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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 5, 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

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

Design Teams: Christopher Fennell
Marc Fornes & Volkan Alkanoglu

6. NEW BUSINESS

A. Application #11-018: City staff seeks approval for various improvements to Conway Park, pursuant to Section 89 of Missouri state law. These improvements include a new playground, new retaining walls, and new sidewalks. The City has obtained a Municipal Parks Grant for up to 90% of the cost of the proposed project.

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

B. PUBLIC HEARING – Application #11-014: A request to rezone 5 acres from "AR" Attached Single-Family Residential to "GC" General Commercial and 4.28 acres from "AR" Attached Single-Family Residential to "D" Single-Family Residential on 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

C. PUBLIC HEARING – Application #11-015: A request to repeal Ordinance #4085 and replace with a new conditional use permit for the Granite City Brewery located at 11411 Olive Boulevard to allow an outdoor patio and expansion of the inside bar area.

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

D. Application #11-016: Final Plat Approval of Lots 1, 2, 3, 4, 34, and 36 in the Enclave Bellerive Subdivision

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

7. WORK AGENDA

8. OTHER BUSINESS

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

9. ADJOURNMENT



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

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

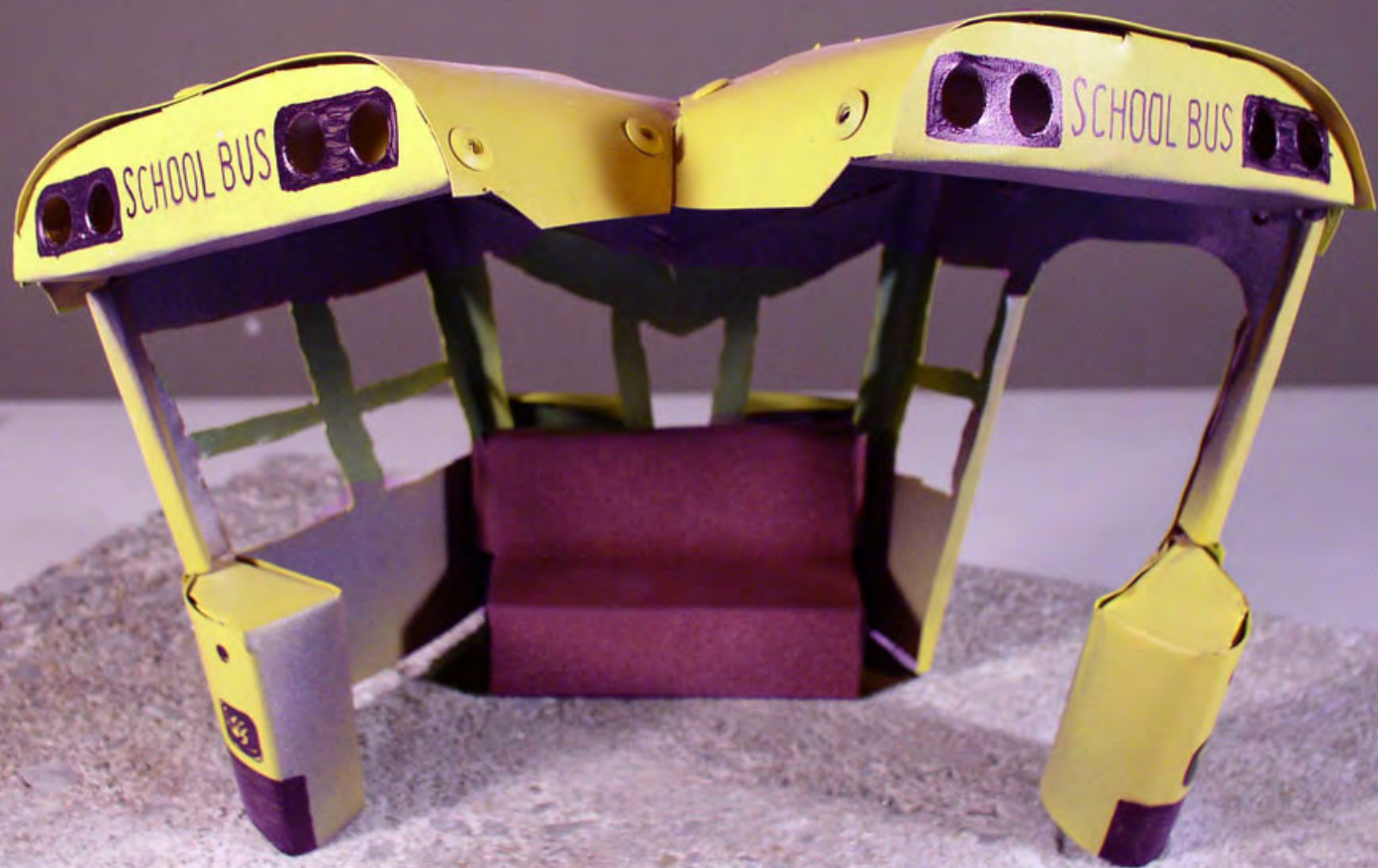
2 Used School Buses	\$ 2,000
Steel	\$ 500
Urethane Paint	\$ 700
Welding Supplies	\$ 400
Studio Rent	\$ 2,000
Labor (Including Installation)	\$16,500
Engineering Drawings	\$ 2,100
Transporting Sculpture	\$ 900
Insurance	\$ 300
Design Fee	\$ 1,600
Total	\$27,000



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

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CONTENT

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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:

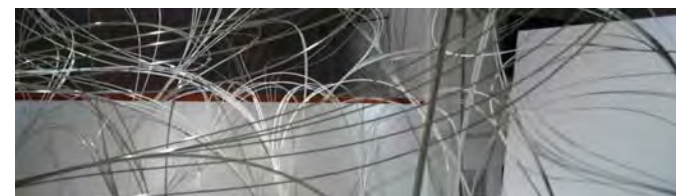
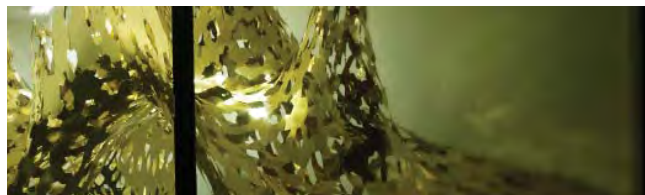
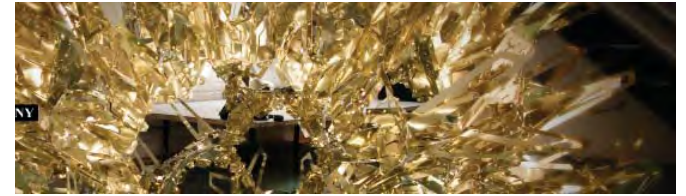
Will Laufs, PhD, PE, IWE, LEED AP

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

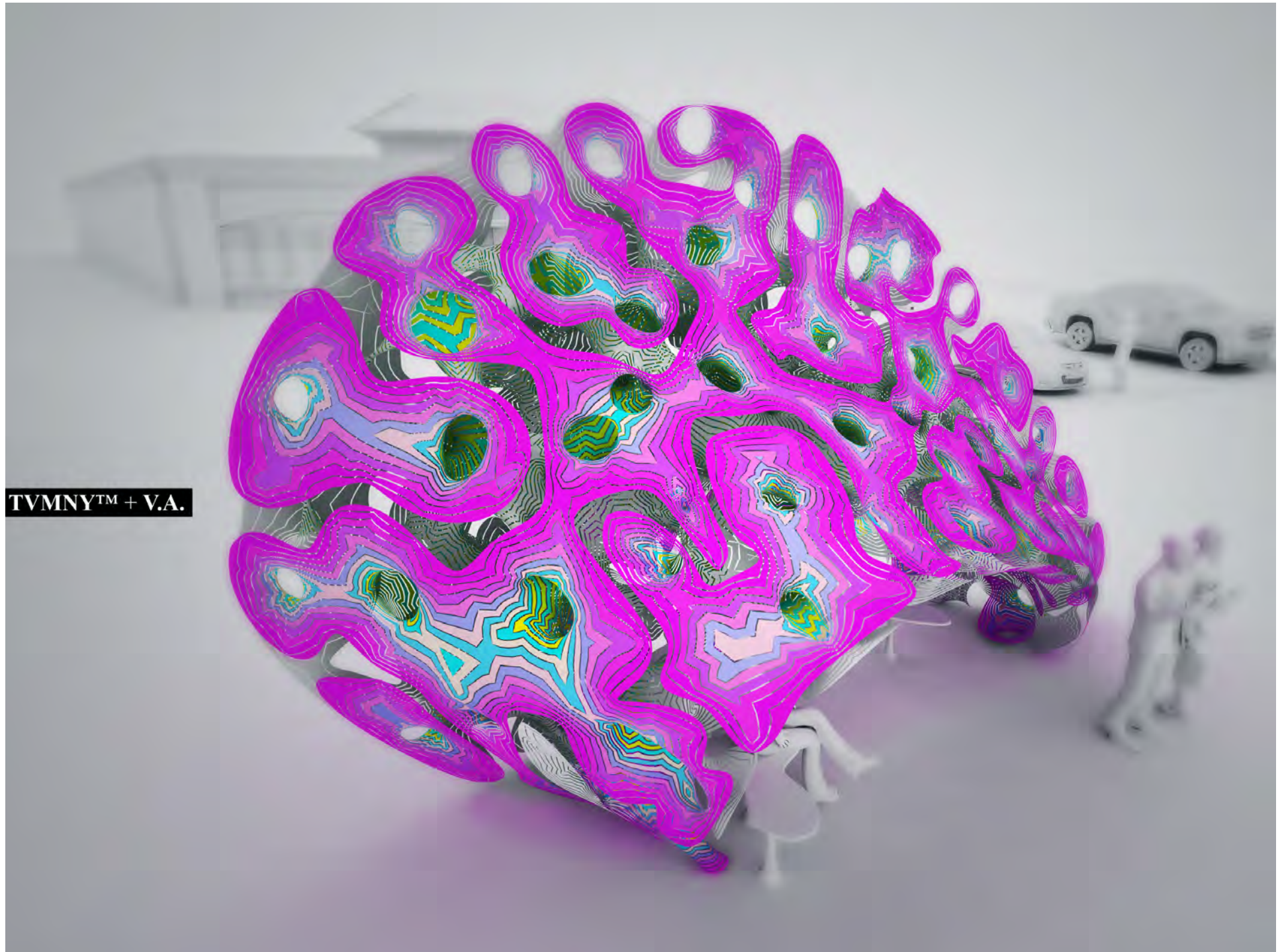


Cloud Gate in Chicago

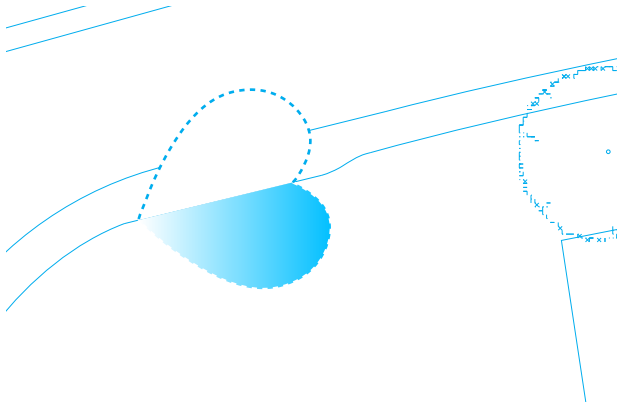


Gateway Arch in St. Louis

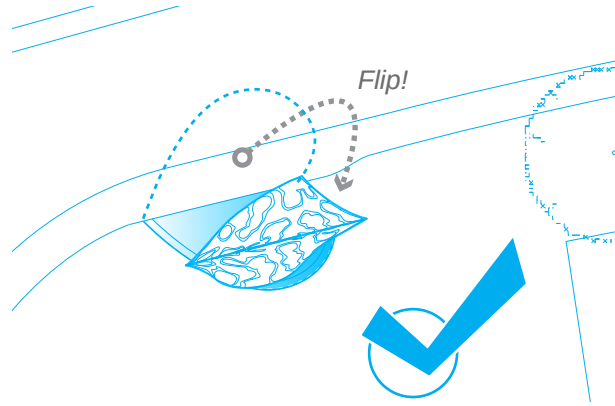
TVMNY™ + V.A.



