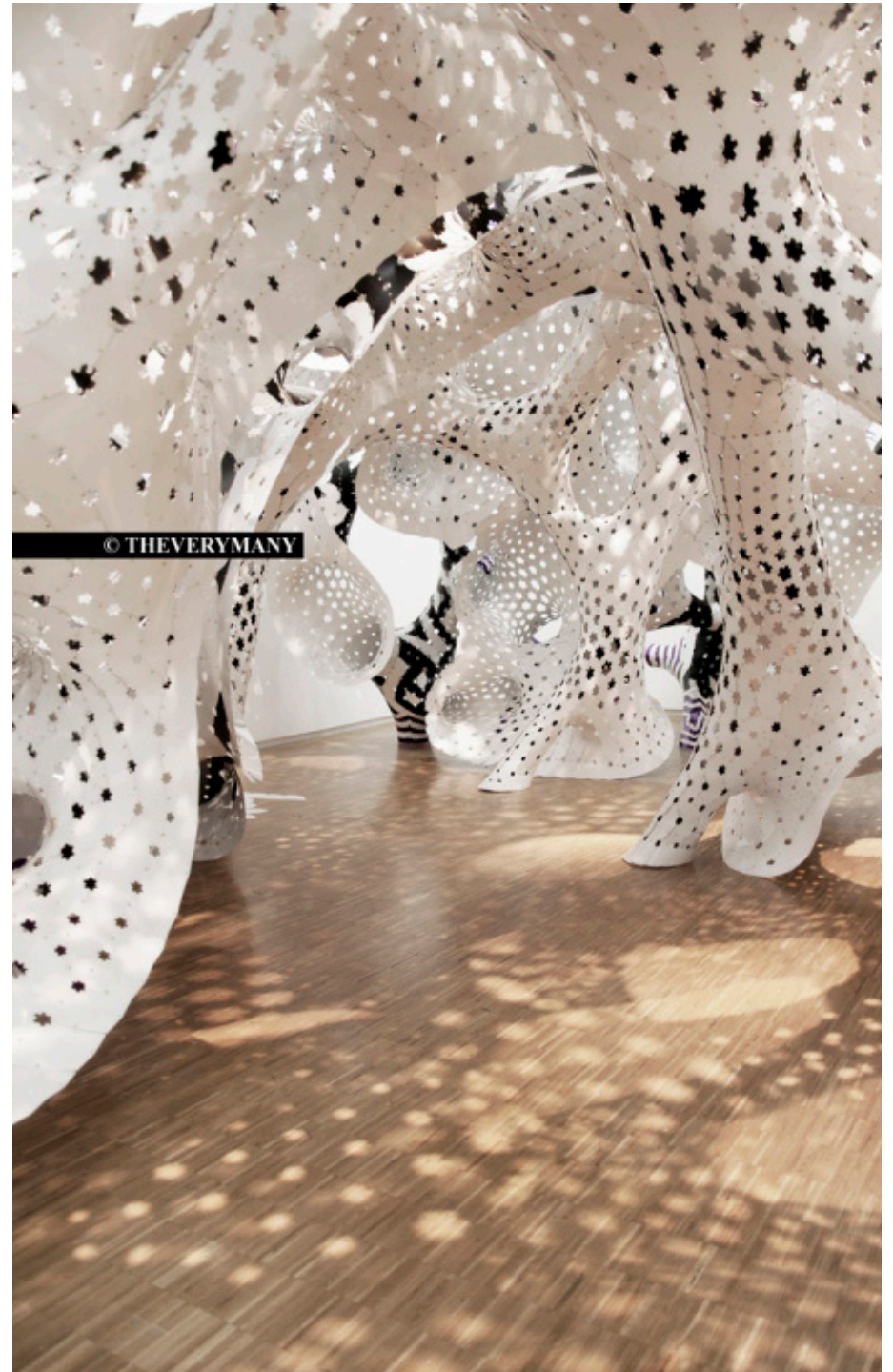
He is currently serving as design and visual study faculty at the Southern California Institute of Architecture in Los Angeles, California. Within his academic background he has taught design studios at the Architectural Association in London, Harvard Graduate School of Design in Cambridge, PBSA Dusseldorf, Lund Technical University in Sweden, and Princeton University School of Architecture. Volkan Alkanoglu is registered as a LEED Accredited Professional in the United States.



Volkan Alkanoglu | VA / DESIGN | Los Angeles Office

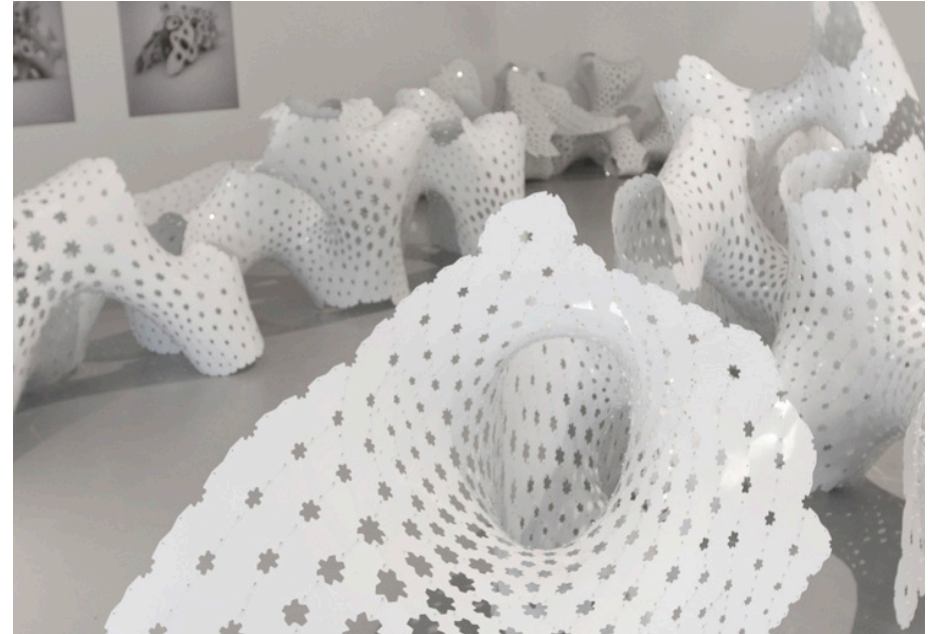


'Centre Pompidou Installation', Paris, France, 2011





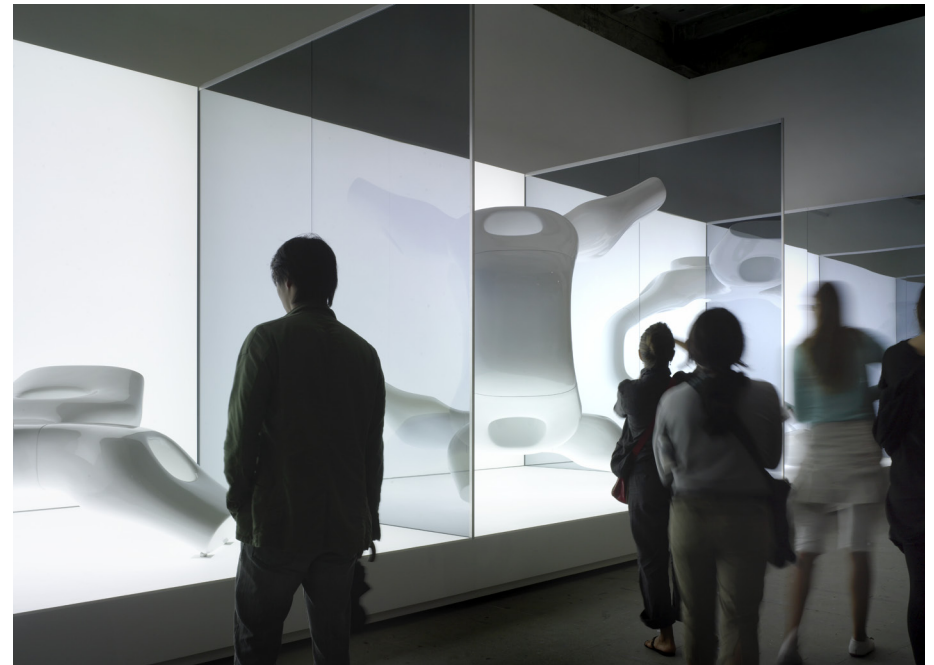
'Aperiodic Symmetries', Calgary, Canada, 2009



'FRAC Center Installation', Orleans, France 2011 (completed in June 2011)



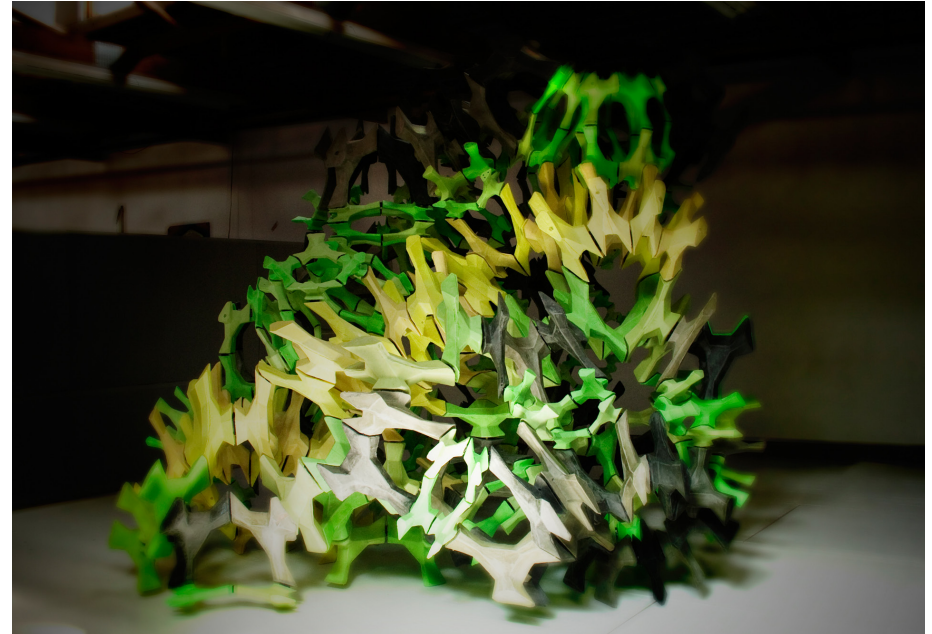
'Aperiodic Vertebrae', Frankfurt, Germany, 2008



'3 Structures', Italy, Venice Architecture Biennial, 2008 / with Asymptote



'PolyEsque', Miami, AIA National Convention, 2010



'PolyPops', Extension Gallery Chicago, IL, 2010



'nStrip', France, Paris, Galerie Synesthesie, 2010



'Anoblums', Valparaiso, Chile 2008



'Gate Wave', Redondo Beach, CA, Public Art Commission 2012



'Sukkah City', Union Square Park New York, NY 2010



'Star Cocoon', Union Square Park New York, NY 2010



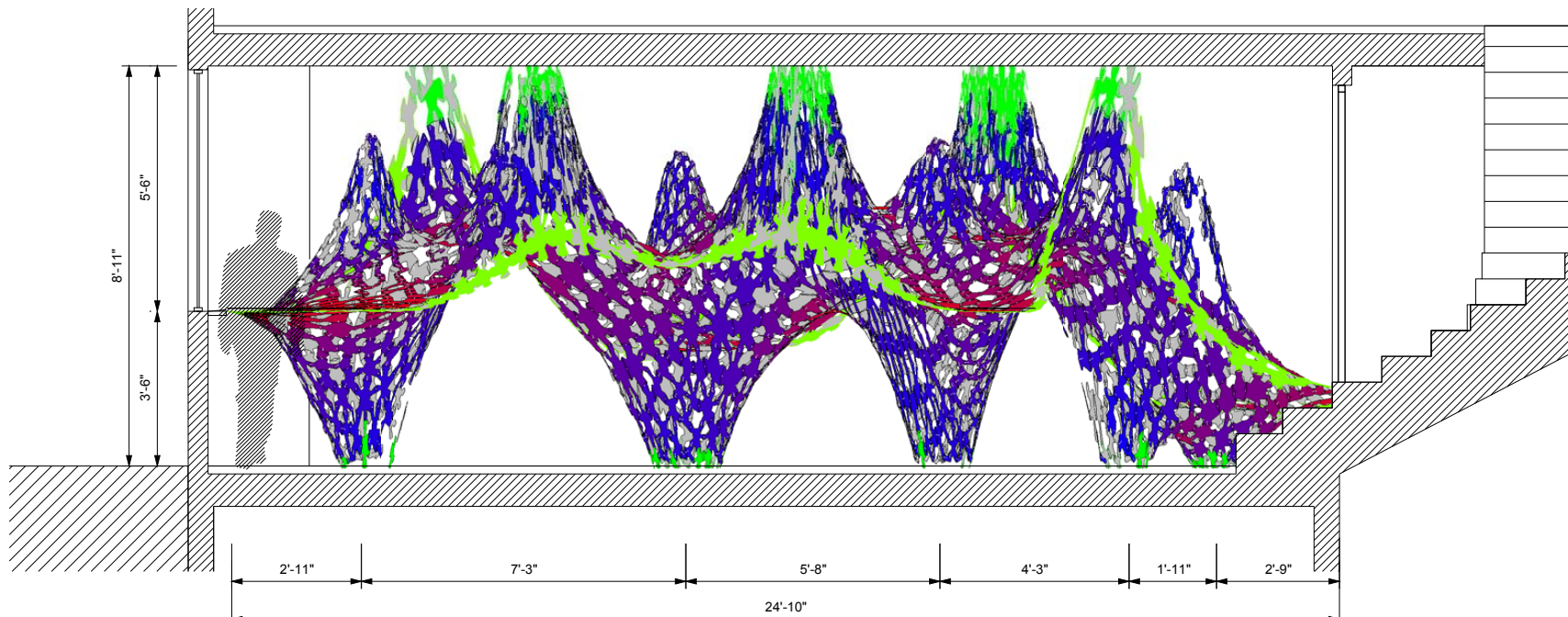
'Echinoids', Bridge Gallery New York, NY 2009



'nEdg' Galerie Roger Tator, Lyon, France, 2009



Detail View of Anodized Aluminium

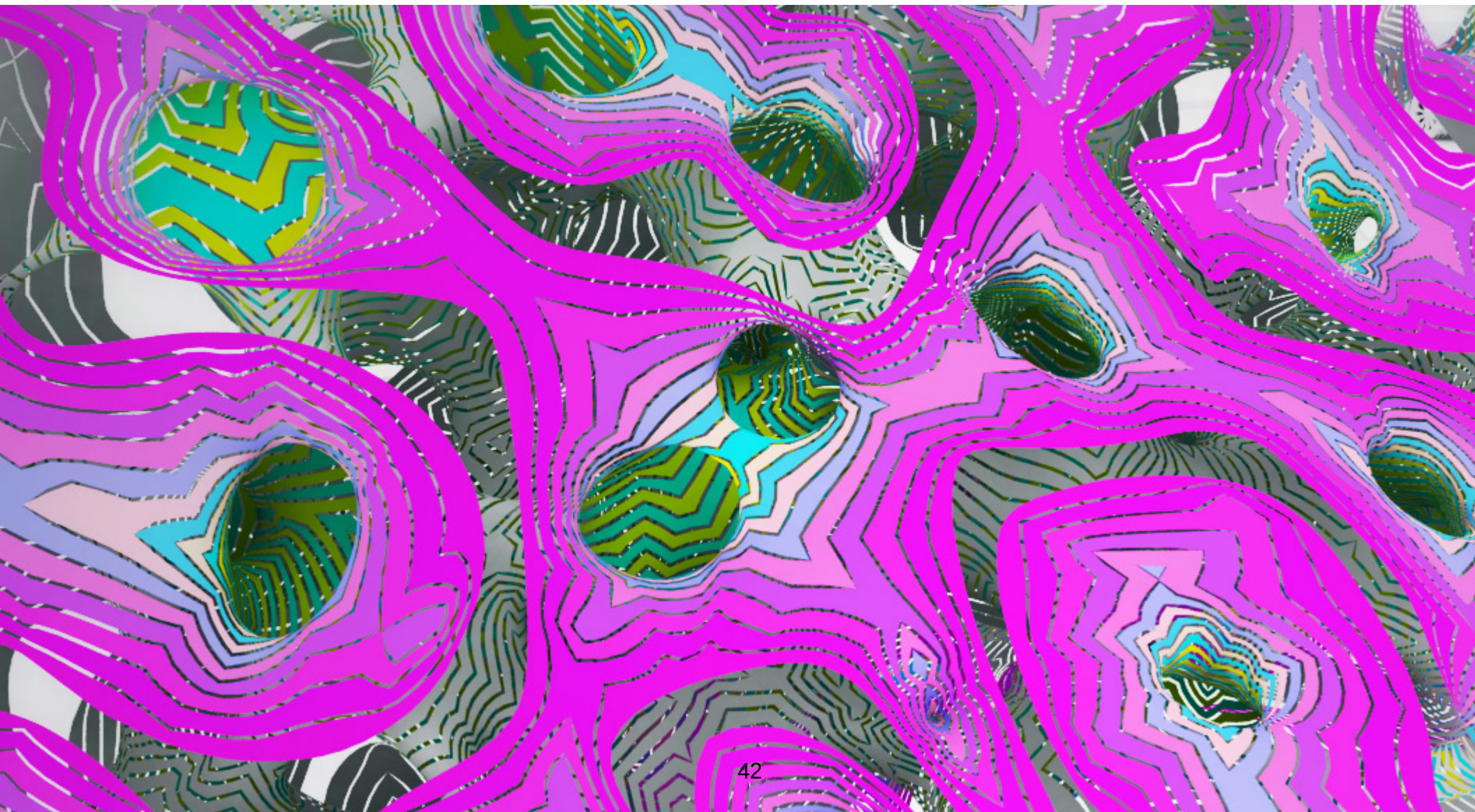


Elevation Drawing of Built Art Project

THE CITY OF CREVE COEUR
Public Art Feature for Transit Shelter | ‘Red Riding Hood’

Artist Team | Marc Fornes & Volkan Alkanoglu

www.theverymany.com
www.alkanoglu.com





city of CREVE COEUR

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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-014 TO REZONE 5 ACRES FROM "AR" ATTACHED SINGLE-FAMILY
RESIDENTIAL TO "GC" GENERAL COMMERCIAL AND 5.33 ACRES FROM
"AR" ATTACHED SINGLE-FAMILY RESIDENTIAL TO "D" SINGLE
FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED
AT 13150 OLIVE BOULEVARD**

FOR THE MEETING OF: June 20, 2011

LOCATION: 13150 Olive Boulevard

REQUEST:

George Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Orsen Properties LLC, has submitted an application for subdivision and rezoning of 5 acres of the property at 13150 Olive Boulevard from "AR" Attached Single-Family Residential to "GC" General Commercial and rezoning the remaining 5.33 acres from "AR" Attached Single-Family Residential to "D" Single Family Residential.