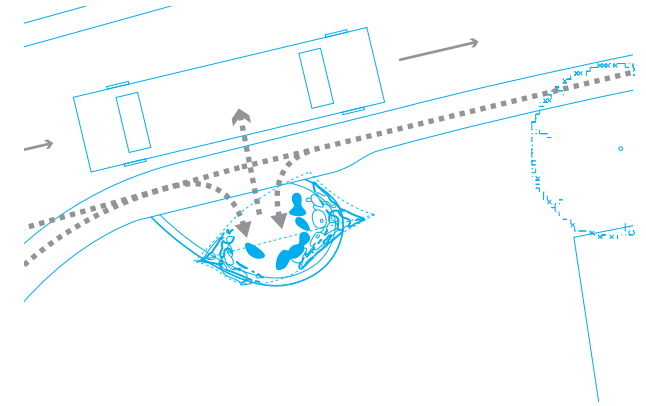
Perspective View



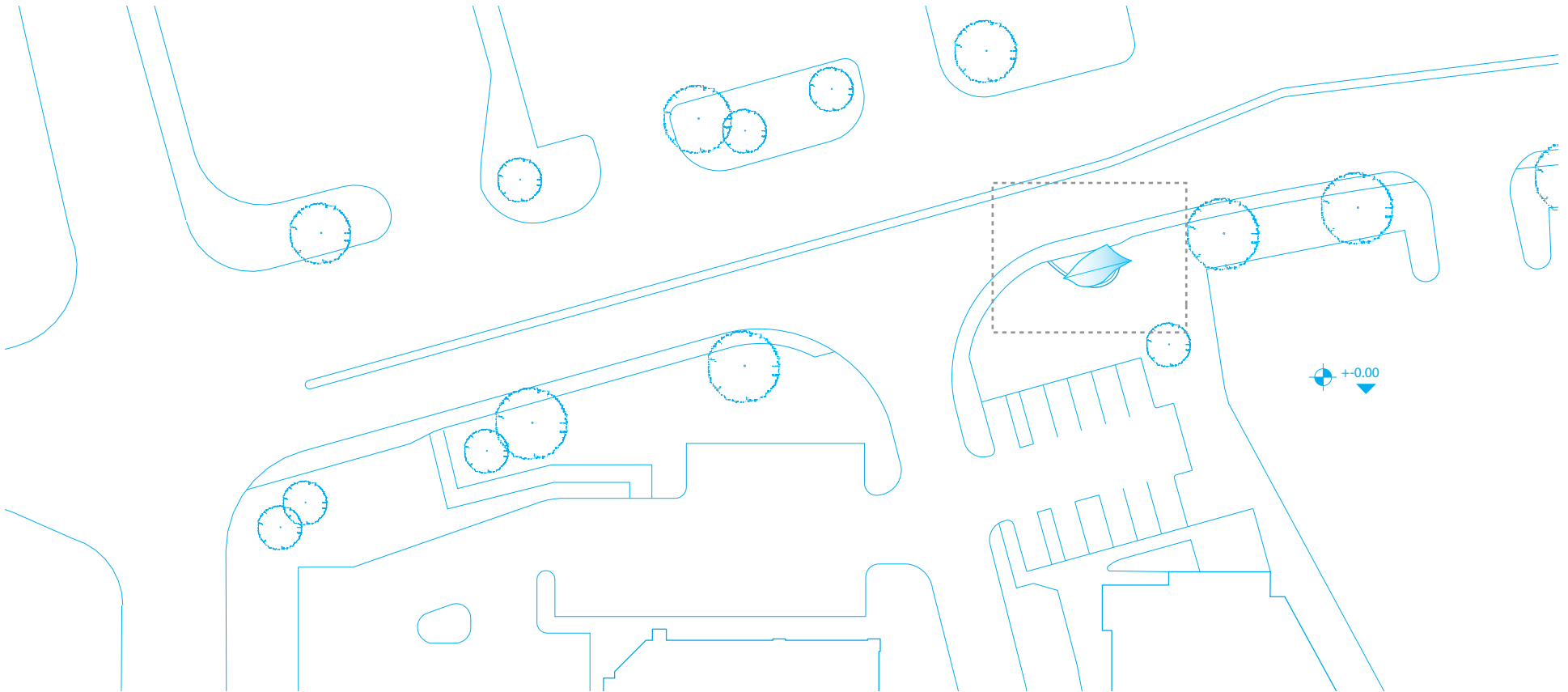
Identifying Site for Public Artwork



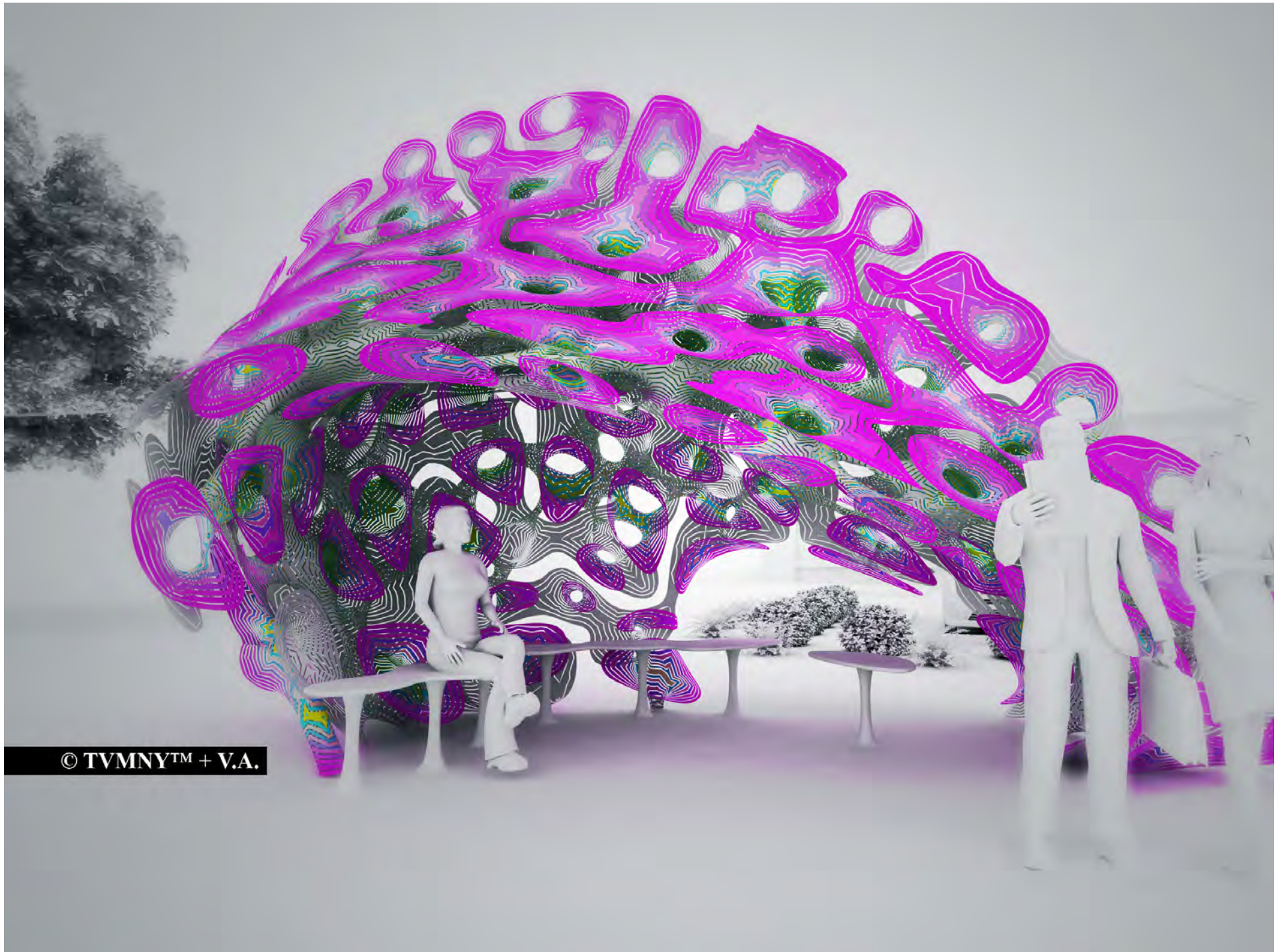
Conceptual Form Finding



Pedestrian Access and Occupation Plan

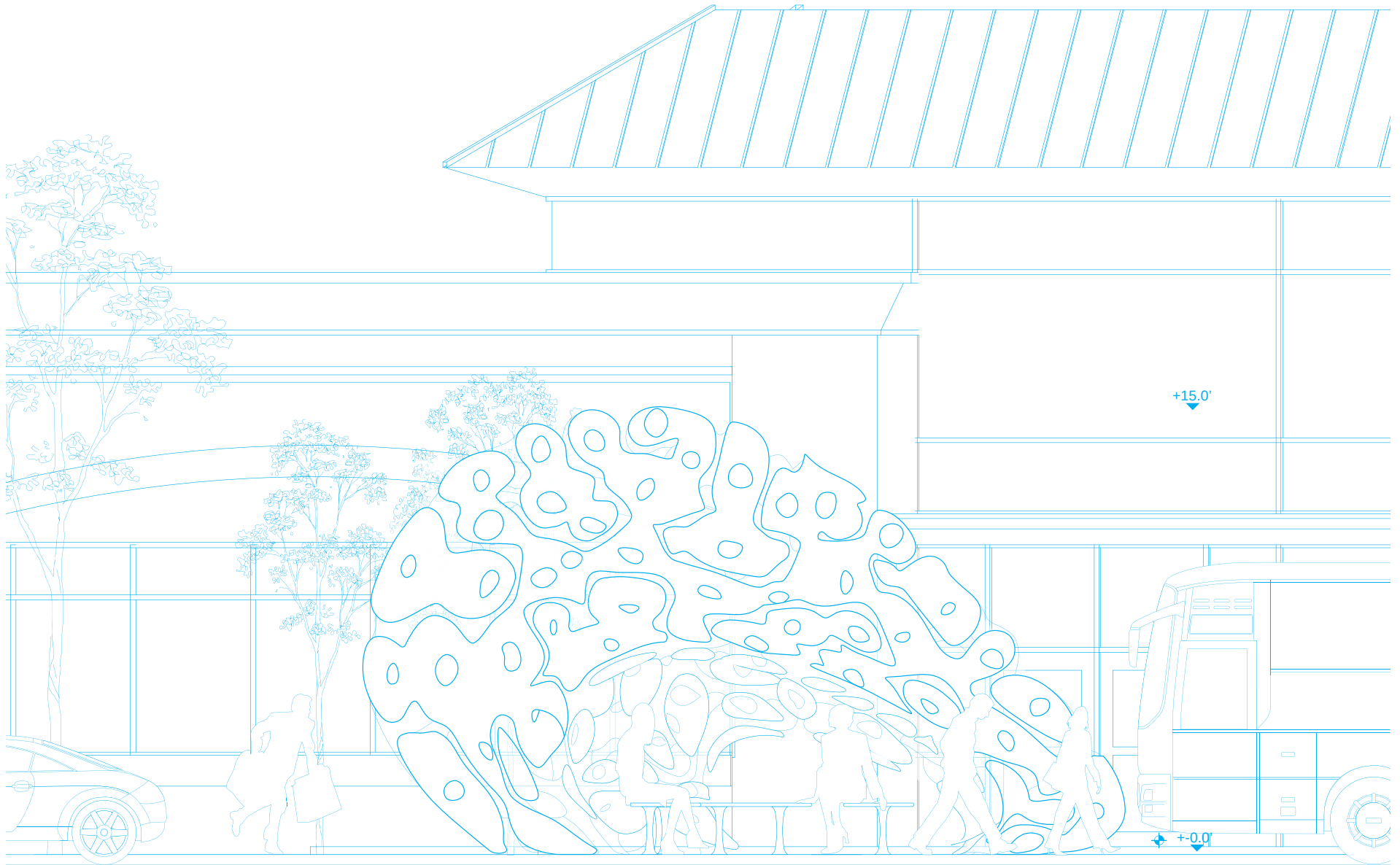


Site Plan of Olive Boulevard & Concept Diagrams

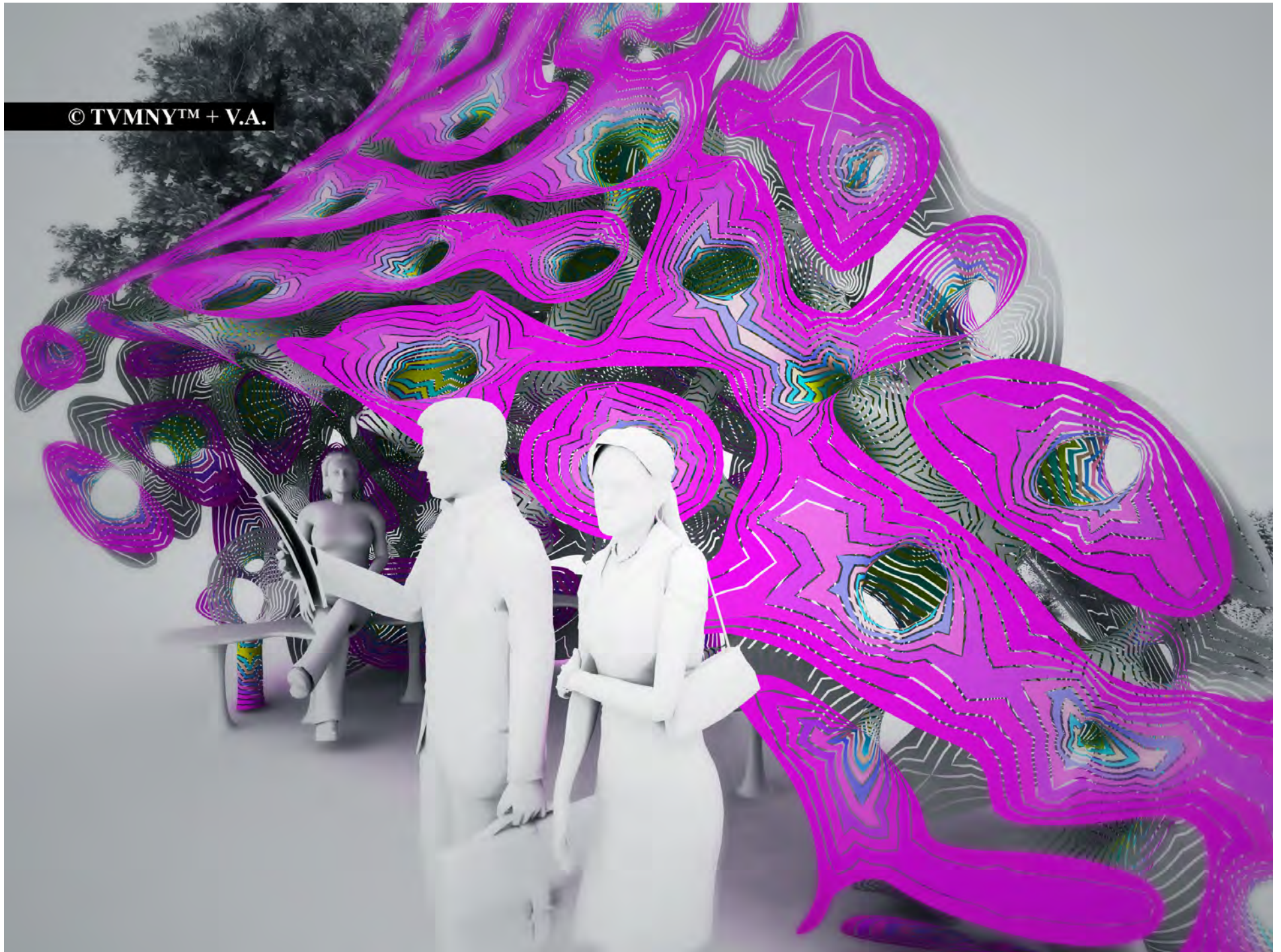


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Perspective View



Front Elevation

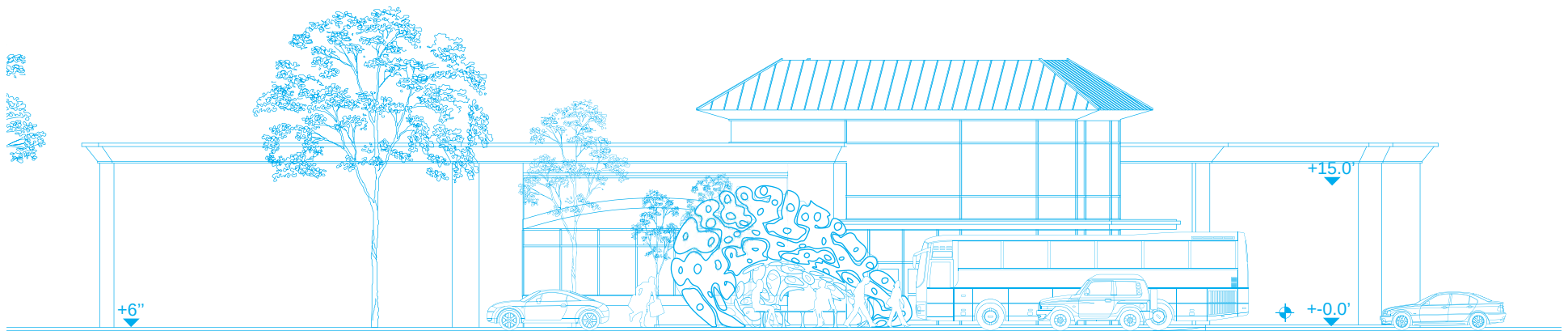


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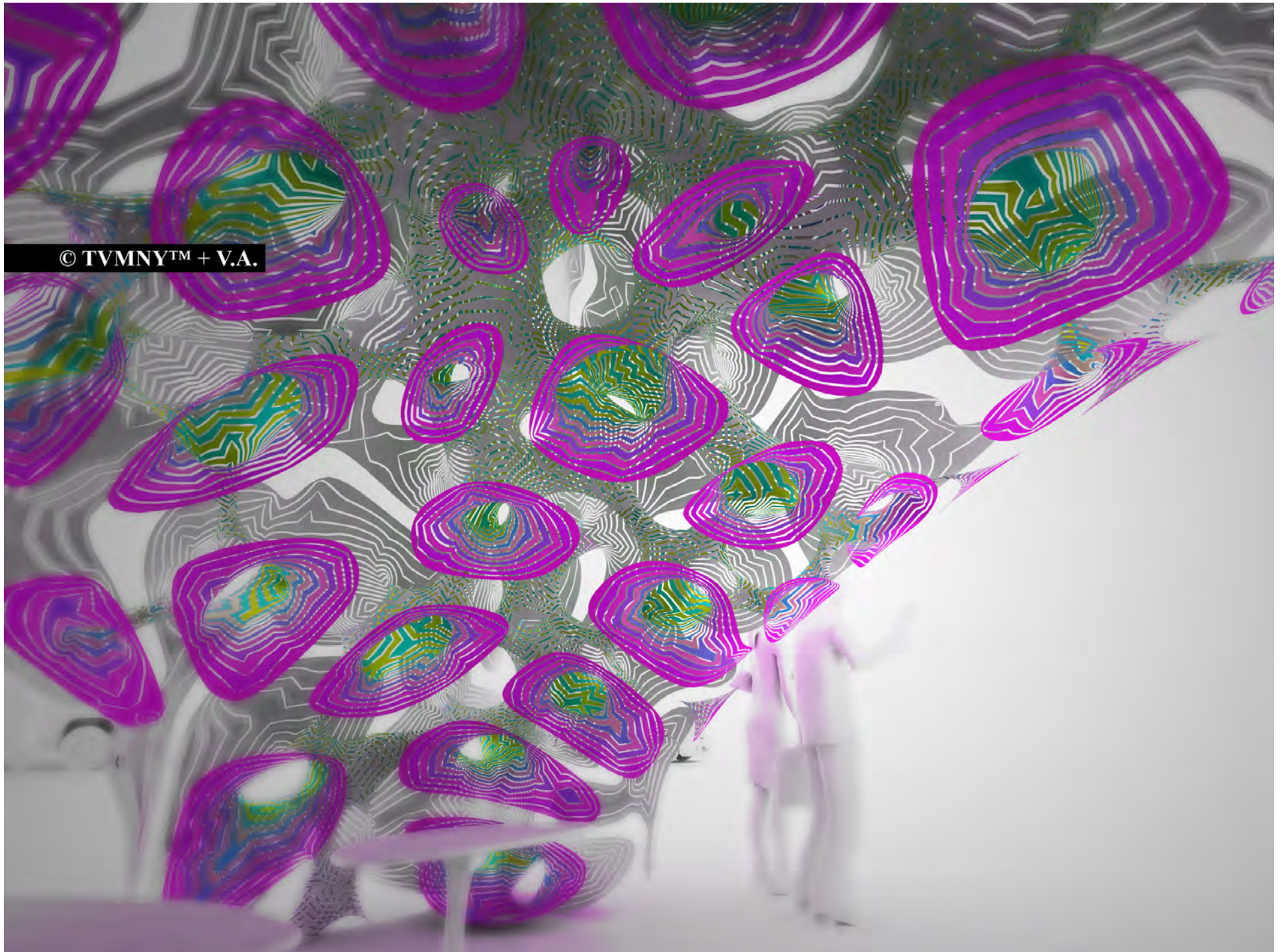
Perspective View



West Elevation



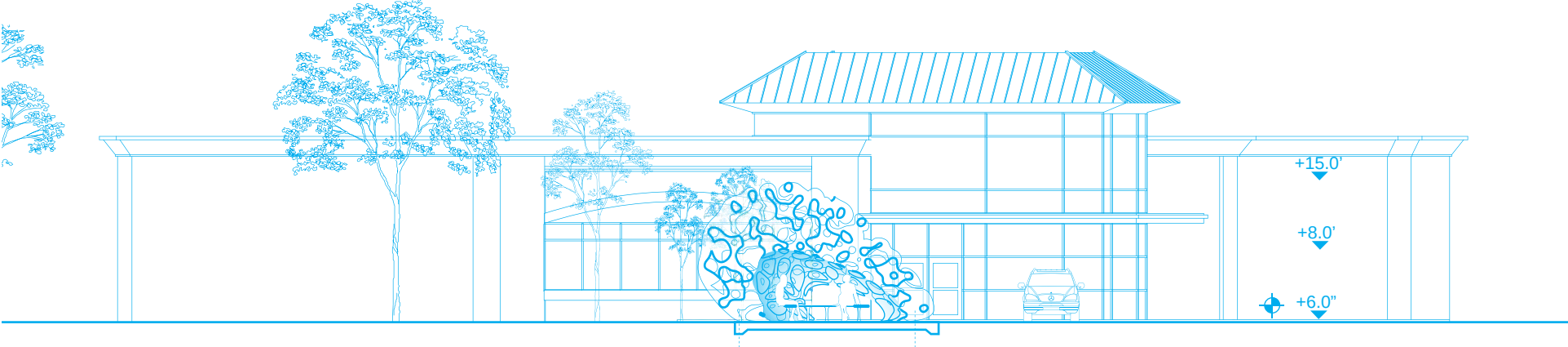
North Elevation



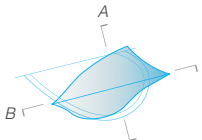
Perspective Interior View



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

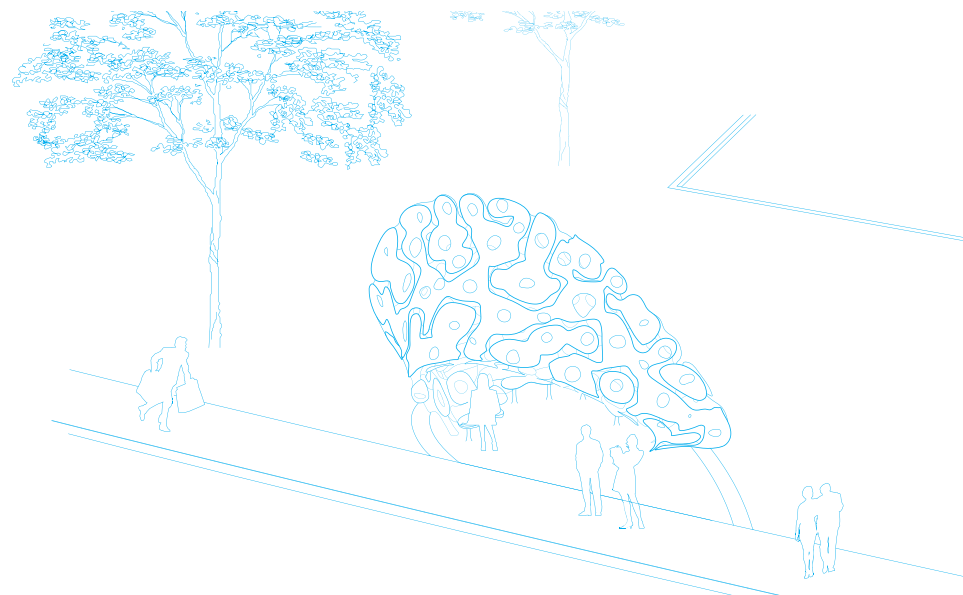
1. Groundwork including but not limited to the following items:
Material, labour, excavation, shoring, piling, foundation, drainage, lighting (optional)

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

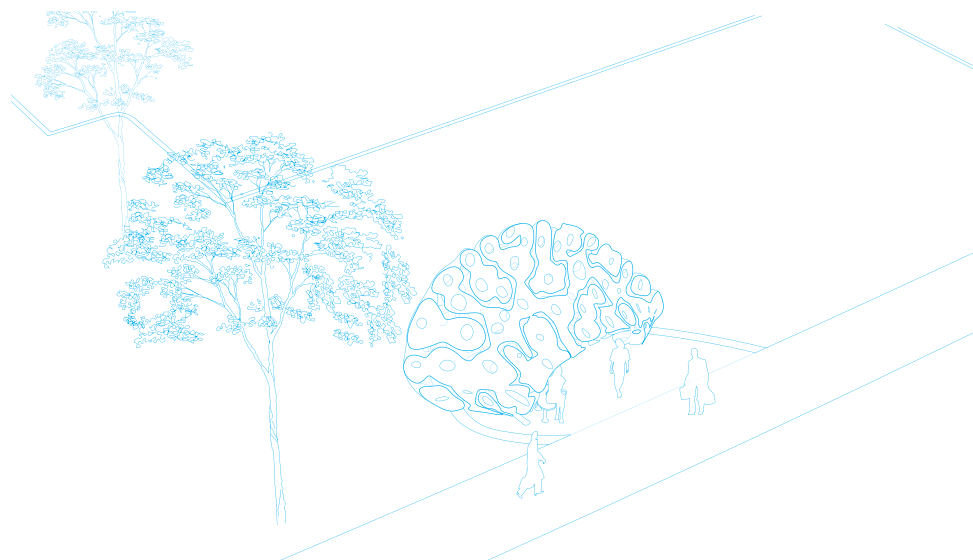
3. Canopy Structure including but not limited to the following items:
Material, labour, fabrication, anodizing, CNC milling, Stainless Steel Fasteners

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



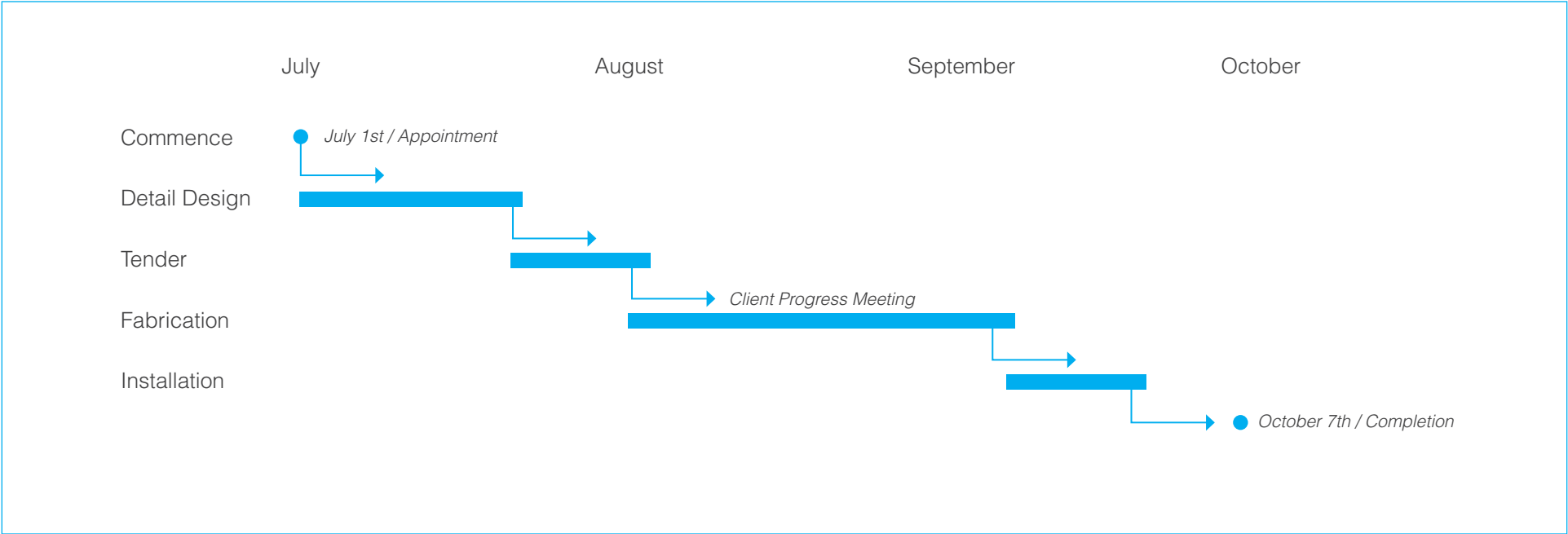
View of Public Transit Shelter in Creve Coeur

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.

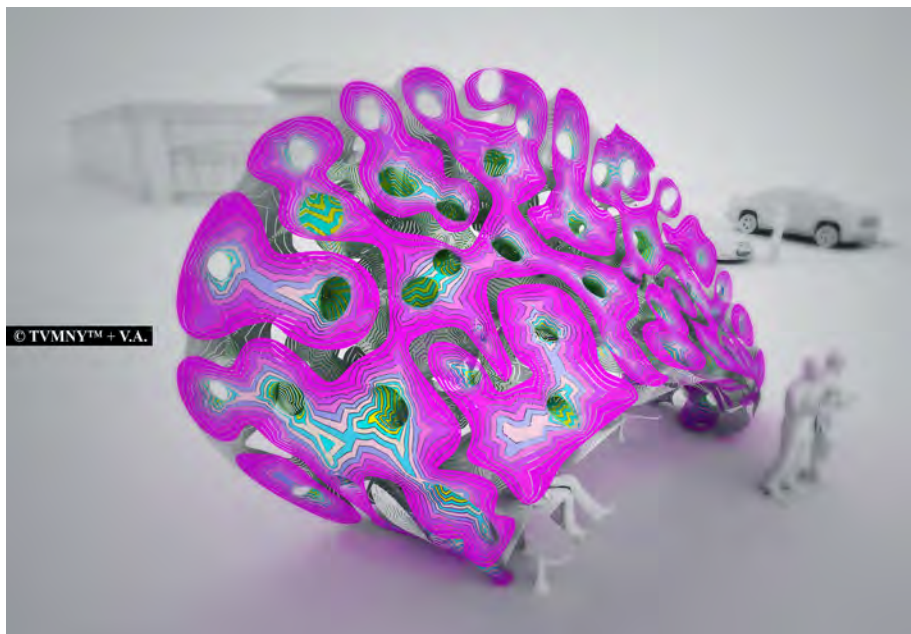
-Repairs - All surfaces are selected and designed to be very durable and regardless of damage that may occur, repairs are relatively simple. The installation is set up in individual surfaces allowing for individual components to be easily replaced in case off major damage or vandalism. Minor scratches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



Anodized Aluminium



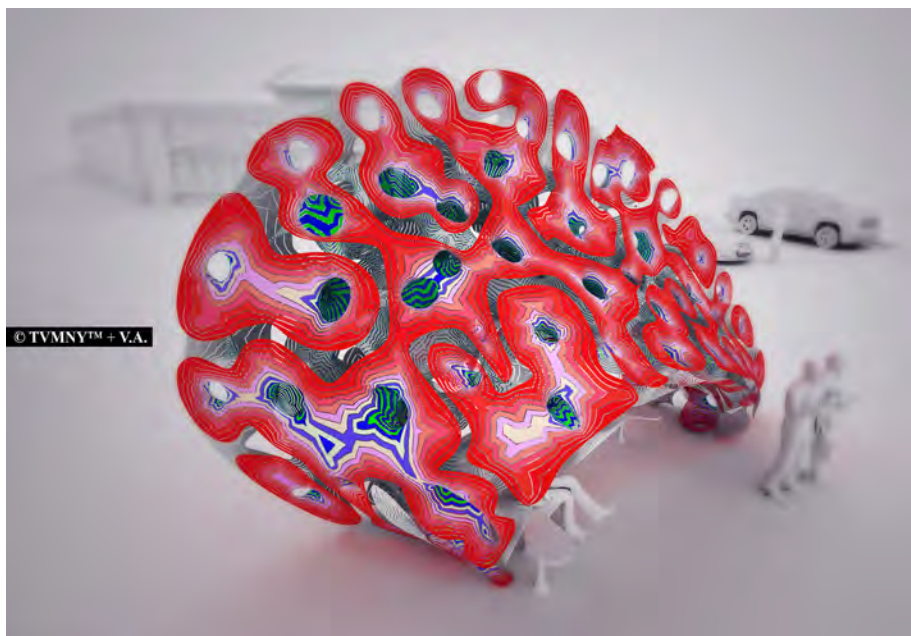
Ground Shadow Figure



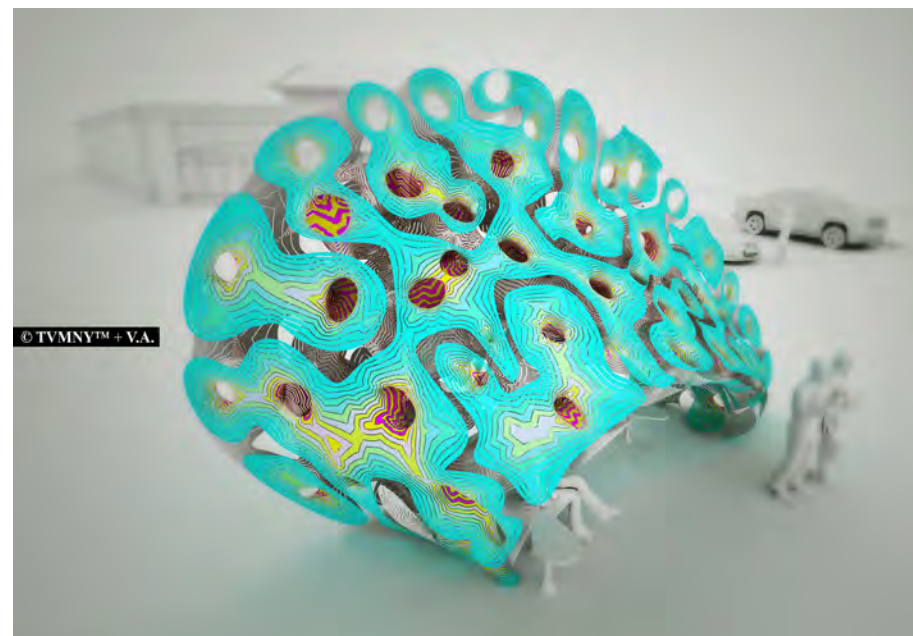
Proposed Colour Scheme for the Public Art Transit Shelter



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:

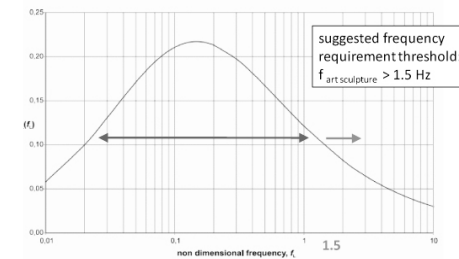
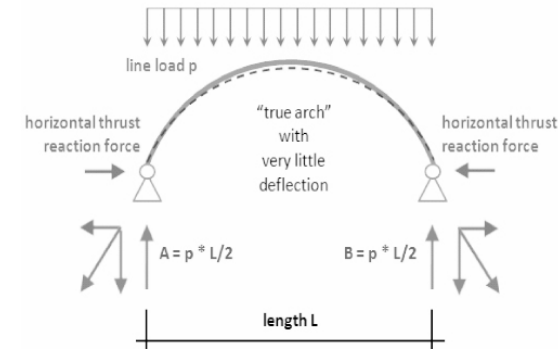
The artwork is spanning across the sculpture and acts like a structural arch, where vertical and horizontal thrust forces are transferred into the foundations. Arches are among the most efficient systems from a structural point of view, since they minimize bending and mainly carry loading in compression.

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.

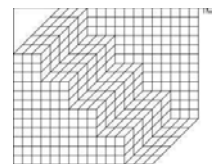
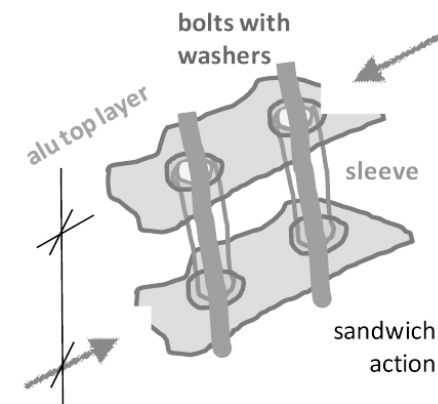
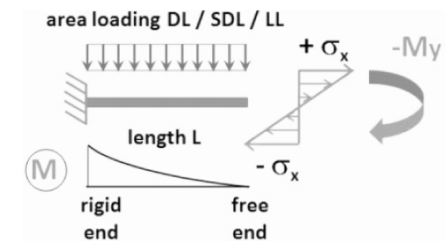
Local Structural System Approach:

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:

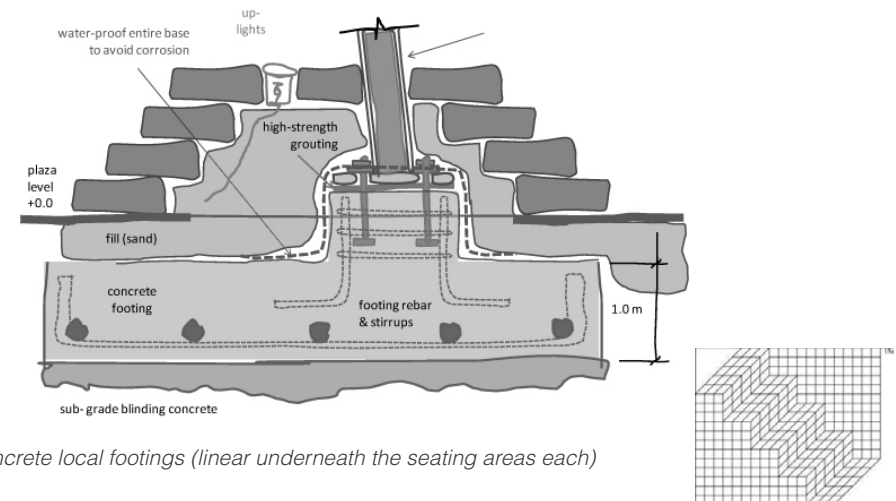
Under certain wind loading, slender light-weight structures may start to vibrate under wind loading – check natural frequencies.

Advise on Connections:

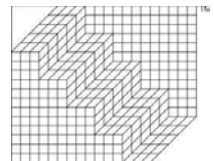
Once maximum forces are known, check local connection capacities to avoid local failure. For tension transfer, the connection presses outwards into the borehole of the petal, causing borehole edge compression outwards, which is balanced by ring tension, transferring the tension through the sculpture.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

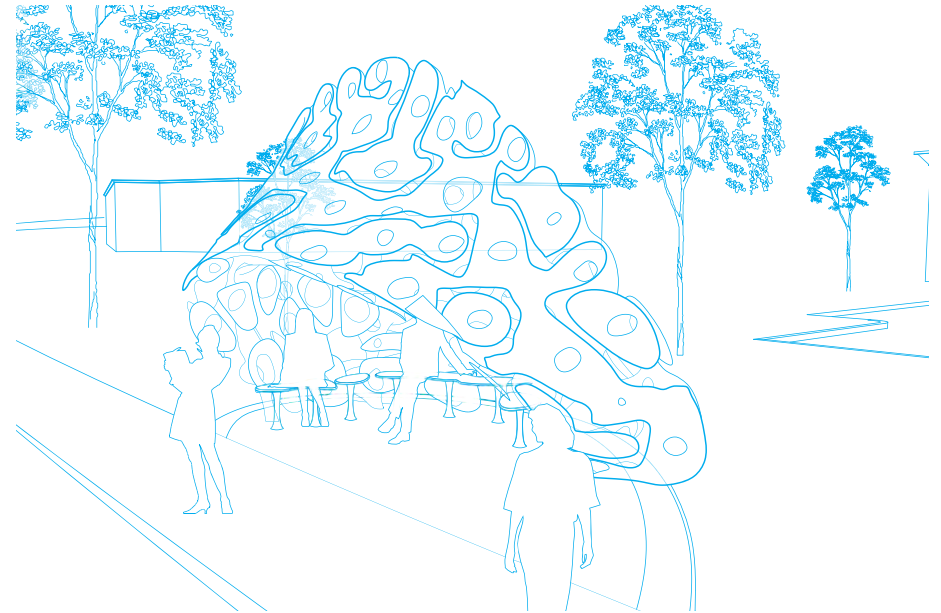
Our planning strategy for each project begins with the assumption that it will be a model for environmental quality and sustainability. The material used in our design such as timber and moments of vegetation will provide comfortable and pleasant spaces for the interaction of its habitants, and will 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

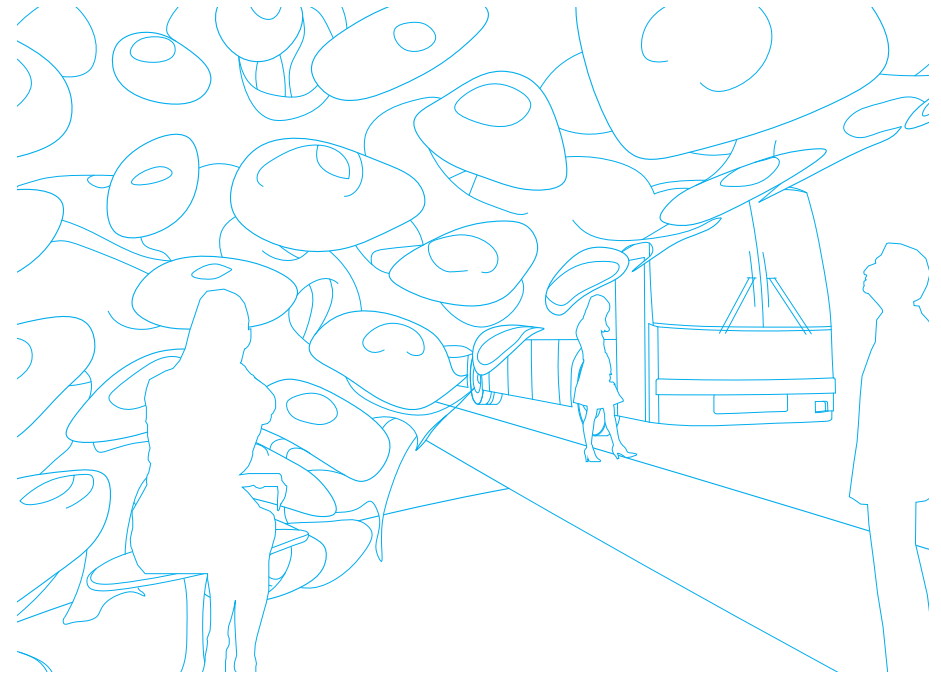
With our extended architectural background, our experience in fabrication of complex and high quality projects in a public setting, we plan to incorporate financially sustainable strategies within the planning and execution of this public art project, so that efficient and cost effective principles have 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

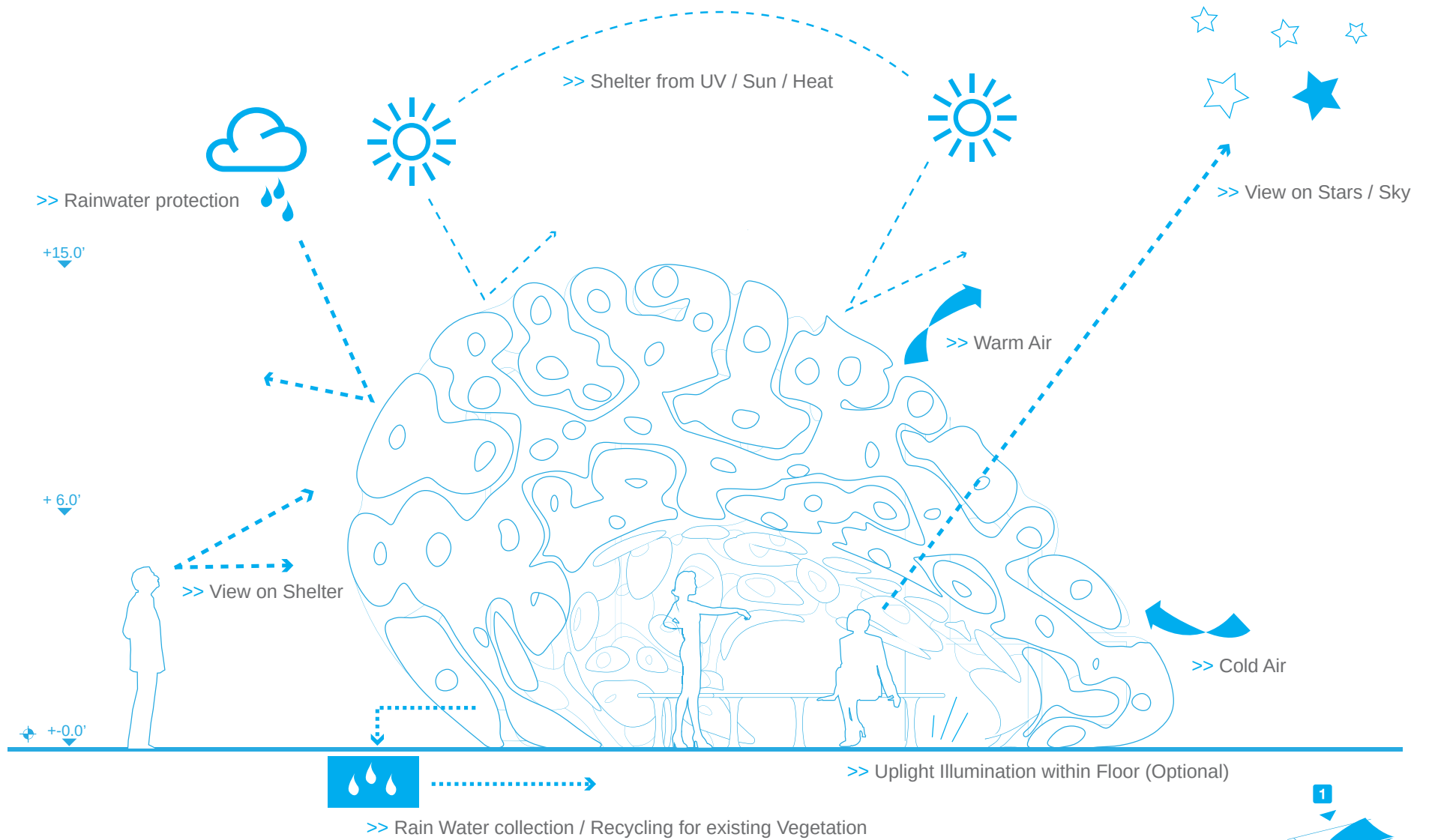
We use a variety of sophisticated and dynamic design tools, which enable us to achieve the desired aesthetic values, cost efficiency, functionality, and required performative qualities for our design projects. While adhering to various efficient fabrication and energy issues, our advanced 3D-modeling 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.

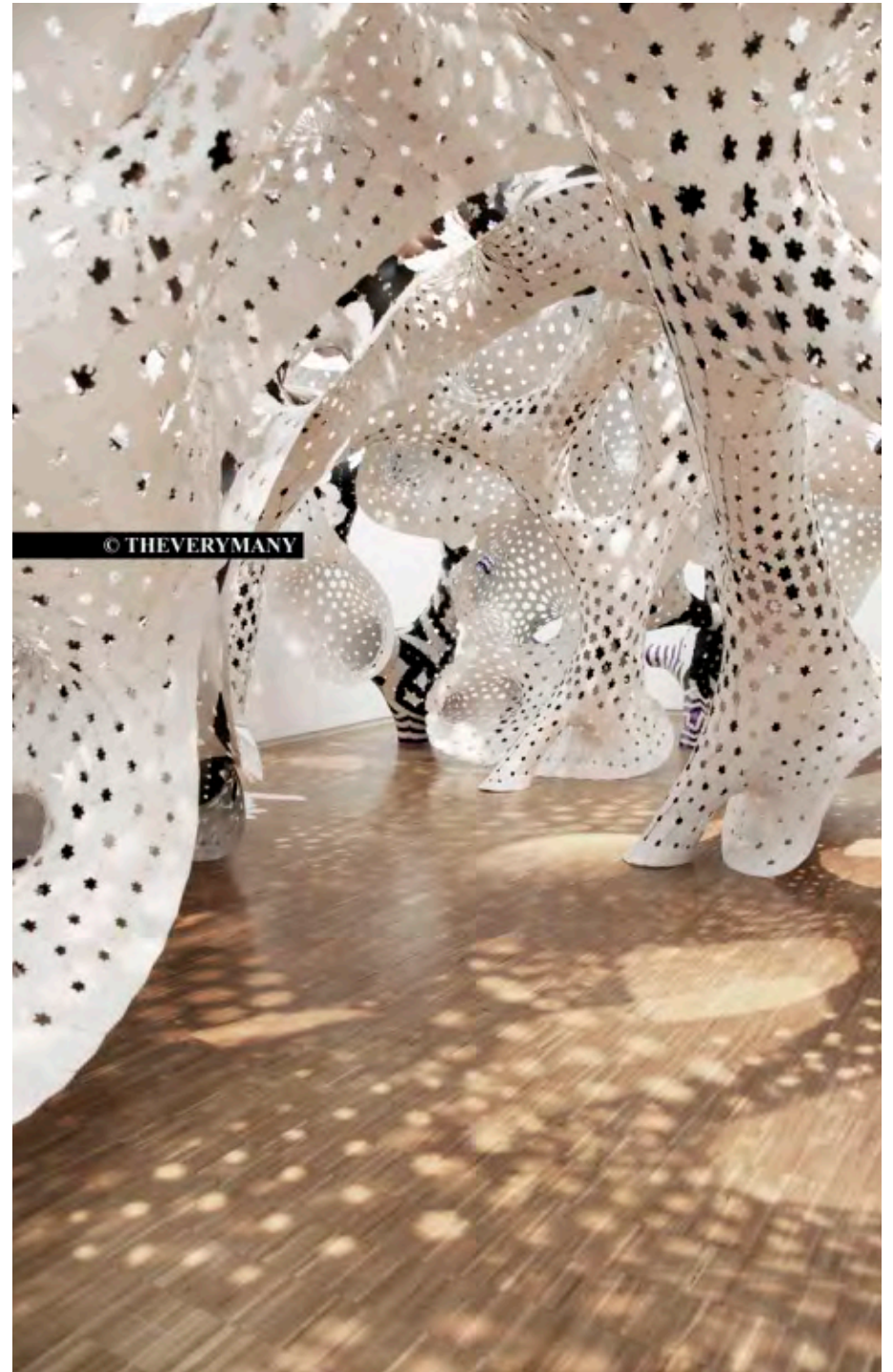
He is currently serving as design and visual study faculty at the Southern California Institute of Architecture in Los Angeles, California. Within his academic background he has taught design studios at the Architectural Association in London, Harvard Graduate School of Design in Cambridge, PBSA Dusseldorf, 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



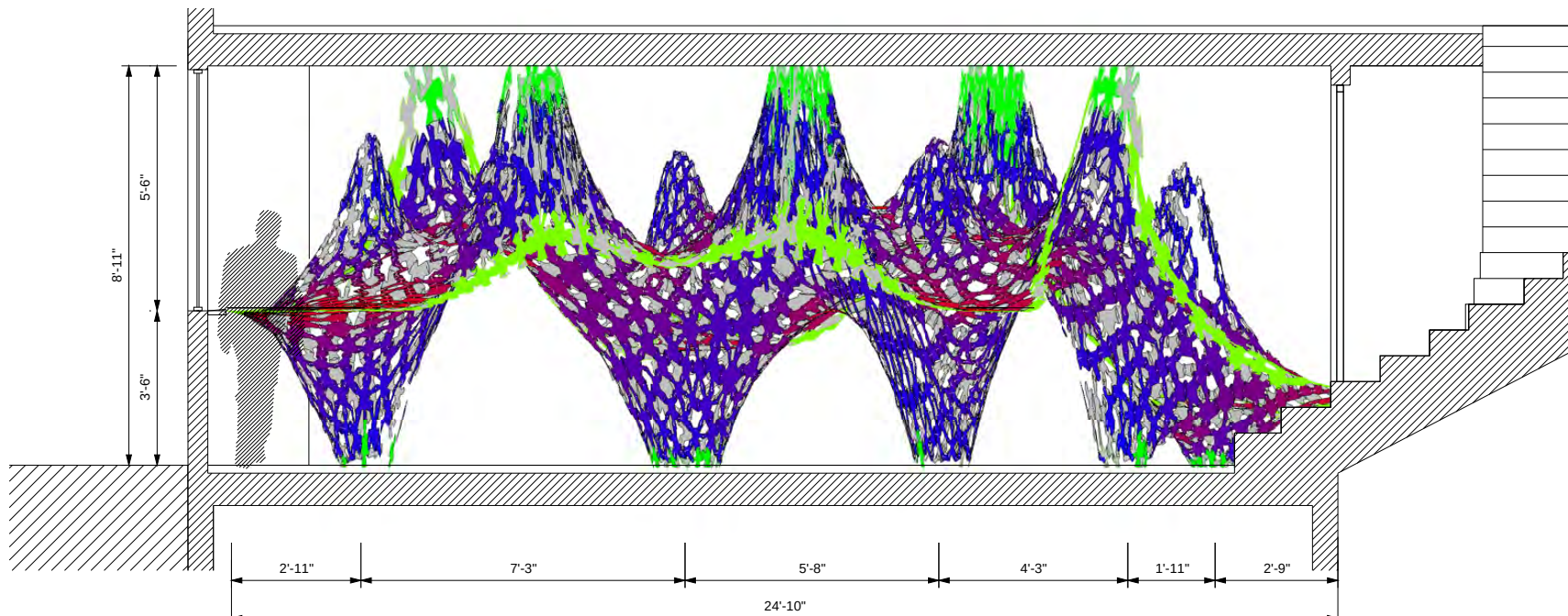
'Echinoids', Bridge Gallery New York, NY 2009



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



Detail View of Anodized Aluminium

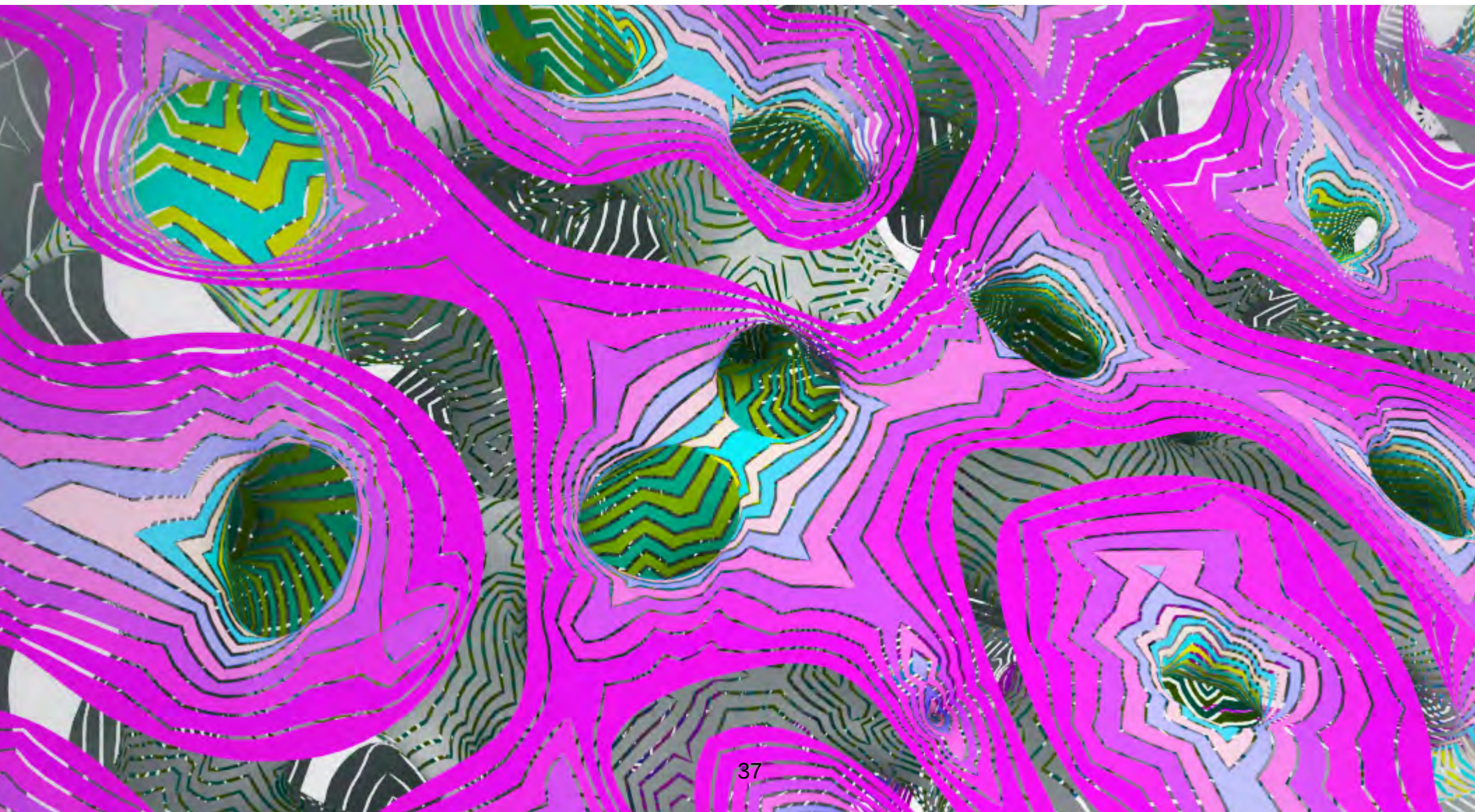


Elevation Drawing of Built Art Project

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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(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: July 5, 2011

Subject: Recommendation from the Public Art Task Force on the conceptual designs for the Public Art Transit Shelter

Memo Prepared by: Dan Tierney, Chair, Public Art Task Force

The Public Art Task Force was asked by City Staff to review and provide a recommendation on the conceptual designs for the public art transit shelter at 11560 Olive Boulevard. Members of the Task Force include residents and business owners within the City of Creve Coeur that have a background in art, architecture, design, and landscape architecture (biographies are below), and have been volunteering to create a Public Art Master Plan for the City of Creve Coeur.