ADDITIONAL INFORMATION:

Section 405.370 "GC" General Commercial District requires a minimum area of five acres, if not expanding an existing "GC" District. The residential unit on the property will be renovated and utilized as a single-family residence. No other residential units are being proposed.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "GC" General Commercial and "D" Single Family Residential districts?

Comp. Plan References

- Residential Preservation and Economic Development
- Community Health and Connectivity

Zoning Code References

- Section 405.280 "D" Single-Family Residential District
- Section 405.370 "GC" General Core Business District
- Section 405.470 Conditional Uses

APPLICANTS: George M. Stock, P.E.
Stock and Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63117

OWNER: Orsen Properties LLC
7201 Olive Boulevard,
University City, MO 63130



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

6/17/2011
Date

ATTACHMENTS: Applicant's Materials received June 9, 2011

INTRODUCTION

George Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Orsen Properties LLC, has submitted an application for subdivision and rezoning of five acres of the property at 13150 Olive Boulevard from “AR” Attached Single-Family Residential to “GC” General Commercial and rezoning the remaining 5.33 acres from “AR” Attached Single-Family Residential to “D” Single Family Residential. The existing three lots will be re-subdivided to form two lots along the district lines. The conceptual site plans for the commercial development includes two buildings: a proposed bank and a restaurant, both with drive-through facilities. No tenants have been identified, so the drive-through facilities cannot be approved at this stage. In the meantime, the rezoning of the property would allow for any use permitted within the “GC” General Commercial District zoning regulations. If a tenant needing a drive-through is later identified, the applicant will have to return to the Planning and Zoning Commission for approval of a site development plan and any conditional use permit necessary.

The green space to the southwest, within the “GC” General Commercial District, is currently the leaf transfer lot used by the City’s Public Works Department. This area is within the floodway and is not otherwise developable. Therefore, the applicant is proposing to continue to allow the City to utilize this area, as open green space. The “GC” General Commercial District will also include approximately half of the pond in order to meet with the five acre minimum requirement for a “GC” District. Finally, a portion of the proposed “GC” District falls within the City of Chesterfield, and a municipal boundary adjustment will be necessary.

The residential rezoning from “AR” Attached Single Family Residential to “D” Single Family Residential will allow for the renovation of the existing house as a single family home. No other housing units are being proposed with this project. Access from Olive Boulevard will be granted through an access easement.

BACKGROUND

The residential structure, in-ground pool, pool house, and a quarry lake are currently located on the subject property. The house was built in 1989 and is approximately 10,000 square feet in size. The area was annexed into the City in 1995. The property was sold in 1999, and has been vacant since. Creve Coeur Country Club purchased the site and with approval of a Conditional Use Permit (Ordinance Number 2115, approved March 12, 2001) proposed to rehab the structure to operate a private club, however this project was never completed.

In 2005, Mr. Jim Fong, of JFA, Inc., received approval (Ordinance Number 3072) for rezoning and a site development plan to the current zoning of “AR” Attached Single Family Residential with the intent to construct twenty-five (25) townhouse units. This project was also never completed and the property has remained un-used in its current state.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial: Bank and drive through restaurant	'C-8' Planned Commercial District (Unincorporated St. Louis County)	Olive Boulevard
South	Residential: Bellerive Farm Estates subdivision	"D" Single Family Residential District	NA
East	Residential: Mill Crossing	"AR" Attached Single Family Residential	NA
West	Vacant	"FPR-3" Flood Plain Residential District (City of Chesterfield)	NA

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan doesn't provide much discussion regarding this property. However, the general goals and strategies call for the preservation and protection of residential neighborhoods from encroachment by commercial development, as well as the preservation of the long-term economic strength of the City (Residential Preservation and Economic Development, page 21). Community Health and Connectivity discusses the preservation, protection and acquisition of open spaces, natural areas, and creeks in an effort to improve the quality of life, environment, and air. Further the Community Health and Connectivity Goals and Strategies requires that new commercial, institutional and multi-family development or redevelopment include public amenities such as pedestrian connections, bicycle facilities, public sitting/ gathering areas and open, space as appropriate (page 22)

The Creve Coeur Northwest Sector Land Use Plan was developed in 1996 for the area of West Olive Boulevard. Discussion of this area within the plan calls for the preservation of open space and the maintenance of green space. The plan further includes this site with the proposed development of a park space for recreational use that is passive in nature.

ZONING REVIEW

The "GC" General Commercial District (Section 405.360) is intended to accommodate, by site development plan approval, convenience retail shopping, services and offices which are freestanding or part of small scale planned commercial development and which are compatible in scale and intensity of use with adjacent residential uses.

A "GC" General Commercial District requires a minimum of five acres, if not expanding an existing "GC" District:

Section 405.360(E) Dimensional Regulations. The following area and yard regulations apply in the "GC" General Commercial District.

1. *Minimum district size. The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that*

is less than five (5) acres may be zoned "GC" General Commercial District when it is contiguous to an existing "GC" District.

The conceptual site development plan submitted by the applicants indicates a free standing bank and restaurant. However, no specific tenant has been identified and no conditional use permit application has been submitted. Therefore, should the rezoning get approved, only uses permitted by-right in the "GC" District could be allowed. The development of a restaurant and bank would require a conditional use permit and further site plan approval. In fact, any future change will a new site development plan per Section 405.360(D): *Site Development Plan Required: Site development plan approval by the Planning and Zoning Commission shall be required for all proposed development with the "GC" District as provided by Section 405.1080.*

The Planning Division staff believes it prudent that the first presentation be centered on the full discussion of the proposal without a recommendation to the City Council being sought. This discussion is also the opportunity for the Planning Commission to provide guidance or suggestions to the applicant on a number of potential issues including:

Land Use Issues:

- Relationship with the surrounding properties and the Comprehensive Plan: While the Comprehensive Plan calls for the preservation of neighborhoods and open space, and the Northwest Sector Plan calls for maintaining this property as green space for a park, commercial development already exists across Olive Boulevard in unincorporated St. Louis County. Further, commercial development is not likely to develop further west, as it is within the floodway. Would the rezoning of the five acres along Olive Boulevard adversely affect the surrounding area?
- Concern of spot zoning: While the commercial development portion of the proposal meets with the five acre minimum, a significant portion of the area is undevelopable due to the inclusion of the pond, the floodway area at the southwest portion of the property, and the overhead utilities on site. That portion indicating development is approximately 1/3 (approximately 1.8 acres) of the proposed "GC" District. Therefore, does the project meet with the intent of the Zoning Code by providing only 1.8 acres of a minimum of five acres for development?
- Are the Commission members comfortable with all of the permitted uses within the "GC" District for this site?

Site Development Issues:

- The conceptual site plan indicates a bank and drive-through restaurant that will require a conditional use permit, as discussed earlier, and such application has not been submitted. Therefore review of the concept site plan should only include that of two buildings, one of approximately 4,000 sq. ft. and one for 1,500 sq. ft., as possible retail and office (those uses permitted by right in the "GC" District). Are the Commission members comfortable with this level of development, or what is the level of development do you feel is appropriate for this site?
- The applicant has shown drive-in facilities could work on this site. Is the Commission comfortable with the potential for such uses on this site, or is the only appropriate use those identified as the uses permitted by-right without the future possibility of a drive-through tenant?

Upon further direction from the Planning and Zoning Commission members, a complete site development plan, with architectural elevations is necessary to adequately review the proposal with the City's Design Guidelines, and zoning standards. Further, annexation of that portion of the project from the City of Chesterfield will need to be addressed. After affording the applicant time to make any necessary changes, the staff will provide the Commission with a complete staff report.

ACTION

The Planning and Zoning Commission should not take any action on a recommendation for this item at this time. A motion is required, however. (see below)

MOTION

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

"I move to continue Application #11-014 until a time that the applicant can make the necessary changes to address the concerns of the members of the Planning Commission and staff determines that enough information has been provided to move forward."

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



St. Louis County Property Viewer



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APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 05/26/2011
	Description: View of the property looking south from Olive Blvd toward the area of the proposed commercial development.
	Description: View of the property looking southwest from Olive Blvd at the leaf transfer lot within the floodway.
	Description: View of the property looking south from Olive Blvd along the proposed access easement.

	Description: View looking northwest from Olive Boulevard at the existing commercial development in un-incorporated St. Louis County.
	Description: View looking northeast from Olive Boulevard at the existing commercial development in un-incorporated St. Louis County.
	Description: View looking east from the property entrance along Olive Boulevard.

A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 367 AND 923
TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
CURRENT ZONING: "D" SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: "D" SINGLE FAMILY RESIDENTIAL
AND "GC" GENERAL COMMERCIAL

- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY CDI ENGINEERING.
(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A2" AND "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29180C0161 H WITH AN EFFECTIVE DATE OF AUGUST 23, 2007 AND REVISED PER LOMR 06-07-B058P.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES RELOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR, MSO, AND ST. LOUIS COUNTY STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THESE IMPROVEMENT PLANS WILL ADHERE TO THE PARKING AND LOADING REGULATIONS OF THE CITY OF CREVE COEUR CODE.
- NO PARKING SHALL BE PERMITTED ON ANY ROADWAY IN OR ADJACENT TO THE DEVELOPMENT.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.
- ALL TRASH ENCLOSURES SHALL BE SCREENED WITH A 6 FT. TALL (min) MASONRY ENCLOSURE.
- AN OPPORTUNITY FOR RECYCLING WILL BE PROVIDED.
- STREET TREES TO BE INSTALLED PER APPROVED LANDSCAPE PLAN.
- ENTRANCE SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- HAULING STANDARD NOTE: TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS. (NO HAUL ROUTE REQUIRED FOR THIS PROJECT)
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.
- LAND DISTURBANCE, EROSION AND SEDIMENT CONTROL PRACTICES, AND WATERCOURSE CROSSINGS SHALL BE ADEQUATE TO PREVENT TRANSPORTATION OF SEDIMENT FROM THE SITE.
- ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- MATERIALS BROUGHT TO ANY SITE UNDER A PERMIT ISSUED UNDER THE LAND DISTURBANCE CODE, WHERE SAID MATERIAL IS INTENDED TO BE UTILIZED AS FILL MATERIAL AT THE SITE FOR LAND DISTURBANCE, EROSION OR SEDIMENT CONTROL, SHALL CONSIST OF CLEAN UNCONTAMINATED INERT MATERIALS (SOIL, ROCK, CONCRETE, ASPHALTIC CONCRETE, SAND, ETC. VOID OF ANY WOOD, METALS, PLASTICS, TEXTILES, HYDROCARBONS, ETC.) SLUDGE OF ANY KIND MAY NOT BE USED AS A CLEAN FILL UNLESS REVIEWED AND APPROVED BY THE ST. LOUIS COUNTY DEPARTMENT OF HEALTH.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- ALL WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE TO COUNTY STANDARDS.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENTATION OR IDENTIFICATION SIGNAGE CONSTRUCTION, IF PROPOSED, SHALL BE REVIEWED BY THE DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL DISTURBED EARTH AREAS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE SODED.
- ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
- ALL CONSTRUCTION SHALL BE PER MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.

PERTINENT DATA

SHEET 1	TITLE SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	PROPOSED ZONING EXHIBIT
SHEET 4	COMMERCIAL SITE DEVELOPMENT PLAN
SHEET 5	COMMERCIAL SITE DEVELOPMENT PLAN W/ GRADING
SHEET 6	PRELIMINARY PLAT
SHEET 7	LANDSCAPE PLAN (LANDSCAPE TECHNOLOGIES)

C.O.	— CLEANOUT	PG.	— PAGE
DB.	— DEED BOOK	P.O.B.	— POINT OF BEGINNING
E	— ELECTRIC	P.O.C.	— POINT OF COMMENCEMENT
FL	— FLOWLINE	P.V.C.	— POLYVINYL CHLORIDE PIPE
FT	— FEET	R.C.P.	— REINFORCED CONCRETE PIPE
FND.	— FOUND	SQ.	— SQUARE
G	— GAS	T	— TELEPHONE CABLE
M.H.	— MANHOLE	V.C.P.	— VETRIFIED CLAY PIPE
N/F	— NOW OR FORMERLY	W	— WATER
PB.	— PLAT BOOK	(86'W)	— RIGHT-OF-WAY WIDTH

EXISTING SANITARY SEWER		FIRE HYDRANT
EXISTING STORM SEWER		LIGHT STANDARD
EXISTING TREE		BUSH
EXISTING BUILDING		SIGN
EXISTING CONTOUR		NOTES PARKING SPACES
SPOT ELEVATION		GUY WIRE
EXISTING UTILITIES		POWER POLE
FOUND 1/2" IRON PIPE		WATER VALVE
SET IRON PIPE		DENOTES RECORD INFORMATION
FOUND CROSS		HANDICAPPED PARKING
FOUND STONE		

A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

Beginning at the northeastern corner of a tract of land as conveyed to Richard Schoenberg by instrument recorded in Book 6472, Page 579 of the St. Louis County Records containing said plat; thence following local roads or easements through the woods northwardly and easterly along the boundary between lots 80 and 81, section 27, township 35N., range 1E.; thence continuing along said southern right-of-way line the following courses and distances: North 64 degrees 07 minutes 01 seconds East, 122.80 feet; North 67 degrees 25 minutes 04 seconds East, 104.40 feet; and South 07 degrees 22 minutes 29 seconds East, 104.86 feet; thence following the western boundary of Section 27, Township 35 North, Range 1 East Development Corporation by instrument recorded in Book 10505, Page 2416 of above said records; thence along the western and southwestern lines of said International Development Corporation subdivision according to the following courses and distances: South 42 degrees 32 minutes West, 75.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet; South 42 degrees 35 minutes 00 seconds East, 468.62 feet, to a found 1 Inch Iron Pipe, and South 07 degrees 22 minutes 29 seconds East, 104.86 feet, to another found 1 inch iron pipe located near Plat One a subdivision according to the plat thereof as recorded in Plat Book 347, Pages 193 and 194 of above said records; thence along the northern lines of said Bellevue Farm Estates Plat One the following courses and distances: North 61 degrees 19 minutes 25 seconds West, 100.00 feet; North 61 degrees 19 minutes 25 seconds West, 100.00 feet; North 53 degrees 46 minutes 50 seconds West, 230.68 feet and North 43 degrees 41 minutes 27 seconds West, 28.77 feet to the northeastern line of a tract of land as conveyed to Union Pacific Railroad Company by instrument recorded in Book 10505, Page 2416 of above said records; thence continuing along said northeast line of said Union Pacific Railroad Company tract northerly and westerly to the centerline of a creek; thence continuing along last said northern line and said centerline the following courses and distances: North 12 degrees 36 minutes 03 seconds West, 122.80 feet; North 67 degrees 25 minutes 04 seconds East, 104.40 feet; North 07 degrees 22 minutes 29 seconds East, 104.86 feet; South 07 degrees 22 minutes 29 seconds East, 69.04 feet; North 54 degrees 16 minutes 43 seconds West, 53.49 feet; North 74 degrees 59 minutes 43 seconds West, 72.92 feet; North 80 degrees 19 minutes 54 seconds West, 70.19 feet; South 75 degrees 37 minutes 16 seconds West, 68.74 feet and South 75 degrees 37 minutes 16 seconds West, 68.74 feet, to the Point of Beginning; and thence said Richard Schoenberg tract; thence along the southeastern and eastern lines of said Richard Schoenberg tract North 52 degrees 57 minutes 00 seconds East, 339.42 feet; and North 07 degrees 22 minutes 29 seconds East, 104.86 feet, to the Point of Beginning and containing 404.283 square feet or 9.281 acres more or less.

A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

Commencing at the northwestern corner of a tract of land as conveyed to the International Development Corporation by instrument recorded in Book 10055, Page 2416 of the St. Louis County Records, and running thence North 15 degrees 15 minutes 00 seconds East, 120 feet to the intersection of the line of said tract with the line of the Bellevue Hotel, Boulevard, variable width; thence along the western and southwestern lines of the International Development Corporation tract the following courses and distances: South 08 degrees 08 minutes 00 seconds East, 120 feet; South 12 degrees 00 minutes 00 seconds East, 120 feet; South 12 degrees 00 minutes 00 seconds East, 120 feet; South 42 degrees 35 minutes 00 seconds East, 189.18 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said southwestern and southeasterly lines of the International Development Corporation tract the following courses and distances: South 29 degrees 04 minutes 00 seconds East, 279.64 feet and South 07 degrees 07 minutes 00 seconds West, 645.81 feet to the northern line of Bellevue Farm Estates Plat One a subdivision according to the plat thereof as recorded in Plat Book 347, Pages 193 and 194 of above said records; thence along the northern line of said Bellevue Farm Estates Plat One a subdivision according to the plat thereof as recorded in Plat Book 347, Pages 193 and 194 of above said records, North 81 degrees 19 minutes 25 seconds West, 153.03 feet; North 06 degrees 34 minutes 25 seconds East, 39.63 feet; North 53 degrees 46 minutes 50 seconds West, 220.68 feet and North 06 degrees 34 minutes 25 seconds East, 153.03 feet to the intersection of the line of said tract of land as conveyed to Union Electric by instrument recorded in Book 1197, Page 205 of above said records; said point also being the centerline of a creek; thence continuing along said creek, North 06 degrees 34 minutes 25 seconds East, 153.03 feet; North 06 degrees 34 minutes 03 seconds West, 94.89 feet; North 24 degrees 52 minutes 45 seconds West, 72.97 feet; North 37 degrees 51 minutes 47 seconds West, 63.04 feet and North 54 degrees 16 minutes 00 seconds West, 100.00 feet to the intersection of the line of said tract with the line of the Bellevue Hotel, Boulevard, variable width; thence along the western and southwestern lines of the International Development Corporation tract the following courses and distances: North 35 degrees 43 minutes 17 seconds East, 48.38 feet to the beginning of a non-tangent curve to the left; along said curve having a radius of 540.00 feet, a deflection angle of 100 degrees 00 minutes 00 seconds East, 135.00 feet to the intersection of 78.73 feet; South 11 degrees 25 minutes 38 seconds East, 60.53 feet; South 47 degrees 51 minutes 47 seconds East, 22.96 feet; South 24 degrees 52 minutes 45 seconds East, 150.18 feet; North 06 degrees 34 minutes 25 seconds East, 153.03 feet to the Point of Beginning and containing 225.00 square feet, or 5.927 acres, more or less.

A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

[illegible]

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT PLAN FROM A RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. FINAL PLATTING IS SUBJECT TO AN ACTUAL FIELD BOUNDARY SURVEY.