The City of Creve Coeur issued the call to artists seeking an innovative and unique permanent artwork installation for a new public transit bus shelter located on Olive Boulevard, a heavily traveled, significant corridor within the Core Business District of the city. The Task Force Members felt that both teams provided excellent, yet very different approaches to the concept of the heart, and both teams are experienced and capable in completing the project.

The design team of Marc Fornes & Volkan Alkanoglu's concept of "Red Riding Hood" offered a very unique and innovative approach that would be engaging on all sides, and has the potential for international recognition by an international team. The inspiration of the heart shape is more apparent with this design and the organic nature of the structure offers a more welcoming and pedestrian friendly environment. The interior space is equally as inviting and engaging as the exterior. The colorful anodized aluminum strips would provide constant changes throughout the year during the day and nighttime from all points of view, and thus provide a more dynamic structure. The design team collaborating with the Washington University students to manufacture and install the shelter provides a unique opportunity for educational and press component to this project. The completeness and professionalism of the proposal documents also indicates thorough thought and design to their proposal. With this selection the city will get a fantastic and unique structure for little cost.

Chris Fennell's concept of the use of recycled school buses into a Bus Stop Heart provided a design that would be familiar and residents would find it easy to respond to. However, the Task Force Members also felt that it was an elementary approach in design and not as aesthetically engaging on all sides. Further, it is important to note that the artist completed a similar design for Athens, GA. The Public Art Task Force Members felt that such design was more appropriate in a neighborhood setting.

Therefore, the members of the Public Art Task Force recommend that the Planning and Zoning Commission select the design team of Marc Fornes & Volkan Alkanoglu to enter into an agreement for final design, fabrication, and the installation of the "Red Riding Hood" transit shelter for Olive Boulevard. The color options versus the all white option would be preferable. A

combination of the red and violet/yellow options is our top choice. Further, the Task Force members recommends that the City provide assistance to up light the structure to allow full viewing at all times, while at the same time providing the dual benefit of offering a source of supplemental lighting to the general location.

Public Art Task Force Members:

- Emma Dent is a St. Louis native, and has lived in Creve Coeur for nearly 20 years. In May of 2009, she graduated summa cum laude from Washington University in St. Louis with an A.B. in Art History & Archaeology. Dent has held internship positions at a variety of arts and culture organizations throughout the country, including the Saint Louis Art Museum, the Mildred Lane Kemper Art Museum, the Corcoran Gallery of Art in Washington, D.C., and the Regional Arts Commission. She currently works as a research assistant to Dr. Angela Miller, Professor of Art History & Archaeology at Washington University, and is set to begin work as a project-based public art consultant for Via Partnership, LLP.
- Jim Hentschell is an architect, practicing/living in Creve Coeur for 40 years. Previously vice chair of Planning and Zoning Commission, 2 City Attorney search committees, TIF commission, and 3 Building Department Review Committees. Founding member of Kirkwood Fine Arts Commission.
- Anne Lewis holds a Bachelor of Fine Arts from Tyler School of Art in Philadelphia. She attended Skowhegan School of Painting and Sculpture + Cornell. After a short career as a fine artist she redirected with a degree in landscape architecture from the Harvard Graduate School of Design. Anne relocated to St. Louis in 1982 to join the architecture firm of H.O.K. She started her own business in 1991. Lewisites Inc. Landscape Architects has been located on Lindbergh Blvd in Creve Coeur for 12 years. Now, after a thirty year practice of landscape architecture she wants to 'quit her day job' to re enter the art world as a commercial artist.
- Judy Pass has been a resident of Creve Coeur for almost 40 years, Judy Pass and her husband Jeffrey have been married for 45 years, have 2 adult sons and one grand-daughter. After graduation from Cornell, Pass produced antiques shows throughout the country. Following that, she became involved in political campaigns and worked as a political consultant for almost ten years. She served as a member of the Creve Coeur City Council from 1993-2002 and is currently a member of the City's Recycling, Environment and Beautification Committee. In 1999, Pass served as the Co-Chair of the City's 50th Anniversary Sculpture Competition, which culminated in the selection of the Carol Fleming sculpture, "Celebration of Community", which is located on the grounds of the Government Center. Other community activities include the Creve Coeur Squires, Trustee and Editorial Chair of the St. Louis Jewish Light, and former Board Member of the Tappmeyer Foundation. Pass's other interests involve working in her award-winning garden, growing orchids and playing duplicate bridge.
- Dionna Raedeke is an artist and designer, living and working in Creve Coeur for the past 3 years. Dionna has been in the design industry for the last 11 years, and currently consults in the specialized field of creating Artwork Master Plans for healthcare environments. Dionna is the co-founder of ART E.A.S.T. studio tours and the Edwardsville Arts Center. She and her husband both make art and exhibit regularly. Dionna has a Bachelor of Fine Arts degree from Southern Illinois University at Edwardsville. She and her husband have one son, who is also a prolific artist in his own right.
- Daniel Tierney is the deputy director of the Regional Arts Commission (RAC). Tierney represented RAC during the construction of its Cultural Resource Center—a 21,000 square foot facility. During his tenure at RAC, Tierney has implemented several time-saving improvements to the grants system. Most recently he became RAC's point person for Crestwood Court ArtSpace and Chesterfield Mall Artropolis. These unique partnerships between RAC and local malls offer empty spaces in the mall for a small fee to artists and cultural groups, stimulating both business and the arts. Additionally, Tierney has served as a panelist at a national Americans for the Arts conference and he presents seminars on grant writing and organizational training. He is also an alliance member of BoardLink, an organization that introduces talented and informed individuals from diverse backgrounds to non-profit organizations to serve on their boards. In his limited spare time Tierney serves as chairman for the Creve Coeur Public Art Task Force, and on the City's Recycling Environment and Beautification Committee. He also serves as Assistant Scoutmaster for the Boy Scouts and is a Trustee for his neighborhood. He is married with two children and lives in Creve Coeur.

- Jessica Witte is an artist and educator. She has exhibited her multi-media work extensively in the Midwest including a four-person show at The Museum of Nebraska Art, as well as her work being included in over 40 exhibitions at venues such as the Rockford Art Museum (IL), WomanMade Gallery (Chicago), the Berkeley Art Center (CA) and Maas Gallery (Purchase, NY), as well as the San Diego Art Institute. Mrs. Wittte served as Nehring Gallery Director, Coordinator of Marketing and Education for the Northern Illinois University Art Museum and instructor at Waubonsee Community College, before relocating to St. Louis in 2008. Since moving, she has taught classes at St. Charles Community College, the St. Louis Artist Guild, and conducted workshops of her large-scale drawings with seed. Her ephemeral birdseed drawing projects were recently featured in Chicago Art Magazine and will appear briefly at the Barnes Jewish St. Louis Children's Hospital July 2011.
- Douglas Wolter is Horticulture Supervisor for St. Louis County Department of Parks & Recreation. He founded the Children's Garden Club, now in its 11th year. He was honored to be able to be a part of the floral design team at Lambert Saint Louis Airport for Pope John Paul II's departure from St. Louis in 1999. He has serving on the Members Board of the Missouri Botanical Garden, Christmas In St. Louis, Co-Chairman of the 1991 GWAA National Meeting in St. Louis, St. Louis Flower Show Advisory Board for the Junior League of St. Louis, V.P. Parade Floral Chairman, Cultural Festivals (Heritage Jazz, Art Fair, the Big Read), Creve Coeur's Recycling Environment and Beautification Committee and Public Art Task Force, a member of the Greater St. Louis Landscape and Nurserymen's Association. Doug attended both Meramec Community College and Colorado State University.



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: June 24, 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 recommended "Option D" proposed by Hutchinson Recreation & Design, Inc. The minutes from the Parks and Recreation Committee meeting are attached, as are the design and rendering of the recommended playground.

The Parks and Recreation Committee felt that the proposed design best fulfills the Committee's desire for an easily accessible playground with features of varying complexity that will appeal to children of all ages. The Committee also voted in favor of keeping the color scheme of the playground as proposed.

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.

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

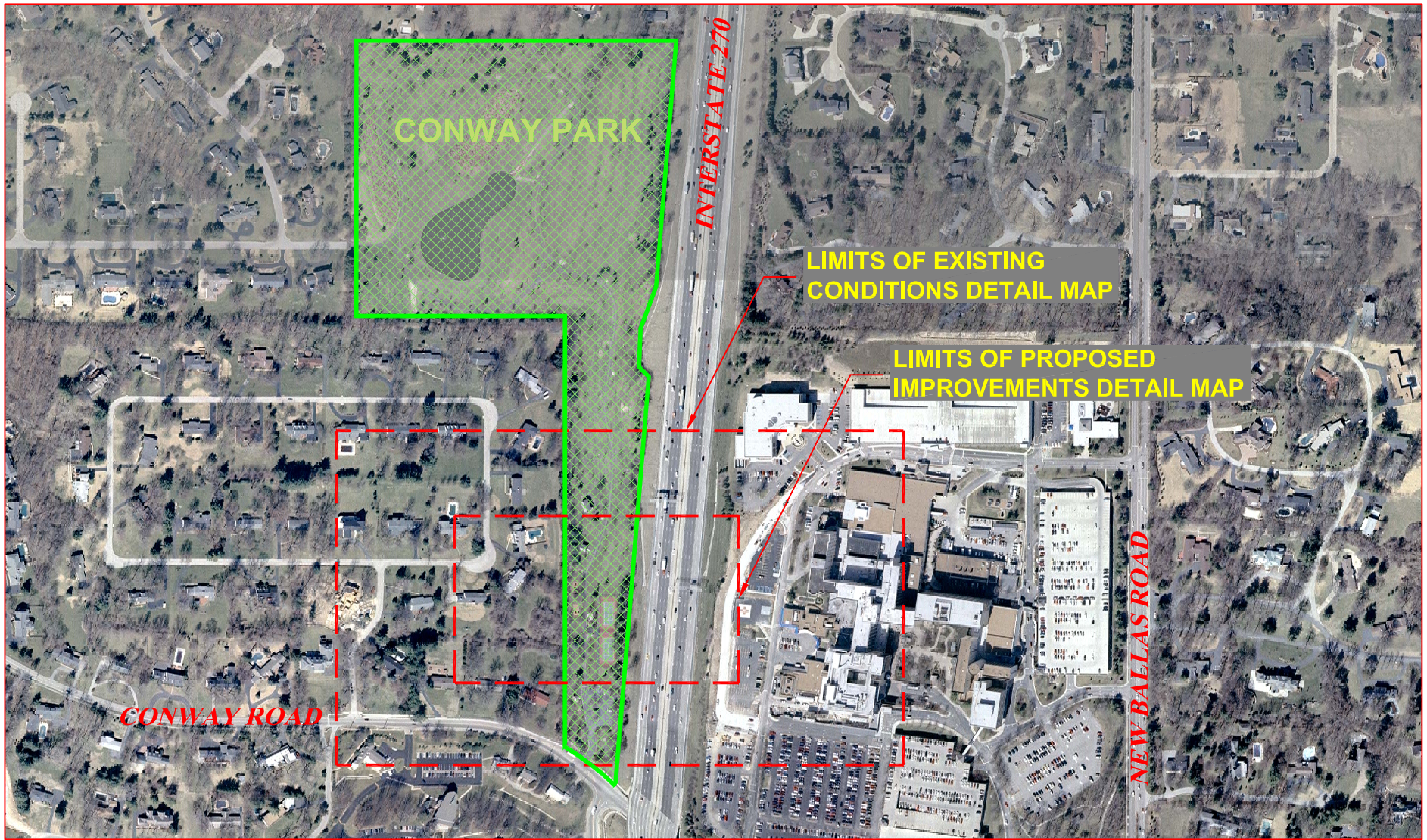
City staff seeks the Commission's approval or disapproval to proceed with the construction of the current proposal for improvements to Conway Park. According to Section 89 of Missouri state law, the City must obtain the approval of such development of public property from the Planning and Zoning Commission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

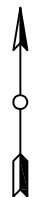
I move to (approve/disapprove) the improvements to Conway Park as currently proposed, as recommended by the City's Parks and Recreation Committee, and as required by Section 89 of Missouri state law.

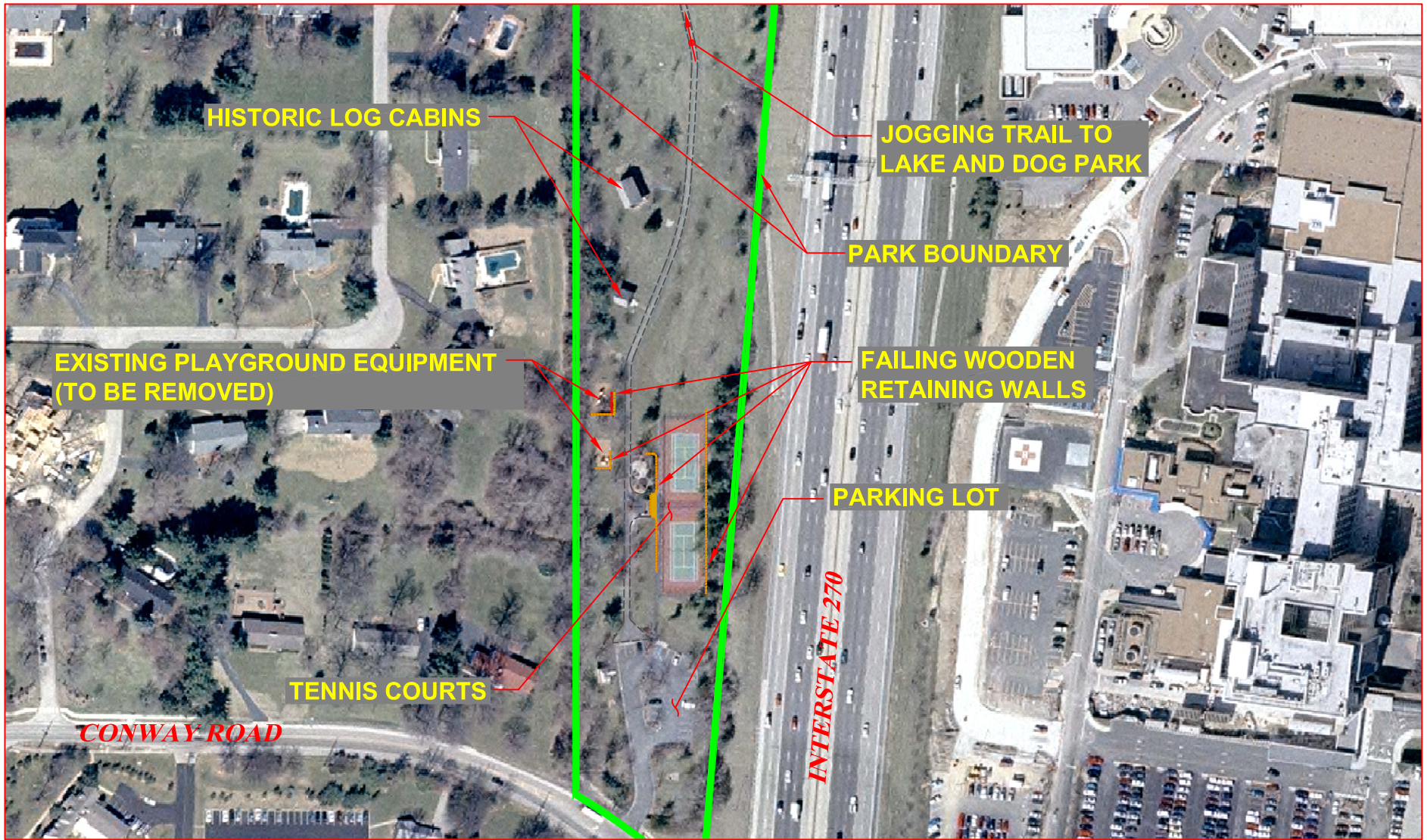
The Commission's options are to approve or disapprove the current proposal.



PARK LAYOUT MAP CONWAY PARK IMPROVEMENTS CITY OF CREVE COEUR

SCALE:
1" = 500'





EXISTING CONDITIONS DETAIL MAP

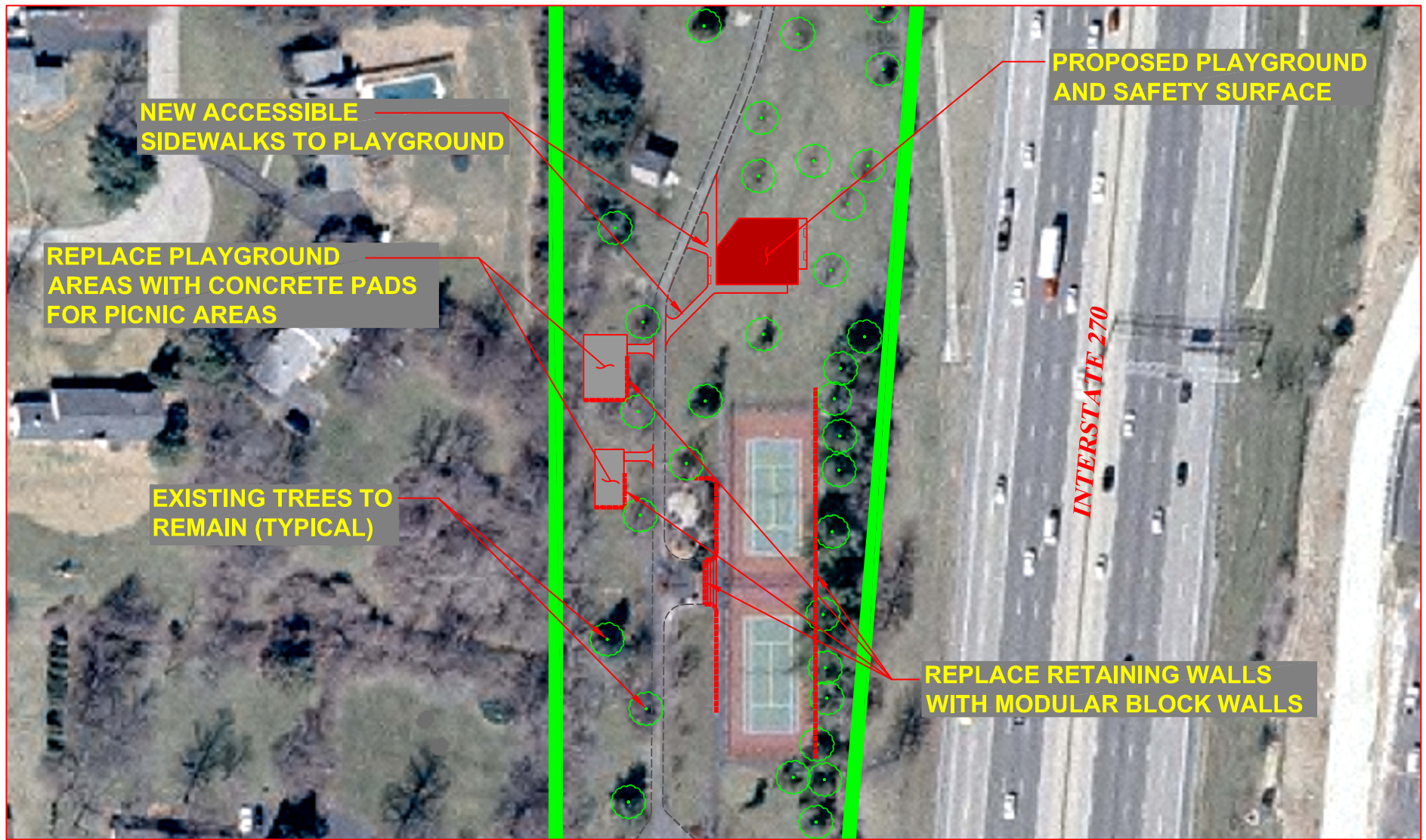
CONWAY PARK IMPROVEMENTS

CITY OF CREVE COEUR



SCALE:
1" = 200'





PROPOSED PROJECT OVERVIEW MAP

CONWAY PARK IMPROVEMENTS

CITY OF CREVE COEUR

SCALE:
1" = 100'





Draft Minutes
Park and Rec. Committee Meeting
Monday, June 20, 2011
10:30 am Public Works meeting room

In Attendance:

Jeff Bernstein, Committee Chair, Dan Sims, Kevin Rejent, Cindy Wessel

Also attending:

Fran Thies, Recreation Director; Matt Wohlberg, City Engineer; Jim Heines, Director of Public Works

Absent:

Linda Sosna, Joan Weir Stradal, Brent Smith, Jeanne Rhoades, Council Liaison

1. Matt Wohlberg presented a time line for bids for Conway Park playground. 17 proposals were received and Park and Recreation subcommittee met last week selecting the three finalists.

1. All inclusive - \$131,000
2. Hutchinson (option B) - \$140,000
3. Hutchinson (Option D) - \$140,000

Discussion ensued over options and #1 by All Inclusive was ruled out; Kevin Rejent and Dan Sims preferred option #3. Kevin stating there were two high slides and a well defined young child area and Dan stating that there were more climbing structures and an attached playhouse. Cindy had no real preference over either of the two Hutchinson designs. Jeff Bernstein favored option #2 as more interactive but could go with either option #2 or #3.

Kevin Rejent motioned to recommend option #3 by Hutchinson Recreation as the best choice for Conway Park, Cindy Wessel seconded. All in favor, except Jeff Bernstein.

Cindy pointed out that color choice should remain in keeping with the log cabins and suggested natural tan, red and green. All agreed.

Respectfully submitted

Fran Thies
Director of Recreation



Reverse Angle

Steel Roofs
w/5" Support Posts

NEW Mountain Trail
Climber ADA
Transfer Steps



Treehouse
Roofs

Cupola
Tops

Reversible
Scale n'slide

Fossil Bluff
Climber

Chameleon
Slides

Hula
Climber

NEW Gravity Cube

This is only a picture actual equipment color and surfacing layout may vary.