By: DANIEL EHLMANN, MISSOURI L.S. NO. 2215

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

TITLE SHEET

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

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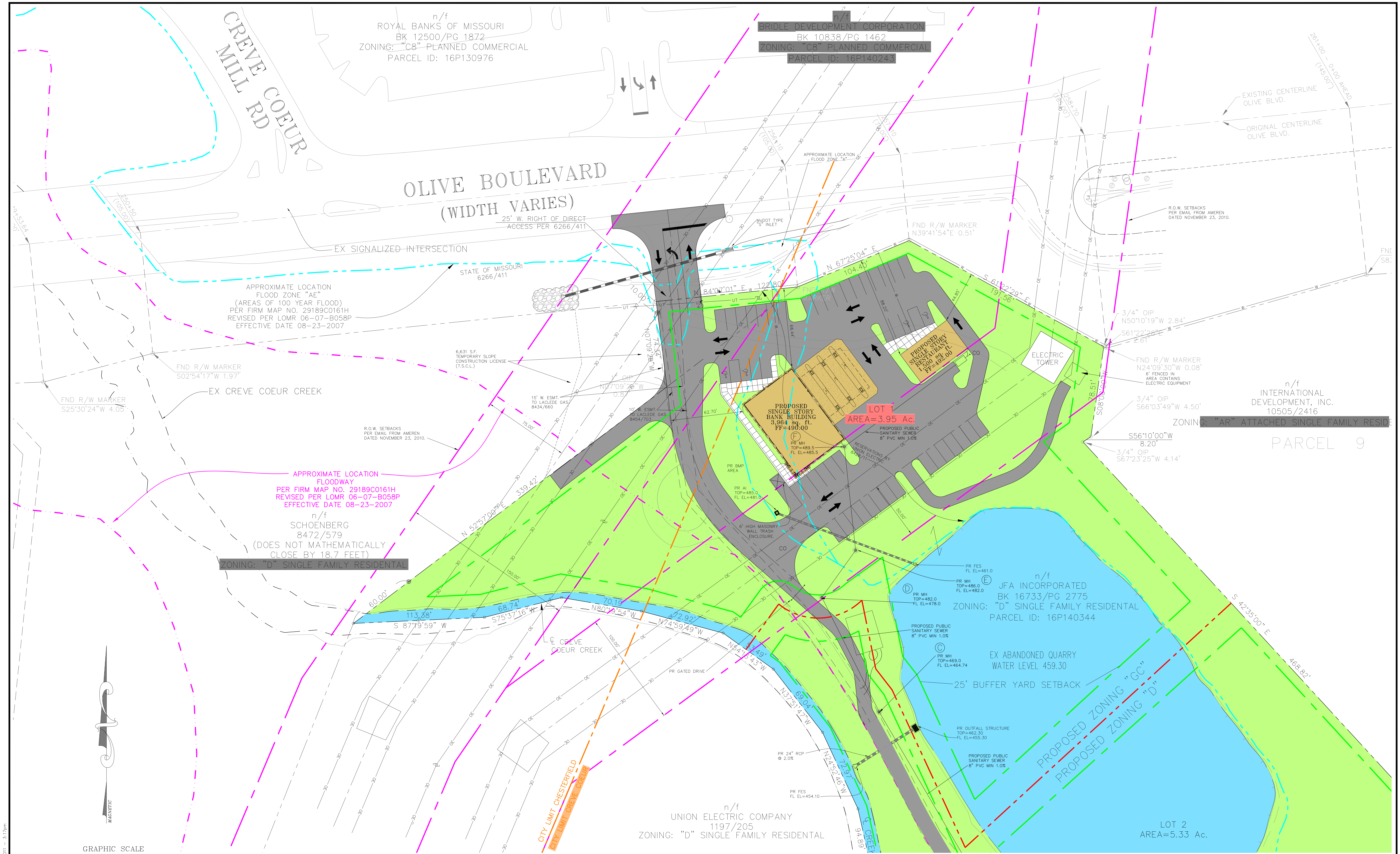
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ST. LOUIS COUNTY BENCHMARK:

8-8 - 474.84 - "STANDARD TABLET" STAMPED 13 GEU 1974
SET IN SOUTHEAST ABUTMENT OF BRIDGE #A-1618-R OVER
CREVE COUER CREEK ALONG OLIVE STREET ROAD; WEST OF
THE SOUTHWEST CORNER OF CREVE COUER ROAD AND OLIVE
STREET.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND:
--- EXISTING PROPERTY LINE
--- PROPOSED PROPERTY LINE
--- PROPOSED SETBACK LINE
--- MUNICIPAL LINE
--- PROPOSED AVE ROW
--- EXISTING FLOODZONE "AE"
--- EXISTING FLOODWAY

SITE COVERAGE CALCULATIONS:
LOT 1:
MAXIMUM SITE COVERAGE FOR "GC" = 63%
PROPOSED COVERAGE = 47,787 SF OR 1.10 AC
PROPOSED COVERAGE = 28%

FAR CALCULATIONS:
MAXIMUM FAR FOR "GC" = 0.4
PROPOSED FAR = 0.03

PARKING CALCULATIONS:
BANK: 1 SPOT PER 1,000 SF = 16 SPOTS
RESTAURANT: 1 SPOT FOR EVERY 3 SEATS AT MAXIMUM OCCUPANCY PLUS 1 SPOT FOR EVERY 250 SF = 16 SPOTS
TOTAL REQUIRED PARKING = 32 SPOTS
PARKING PROVIDED = 47 SPOTS (INCLUDING 4 HANDICAP)

M.S.D. P# P-27467-01
BASE MAP # 16-P

DATE: 5/10/11
DRAWN BY: E.J.B.

DATE: 5/10/11
CHECKED BY: G.M.S.

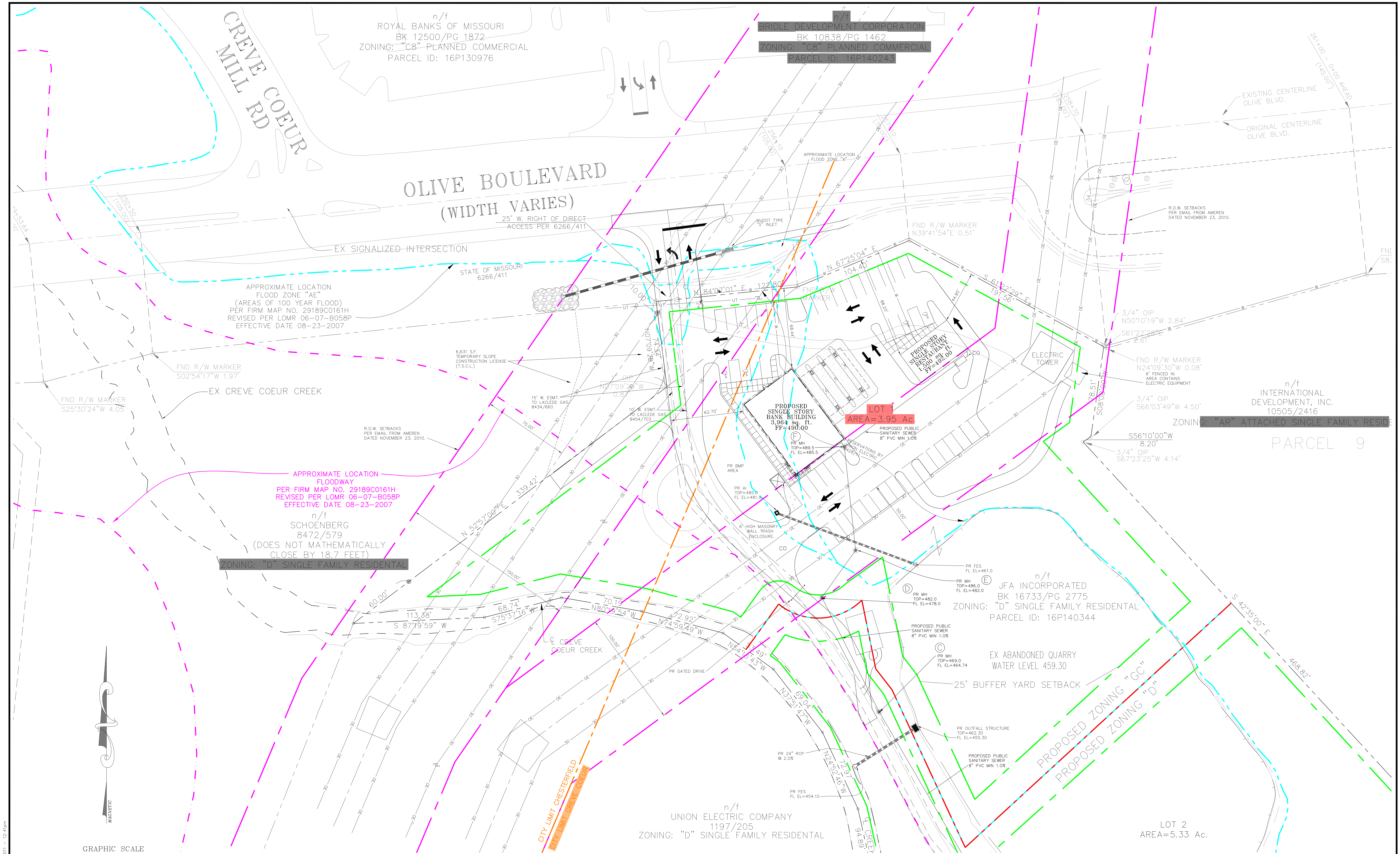
DATE: 5/10/11
JOB NUMBER: 210-4658

DATE: 5/10/11
SHEET: 4 of 7

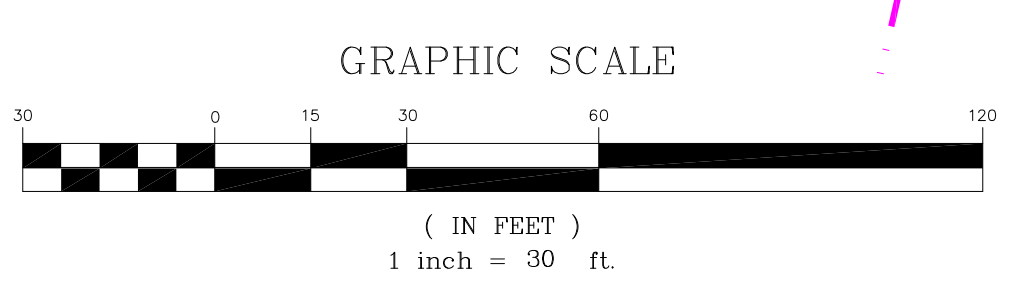
13150 OLIVE BOULEVARD
COMMERCIAL SITE DEVELOPMENT PLAN

Stock & Associates
Consulting Engineers, Inc.

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e-mail: general@stockassoc.com
Web: www.stockassoc.com



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- | | | | |
|-----|------------------------|-----|-------------------------|
| --- | EXISTING PROPERTY LINE | --- | PROPOSED AVE ROW |
| --- | PROPOSED PROPERTY LINE | --- | EXISTING FLOODZONE "AE" |
| --- | PROPOSED SETBACK LINE | --- | EXISTING FLOODWAY |
| --- | MUNICIPAL LINE | | |

SITE COVERAGE CALCULATIONS:

LOT 1:
MAXIMUM SITE COVERAGE FOR "GC" = 63%
PROPOSED COVERAGE = 47,787 SF OR 1.10 AC
PROPOSED COVERAGE = 56%

LOT 2 (ZONED GC):
PROPOSED COVERAGE = 0%

LOT 3:
PROPOSED COVERAGE = 6%

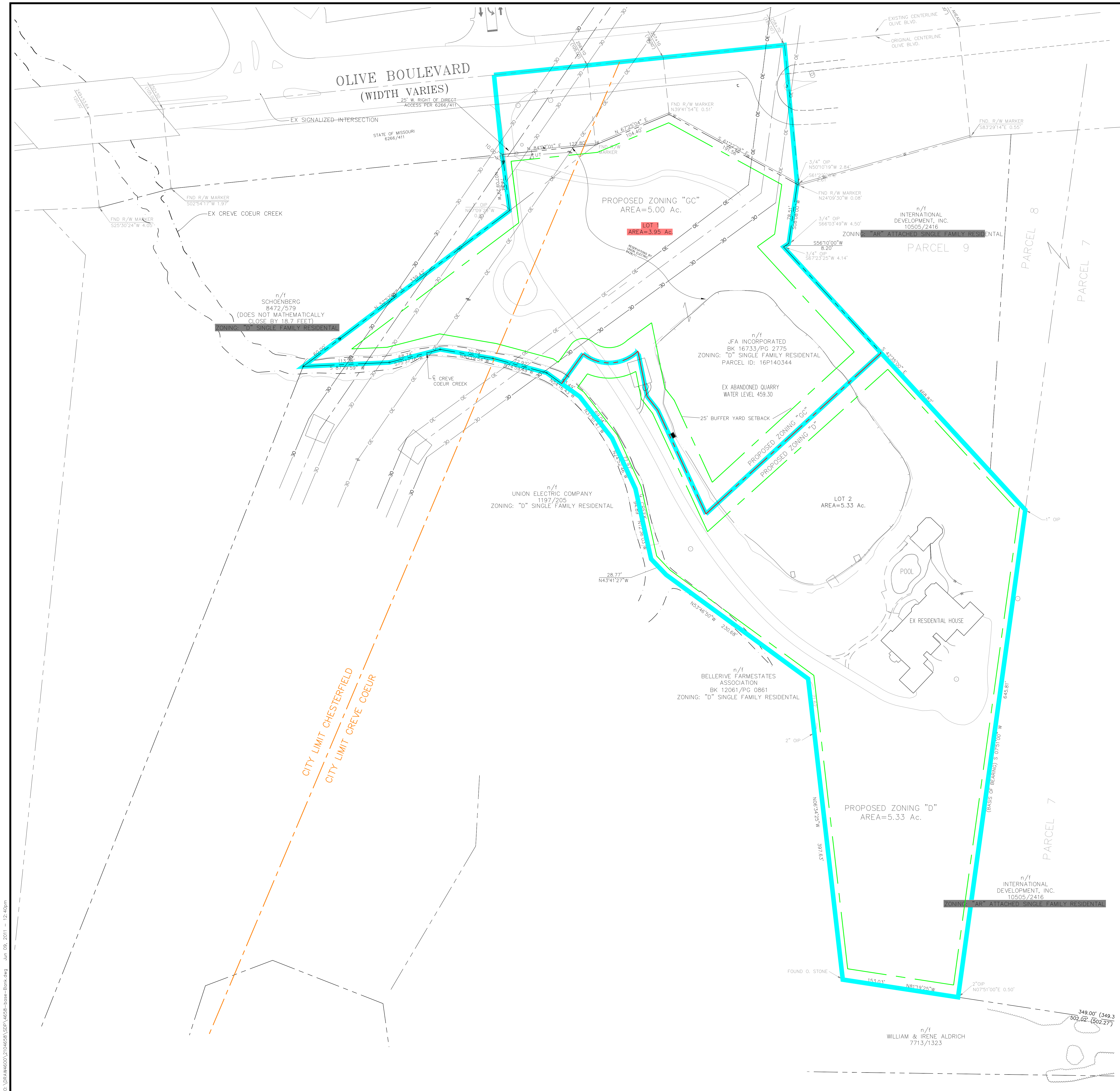
FAR CALCULATIONS:

MAXIMUM FAR FOR "GC" = 0.4
PROPOSED FAR = 0.06

PARKING CALCULATIONS:

BANK: 1 SPOT PER 1,000 SF = 16 SPOTS
RESTAURANT: 1 SPOT FOR EVERY 3 SEATS AT MAXIMUM OCCUPANCY PLUS 1 SPOT FOR EVERY 250 SF = 16 SPOTS
TOTAL REQUIRED PARKING = 32 SPOTS
PARKING PROVIDED = 47 SPOTS (INCLUDING 4 HANDICAP)

M.S.D. P# P-27467-01 BASE MAP # 16-P		13150 OLIVE BOULEVARD COMMERCIAL SITE DEVELOPMENT PLAN	
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996		257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
DATE: 5/10/11 DRAWN BY: E.J.B.	DATE: 5/10/11 CHECKED BY: G.M.S.	DATE: 5/10/11 JOB NUMBER: 210-4658	SHEET: 4 of 7



PROPOSED ZONING "GC" SETBACKS:

FRONT YARD: NO BUILDING OR STRUCTURE SHALL BE LOCATED CLOSER THAN TEN (10) FEET FROM A PUBLIC RIGHT-OF-WAY. IN THE EVENT THAT PARKING IS TO BE LOCATED IN FRONT OF A BUILDING OR STRUCTURE, SAID BUILDING OR STRUCTURE SHALL BE SET BACK A MINIMUM OF FIFTY (50) FEET FROM THE RIGHT-OF-WAY.

MINIMUM SIDE YARD: TWELVE (12) FEET.

MINIMUM REAR YARD: TWENTY (20) FEET.

BUFFER YARDS: 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.

MINIMUM DISTRICT SIZE:

THE MINIMUM DISTRICT SIZE SHALL BE FIVE (5) ACRES. SUCH A DISTRICT MAY CONSIST OF A SINGLE TRACT OF LAND OR TWO (2) OR MORE CONTIGUOUS TRACTS OF LAND THAT ARE AT LEAST FIVE (5) ACRES COMBINED.

PROPOSED ZONING "D" SETBACKS:

MINIMUM FRONT YARD FOR PERMITTED USES: TWENTY (20) FEET.

MINIMUM SIDE YARD FOR PERMITTED USES: EIGHT (8) FEET.

MINIMUM REAR YARD FOR PERMITTED USES: FIFTEEN (15) FEET.

LOT SIZE REQUIREMENTS:

MINIMUM LOT AREA: TEN THOUSAND (10,000) SQUARE FEET.

MINIMUM LOT WIDTH: SEVENTY (70) FEET

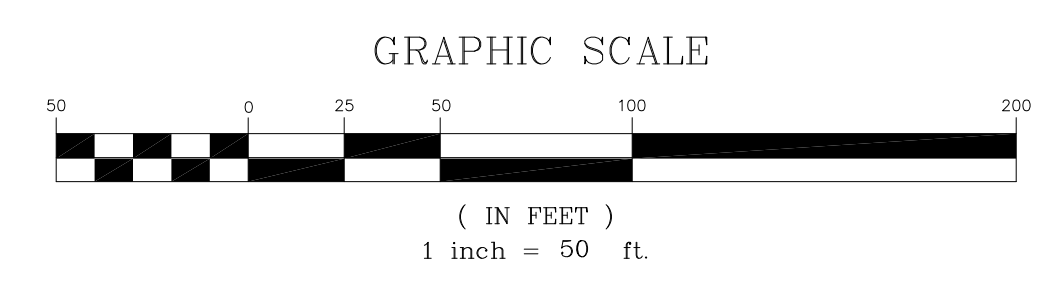
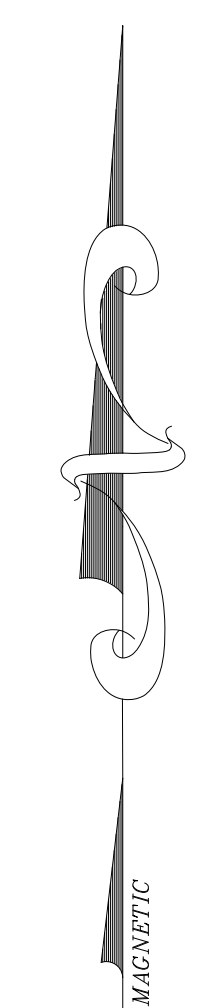
MINIMUM LOT DEPTH: ONE HUNDRED (100) FEET.

MINOR RESIDENTIAL STREET SPECIFICATIONS:

MINIMUM RIGHT OF WAY (COMMON GROUND): FIFTY (50) FEET.

MINIMUM PAVEMENT WIDTH (BACK TO BACK OF CURB): TWENTY SIX (26) FEET.

MINIMUM HORIZONTAL RADIUS OF CENTERLINE: ONE HUNDRED FIFTY (150) FEET.



- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED ZONING LINE
- EXISTING FLOODZONE "AE"
- EXISTING FLOODWAY
- MUNICIPAL LINE

M.S.D. P# P-27467-01
BASE MAP # 16-P

GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

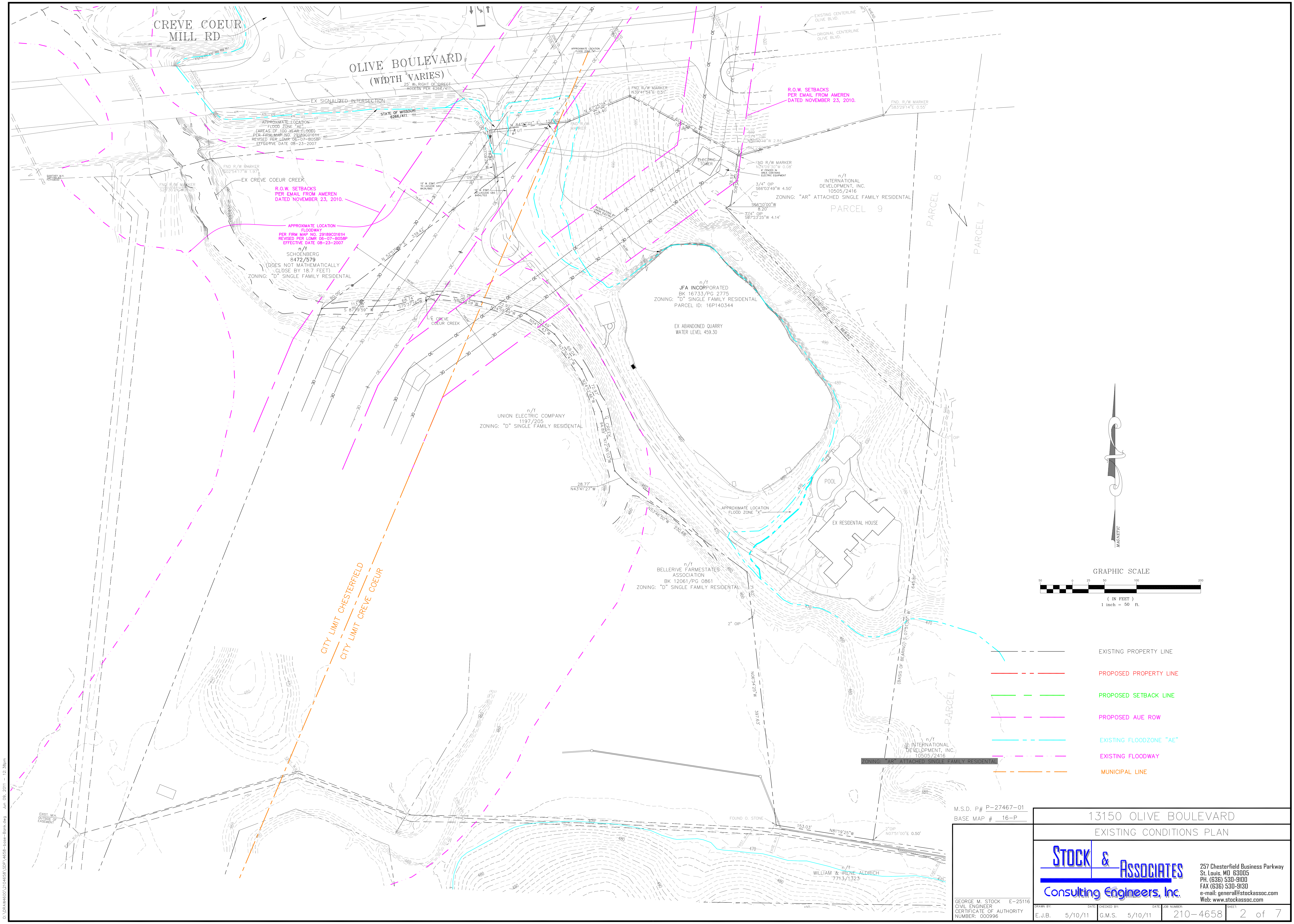
E-25116

13150 OLIVE BOULEVARD
PROPOSED ZONING EXHIBIT

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DRAWN BY: E.J.B.	DATE: 5/10/11	CHECKED BY: G.M.S.	DATE: 5/10/11	DATE JOB NUMBER: 210-4658	SHEET: 3 of 7
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M.S.D. P# P-27467-01
BASE MAP # 16-P

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

13150 OLIVE BOULEVARD
EXISTING CONDITIONS PLAN

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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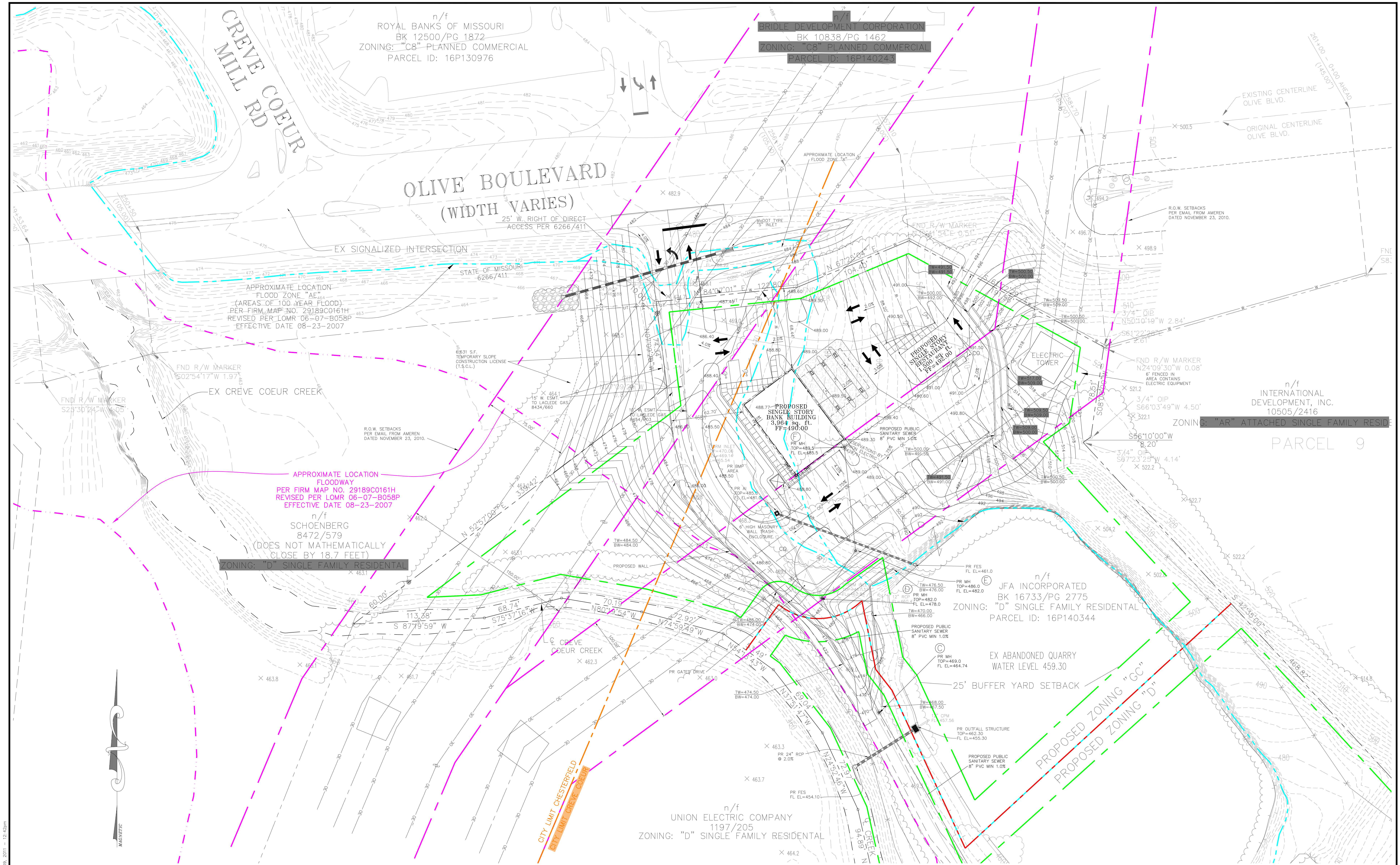
DATE: 5/10/11
DRAWN BY: E.J.B.

DATE: 5/10/11
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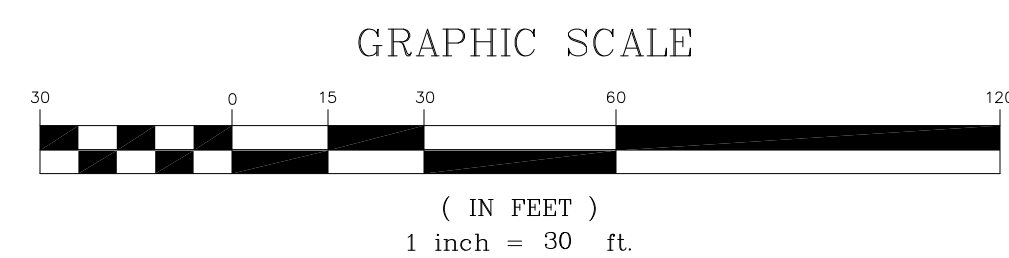
DATE: 5/10/11
JOB NUMBER: 210-4658

SHEET: 2 of 7

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|-----|------------------------|-----|-------------------------|
| --- | EXISTING PROPERTY LINE | --- | PROPOSED AUE ROW |
| --- | PROPOSED PROPERTY LINE | --- | EXISTING FLOODZONE "AE" |
| --- | PROPOSED SETBACK LINE | --- | EXISTING FLOODWAY |
| --- | MUNICIPAL LINE | | |

M.S.D. P# P-27467-01
BASE MAP # 16-P

13150 OLIVE BOULEVARD	
COMMERCIAL SITE DEVELOPMENT PLAN W/ GRADING	
Stock & Associates Consulting Engineers, Inc.	
257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	E-25116 DATE: 5/10/11 G.M.S. 5/10/11 DATE: 5/10/11 JOB NUMBER: 210-4658 SHEET: 5 of 7



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
#11-015 TO REPEAL ORDINANCE NUMBER 4085 AND REPLACE WITH A
NEW CONDITIONAL USE PERMIT FOR GRANITE CITY BREWERY
LOCATED AT 11411 OLIVE BOULEVARD**

FOR THE MEETING OF: June 20, 2011

LOCATION: 11411 Olive Boulevard

REQUEST:

Nick Fox, of Fox Consulting, on behalf of Granite City Food and Brewery, has submitted a request to amend their conditional use permit for an outdoor dining area, and an expansion of the seating in the bar area. The property is located at 11411 Olive Boulevard within the West Oak Shopping Center (see attached map), north of Olive Boulevard and east of Craig Road, and is currently zoned "CB" Core Business District.

ADDITIONAL INFORMATION:

All eating and drinking places are permitted by condition use permit in the "CB" Core Business District [Section 405.370(C)(1)(g)]. Ordinance No. 4085 authorizing the conditional use permit for Gateway City (now referred to as Granite City) Food and Brewery requires that any future enlargement, extension, expansion or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission.

Key Issues:

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

Comp. Plan References

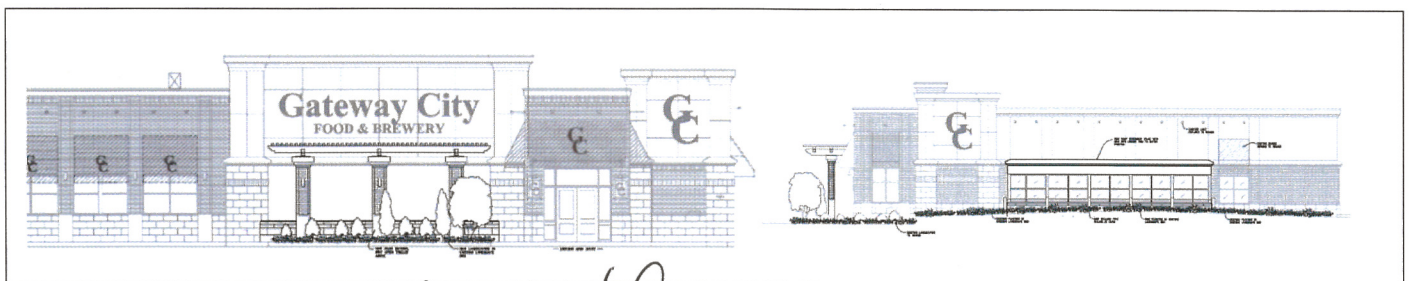
- Health and Connectivity Goals
- Central Business District
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References

- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.610 Non-Conformities
- Section 405.820 Required Off-Street Parking Spaces

APPLICANTS: Nick Fox
Fox Consulting, Inc.
6324 Mac Arthur Drive
Woodridge, IL 60517

OWNER: Granite City Food & Brewery
5831 Cedar Lake Road
Saint Louis Park, MN 55416



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

6/16/2011
Date

ATTACHMENTS: Applicant's building plans dated May 25, 2011, and revised elevation and landscaping drawings received June 15, 2011
Draft Ordinance
Ordinance No. 4085

INTRODUCTION

Dunham Capital Management received a conditional use permit (Ordinance No. 4085) for what was then referred to as Gateway City Food and Brewery on May 29, 2007. The conditional use permit was for the operation of an 11,360 square-foot eating and drinking establishment with a maximum seating of 300 seats. Hours of operation were limited to 11:00 a.m. to 10:00 p.m., Monday through Thursday, Friday and Saturday 11:00 a.m. to midnight, and Sunday 10:00 a.m. to 10:00 p.m.

Nick Fox, of Fox Consulting, on behalf of Granite City (GC's) Food and Brewery, has submitted a request to amend the conditional use permit for an outdoor patio and dining area, and an expansion of the seating in the bar area. The proposed exterior patio along the west façade will add 476 square feet of dining area, and the interior bar area bump-out along the south façade will add an additional 80 square feet of space, for a total of 556 square feet of new floor area, for a total of 11,916 square feet. Existing seating within the restaurant is 287. The proposed remodel will reconfigure the interior seating and add an additional 16 seats for a total of 303 seats for the restaurant, of which 28 seats are for the outdoor patio area. The applicant's seating tabulation is below:

SEATING TABULATIONS				
Granite City—Creve Coeur, MO 05-27-11				
BAR		EXISTING	EXISTING TO BE REMOVED	NEW
	TYPE	# SEATS		
	BAR STOOLS	15	15	15
	4 TOP TABLES	8	8	20
	8 TOP TABLES	—	—	8
	4 TOP BOOTHS	28	24	20
DINING	6 TOP BOOTHS	6	—	—
	TOTALS	57	47	63
	4 TOP TABLES	92	72	52
	6 TOP TABLES	60	—	—
	6 TOP BOOTHS	30	30	—
	4 TOP BOOTHS	48	—	—
PATIO	2 TOP TABLES	—	—	14
	8 TOP TABLES	—	—	8
	TOTALS	230	102	74
	4 TOP TABLES	—	—	28
	TOTALS	287	—149	165
	138 REMAINING + 165 NEW = 303 FINAL SEATS			

The proposed patio will require the partial removal of the landscaped planter area on the west façade, and the interior bar extension will encroach into the existing green space on the south façade.

GC's Food and Brewery is also seeking a change in operating hours from 11:00 am to 10:00 pm Monday through Thursday to 11:00 am to 11:00 pm Monday through Thursday, and extending Saturday's hours by two hours in the morning to 9:00 a.m. to midnight. Friday and Sunday hours will remain the same. The property is located at 11411 Olive Boulevard within the West Oak Shopping Center (see attached map), north of Olive Boulevard and east of Craig Road, and is currently zoned "CB" Core Business District. Because the original ordinance references

outdated sections of the City's Code of Ordinances, Staff is recommending a repeal of the existing ordinance and replacing it with a new conditional use permit.

BACKGROUND AND ZONING HISTORY

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

In October 2009, Mr. Cunningham, of Caplaco Nine, Inc., the owners of West Oak Square Shopping Plaza, received approval for a 15% reduction in the required number of parking spaces for the plaza based on the dynamics that typically result in a shopping center whereby the center as a whole needs less parking than the sum of the individual uses. A parking study was conducted on behalf of Caplaco Nine, Inc., that studied a maximum occupancy scenario wherein the maximum amount of floor area allocated to restaurants was assumed. GC's Food and Brewery was within the mix of uses assumed by the study.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District that encourages a mix of uses, including retail, residential, government, and park uses. While the overall site does not meet with the goals of the Comprehensive Plan for any future development within the Central Business District area, this request furthers the existing structure toward the intent of the Comprehensive Plan by providing for outdoor amenities. The goals listed under the Community Health and Connectivity of the Comprehensive Plan include requiring new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate (page 22).

The Design Guidelines further encourage visually interesting building facades, and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining areas that face the street is also encouraged (page 5). The proposed outdoor dining does provide an improvement that brings the site further along the intent of the Design Guidelines than the existing façade.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing a tenant space on a preexisting, legally non-conforming site. Ordinance No. 4085 authorized the conditional use permit for Gateway City Food and Brewery in 2007 requires that any enlargement, extension, expansion or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a building permit for the enlargement, expansion or alteration may be issued.

Use Intensity:

Section 405.470.13.b. limits restaurants to no more than 25% of the building square footage collectively. Restaurants operating within the center are Chipotle Mexican Grill, Pizza Hut-Take Out, Crazy Bowls & Wraps, Einstein's Bagels, Jimmy John's and Granite City Food & Brewery. The current restaurant square footage is 17% of the West Oak Shopping Center development. The proposed project will increase the square footage of restaurant space by less than 0.5% of the total development, well within the 25% allowed.

Site Coverage:

The proposed patio will require the partial removal of the landscaped planter area on the west façade. Section 405.120 defines *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.* The proposed outdoor dining area is categorized as an exclusion of coverage, and thus do not represent additional site coverage on the property. The plantings to be removed do not include any large scale trees or significant large scale plantings.

However, the extension of the bar area will increase the coverage by approximately 80 square feet, by extending the structure into the green space along the south façade. Section 405.610 Non-Conformities states that a non-conforming use shall not be extended, expanded or enlarged or increased in intensity. As the property has pre-existing, non-conforming site coverage, the applicant is proposing to remove a parking space equivalent in size to the square footage of the extension of approximately 80 square feet (one parking space, equals to one-to-one in square feet) at the south east corner. Therefore, the draft ordinance includes a condition for the removal of coverage to this effect.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area.

As discussed earlier, West Oak Square Shopping Center received approval for a 15% reduction in the required number of parking spaces necessary. The total parking required for all current uses within the center is 795 parking spaces, leaving a surplus of 133 spaces available on site. This calculation included the prior approved maximum of 300 seats for GC's Food and Brewery. The proposed renovations will create a total maximum seating of 303, with 28 of those for the outdoor patio, therefore no significant impact on the parking is expected. Nor should there be any impact from the removal of a parking space to off-set the coverage related to the non-

conformity. Further, on several site visits throughout the year, staff has observed plenty of parking available on-site at any given time.