For Kids
AGES
5-12
YEARS



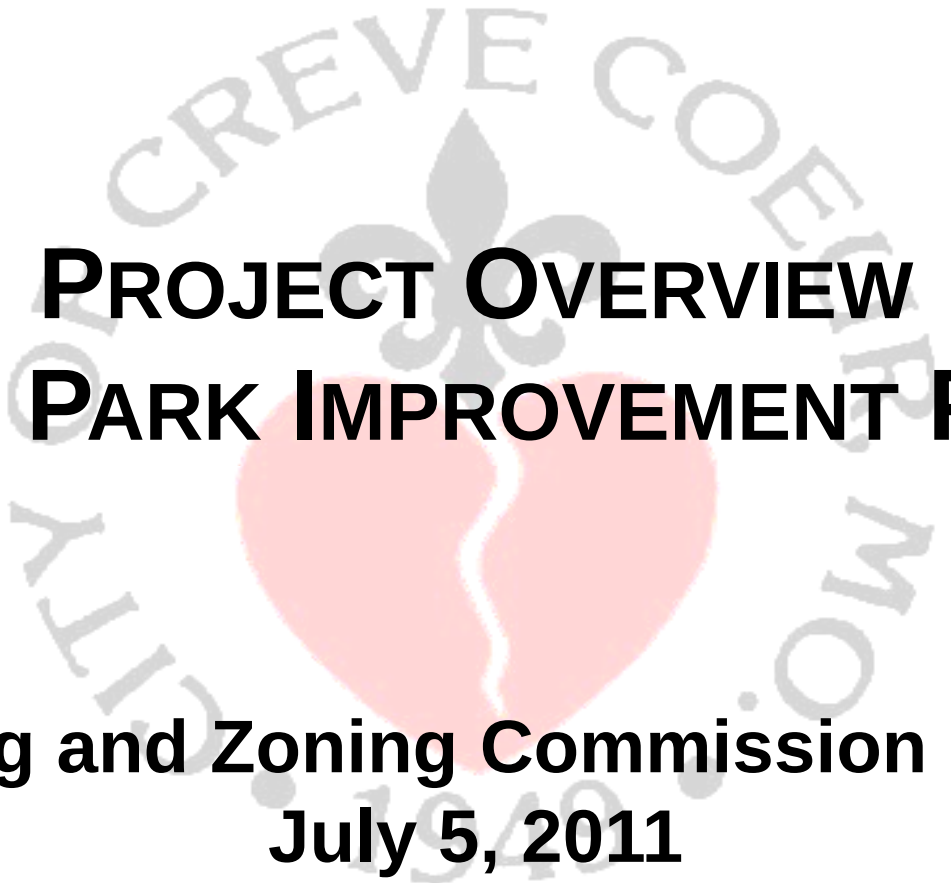
043 40700840405

☒ COMPLIES TO ADA

QUANTITY:

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS



PROJECT OVERVIEW

CONWAY PARK IMPROVEMENT PROJECT

Planning and Zoning Commission Meeting
July 5, 2011



EXISTING CONDITIONS

Tennis court retaining wall





EXISTING CONDITIONS

Tennis court retaining wall





EXISTING CONDITIONS

Retaining wall near tennis courts





EXISTING CONDITIONS

Retaining wall at playground





EXISTING CONDITIONS

Playgrounds (looking north)





EXISTING CONDITIONS

Playgrounds (looking south)





PROPOSED PLAYGROUND

Site Existing Conditions





PROPOSED PLAYGROUND

Parks Committee Recommendation





PROPOSED PLAYGROUND

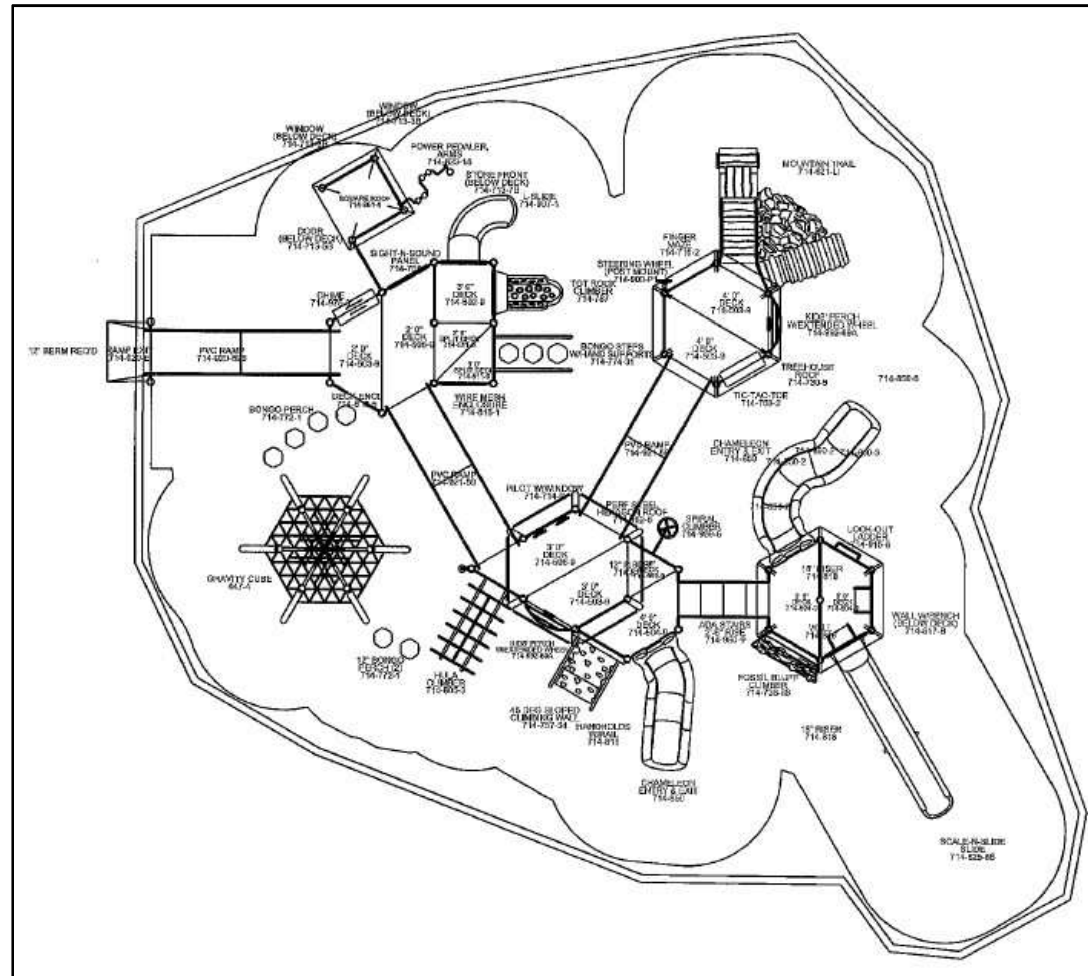
Reverse Angle View





PROPOSED PLAYGROUND

Plan View





PROPOSED RETAINING WALLS

Modular Blocks will Replace the Wood Ties





PROJECT COST ESTIMATE

<u>Component</u>	<u>Total Cost</u>	<u>City Share (10%)</u>
Playground	\$ 139,500	\$ 13,950
Retaining Walls	\$ 61,400	\$ 6,140
Concrete work	\$ 17,100	\$ 1,710
Miscellaneous	\$ 4,200	\$ 420
Total	\$ 222,200	\$ 22,220



PROJECT SCHEDULE

May 2011: Advertised playground project

June 2011: Opened and evaluated playground proposals
Review bids and designs with Parks Committee
and receive recommendation
Present recommended playground to Planning
and Zoning Commission and City Council.
Award contract for playground project.

July 2011: Obtain and review bids for retaining wall work.
Order playground equipment.
Award contract for retaining wall work.



PROJECT SCHEDULE (CONTINUED)

Aug. 2011: Finish retaining walls.

Begin playground project.

Sept. 2011: Complete playground project.

Complete concrete sidewalks and pads.

Oct. 2011: Finish project and apply for reimbursement.

Spring 2012: Begin discussion with the Parks & Recreation Committee for 2013 grant application.

QUESTIONS?





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
#11-014 TO REZONE 5 ACRES FROM "AR" ATTACHED SINGLE-FAMILY
RESIDENTIAL TO "GC" GENERAL COMMERCIAL AND 4.28 ACRES FROM
"AR" ATTACHED SINGLE-FAMILY RESIDENTIAL TO "D" SINGLE
FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED
AT 13150 OLIVE BOULEVARD**

FOR THE MEETING OF: July 5, 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 4.28 acres from "AR" Attached Single-Family Residential to "D" Single Family Residential.

ADDITIONAL INFORMATION:

Section 405.360 "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

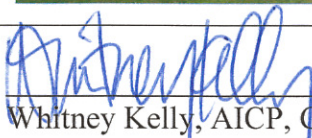
- Section 405.280 "D" Single-Family Residential District
- Section 405.360 "GC" General Core Business District
- Section 405.470 Conditional Uses

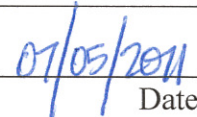
APPLICANTS: George M. Stock, P.E.
Stock and Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63117

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



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner


Date

ATTACHMENTS: Applicant's Materials drafted June 29, 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 4.28 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 approximately 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.

SITE DEVELOPMENT PLAN

13150 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: "AP" ATTACHED SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: "D" SINGLE FAMILY RESIDENTIAL

AND "GC" GENERAL COMMERCIAL

GENERAL NOTES:

- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY
CJ ENGINEERING.
(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" 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 LEVEES 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. 29189C0161 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 FIELD LOCATED. 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, MSD, 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 WILL
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.

TOTAL TRACT

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 8472, Page 579 of the St. Louis County Records,
said point also being located on the southern right-of-way line of Olive Boulevard, variable
width; thence continuing along said southern right-of-way line the following courses and
distances: North 84 degrees 07 minutes 01 seconds East, 122.80 feet; North 67 degrees 25
minutes 04 seconds East, 104.40 feet and South 01 degrees 22 minutes 29 seconds East,
191.56 feet to the northwestern corner of a tract of land as conveyed to the International
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 tract the following courses and distances: South 08 degrees 08 minutes 00
seconds West, 78.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet; South 42
degrees 35 minutes 00 seconds East, 468.82 feet, to a found 1 inch Iron Pipe, and South 07
degrees 51 minutes 00 seconds West, 645.81 feet to the northern line of Bellerville 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 lines of said Bellerville Farm Estates
Plat One the following courses and distances: North 81 degrees 19 minutes 25 seconds West,
153.03 feet to a found Stone; North 06 degrees 34 minutes 25 seconds West, 397.63 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
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 last said northeastern lines and said
centerline the following courses and distances: North 12 degrees 36 minutes 03 seconds West,
94.89 feet; North 24 degrees 52 minutes 46 seconds West, 72.97 feet; North 37 degrees 51
minutes 47 seconds West, 69.04 feet; North 54 degrees 16 minutes 43 seconds West, 53.49
feet; North 74 degrees 59 minutes 49 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 87 degrees 19 minutes 59 seconds West, 113.38 feet to the southeastern line of above
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 09 minutes 29 seconds West, 74.34 feet to the Point of Beginning and containing
404.283 square feet or 9.281 acres more or less.

TRACT TO REMAIN ZONED "D"

(LOT 2)

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 10505, Page 2416 of the St. Louis
County Records, said point also being located on the southern right-of-way line of Olive
Boulevard, variable width; thence along the western and southwestern lines of said International
Development Corporation tract the following courses and distances: South 08 degrees 08
minutes 00 seconds West, 78.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20
feet and South 42 degrees 35 minutes 00 seconds East, 331.99 feet to the POINT OF
BEGINNING of the herein described tract; thence continuing along said southwestern and
western lines the following courses and distances: South 42 degrees 35 minutes 00 seconds
East, 136.83 feet and South 07 degrees 51 minutes 00 seconds West, 645.81 feet to the
northern line of Bellerville 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 lines of said Bellerville Farm Estates Plat One the following courses and distances:
North 81 degrees 19 minutes 25 seconds West, 153.03 feet; North 06 degrees 34 minutes 25
seconds West, 397.63 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 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 last said
northeastern lines and said centerline the following courses and distances: North 12 degrees 36
minutes 03 seconds West, 94.89 feet; North 24 degrees 52 minutes 46 seconds West, 72.97
feet; North 37 degrees 51 minutes 47 seconds West, 69.04 feet and North 54 degrees 16
minutes 43 seconds West, 29.15 feet; thence departing last said northern line 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 54.00 feet, a
chord which bears North 87 degrees 20 minutes 55 seconds East, 71.94 feet and an arc length
of 78.73 feet; South 11 degrees 25 minutes 38 seconds East, 60.53 feet; South 37 degrees 51
minutes 47 seconds East, 22.96 feet; South 24 degrees 52 minutes 46 seconds East, 182.82
feet; South 35 degrees 29 minutes 20 seconds East, 30.45 feet; South 53 degrees 46 minutes
50 seconds East, 83.08 feet and North 47 degrees 25 minutes 00 seconds East, 309.69 feet to
the Point of Beginning and containing 186,498 square feet or 4.281 acres more or less.

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 COEUR CREEK ALONG OLIVE STREET ROAD; WEST OF
THE SOUTHWEST CORNER OF CREVE COEUR ROAD AND OLIVE
STREET.

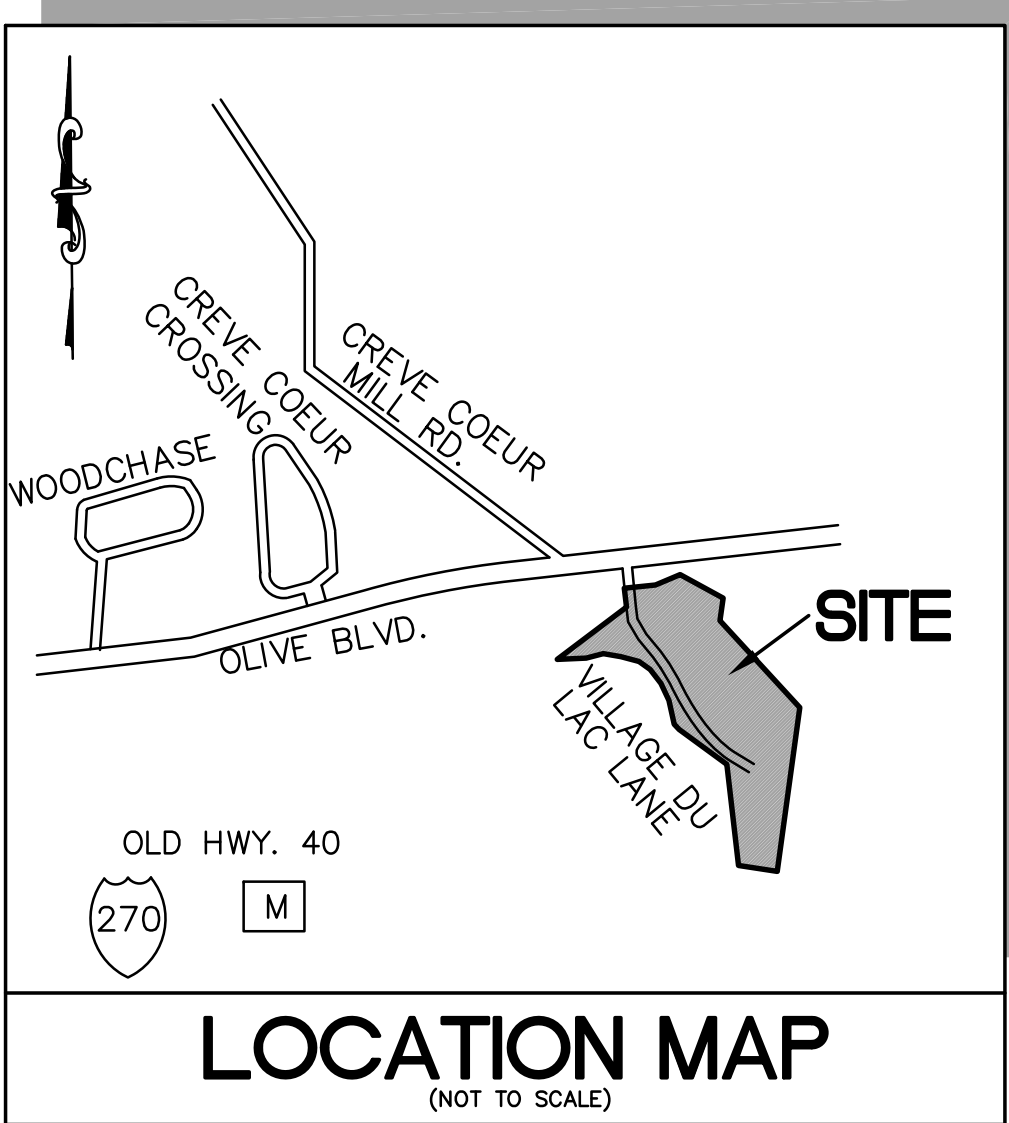
PREPARED FOR:
ORSON PROPERTIES L.L.C.
7201 OLIVE BLVD.
UNIVERSITY CITY, MISSOURI 63130
PHONE: (314) 578-8819

ABBREVIATIONS

C.O.	- CLEANOUT	P.G.	- 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.	- VETRIIFIED CLAY PIPE
N/F	- NOW OR FORMERLY	W	- WATER
PB.	- PLAT BOOK	(86°W)	- RIGHT-OF-WAY WIDTH

LEGEND

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



PERTINENT DATA

SITE ACREAGE	= 9.28 Acres ± 13105 OLIVE BOULEVARD, CREVE COEUR, MO 63141
FIRE DISTRICT	= CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= LAJUE
SEWER DISTRICT	= M.S.D.
WATER SHED	= CREVE COEUR CREEK
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AmerenUE ELECTRIC COMPANY
PHONE SERVICE	= AT&T
LOCATOR No.	= 16P140344
F.I.R.M. MAP	= 29189C0161 H, ZONE AE AND X,

SURVEYOR'S CERTIFICATION

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.

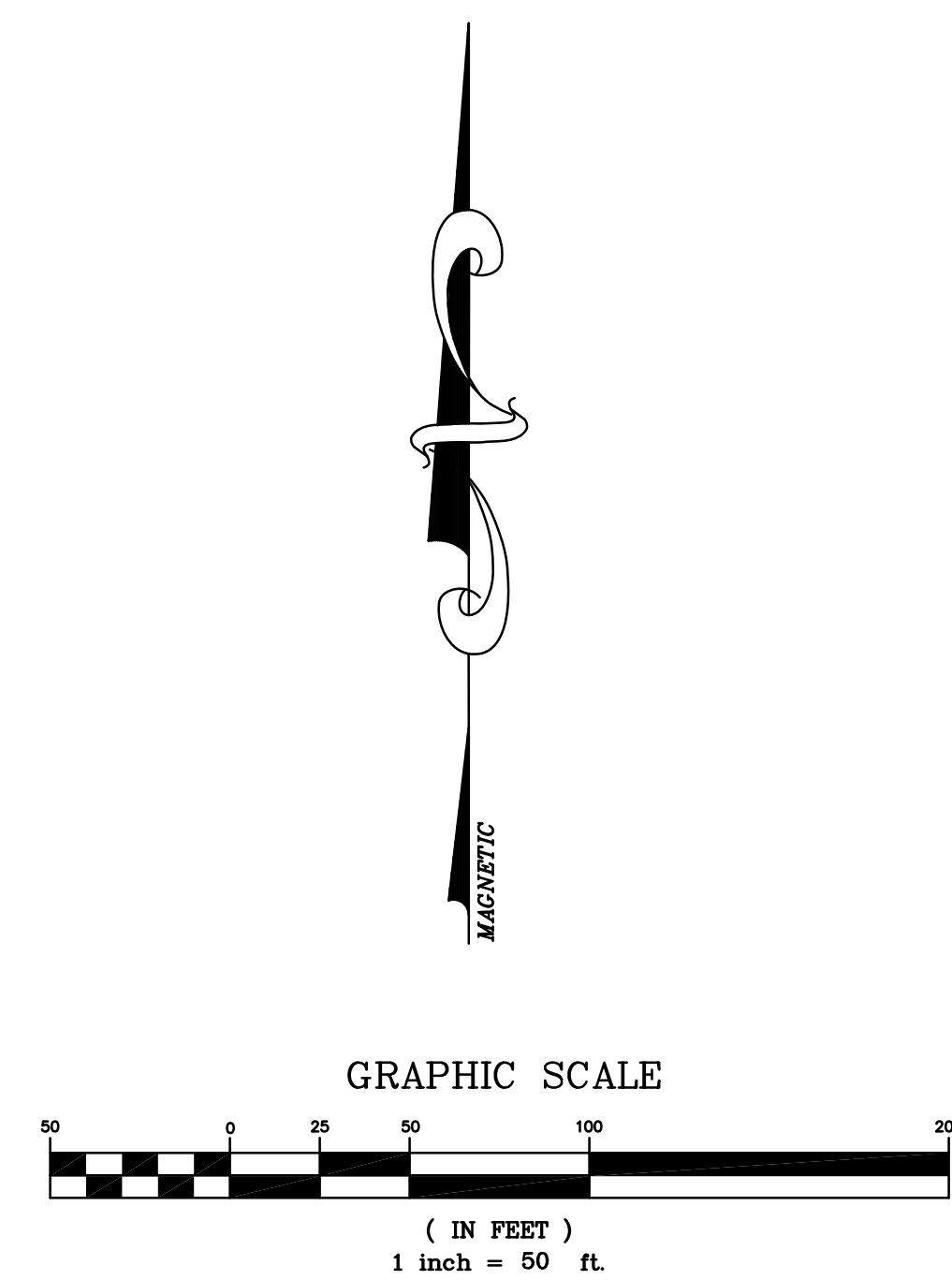
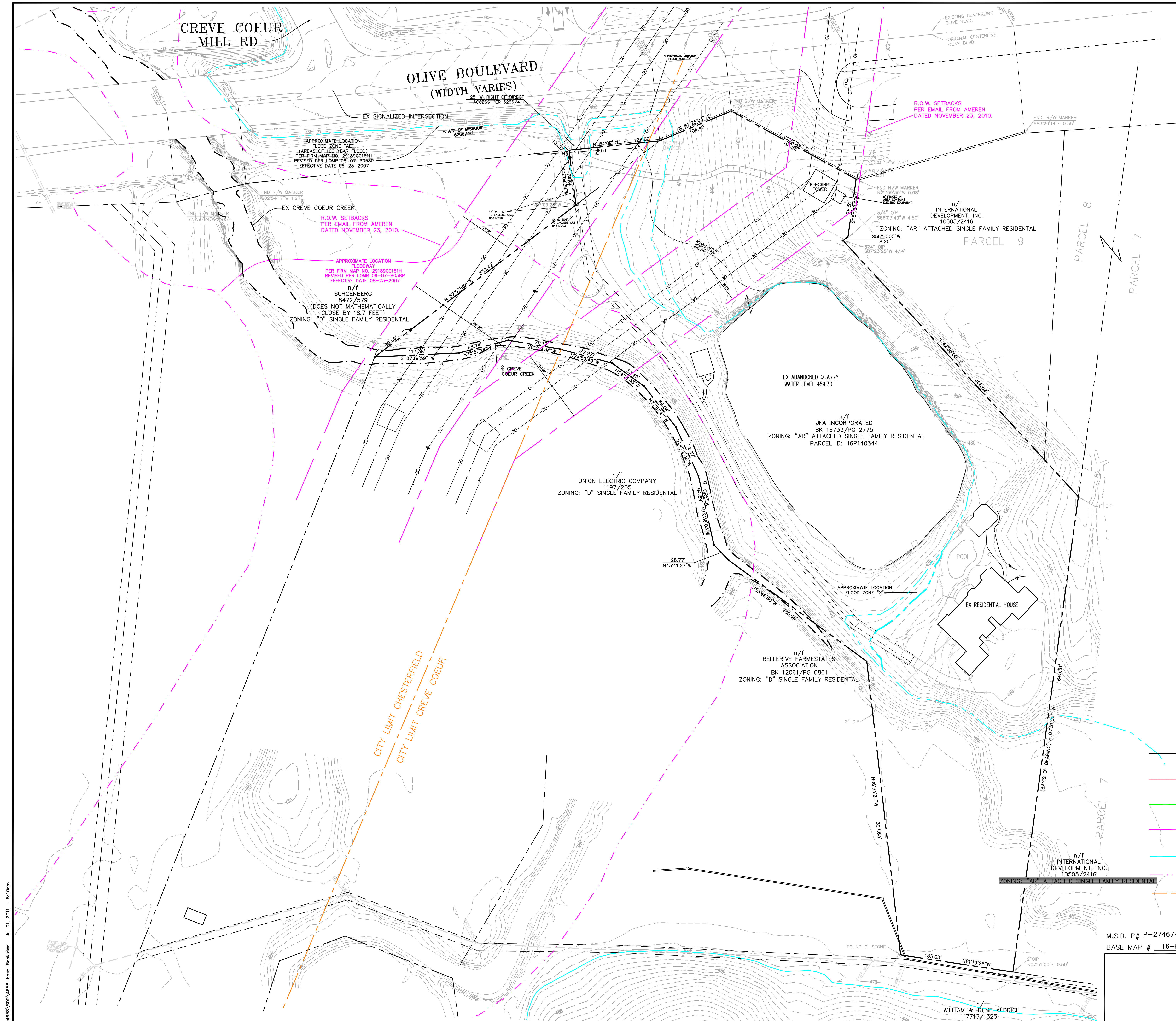
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