Signs:

The drawings submitted by the applicant shows new signage on the west façade. The applicant has indicated that he is not aware of a request to change the existing sign, and no sign application has been submitted at this time. The review and approval of the conditional use permit for proposed outdoor dining area and expansion of the bar area does not constitute approval of any signage.

FORM OF THE DRAFT ORDINANCE

The draft ordinance is generally in keeping with the original ordinance, approved on May 29, 2007. Since the proposed expansion is entirely within the existing development, and therefore generally governed by the site development plan for the West Oak Shopping Center, the draft ordinance does not contain a section relating to site development plan conditions, beyond the requirement of removal of coverage to off-set the bar area expansion.

Conditions discussed within the staff report which are included in the draft ordinance include:

1. The Conditional Use Permit shall be for the operation of 11,916 eating and drinking establishment at 11411 Olive Boulevard
2. Maximum seating permitted is limited to 303 seats, including a maximum of 28 seats for outdoor dining.
3. Hours of operation shall be 11:00 a.m. to 11:00 p.m. Monday through Thursday, Friday 11:00 a.m. to Midnight, Saturday 9:00 a.m. to Midnight, and Sunday 10:00 a.m. to 10:00 p.m.
4. The building remodel shall be consistent with the building plans dated May 25, 2011, and revised elevation and landscaping drawings received June 15, 2011.
5. A site plan shall be submitted indicating the removal of coverage in the parking area at a one-to-one ratio of the new area of coverage created.

ACTION

If the Planning and Zoning Commission finds the attached 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 Granite City Food and Brewery submitted with Application #11-015, subject to the conditions contained in the draft ordinance attached to the staff report dated June 20, 2011” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



Legend

-  City Limit
-  Property Lines
-  West Oak Shopping Center 11411 Olive Boulevard



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 06/14/2011
	Description: View of the south portion of the west façade where the proposed new outdoor dining area shall be placed.
	Description: View of the west façade looking east from the parking area.
	Description: View looking northwest at the main entrance to the restaurant where the proposed patio will be placed, requiring removal of some of the landscaped planter area.

	Description: View of the west façade looking northwest from the sidewalk at the southwest corner of the building.
	Description: View of the south façade from the entrance into the bank. The expansion of the bar will extend two feet by 40 feet in front of the existing windows.
	View along the south façade and the green space that the bar area expansion will encroach upon.



Description: View looking southwest from the main entrance of the building out to the parking lot.

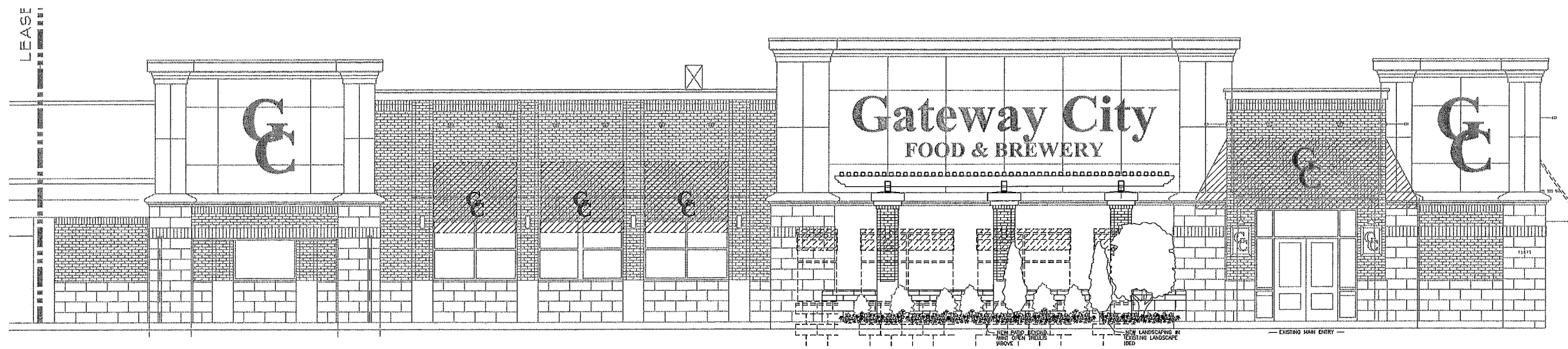


Description: View looking west from GC's.

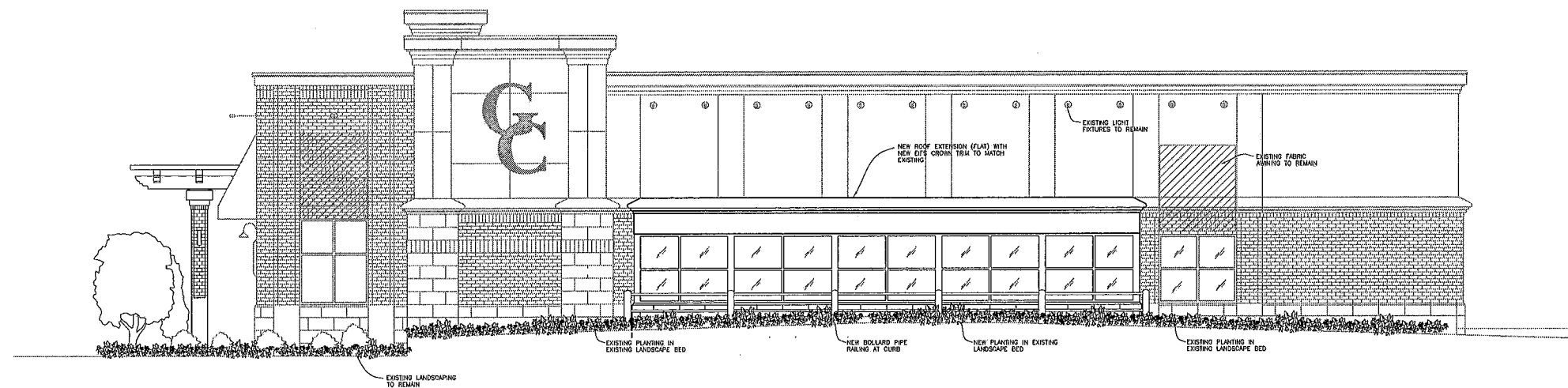


ELEVATION AT PATIO
SCALE: Not to Scale

RECEIVED
JUN 15 2011
PLANNING DEPT.



ELEVATION AT PATIO
SCALE: Not to Scale

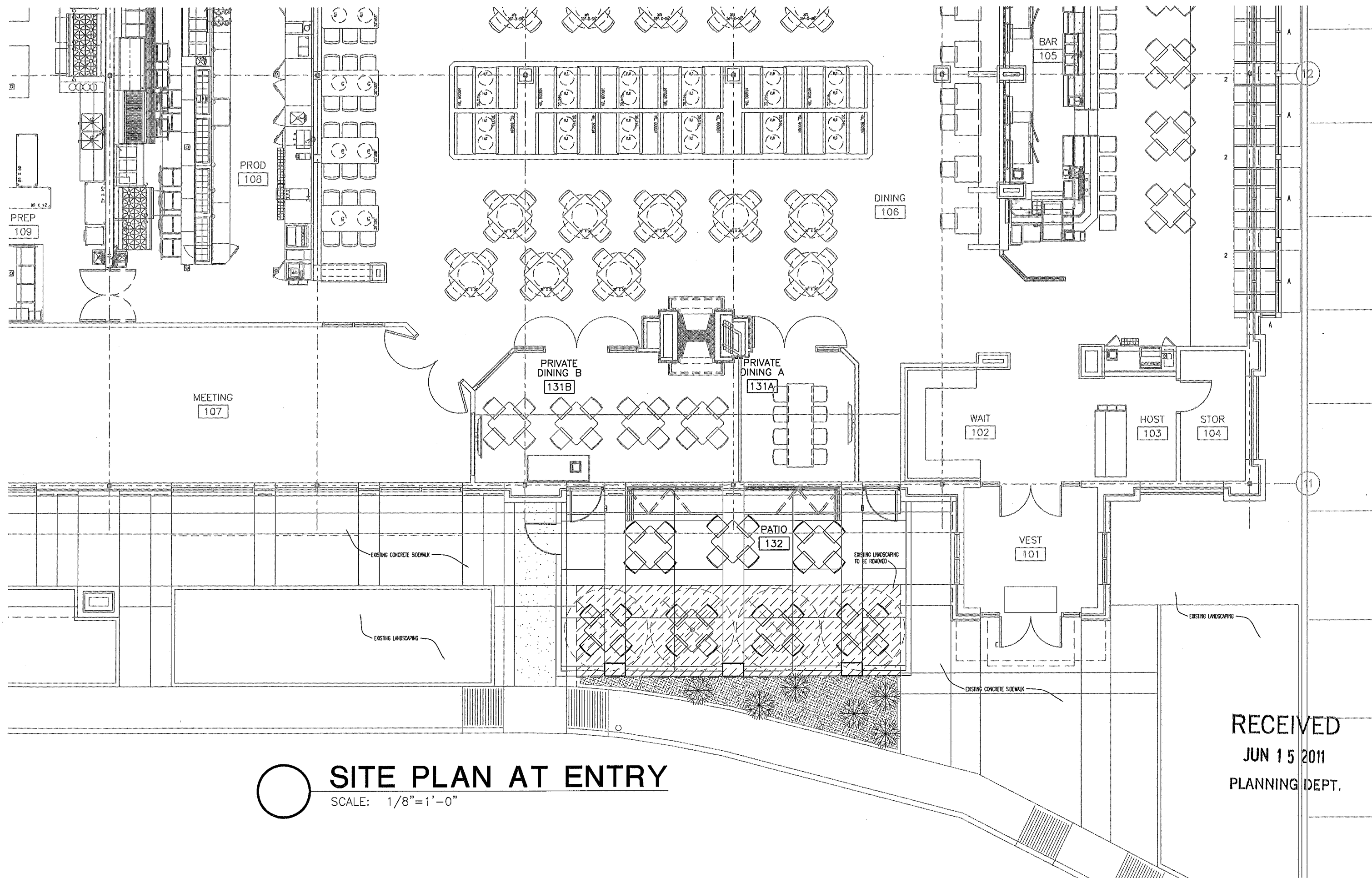


ELEVATION AT BAR EXTENSION
SCALE: Not to Scale

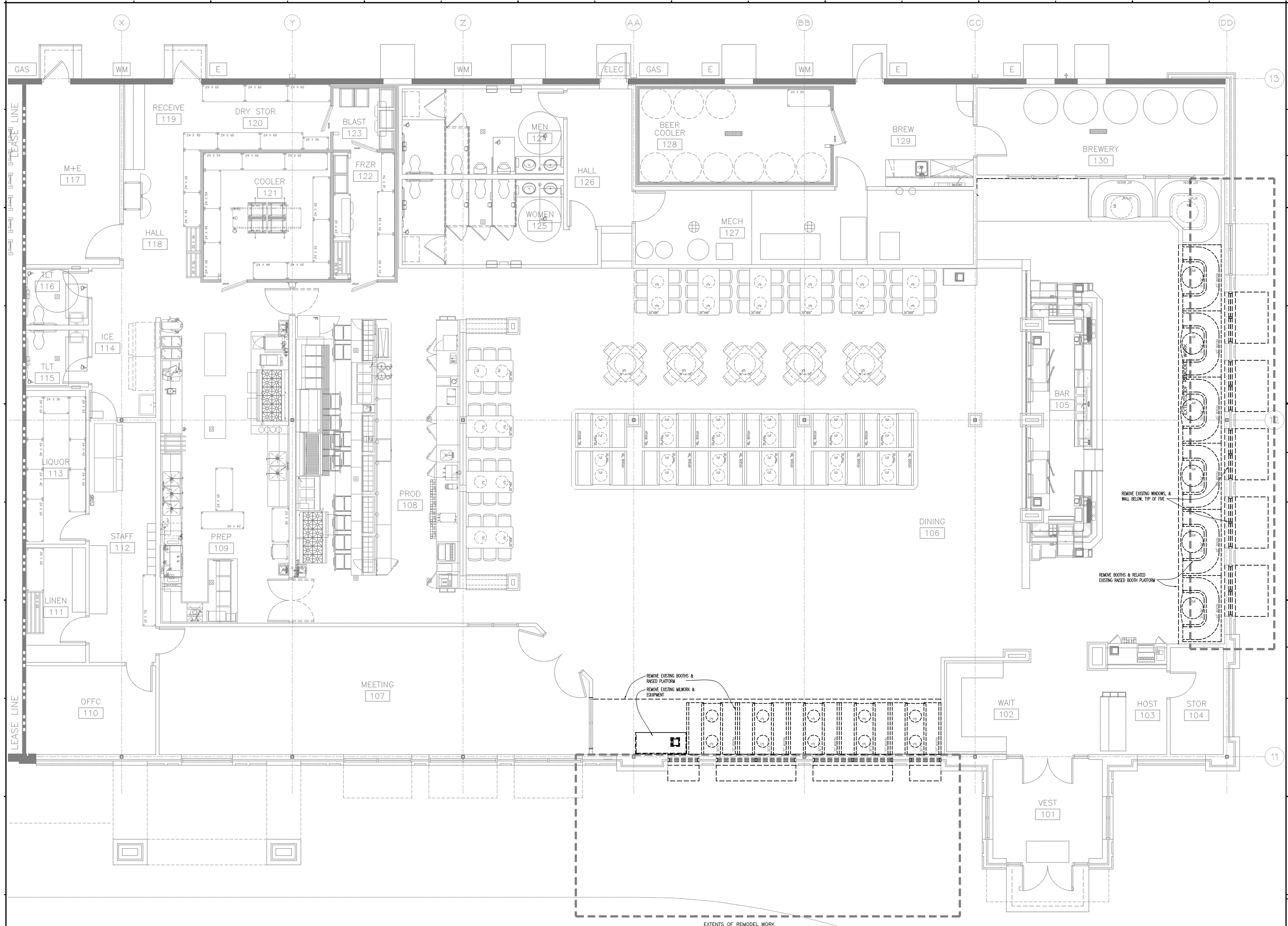
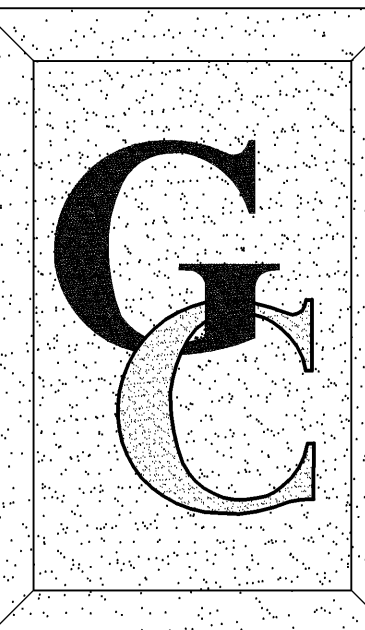
**Granite City
Food & Brewery**

Creve Coeur, MO
Elevation at New Patio
06-15-11

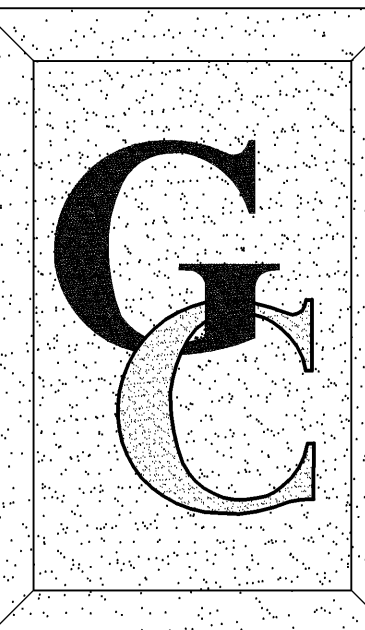
RECEIVED
JUN 15 2011
PLANNING DEPT.



SITE PLAN AT ENTRY
SCALE: 1/8"=1'-0"



01 EXISTING CONDITIONS / DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"



**GRANITE CITY
FOOD & BREWERY**

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR TO
BEGINNING CONSTRUCTION

NO REVISION

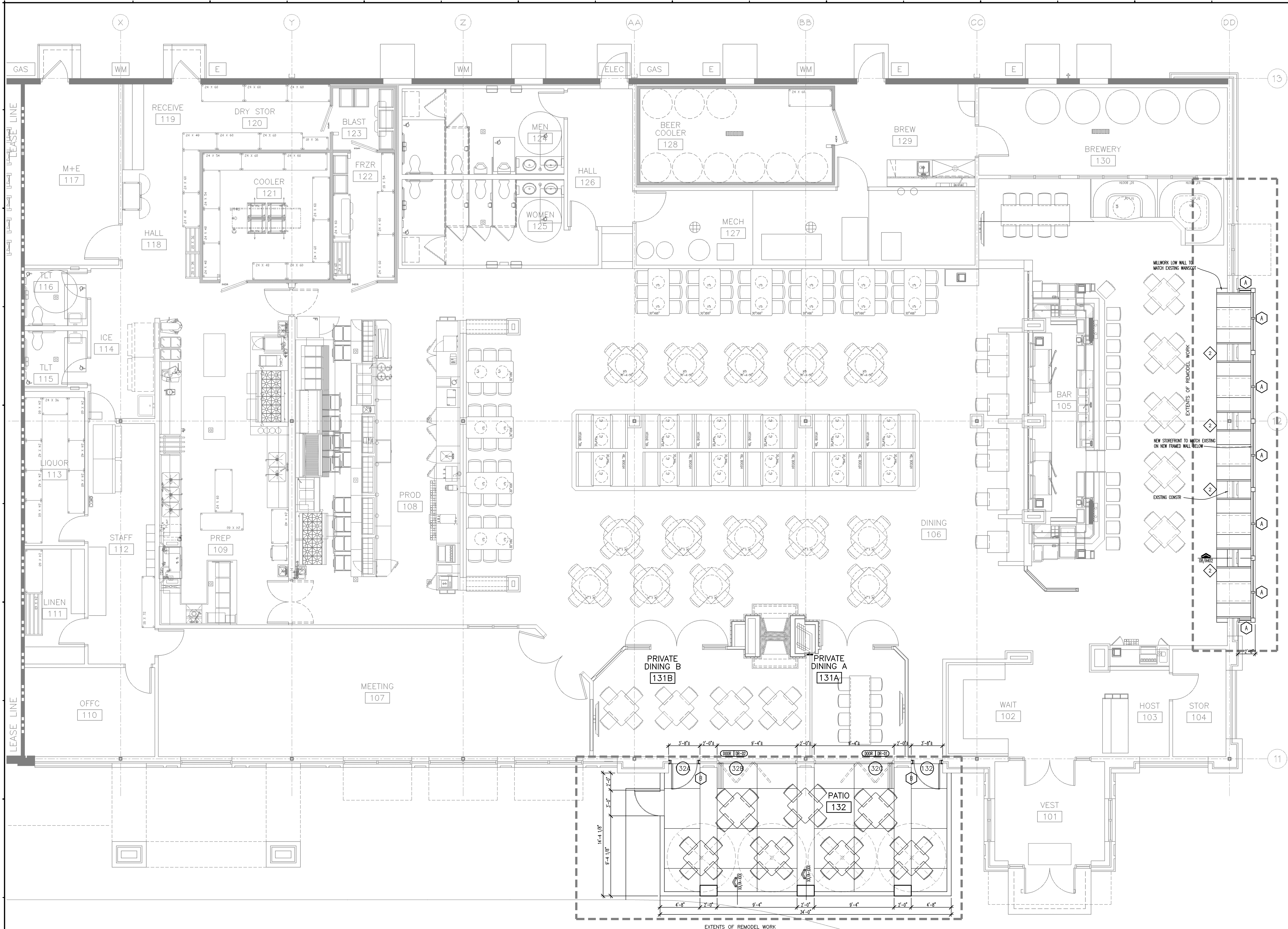
ISSUE FOR PERMIT 05-25-11
DESIGN DEVELOPMENT ISSUE DATED 04-28-11

PROJECT NUMBER
110299

SHEET NUMBER

A102

ORIGINAL ISSUE DATE -
DATE OF THIS PRINTING - May 25, 2011



02 PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"

EXTENTS OF REMODEL WORK

AMENDED BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBER 4085 AND AUTHORIZING THE
ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR GRANITE CITY FOOD AND
BREWERY RESTAURANT LOCATED AT 11411 OLIVE BOULEVARD**

WHEREAS, under Section 405.360(C), all eating and drinking places in the “CB”, Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #4085, was approved by the City Council on May 29, 2007, to allow an 11,360 square-foot, full service restaurant at 11411 Olive Boulevard; and

WHEREAS, an application was submitted by Mr. Nick Fox of Fox Consulting, Inc., on behalf of Granite City Food and Brewery, to amend Ordinance #4085 to allow the expansion of the bar and installation of an outdoor patio at the existing restaurant at 11411 Olive Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, June 20, 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)(2); 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 20, 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.

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

Section 1: Ordinance #4085 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 11411 Olive Boulevard, in the "CB" Core Business zoning district, within the "West Oak Shopping Center" development whose legal description is as follows:

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

Beginning at a point on the Northern line of Olive Street Road (Missouri State Highway K (340)) at its intersection with the Southwestern line of property conveyed to Onyx Corporation by Deed recorded in Book 6883, Page 1587 of the St. Louis County Records; thence along said Northern road line South 89 degrees 56 minutes 23 seconds West, 418.54 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 2,819.93 feet, an arc distance of 226.40 feet to a point of tangency; thence continuing along said road line, North 85 degrees 27 minutes 37 seconds West, 229.29 feet to a point being the most Eastern corner of right-of-way dedicated to St. Louis County by Deed recorded in Book 7823, Page 57 of the St. Louis County Records, thence along the Northeastern line of said dedication North 57 degrees 33 minutes 52 seconds West, 26.51 feet to the most Western corner thereof, said point being on the Northeastern line of Craig Road, 60 feet wide, thence along said Northeast line of Craig Road, North 29 degrees 40 minutes 07 seconds West, 700.28 feet to the Northwest corner of property conveyed to Caplaco Nine, Inc., according to Deed recorded in Book 8244, Page 2390; thence Northeasterly, along the Northwest line thereof, North 60 degrees 12 minutes 45 seconds East 531.96 feet to a point in the Southwest line of PARK WEST PLAT 5, a subdivision according to the plat thereof recorded in Plat Book 96, Page 30 of the St. Louis County Records; thence along said Southwest line, South 29 degrees 26 minutes 00 seconds East, 129.60 feet to the most Southern corner of Lot 136 of said Subdivision; thence along the Southeast line of PARK WEST PLAT 5, North 60 degrees 22 minutes 10 seconds East, 231.30 feet to its intersection with a line being the direct Northwestwardly prolongation of the Southwest line of property conveyed to Schrier by Deed recorded in Book 5812, Page 423; thence Southeastwardly along said line and along the Southwest line of PARK WEST PLAT 4, a Subdivision according to the plat thereof recorded in Plat Book 94, Page 1, along the Southwest line of PARK WEST PLAT 1, a Subdivision according to the plat thereof recorded as Daily NO. 204 on May 16, 1958, along the Southwest line of PARK WEST PLAT 2, a subdivision according to the plat thereof recorded in Plat Book 86, Page 46 and along the Southwest line of property conveyed to Onyx Corporation, as aforementioned, South 29 degrees 24 minutes 48 seconds East, 1050.40 feet to the point of beginning and containing 16.047 Acres.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the operation of an 11,916 square-foot, full service restaurant with a maximum of 303 seats, up to 28 of which may be located in an outdoor patio, subject to Section 405.470.13 of the City of Creve Coeur Zoning Code.
2. Said use shall be located in the lease unit currently addressed as 11411 Olive Boulevard within the West Oak Shopping Center development.
3. The exterior of the existing structure may be altered to include an expanded bar area and outdoor patio in substantial conformance with the construction drawings titled "Patio

Addition and Bar Extension" issued by GHA Architects on May 25, 2011, and elevation and landscaping drawings dated June 15, 2011.

4. Any new site coverage resulting from the building alternations permitted by this ordinance shall be offset by an equal or greater area of new greenspace located elsewhere on the property, subject to the review and approval of the Zoning Administrator.
5. The hours of operation shall be: 11:00 a.m. to 11:00 p.m. Monday through Thursday; 11:00 a.m. to Midnight Friday; 9:00 a.m. to Midnight Saturday; and 10:00 a.m. to 10:00 p.m. Sunday.
6. Additional business hours are permitted with the Zoning Administrator's approval. Business hours can be approved for the catering of special events.
7. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
8. Employee parking, delivery and company vehicles shall be parked in the parking area located behind the building.
9. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
10. There shall be no outdoor storage or long-term placement of any materials or equipment including, but not limited to, storage of outdoor tables, chairs, umbrellas, gas tanks, and milk crates.
11. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
12. Any mechanical equipment installed for the site shall be properly screened with approved materials.
13. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
14. 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.
15. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
16. 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 4: 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

BILL NO. _____

ORDINANCE NO. _____

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 5: 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

BILL NUMBER 5078

ORDINANCE NUMBER 4085

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR AN EATING AND DRINKING ESTABLISHMENT FOR GATEWAY CITY FOOD AND BREWERY LOCATED AT 11411 OLIVE BOULEVARD, NORTH OF OLIVE BOULEVARD, EAST OF CRAIG ROAD, AND ZONED 'CB' CORE BUSINESS DISTRICT

WHEREAS, application was made by Mr. Wade Behm with Dunham Capital Management for a Conditional Use Permit under the City's Zoning Ordinance to operate an eating and drinking place, located at 11411 Olive Boulevard, zoned CB, Core Business District, and

WHEREAS, under Section 26-43.3(g), all eating and drinking places require the issuance of a Conditional Use Permit as provided in Section 26-114, and

WHEREAS, on April 16, 2007, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application and accompanying site development plan on certain conditions as per Section 26-114.4(b), and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, May 14, 2007, 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 26-114.4(c), 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 on April 27, 2007 and in the West County Journal the week of April 30, 2007, newspapers of general circulation in the City of Creve Coeur, and

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

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

(a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

(b) Will contribute to and promote the community welfare and convenience at the specific location;

(c) Will not cause substantial injury to the value of neighboring property;

(d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.

(e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.

(f) Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 11,360 sq. ft. eating and drinking place addressed as 11411 Olive Boulevard, zoned 'CB' Core Business District, as shown on the Site Development Plan, received by the Department of Community Development on March 8, 2007, subject to the conditions stated in Section 2.

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

1. This Conditional Use Permit shall be for the operation of an 11,360 sq. ft. eating and drinking establishment subject to Section 26-52.13 of the City of Creve Coeur Zoning Code.
2. Said use shall be located on the property currently addressed as 11411 Olive Boulevard.
3. The maximum seating permitted is limited to 300 seats, as defined by the City's Zoning Ordinance.
4. The hours of operation shall be from 11:00 a.m. to 10:00 p.m. Monday through Thursday, Friday and Saturday 11:00 a.m. to 12:00 p.m., and Sunday 10:00 a.m. to 10:00 p.m.
5. The floor plan for the proposed restaurant shall be filed with the City's Zoning Administrator showing the type and location of all equipment, furniture, seating capacity, and other information which may be requested by the building official.
6. All signs for the restaurant must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.
7. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the restaurant, including but not limited to storage of outdoor tables, chairs, umbrellas, gas tanks, and milk crates.
8. Any mechanical equipment installed for the restaurant shall be properly screened with approved materials.
9. Additional business hours are permitted with the Department of Community Development's approval. Business hours can be approved for the catering of special events.
10. Employee parking, delivery and company vehicles shall be parked in the parking area located behind the building.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
12. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
13. The seating area must have sufficient proper signs to comply with the "No Smoking" Ordinance Number 1392 and amending Ordinance Number 1548.
14. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith. Failure to comply with this provision shall not excuse anyone from these conditions.
15. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
16. 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.
17. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date it grants the Conditional Use Permit, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
18. 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.

19. The use of outdoor speakers for the amplification of music and spoken word is prohibited.
20. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.

Section 3: The Site Development Plan shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The applicant is required to submit Building Plans to the Building Division for review, as required by Section 26-116 of the Zoning Ordinance.
2. The applicant shall submit Improvement Plans to the Department of Public Works for review and approval, as directed by Section 26-60 of the Zoning Ordinance.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance.

Section 5: This ordinance shall become effective 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 29th day of May, 2007.


DAVID KREUTER
PRESIDENT OF CITY COUNCIL

Approved this 29th day of May, 2007.


HAROLD L. DIELMANN
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK



city of CREVE COEUR

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

**APPLICATION FOR FINAL PLAT APPROVAL OF
LOTS 1, 2, 3, 4, 34, AND 36 IN THE ENCLAVE BELLERIVE SUBDIVISION
FOR THE MEETING OF: June 20, 2011**

LOCATION: Enclave Bellerive Subdivision on both sides of Mason Road and north of Ladue Road. Lots 1-4 are located on Nomini Hall Court and lots 34 and 36 are on Tufton Farm Court.

REQUEST: David Volz, of Volz Inc., on behalf of The Enclave at Bellerive, LLC, has filed two final plat applications (Final Plats 4 and 5), that include two clusters of lots: lots 1-4 are located west of Mason Road on Nomini Hall Court; lots 34 and 36 are lots east of Mason Road on Tufton Farm Court.

ADDITIONAL INFORMATION: The preliminary plat for the Enclave Bellerive subdivision was approved in 2005. Review and approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it must be approved by the Planning Commission and City Council.

Key Issues:

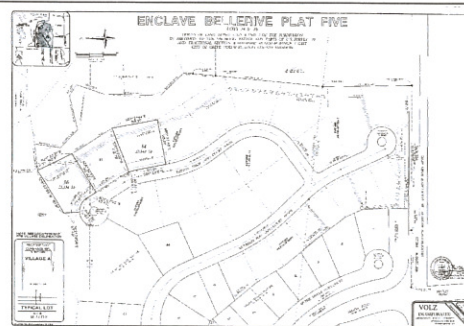
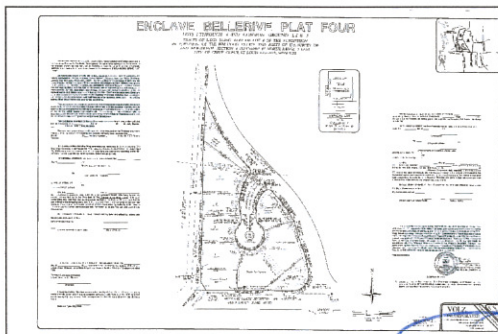
- Do the lots substantial conform with the previously approved preliminary plat?
- Do the final plat drawings meet the technical requirements for such drawings?

Subdivision Code References

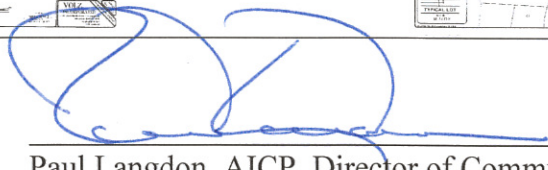
- Section 410.140: Step Five - Final Subdivision Plat
- Community Health and Connectivity

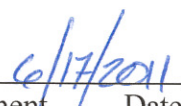
APPLICANTS: David A. Volz
Volz, Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

OWNER: The Enclave Bellerive, LLC
332 Wythe House Court
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP, Director of Community Development


Date

ATTACHMENTS: Applicant's Final Plats 4 and 5, dated May 26, 2011.

SUBDIVISION AND ZONING HISTORY

The Planning and Zoning Commission recommended approval of the preliminary subdivision plat on January 3, 2005. The City Council subsequently approved the development of Enclave Bellerive on January 24, 2005, when the property was rezoned from "A" to "B" Single-Family Residential with an "RDD" Residential Design Development preliminary plat. A site development plan was also approved at that time for fifty-five (55) houses. The subdivision infrastructure is complete and individual lots, such as these ones, are now being sold and developed pending approval of the various final plats and issuance of building permits.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	"A" Single-family Residential	N/A
South	Single-family residences	"A" Single-family Residential	Ladue Road
East	Single-family residences	"A" Single-family Residential	N/A
West	Bellerive Country Club	Town and Country Zoning	Mason Road (partial)

ANALYSIS

The subdivision request involves the platting of only lots 1-4 on Nomini Hall Court and lots 34 and 36 on Tufton Farm Court. The proposed final subdivision plats conform to the approved preliminary subdivision plat and is in compliance with all applicable zoning requirements of the "B" Single-family Residential zoning district as modified by the RDD plat approved in 2005.

RECOMMENDATION AND CONDITIONS OF APPROVAL

Review of these final plats is a ministerial act and they should be approved unless a technical failure is found in the drawings. Should the Planning and Zoning Commission recommend approval of the proposed final plats, staff recommend the following condition be placed on both approvals:

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.

ACTION

Action on these items will be in the form of two separate motions to recommend approval as presented, approval with additional conditions, or denial for failure to meet all technical requirements. City Council review is tentatively scheduled for June 27, 2011.

The following are examples of motions for this application:

"I move to recommend approval of the Final Subdivision Plat for Enclave Bellerive Plat 4 with the condition listed in the staff memo, dated June 20, 2011." (other conditions may be added, eliminated, altered, and modified by prior motion).

"I move to recommend approval of the Final Subdivision Plat for Enclave Bellerive Plat 5 with the condition listed in the staff memo, dated June 20, 2011." (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

**APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
(CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)**

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

APPENDIX 4: AERIAL MAP



Note that map only shows individual lots that have been recorded with St. Louis County Recorder of Deeds.

Current zoning allows a total of 55 lots to be recorded.

Legend

Lot Lines



Not to Scale

ENCLAVE BELLERIVE PLAT FOUR

LOTS 1 THROUGH 4 AND COMMON GROUND 1, 2 & 3
TRACTS OF LAND BEING PART OF LOT 4 OF THE SUBDIVISION
IN PARTITION OF THE WM. HOGG ESTATE AND PARTS OF U.S. SURVEY 730
AND FRACTIONAL SECTION 8 TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

We the undersigned owners of the tracts of land hereon platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and subdivided in the manner shown on this plat, which Subdivision shall be subject to any easements, restrictions or covenants of record and hereafter be known as ENCLAVE BELLERIVE PLAT FOUR.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Creve Coeur, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, AT&T, the Metropolitan St. Louis Sewer District, and the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements, for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewers and drainage facilities. The Entrance Monument Easement as shown hereon, is hereby dedicated to the Trustees of Enclave Bellerive, their successors and assigns, for the construction and maintenance of an entrance monument. The building setback lines shown hereon are also hereby established.

Two permanent monuments for each block created (indicated as $\bullet$) and semi permanent monuments at all lot corners (indicated as $\circ$) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development.

This Subdivision is subject to the conditions and restrictions filed in conjunction with this plat and recorded this _____ day of _____, 20____, as Daily Number _____ of the St. Louis County Records.

The common ground shown on the plat has been conveyed to the Trustees of Enclave Bellerive, their successors and assigns, by General Warranty Deed recorded the _____ day of _____, 20____, as Daily Number _____ in the St. Louis County Records.

It is hereby certified that all existing easements (as referenced in the First American Title Insurance Company Commitment for Title Insurance Number NCS-46336-STLO, dated April 12, 2003) are shown or noted on this plat as of the time and date of the recording of this plat. All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, we have hereunto set our hand, this _____ day of _____, 20____.

The Enclave at Bellerive, L.L.C.

By: _____
Greg Vatterott, President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 20____, before me appeared Greg Vatterott, to me personally known, who being by me duly sworn, did say that he is the President of The Enclave at Bellerive, L.L.C., a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written.
My Commission expires _____.