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

6/29/11 REVISED PER CITY COMMENTS
6/09/11 REVISED PER CITY COMMENTS

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

13150 OLIVE BOULEVARD	
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	
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	E-25116 DATE: 5/10/11 CHECKED BY: G.M.S. DATE: 5/10/11 JOB NUMBER: 210-4658 SHEET: 1 of 7



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

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

13150 OLIVE BOULEVARD
EXISTING CONDITIONS PLAN

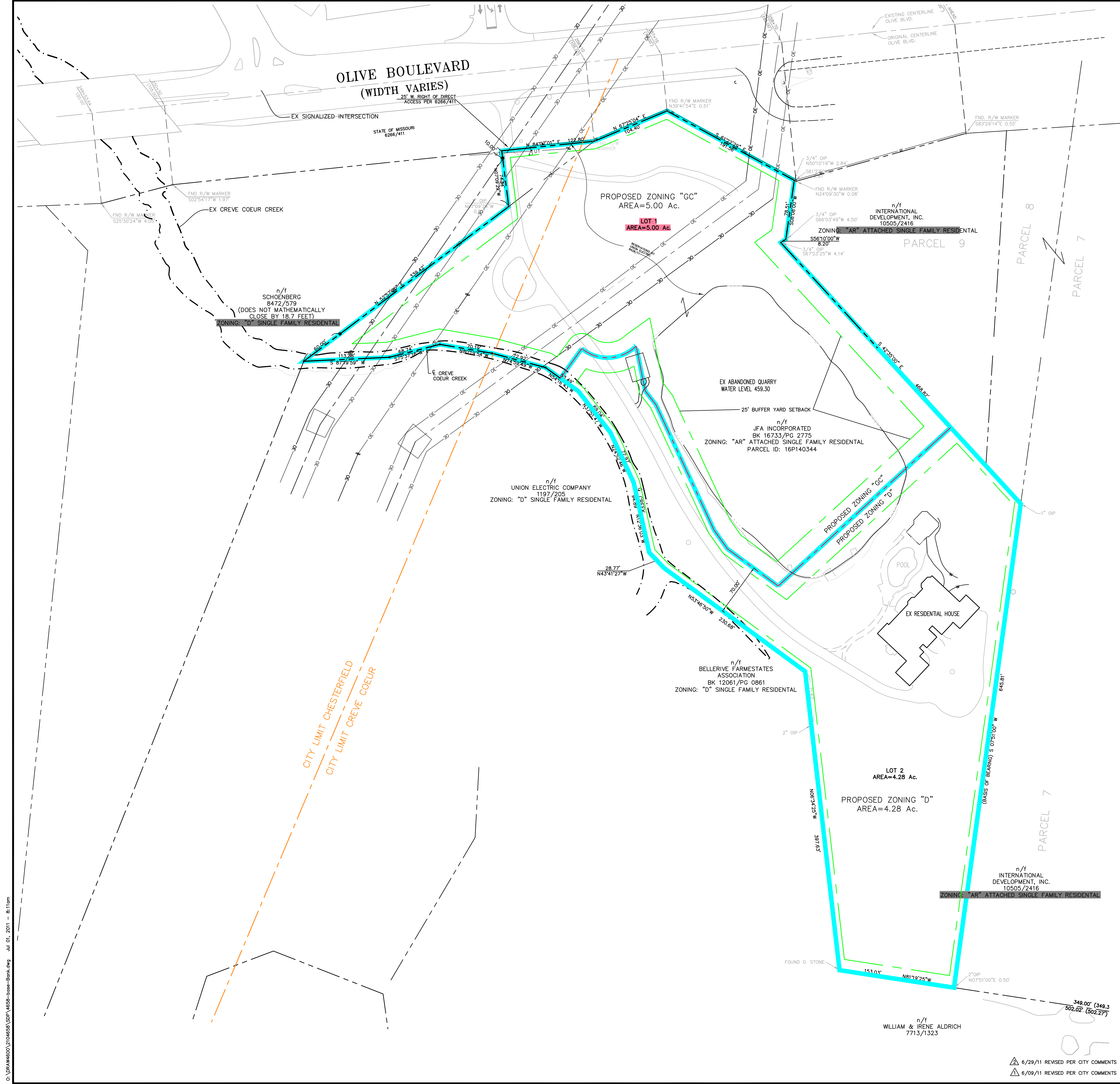
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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 E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

DRAWN BY:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
E.J.B.	G.M.S.	5/10/11	210-4658	2 of 7

6/29/11 REVISED PER CITY COMMENTS
6/09/11 REVISED PER CITY COMMENTS



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 ADJUT 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

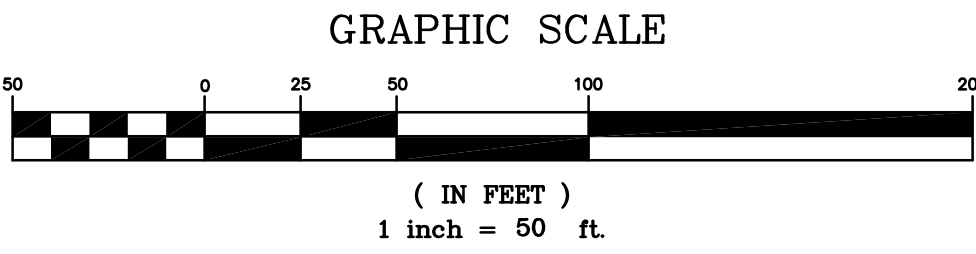
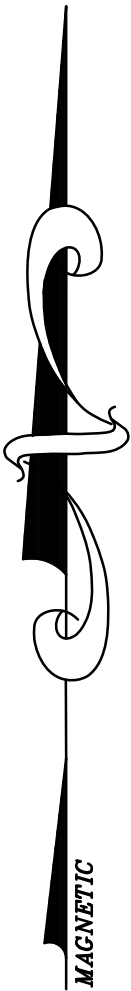
MINIMUM LOT DEPTH: ONE HUNDRED (100) FEET.

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 E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
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13150 OLIVE BOULEVARD
PROPOSED ZONING EXHIBIT

STOCK & ASSOCIATES

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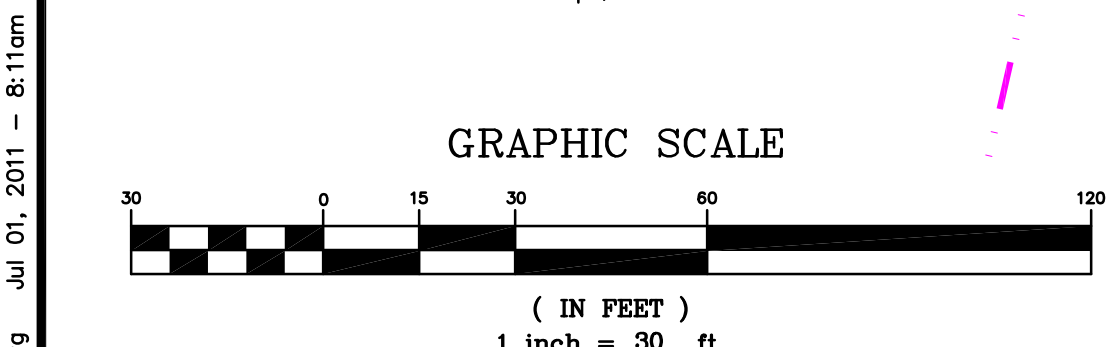
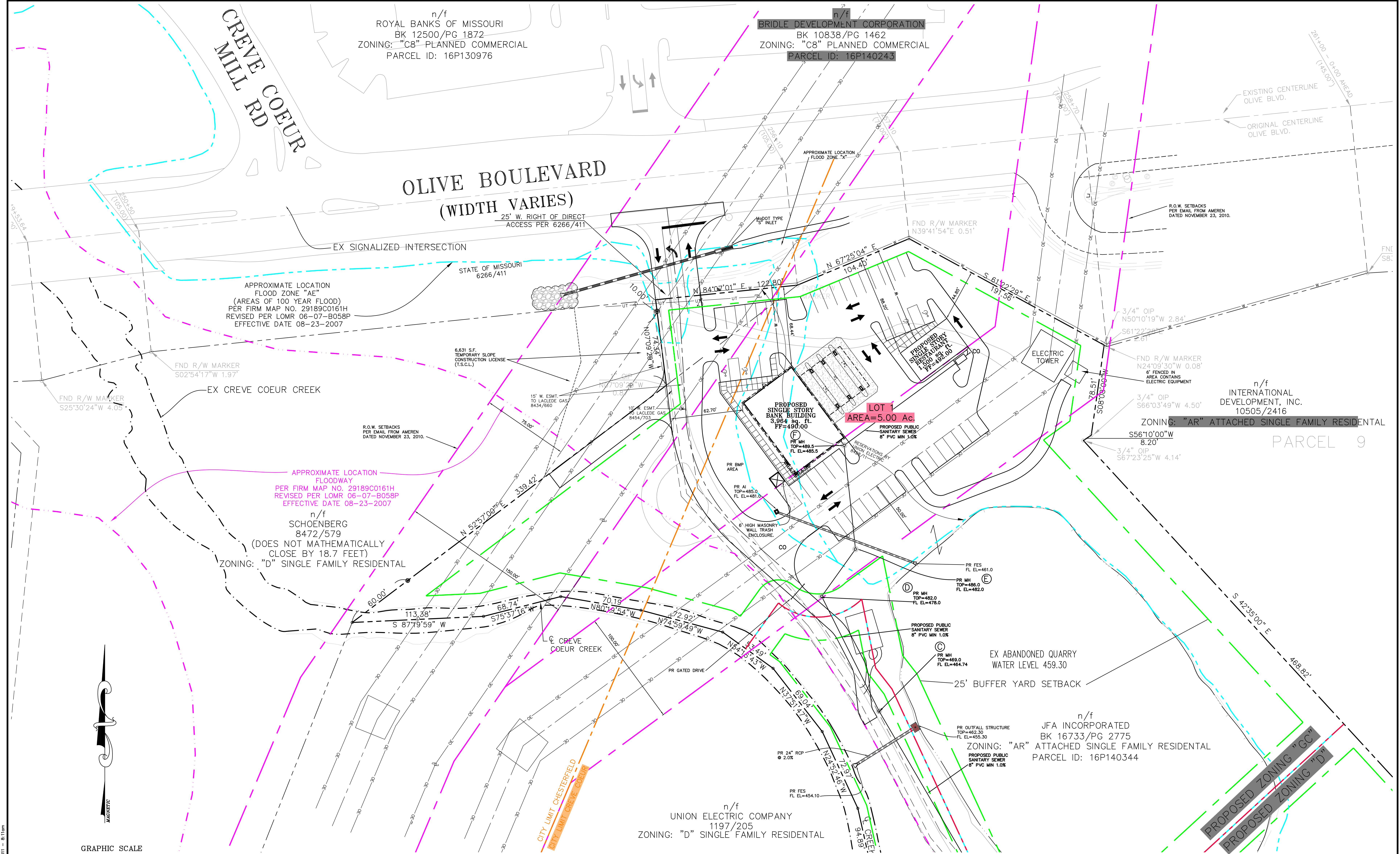
DRAWN BY: E.J.B. 5/10/11

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

DATE: 5/10/11

JOB NUMBER: 210-4658

SHEET: 3 of 7



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|-----|------------------------|-----|-------------------------|
| --- | EXISTING PROPERTY LINE | --- | PROPOSED AUE ROW |
| --- | PROPOSED PROPERTY LINE | --- | EXISTING FLOODZONE "AE" |
| --- | PROPOSED SETBACK LINE | --- | EXISTING FLOODWAY |
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CONCEPTUAL SITE COVERAGE CALCULATIONS:
LOT 1:
MAXIMUM SITE COVERAGE FOR "GC" = 63%
PROPOSED COVERAGE = 47,787 SF OR 1.10 AC
PROPOSED COVERAGE = 22%

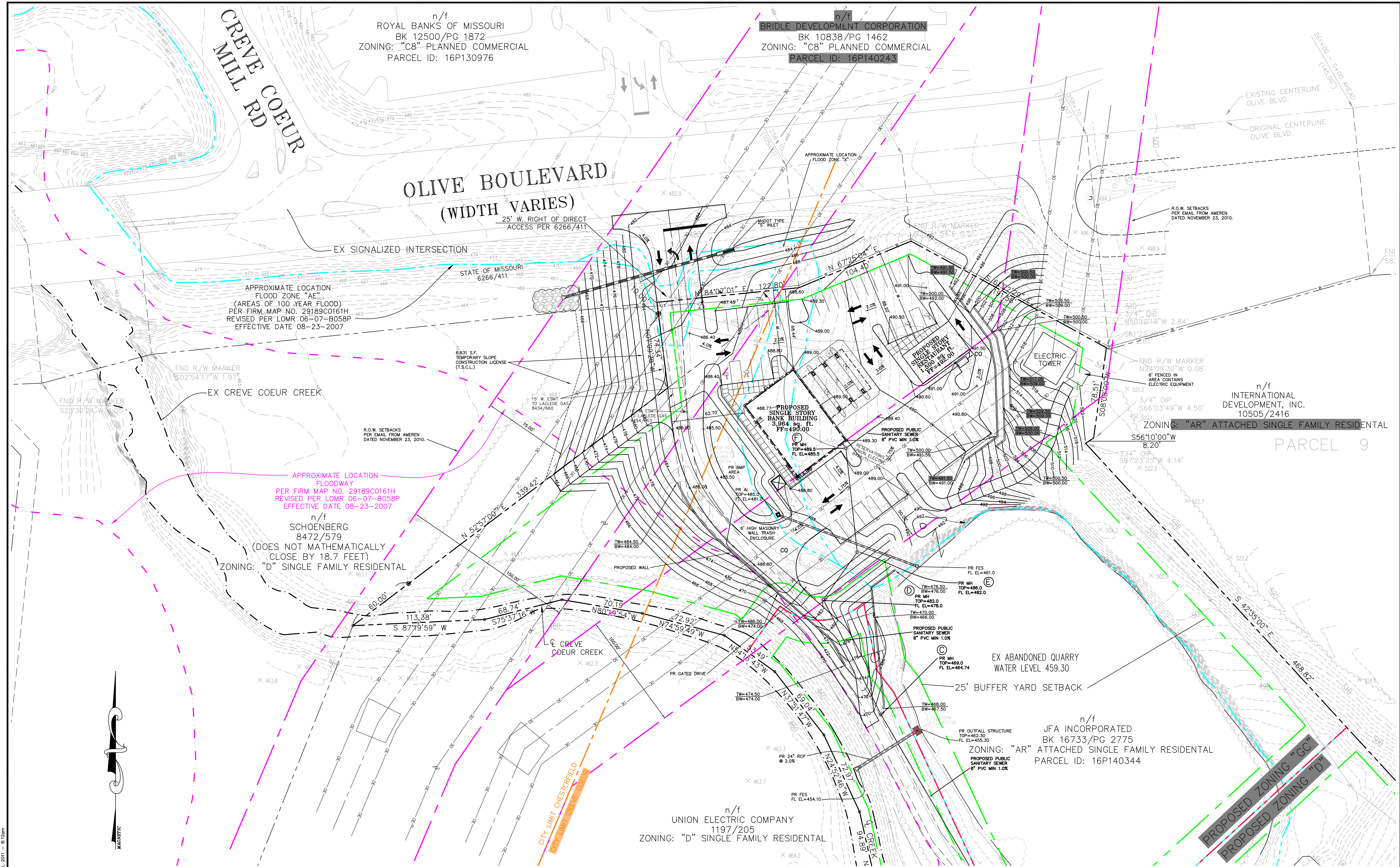
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RESTAURANT: 1 SPOT FOR EVERY 3 SEATS AT MAXIMUM
OCCUPANCY PLUS 1 SPOT FOR EVERY 250 SF = 16 SPOTS
TOTAL REQUIRED PARKING = 32 SPOTS
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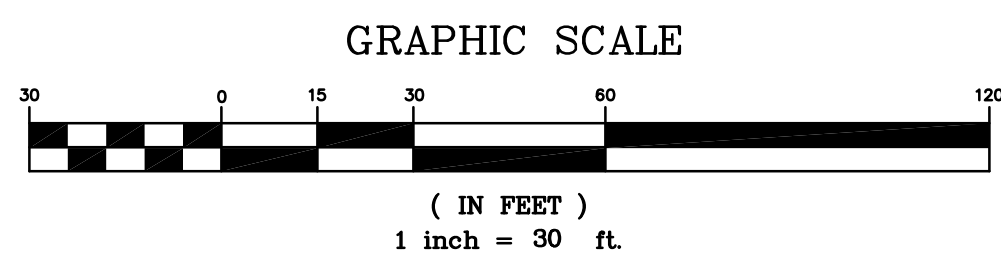
6/29/11 REVISED PER CITY COMMENTS
6/09/11 REVISED PER CITY COMMENTS

M.S.D. P# P-27467-01 BASE MAP # 16-P		13150 OLIVE BOULEVARD COMMERCIAL SITE DEVELOPMENT PLAN	
		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	
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	

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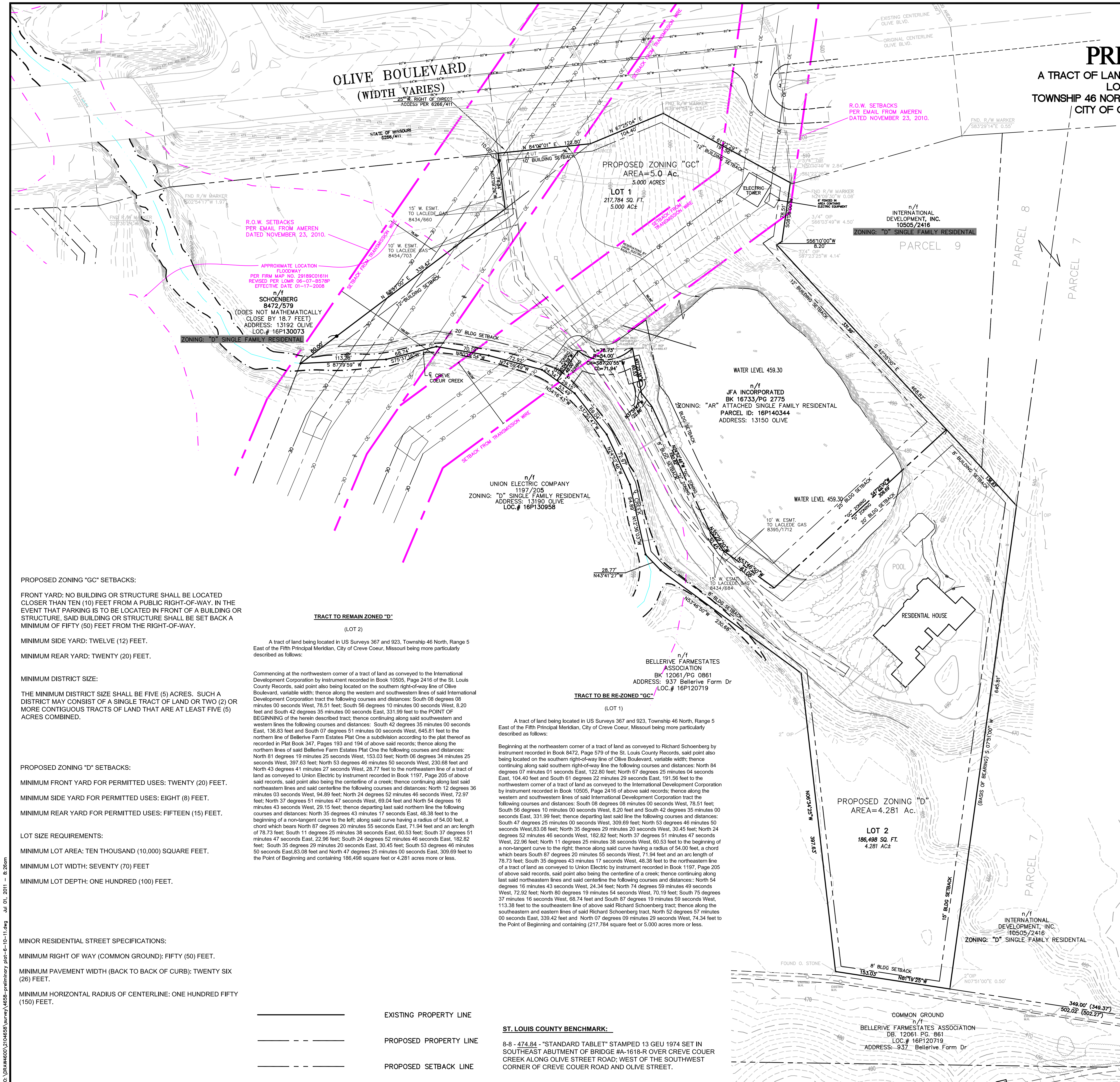
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| --- | EXISTING PROPERTY LINE | --- | PROPOSED AUE ROW |
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6/29/11 REVISED PER CITY COMMENTS
6/09/11 REVISED PER CITY COMMENTS

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

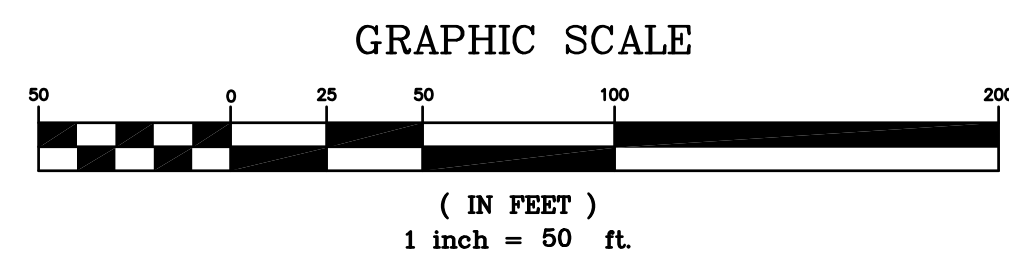
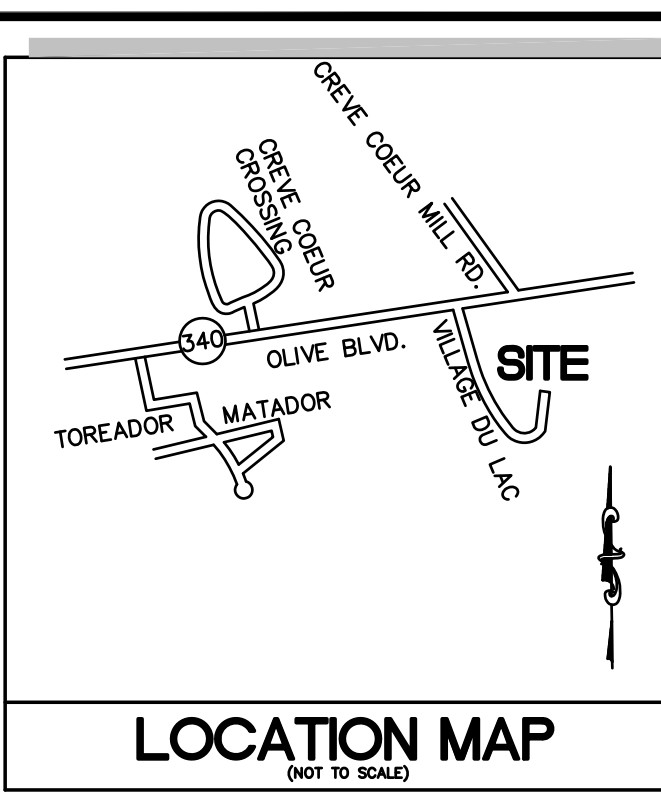
13150 OLIVE BOULEVARD	
COMMERCIAL SITE DEVELOPMENT PLAN W/ GRADING	
Stock & Associates Consulting Engineers, Inc.	
257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE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

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PRELIMINARY PLAT

A TRACT OF LAND BEING PART OF LOT 4 OF F.M. WRIGHT'S ESTATE
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



TOTAL TRACT

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 8472, Page 579 of the St. Louis County Records, said point also being located on the southern right-of-way line of Olive Boulevard, variable width; thence continuing along said southern right-of-way line the following courses and distances: North 84 degrees 07 minutes 01 seconds East, 122.80 feet; North 67 degrees 25 minutes 04 seconds East, 104.40 feet and South 61 degrees 22 minutes 29 seconds East, 191.56 feet to the northwestern corner of a tract of land as conveyed to the International 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 tract the following courses and distances: South 08 degrees 08 minutes 00 seconds West, 78.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet; South 42 degrees 35 minutes 00 seconds East, 468.82 feet, to a found 1 inch iron pipe, and South 07 degrees 51 minutes 00 seconds West, 645.81 feet to the northern line of Bellerville 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 lines of said Bellerville Farm Estates Plat One the following courses and distances: North 81 degrees 19 minutes 25 seconds West, 153.03 feet to a found stone; North 06 degrees 34 minutes 25 seconds West, 397.63 feet; North 53 degrees 46 minutes 50 seconds West, 230.88 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 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 northeastern line and said centerline the following courses and distances: North 12 degrees 36 minutes 03 seconds West, 94.88 feet; North 24 degrees 52 minutes 46 seconds West, 72.97 feet; North 37 degrees 51 minutes 47 seconds West, 69.04 feet; North 54 degrees 16 minutes 43 seconds West, 53.49 feet; North 74 degrees 59 minutes 49 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 87 degrees 19 minutes 59 seconds West, 113.38 feet to the southeastern line of above 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 09 minutes 29 seconds West, 74.34 feet to the Point of Beginning and containing 404,283 square feet or 9.281 acres more or less.

PERTINENT DATA

SITE ACREAGE	= 9.28 Acres ± 13105 OLIVE BOULEVARD, CREVE COEUR, MO 63141
FIRE DISTRICT	= CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= LAQUE
SEWER DISTRICT	= M.S.D.
WATER SHED	= CREVE COEUR CREEK
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AMERENUE ELECTRIC COMPANY
PHONE SERVICE	= AT&T
LOCATOR No.	= 16P140344
F.I.R.M. MAP	= 29198C0161 H, ZONE AE AND X.

SURVEYOR'S CERTIFICATION

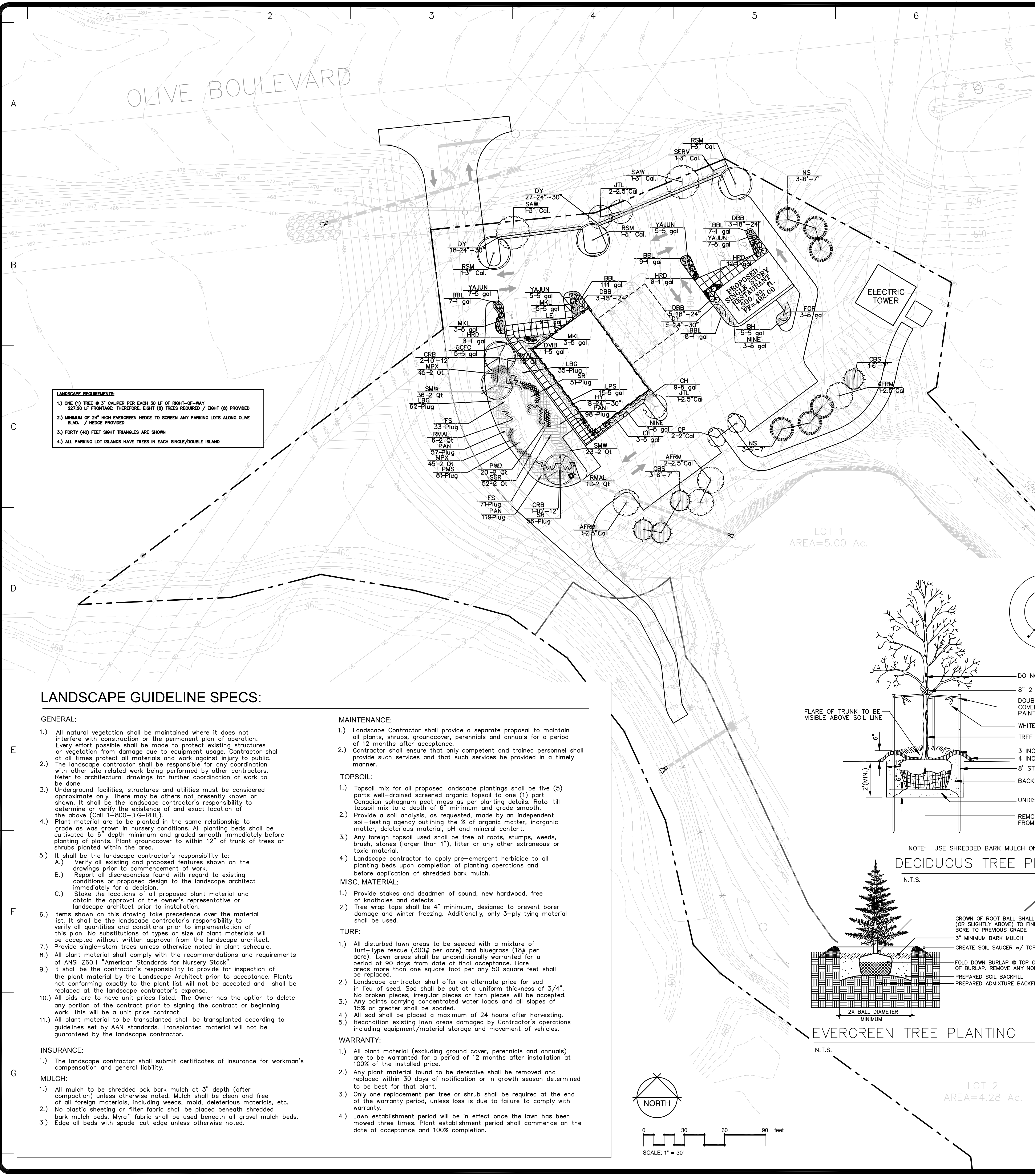
THIS IS TO CERTIFY THAT STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. HAVE, DURING MAY, 2011, BY ORDER AND FOR THE USE OF ORSON PROPERTIES L.L.C., PREPARED THIS PRELIMINARY PLAT FROM RECORD INFORMATION. THE EXISTING AND PROPOSED SUBDIVISION ARE SHOWN HEREON.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Daniel Ehlmann, Missouri P.L.S. No. 2215

② 6/29/11 REVISED LOTS PER SITE DEVELOPMENT PLAN
① 6/09/11 REVISED LOTS PER SITE DEVELOPMENT PLAN

13150 OLIVE BOULEVARD			
PRELIMINARY PLAT--A			
STOCK & ASSOCIATES		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	
Consulting Engineers, Inc.			
DRAWN BY: J.P.	DATE: 5/10/11	CHECKED BY: D.M.E.	DATE: 5/10/11
			JOB NUMBER: 210-4658
			SHEET: 6 of 7



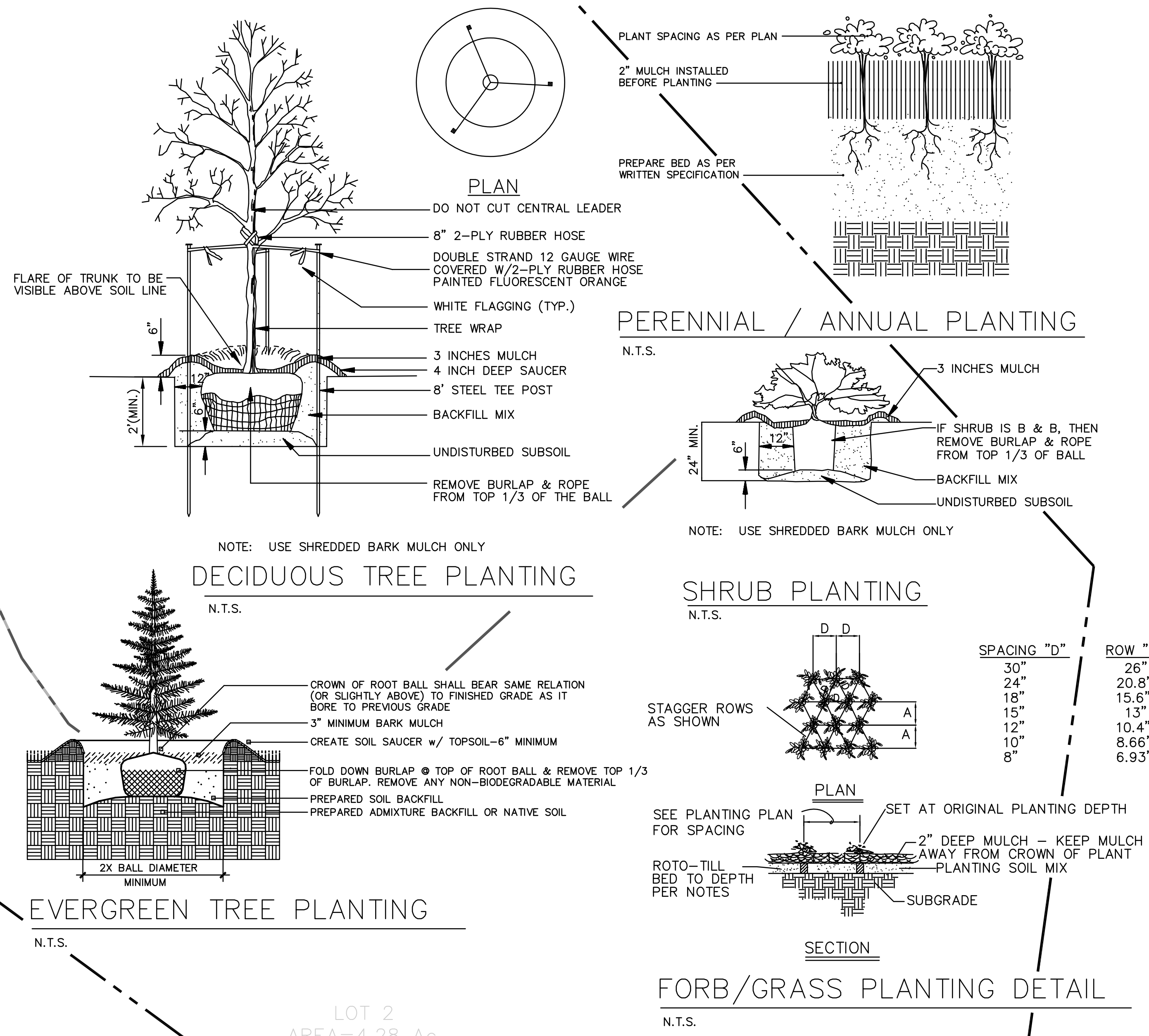
LANDSCAPE REQUIREMENTS:
1.) ONE (1) TREE @ 3" CALIPER PER EACH 30 LF OF RIGHT-OF-WAY
227.20 LF FRONTAGE, THEREFORE, EIGHT (8) TREES REQUIRED / EIGHT (8) PROVIDED
2.) MINIMUM OF 24" HIGH EVERGREEN HEDGE TO SCREEN ANY PARKING LOTS ALONG OLIVE
BLVD. / WEDGE PROVIDED
3.) FORTY (40) FEET BIGHT TRIANGLES ARE SHOWN
4.) ALL PARKING LOT ISLANDS HAVE TREES IN EACH SINGLE/DOUBLE ISLAND

LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
 - 2.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
 - 3.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - 4.) It shall be the landscape contractor's responsibility to:
A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
 - 5.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - 6.) Provide single-stem trees unless otherwise noted in plant schedule.
 - 7.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
 - 8.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - 9.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
 - 10.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.
- INSURANCE:**
- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
 - 3.) Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- TOPSOIL:**
- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Rotate-till topsoil mix to a depth of 6" minimum and grade smooth.
 - 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
 - 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- MISC. MATERIAL:**
- 1.) Provide stakes and deadmen of sound, new hardwood, free of knots/holes and defects.
 - 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:**
- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - 2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - 3.) All sod shall be placed a maximum of 24 hours after harvesting.
 - 4.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- WARRANTY:**
- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
 - 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
AFRM	4	Acer rubrum 'Autumn Flame' / 'Autumn Flame' Maple	2.5" Cal
RSM	3	Acer rubrum 'Frankred' / 'Red Sunset' Maple	3" Cal.
CRB	2	Betula nigra 'Cully' / Heritage River Birch	10"-12"
SAW	3	Quercus acutissima / Sawtooth Oak	3" Cal.
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
NS	6	Picea abies / Norway Spruce	6'-7'
CBS	4	Picea pungens 'Glaucia' / Colorado Blue Spruce	6'-7'
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
SERV	1	Amelanchier X grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	3" Cal.
CP	2	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2" Cal
JTL	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
GCFC	5	Chamaecyparis pisifera filifera 'Golden Charm' / Golden Charm False Cypress	5 gal
DBB	11	Euonymus alatus 'Compactus' / Compact Burning Bush	18"-24"
FOR	3	Forsythia intermedia 'Lynwood Gold' / Lynwood Gold Forsythia	5 gal
BH	5	Ilex meserveae 'Blue Princess/Prince' TM / Blue Holly	5 gal
CH	12	Ilex meserveae 'China Boy/Girl' TM / China Boy/Girl Holly	5 gal
YAJUN	24	Juniperus horizontalis 'Youngstown' / Compact Youngstown Andorra Juniper	5 gal
NINE	6	Physocarpus opulifolius 'Diabolo' TM / Diabolo Purple Ninebark	5 gal
LPS	15	Spiraea japonica 'Little Princess' / Little Princess Spiraea	5 gal
MKL	11	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal
DY	50	Taxus media 'densiformis' / Dense Yew	24"-30"
HY	8	Taxus media 'Hicksii' / Hicks Yew	24"-30"
DVIB	1	Viburnum plicatum tomentosum 'Mariesii' / Mariesii Double File Viburnum	5 gal
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
HRD	25	Hemerocallis hybrid 'Happy Returns' / Happy Returns Daylily	1 gal
BBL	42	Liriope muscari 'Big Blue' / Big Blue Liriope	1 gal
LE	9	Stachys byzantina 'Silver Carpet' / Lamb's Ears	1 gal
FORBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
SMW	59	Asclepias incarnata / Swamp Milkweed	2 Qt
RMAL	35	Hibiscus lasiocarpus / Rose Mallow	2 Qt
MPX	90	Phlox paniculata / Meadow Phlox	2 Qt
PWD	20	Pontederia cordata / Pickerel Weed	2 Qt
SGR	52	Solidago rigida / Stiff Goldenrod	2 Qt
NATIVE GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	104	Carex crinita / Fringed Sedge	Plug @ 18" oc
	81	Carex muskingumensis / Palm Sedge	Plug @ 18" oc
	107	Juncus effusus / Soft Rush	Plug @ 18" oc
	274	Panicum virgatum / Switch Grass	Plug @ 18" oc
	97	Schizachyrium scoparium / Little Bluestem Grass	Plug @ 18" oc



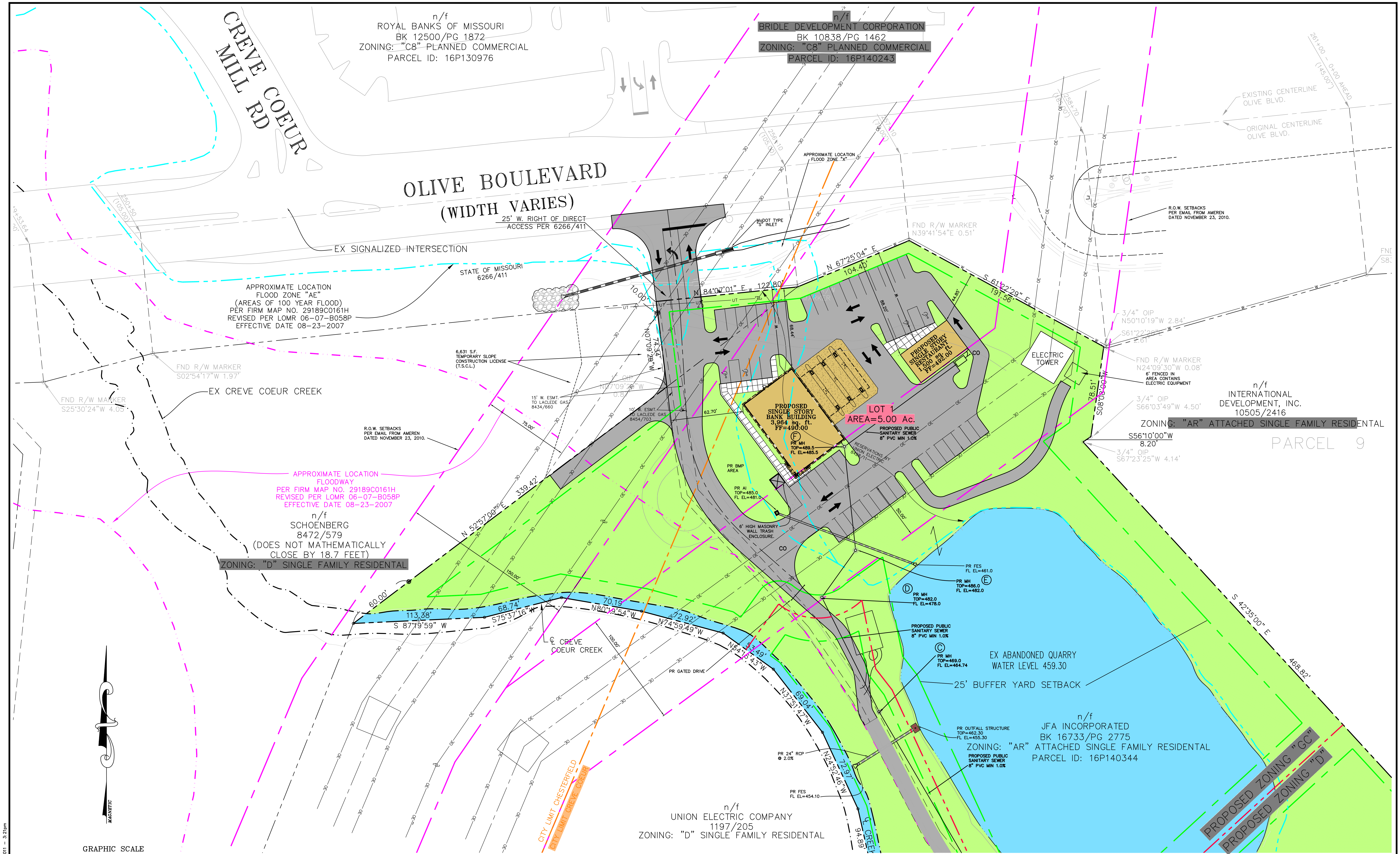
REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
Fax: (636) 928-4563
MO Landscape Architectural Corporation #200800782

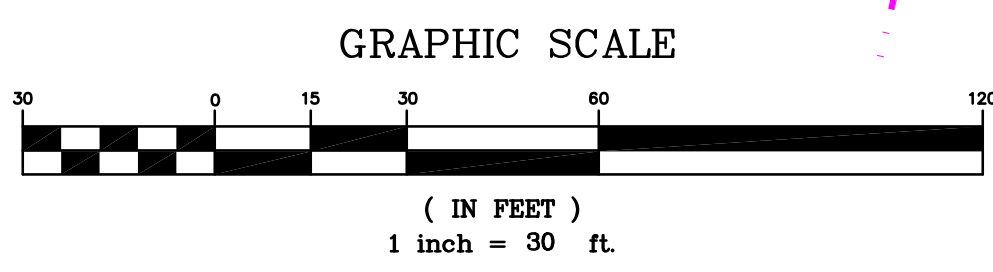
MISSOURI LANDSCAPE ARCHITECT
RANDALL W. MARDIS
NUMBER 019
DATE: JUNE 19, 2011

**PLANTING PLAN FOR THE PROPOSED
13150 Olive Boulevard
CREVE COEUR, MISSOURI**

DRAWN R. MARDIS
CHECKED RWM
DATE 6/9/11
SCALE 1"=30'-0"
JOB No. 2011-125
SHEET L-1
OF ONE SHEET



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6/29/11 REVISED PER CITY COMMENTS
6/09/11 REVISED PER CITY COMMENTS

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

13150 OLIVE BOULEVARD			
COMMERCIAL SITE DEVELOPMENT PLAN			
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 NUMBER: 000996	E-25116 DATE: 5/10/11 E.J.B.	DATE: 5/10/11 G.M.S.	DATE: 5/10/11 JOB NUMBER: 210-4658 SHEET: 4 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

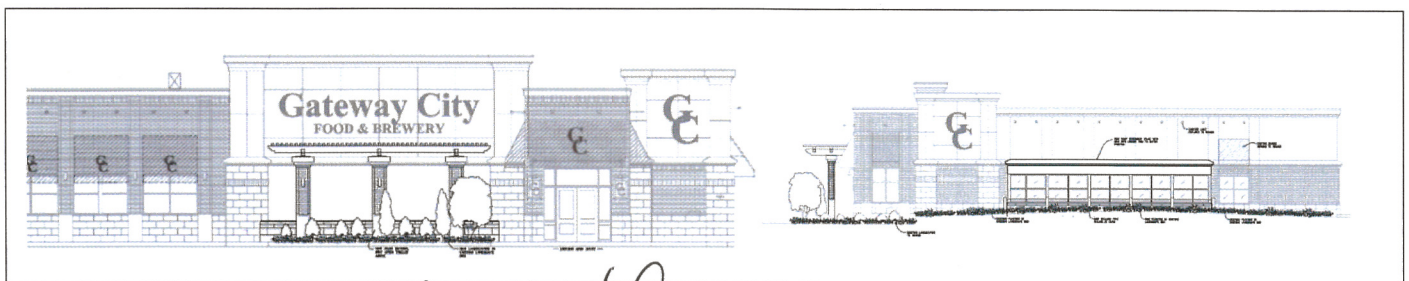
- Health and Connectivity Goals
- Central Business District
- Design Guidelines: Streetscape/Pedestrian Orientation

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.