(Printed name of Notary Public) (Notary Public)

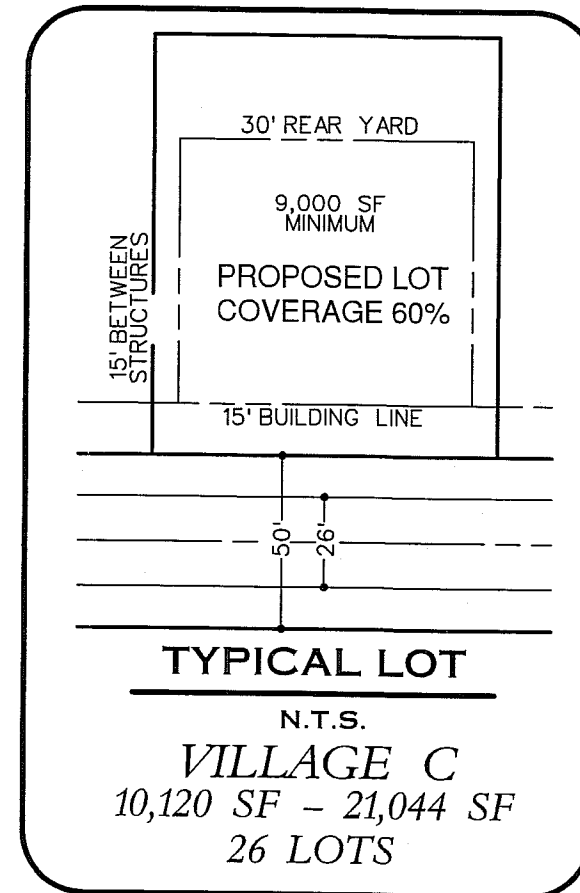
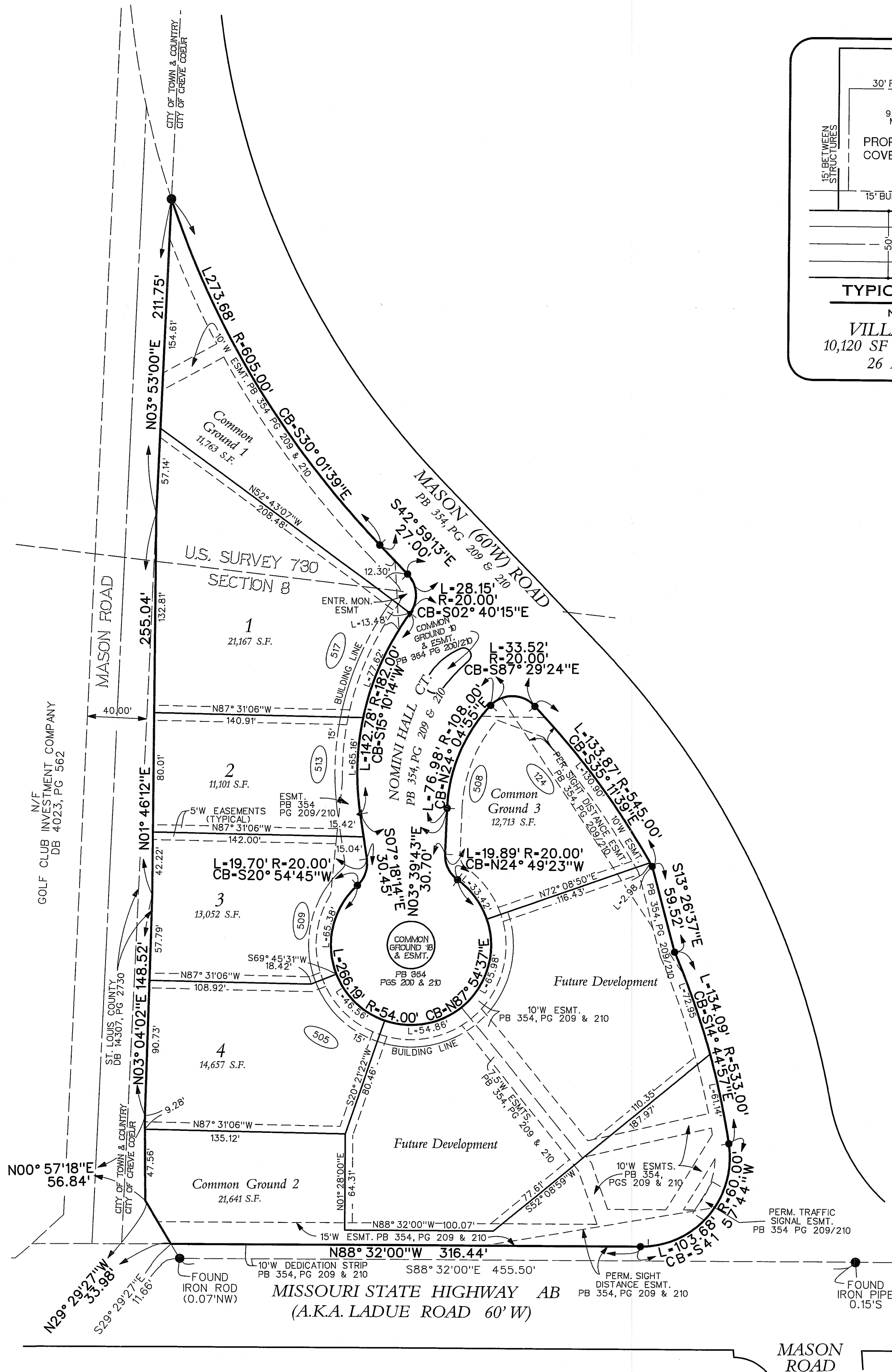
It is hereby certified, that this Subdivision Plat was approved on the _____ day of _____, 20____ pursuant to the Subdivision Regulations of the City of Creve Coeur, Missouri, as outlined in said regulations in Section 22A-3.4 of Ordinance Number 1045.

Planning & Zoning Commission
City of Creve Coeur, Missouri

Chairman

I, Laverne Collins, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Subdivision Plat is in complete compliance with Ordinance No. 1045 approved on the twenty-fifth day of July, 1983, as approved by the City Council of the City of Creve Coeur.

Deborah Ryan, City Clerk



We the undersigned legal owners and holder of notes for _____, secured by Deed of Trust recorded in Deed Book _____, Page _____, of the St. Louis County Records, do hereby join in and approve the foregoing Subdivision, as shown on this Plat.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal, this _____ day of _____, 20____.

Corporation

By: _____
(Corporate Officer)

(Printed name of Corporate Officer, Title)

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

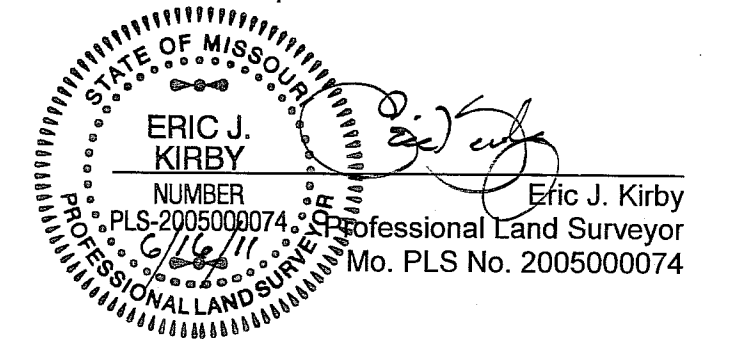
On this _____ day of _____, 20____, before me appeared _____, to me personally known, who being by me duly sworn, did say that (s)he is the _____ of _____, a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written.
My Commission expires _____.

(Printed name of Notary Public) (Notary Public)

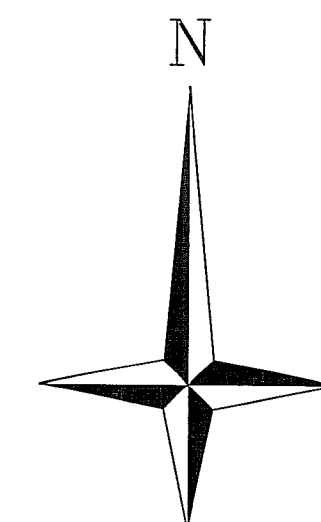
This is to certify that we have, during the month of May, 2011, by order of The Enclave at Bellerive, L.L.C., prepared a Subdivision Plat, base upon survey prepared by Volz Inc during November 2003, of a tract of land being part of Lot 4 of the Subdivision in Partition of the Wm. Hogg Estate according to the plat accompanying the Commissioner's Report recorded in Deed Book 409, Page 81 and Survey Record Book 6, Page 217 of the St. Louis City (former County) Records and parts of U.S. Survey 730 and Fractional Section 8, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri. This Survey was made in accordance with the "Missouri Minimum Standards for Property Boundary Surveys", as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, meets the accuracy requirements of an Urban Property Survey, as defined therein, and the results are as shown on this plat.

Volz Incorporated



GENERAL NOTES:

1. Source of Title: A First American Title Insurance Company Commitment for Title Insurance Number NCS-46336-STLO, dated April 12, 2003. The easements reported therein, do not affect this portion of the subject property.



Scale in Feet
Scale: 1"=50'

LEGEND
▲ PERMANENT MONUMENT (BRASS COATED STEEL ROD w/ BRASS CAP)
● IRON PIPE (FD. OR SET)

VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

707-25
Sheet 1 of 1
Enclave Bellerive Plat Four

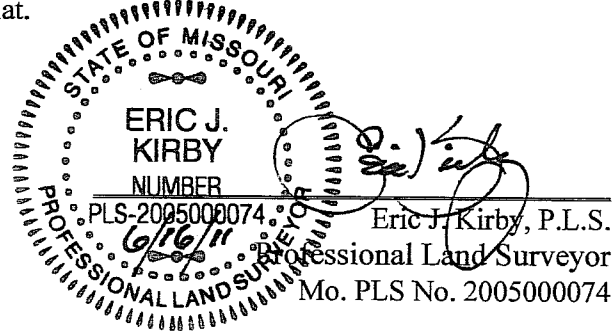
ENCLAVE BELLERIVE PLAT FIVE

LOTS 34 & 36

TRACTS OF LAND BEING LOTS 4 AND 5 OF THE SUBDIVISION
IN PARTITION OF THE WM. HOGG ESTATE AND PARTS OF U.S. SURVEY 730
AND FRACTIONAL SECTION 8 TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

This is to certify that we have, during the month of February, 2008, by order of The Enclave at Bellerive, L.L.C., made a Property Boundary Survey and prepared a Subdivision Plat of a tract of land being Lots 4 and 5 of the Subdivision in Partition of the Wm. Hogg Estate according to the plat accompanying the Commissioner's Report recorded in Deed Book 409, Page 81 and Survey Record Book 6, Page 217 of the St. Louis City (former County) Records and parts of U.S. Survey 730 and Fractional Section 8, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri. This Survey was made in accordance with the "Missouri Minimum Standards for Property Boundary Surveys", as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, meets the accuracy requirements of an Urban Property Survey, as defined therein, and the results are as shown on this plat.

Volz Incorporated



GENERAL NOTES:

1. Source of Title: A First American Title Insurance Company Commitment for Title Insurance Number NCS-46336-STLO, dated April 12, 2003. All easements reported therein, are shown hereon.

We the undersigned owners of the tracts of land hereon platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and subdivided in the manner shown on this plat, which Subdivision shall be subject to any easements, restrictions or covenants of record and hereafter be known as ENCLAVE BELLERIVE PLAT FIVE. No roads are being dedicated on this plat.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Creve Coeur, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, AT&T, the Metropolitan St. Louis Sewer District, and the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements, for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewers and drainage facilities. The building setback lines shown hereon are also hereby established.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development

This Subdivision is subject to the conditions and restrictions filed in conjunction with this plat and recorded this _____ day of _____, 200__, as Daily Number _____ of the St. Louis County Records.

It is hereby certified that all existing easements (as referenced in the First American Title Insurance Company Commitment for Title Insurance Number NCS-46336-STLO, dated April 12, 2003) are shown or noted on this plat as of the time and date of the recording of this plat. All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, we have hereunto set our hand, this _____ day of _____, 200__.

The Enclave at Bellerive, L.L.C.

By: _____
Greg Vatterott, Managing Member

STATE OF MISSOURI)
)SS
COUNTY OF ST. LOUIS)

On this _____ day of _____, 200__, before me appeared Greg Vatterott, to me personally known, who being by me duly sworn, did say that he is the Managing Member of The Enclave at Bellerive, L.L.C., a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written.
My Commission expires _____

(Printed name of Notary Public)

(Notary Public)

It is hereby certified, that this Subdivision Plat was approved on the _____ day of _____, 200__ pursuant to the Subdivision Regulations of the City of Creve Coeur, Missouri, as outlined in said regulations in Section 22A-3.4 of Ordinance Number 1045.

Planning & Zoning Commission
City of Creve Coeur, Missouri

Chairman

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Subdivision Plat is in complete compliance with Ordinance No. 1045 approved on the twenty-fifth day of July, 1983, as approved by the City Council of the City of Creve Coeur.

Deborah Ryan, City Clerk

We the undersigned legal owners and holder of notes for _____, secured by Deed of Trust recorded in Deed Book _____, Page _____, of the St. Louis County Records, do hereby join in and approve the foregoing Subdivision, as shown on this Plat.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal, this _____ day of _____, 200__.

Corporation

By: _____
(Corporate Officer)

(Printed name of Corporate Officer, Title)
STATE OF MISSOURI)
)SS
COUNTY OF ST. LOUIS)

On this _____ day of _____, 200__, before me appeared, _____, to me personally known, who being by me duly sworn, did say that (s)he is the _____ of _____, a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and (s)he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written.

My Commission expires _____

(Printed name of Notary Public)

(Notary Public)

VOLZ
INCORPORATED

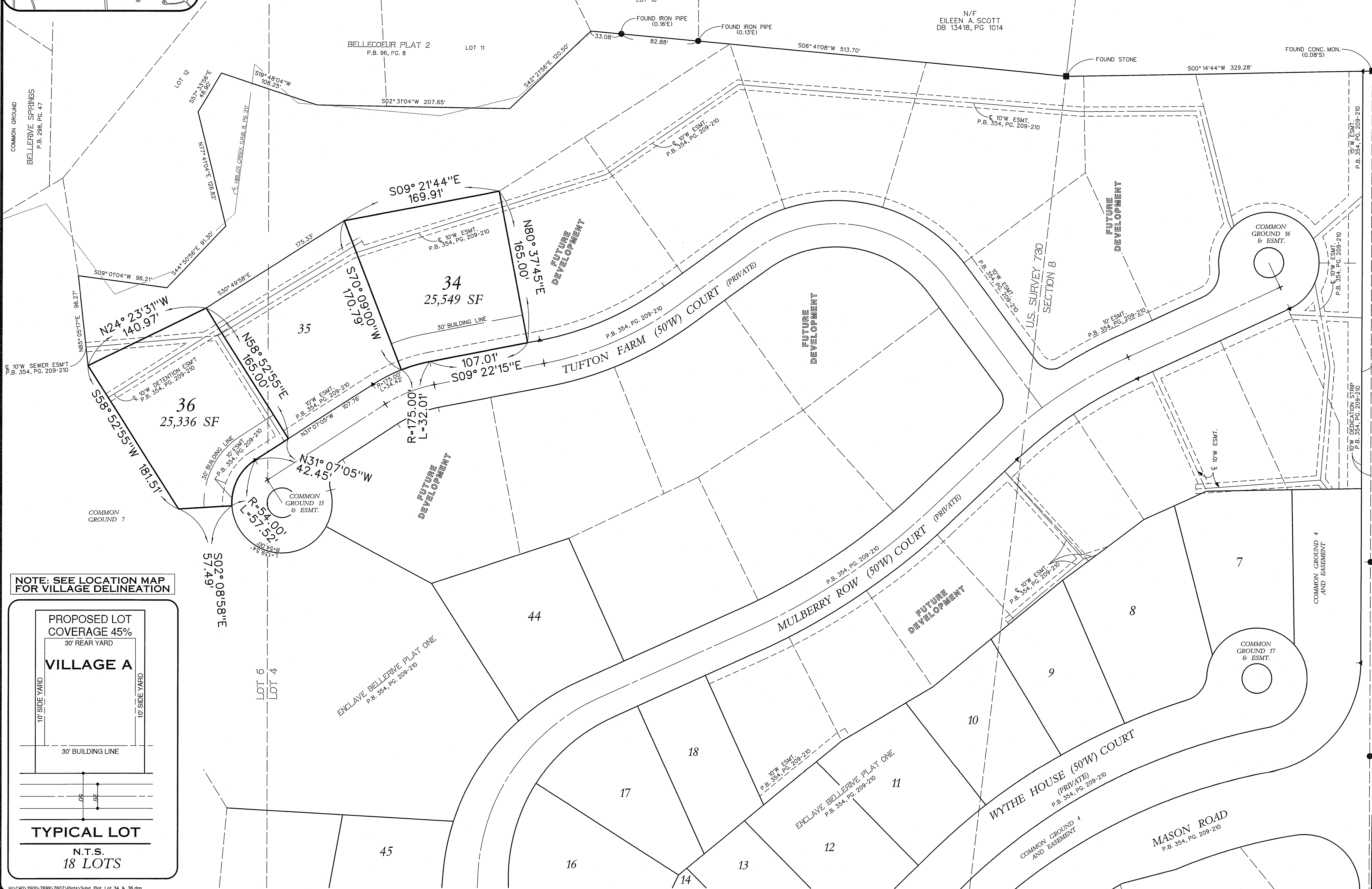
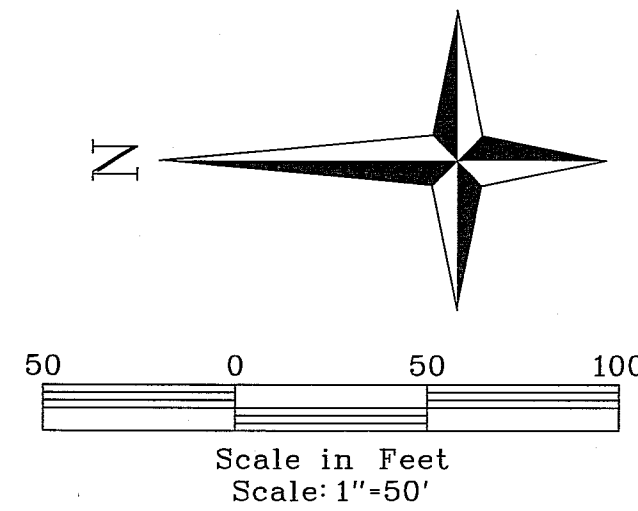
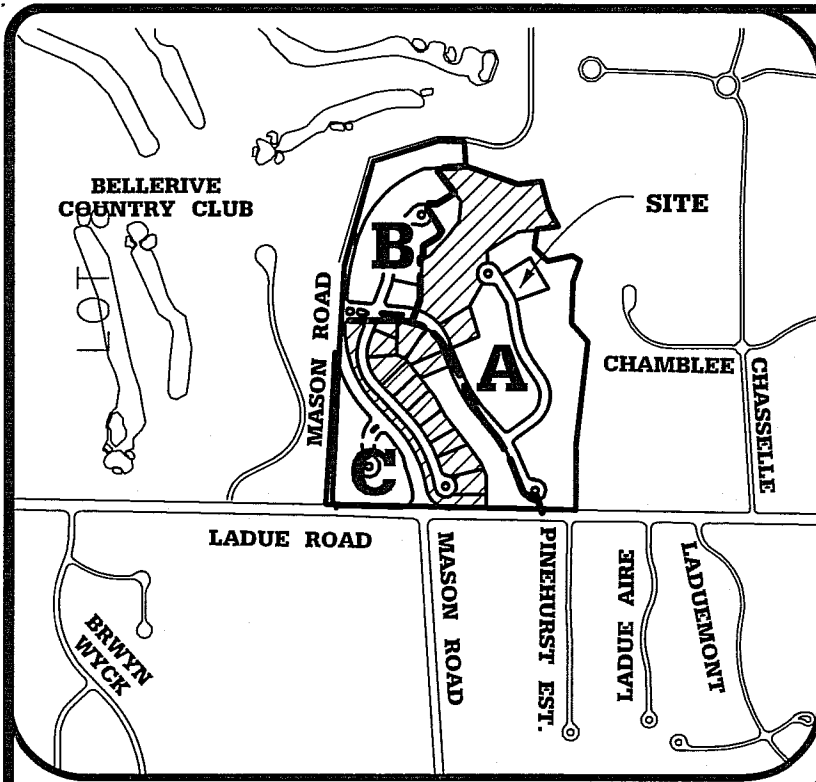
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

7607-22
Sheet 2 of 2
Enclave Bellerive Plat Five

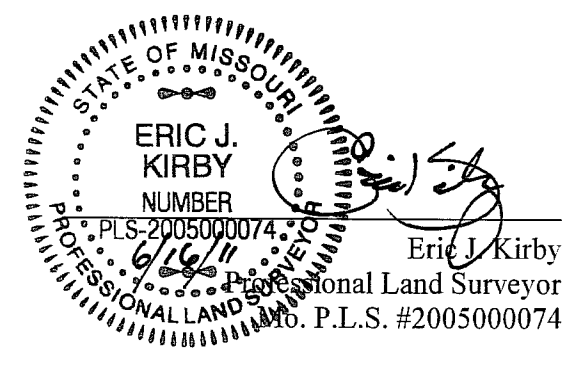
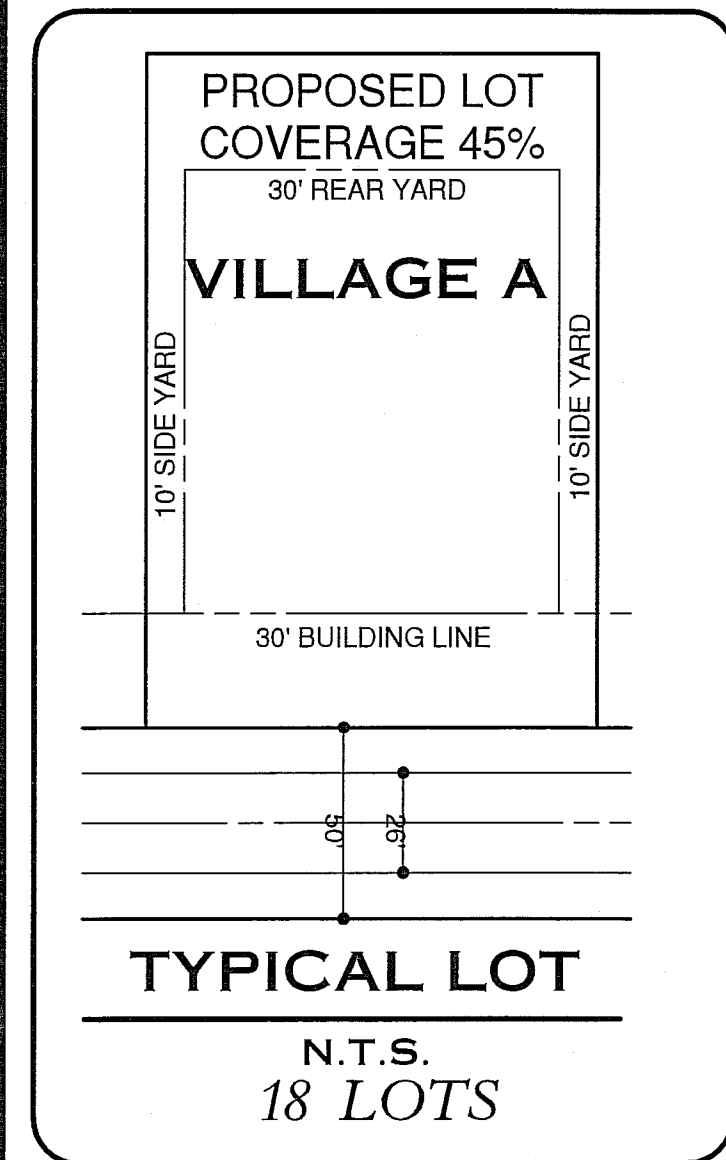
ENCLAVE BELLERIVE PLAT FIVE

LOTS 34 & 36

TRACTS OF LAND BEING LOTS 4 AND 5 OF THE SUBDIVISION
IN PARTITION OF THE WM. HOGG ESTATE AND PARTS OF U.S. SURVEY 730
AND FRACTIONAL SECTION 8 TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CRÈVE COEUR, ST. LOUIS COUNTY, MISSOURI



NOTE: SEE LOCATION MAP
FOR VILLAGE DELINEATION



VOLZ INCORPORATED
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6122

Enclave Bellerive Plat Five
Sheet 1 of 2
7007-22



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: June 15, 2011

TO: Planning and Zoning Commission

CC: Paul Langdon, AICP, Director of Community Development
Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Conway Park Improvement Project

Conway Park was established in 1987, and some of the original features of the park have aged and are beginning to fail. The City has been awarded grant funding to help offset the cost to replace these ageing and failing facilities.

Existing Conditions and Proposed Improvements

Three general improvements are proposed for Conway Park: 1) a new playground, 2) the conversion of existing playground space into picnic areas, and 3) the replacement of the existing wooden tie walls. Sketches of Conway Park and the proposed improvements are attached for reference.

New Playground

Conway Park currently has two small playgrounds which have served the public well. However, these playgrounds are not particularly accessible to the handicapped and do not meet the current accessibility guidelines according to the Americans with Disabilities Act (ADA). Furthermore, the playgrounds have deteriorated with age and have needed several repairs throughout the years.

The current proposal seeks to replace these small playgrounds with one new, larger playground with a poured-in-place safety surface. This new playground, its safety surface, and its new walkway access would all be designed to meet all current ADA accessibility guidelines. In particular, the proposal includes the following playground improvements:

1. A new, accessible playground facility on a poured-in-place safety surface measuring approximately 65'x60' in size.
2. Four (4) benches to surround the playground.
3. A new, concrete sidewalk to provide an accessible route to the playground.

Conway Park has few existing options for young children or for children with disabilities. The proposed playground structure and safety surface are specifically designed to accommodate and appeal to these children. The proposed playground will incorporate several activity "panels" and elements of varying complexity so to provide an entertainment and play opportunity for children of all ability levels.

Proposals for this playground were obtained by the City on June 10, 2011, through an advertised request for proposals. A total of 17 proposals were submitted, from which the Parks and Recreation Committee will make a recommendation at their meeting on June 20, 2011. The recommendation of the Parks and Recreation Committee will be brought before the Planning and Zoning Commission that evening.

Conversion of Existing Playground Space

The City has identified a lack of designated eating areas in Conway Park, as only one currently exists near the tennis courts. Thus, the City proposes to convert the relatively level areas around the existing

playgrounds into two areas for picnic tables by pouring a concrete slab floor at each location. Sidewalks would also be added to provide an accessible route to these eating areas.

The number of pavilions is an area of deficiency that was identified in a Parks Needs Assessment that was developed for the City in 2008. The Parks and Recreation Committee may seek to add pavilions over these concrete slabs as part of a future parks improvement project.

New Retaining Walls

Conway Park has a series of old wooden tie retaining walls that have begun to rot and disintegrate. The largest of these walls is approximately 4-5 feet tall and stretches the length of the tennis courts. Its deteriorated condition not only poses a nuisance and a hazard to the tennis players, but may also eventually threaten the tennis courts themselves. Three smaller retaining walls can be found adjacent to the tennis courts and the existing playgrounds, and all three of these walls are in a similar state of deterioration.

The current proposal is to replace these wooden tie walls with modular block retaining walls. These new walls will be structurally sound, will be more attractive, and should serve the City for decades.

The color of these walls will be discussed by the Parks and Recreation Committee at their meeting scheduled for June 20, 2011. The recommendation from the Parks and Recreation Committee will be presented to the Planning and Zoning Commission that evening.

Project Funding

Funding for the current proposal was made available by the Creve Coeur City Council as part of the FY2011 budget and again in the fall of 2010 with the approval to pursue grant funding for the proposal. Grant funding was awarded to the City by the Municipal Parks Grant Commission that will reimburse 90% of the construction costs for the proposed improvements, up to approximately \$200,000.00 in reimbursement. The City's share of the costs for the Conway Park improvements is projected to be approximately \$22,000.00.

Construction Approval

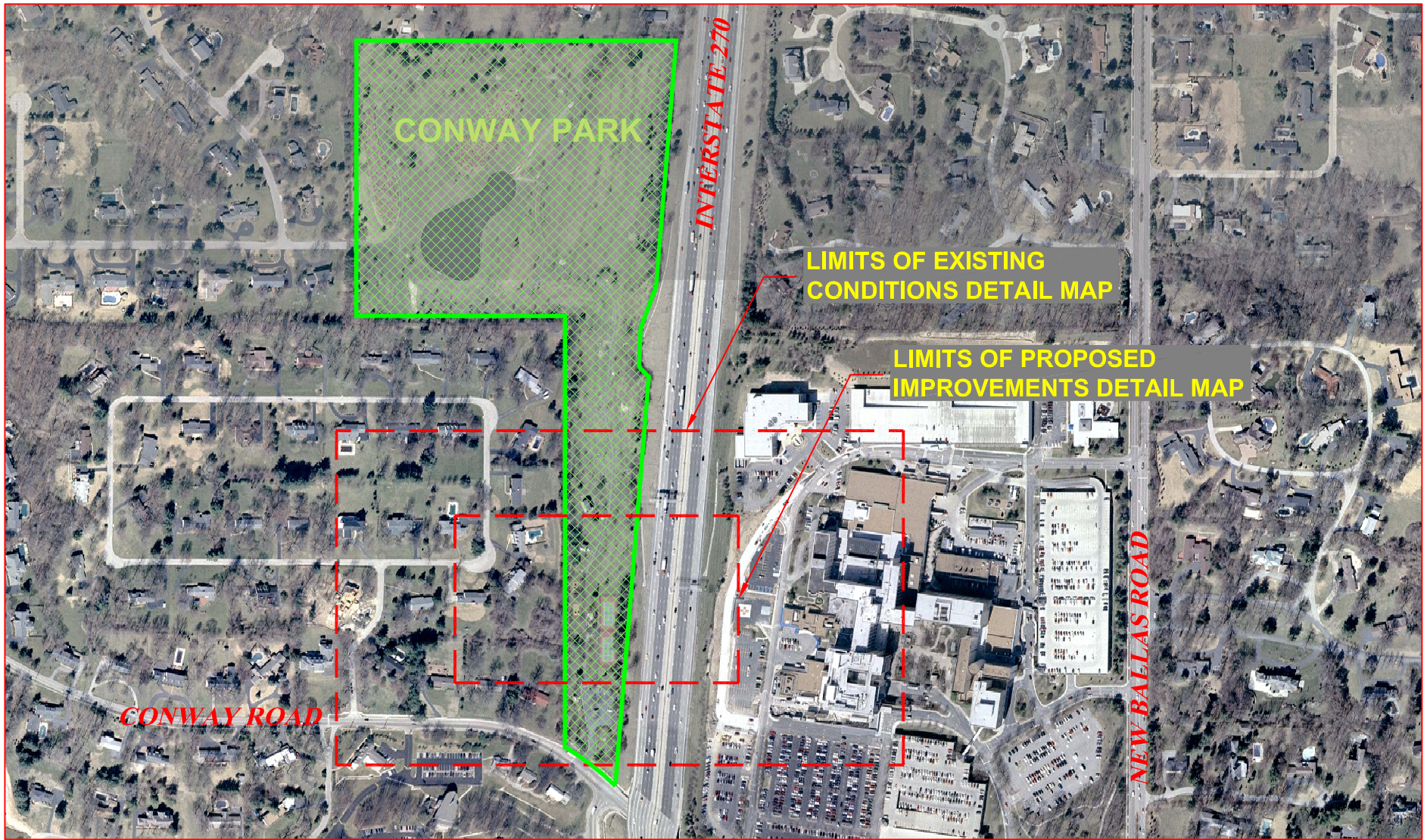
City staff seeks the Commission's approval or disapproval to proceed with the construction of the current proposal for improvements to Conway Park. According to Section 89 of Missouri state law, the City must obtain the approval of such development of public property from the Planning and Zoning Commission prior to the commencement of work.

Award of the contracts involved with the various aspects of the proposed improvements to Conway Park will be brought before the City Council for their review and approval.

A sample motion would be as follows:

I move to (approve/disapprove) the improvements to Conway Park as currently proposed, as recommended by the City's Parks and Recreation Committee, and as required by Section 89 of Missouri state law.

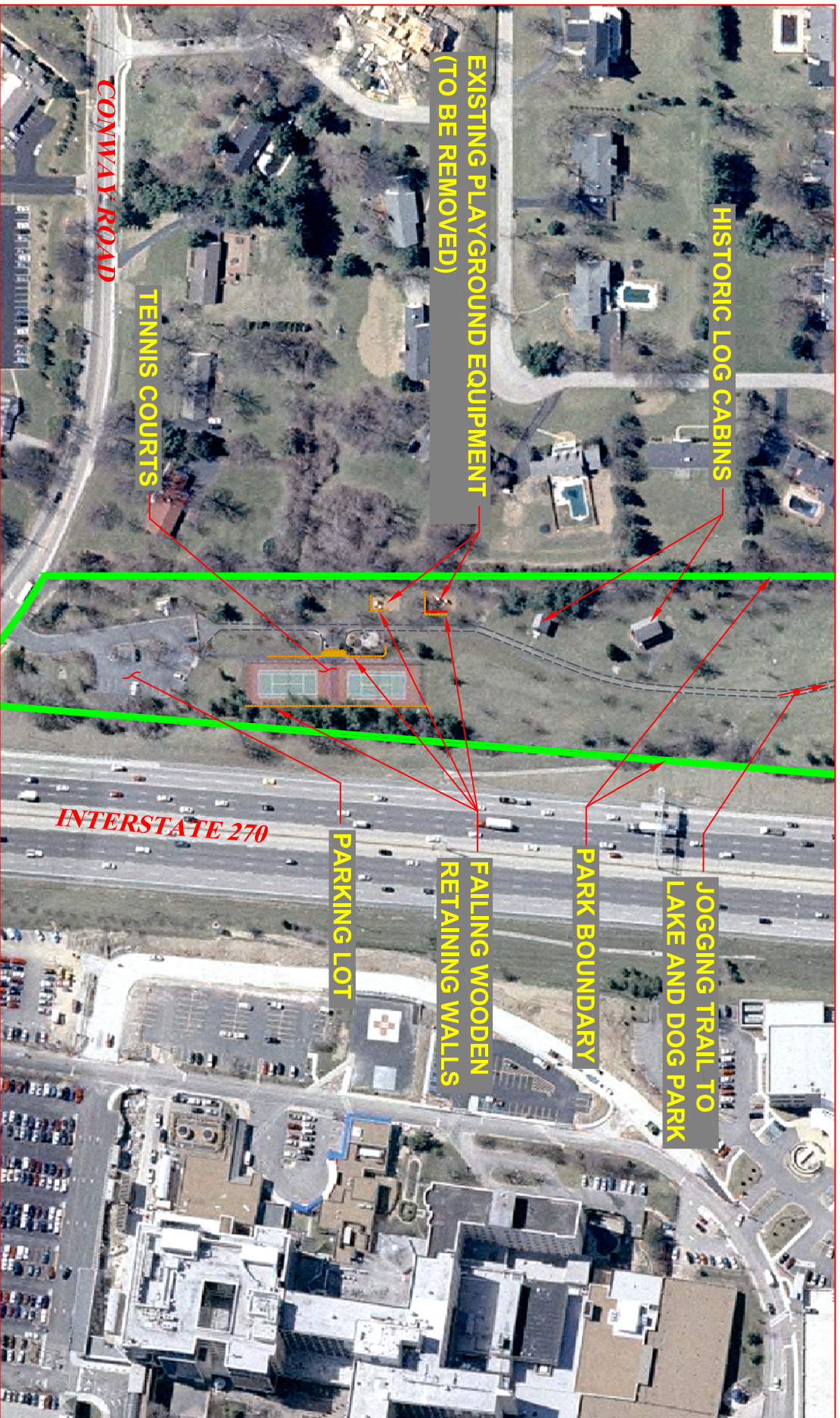
The Commission's options are to approve or disapprove the current proposal.



PARK LAYOUT MAP CONWAY PARK IMPROVEMENTS CITY OF CREVE COEUR

SCALE:
1" = 500'



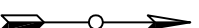


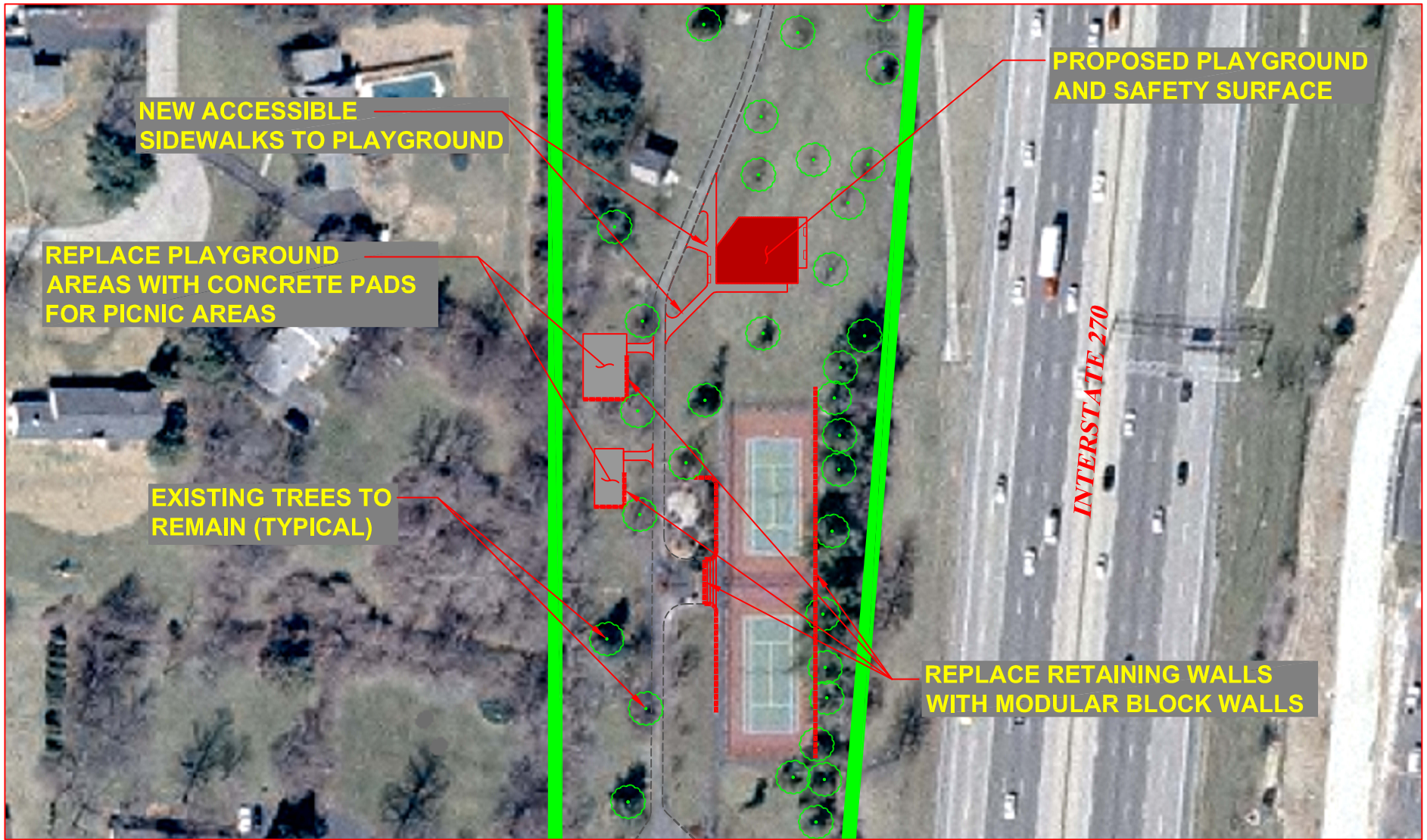
EXISTING CONDITIONS DETAIL MAP

CONWAY PARK IMPROVEMENTS

CITY OF CREVE COEUR

SCALE:
1" = 200'





PROPOSED PROJECT OVERVIEW MAP

CONWAY PARK IMPROVEMENTS

CITY OF CREVE COEUR

SCALE:
1" = 100'