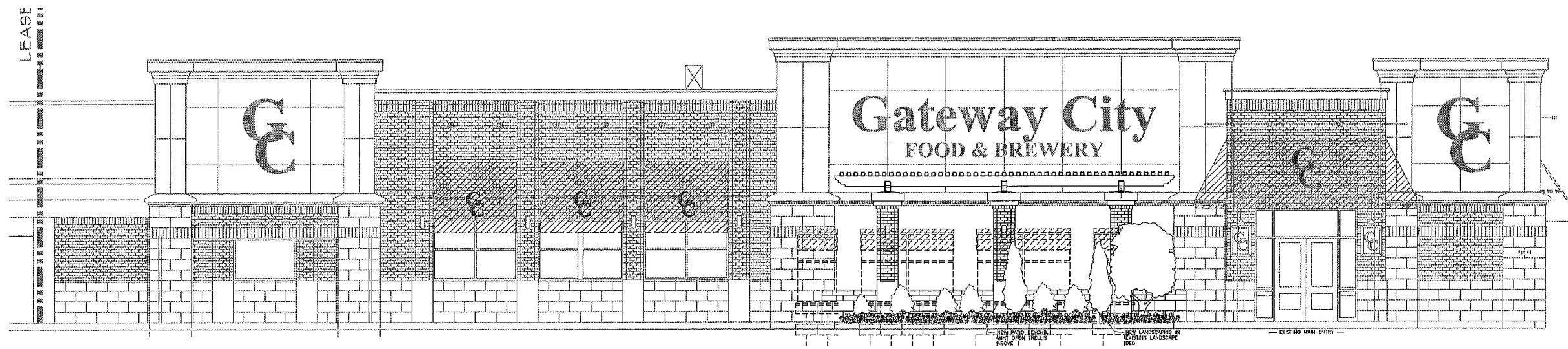


Description: View looking west from GC's.

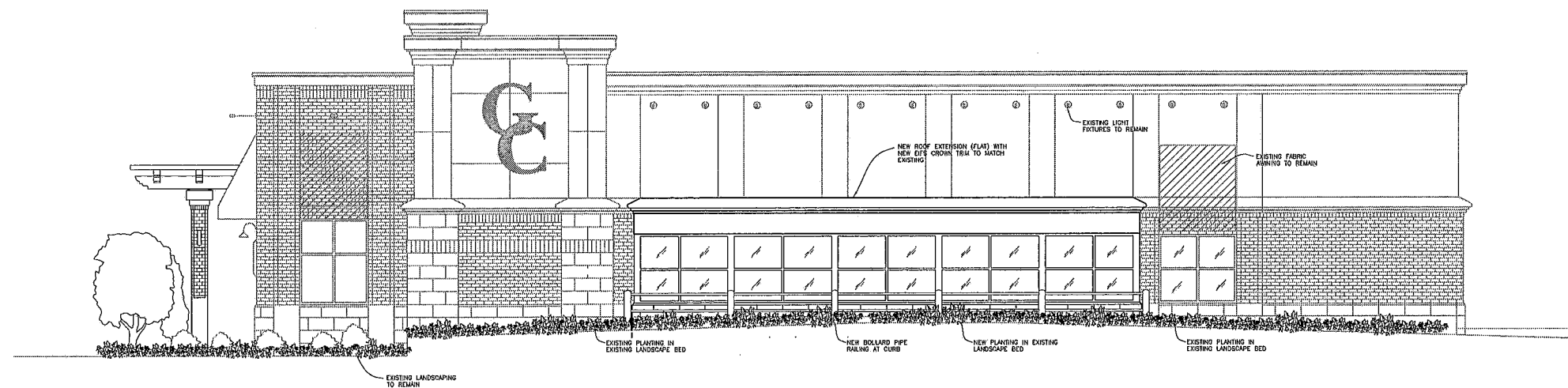


ELEVATION AT PATIO
SCALE: Not to Scale

RECEIVED
JUN 15 2011
PLANNING DEPT.



ELEVATION AT PATIO
SCALE: Not to Scale

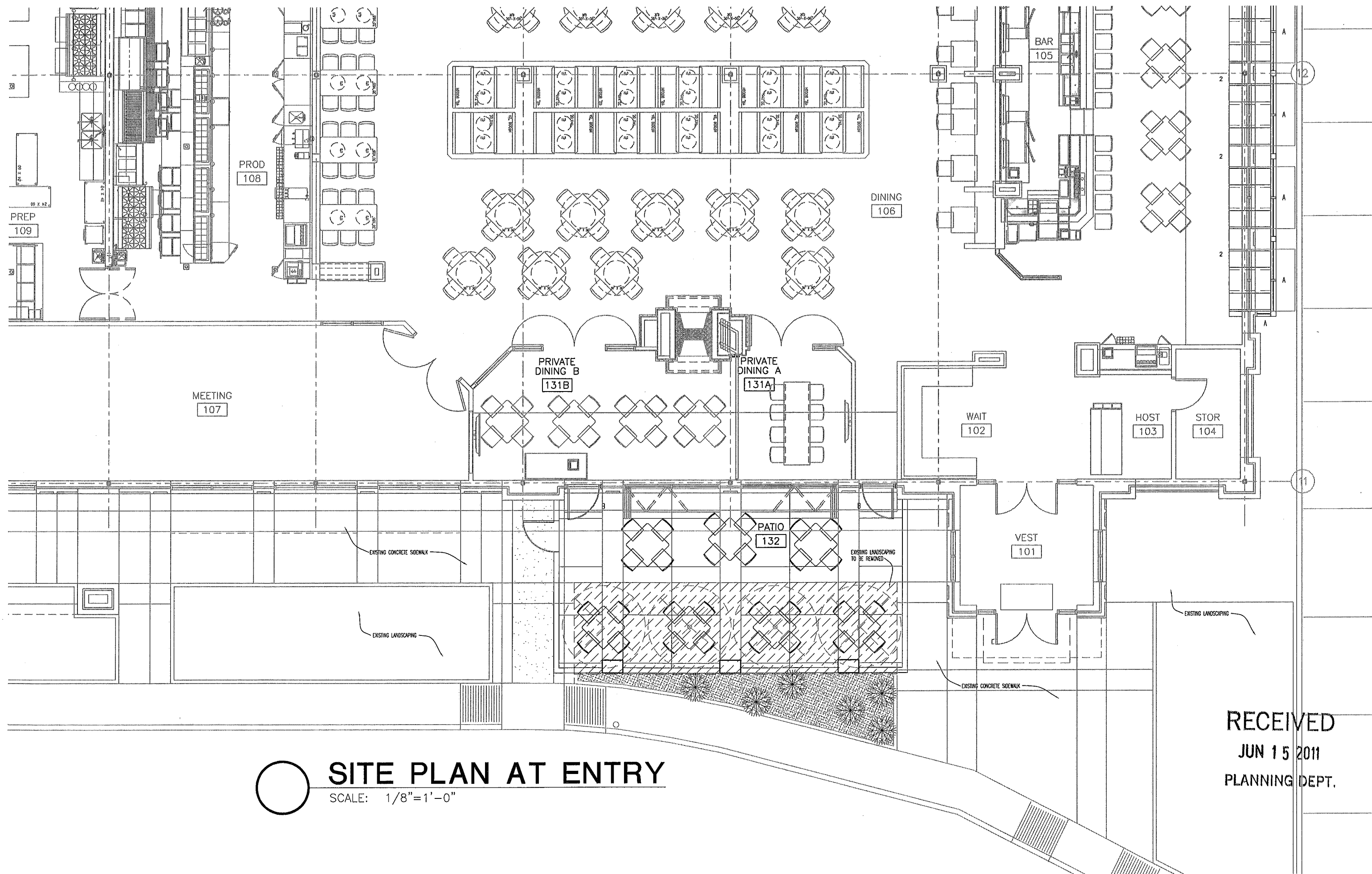


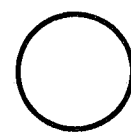
ELEVATION AT BAR EXTENSION
SCALE: Not to Scale

**Granite City
Food & Brewery**

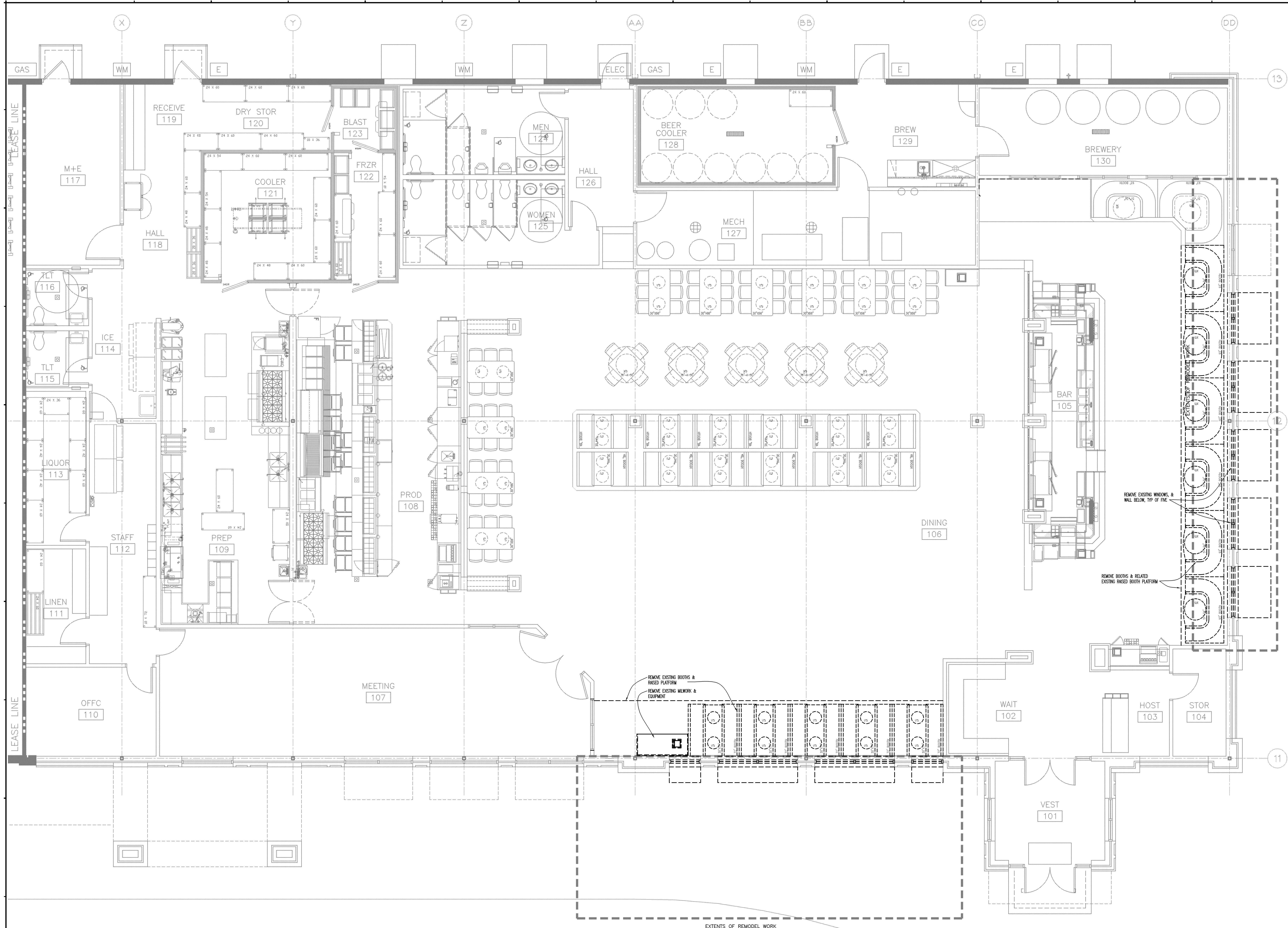
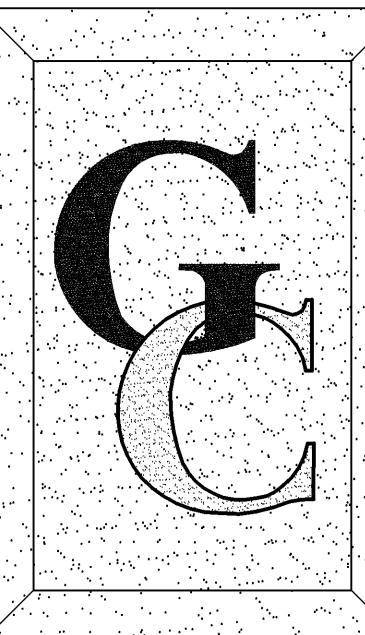
Creve Coeur, MO
Elevation at New Patio
06-15-11

RECEIVED
JUN 15 2011
PLANNING DEPT.

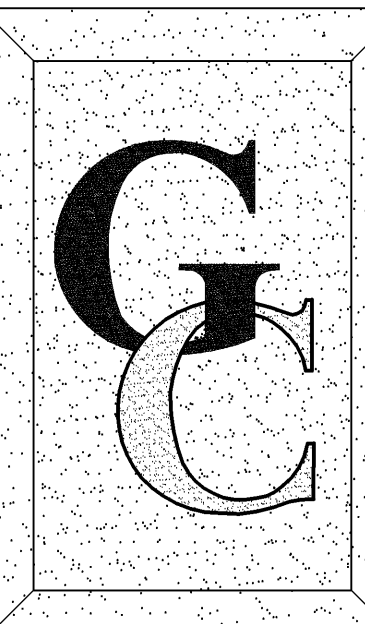



SITE PLAN AT ENTRY
 SCALE: 1/8"=1'-0"

RECEIVED
 JUN 15 2011
 PLANNING DEPT.



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

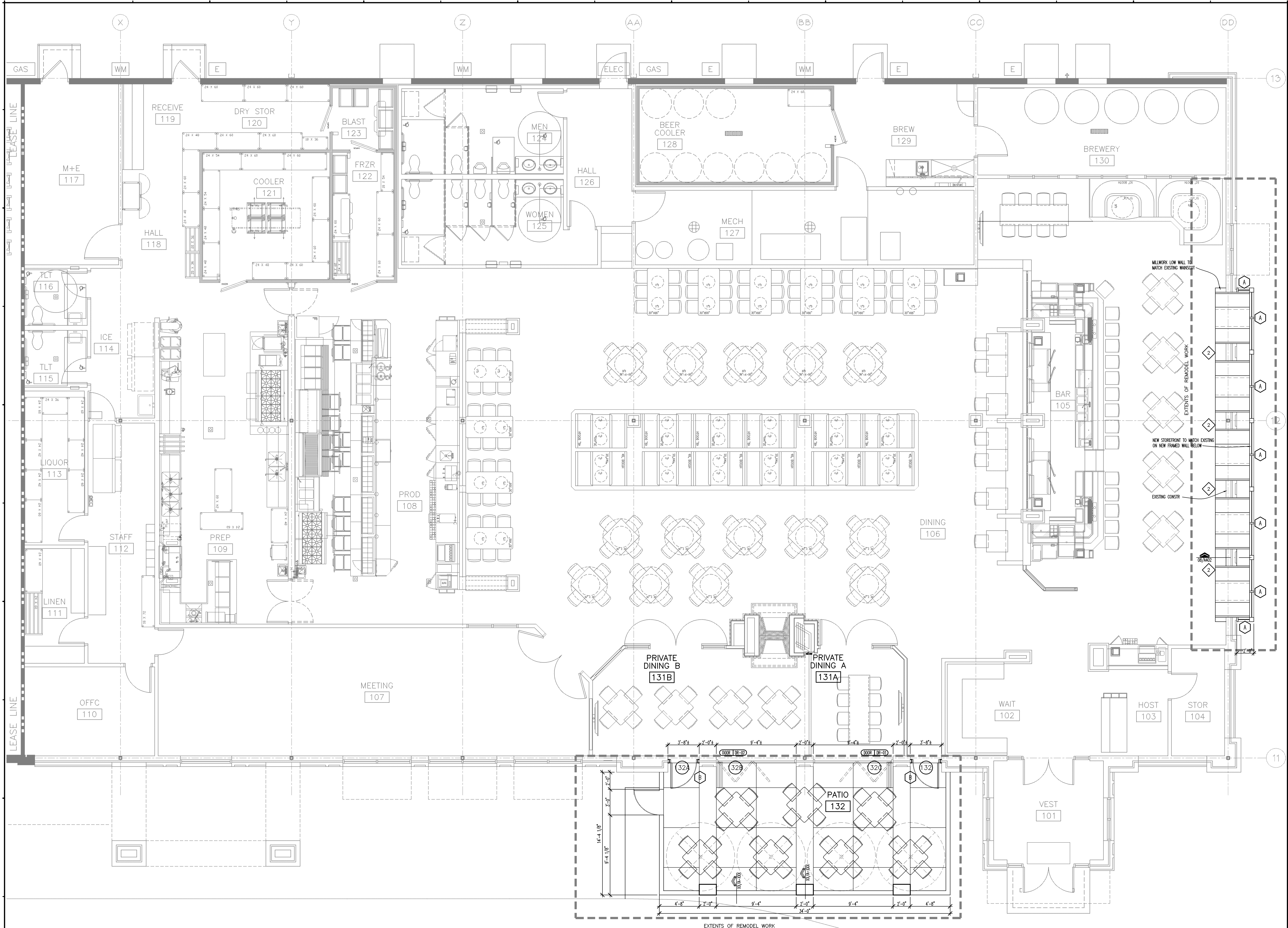
ISSUE FOR PERMIT 05-25-11
DESIGN DEVELOPMENT ISSUE DATED 04-28-11

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"

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.

BILL NO. _____

ORDINANCE NO. _____

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

June 20, 2011

Creve Couer Planning and Zoning Commission Meeting

RE: Request to amend Conditional Use Permit for the Granite City Food and Brewery West Oak Shopping Center, 11411 Olive Boulevard, Creve Couer, MO 63141

Do to the nature of the request and the proximity of my residence which backs up to the Granite City Food and Brewery restaurant I herby request that a sound wall be placed between my residence and the Granite City Food and Brewery restaurant to decrease the inevitable noise from restaurant patrons sitting at the outdoor patio complex. Currently I must endure the early morning hour trash trucks bagging the large metal trash bins throughout the week. I wish to not have to endure evening and night hours with more noise than is necessary. This in my opinion is not an unreasonable request which allows the restaurant to expand business without inhibiting my ability to obtain rest in my home.

Thank you,

Sincerely,



Dwayne Maxam
3 Nassau Circle
St. Louis, MO 63146



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: July 05, 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:

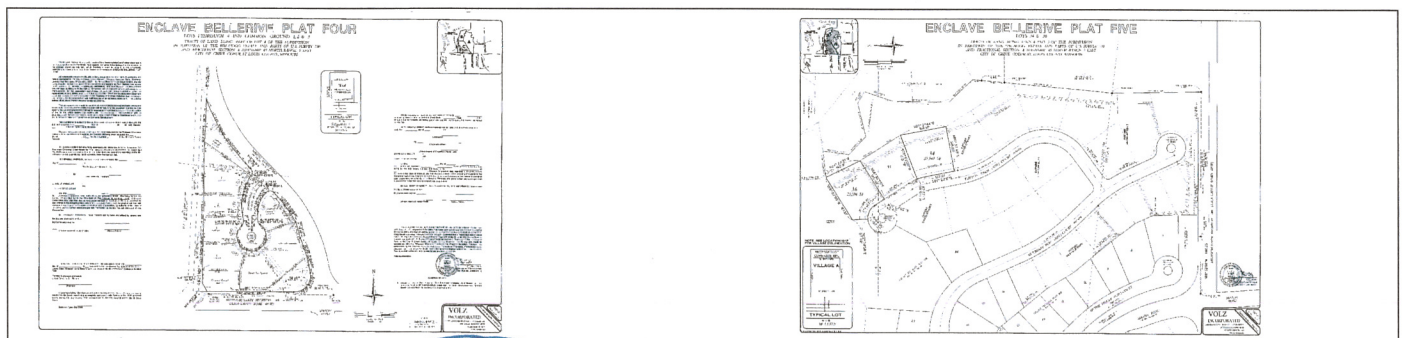
- Do the lots substantial conform with the previously approved preliminary plat?
- Do the final plat drawings meet the technical requirements for such drawings?

Subdivision Code References

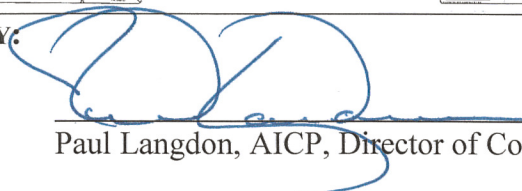
- Section 410.140: Step Five - Final Subdivision Plat
- Community Health and Connectivity

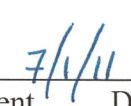
APPLICANTS: David A. Volz
Volz, Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

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.

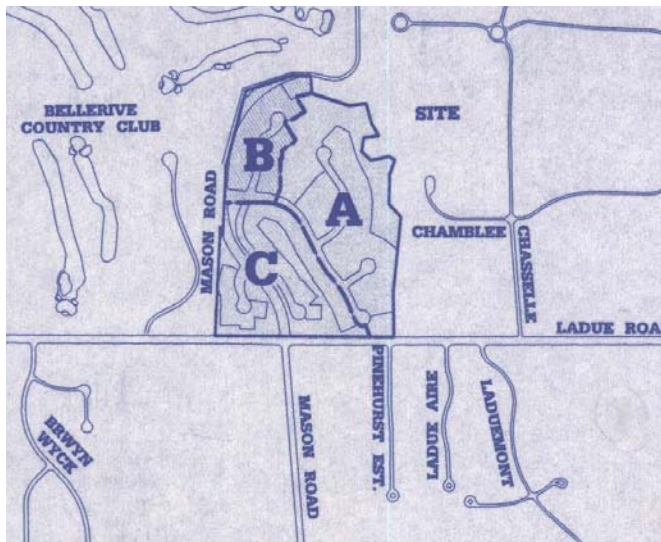
LAND USE AND ZONING OF SURROUNDING PROPERTIES

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 original concept reviewed by the Planning and Zoning Commission and approved by the City Council had the entire development divided into three villages “Village A”, “Village B”, and “Village C” (see map below).



Tufton Farm Court is located in the area designated as Village A. Lots 1-4 of Nomini Hall Court are the first lots at the northwest corner of Ladue and Mason Roads and are part of Village C. A total of six lots were approved for this area.

One home, located on lot 35, between lots 34 and 36, has already been built within Village A. Four homes have already been built within Village C on the east side of Mason Road. One lot within Village B was submitted for final plat in 2006, but nothing has been built at this time.

It is important to note that the preliminary plat reviewed by the Planning and Zoning Commission on January 3, 2005, and approved by the City Council on January 24, 2005, originally showed setbacks at:

	Front	Side	Rear
Village A	30 feet	10 feet	30 feet
Village B	30 Feet	10 feet	30 feet
Village C	20 Feet	15 feet between structures	30 feet

Subsequently, the site improvement plans reviewed by the Planning and Zoning Commission in July, 2005, show that the Village B and Village C front setbacks had changed to 15 feet. While the staff report reviewed along with the plans did indicate a setback at 15feet, Staff is unclear whether any review and discussion was provided for this change. Enclave Bellerive Plat 1 was approved in 2006 with the 15-foot front setback, and the existing homes within Village C have been built to what is close to this setback. Also in 2006, the final plat for one lot in Village B was included that indicated a 15-foot front-yard setback. While nothing in the Subdivision Ordinance states that final plats have to be in complete conformance with the preliminary plat, site improvement plans are required to be in substantial compliance with the approved preliminary plat. Nonetheless the Planning and Zoning Commission reviewed and approved the site improvement plans for the entire subdivision in July, 2005, with the 15-foot front setbacks in Villages B and C.

If the Commission members are uncomfortable with the 15-foot setback for Village C, then they should provide direction to the applicant to revise the drawings to move the setback to 20 feet.

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.

If the members of the Commission wish to see the Village C setbacks aligned with the preliminary plat, a second condition should be added to the approval of Plat 4 as follow:

The applicant shall submit revised drawings of the final Subdivision plat for Enclave Bellerive Plat 4 indicating the front setback at 20-feet.

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 July 11, 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 July 5, 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 July 5, 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.

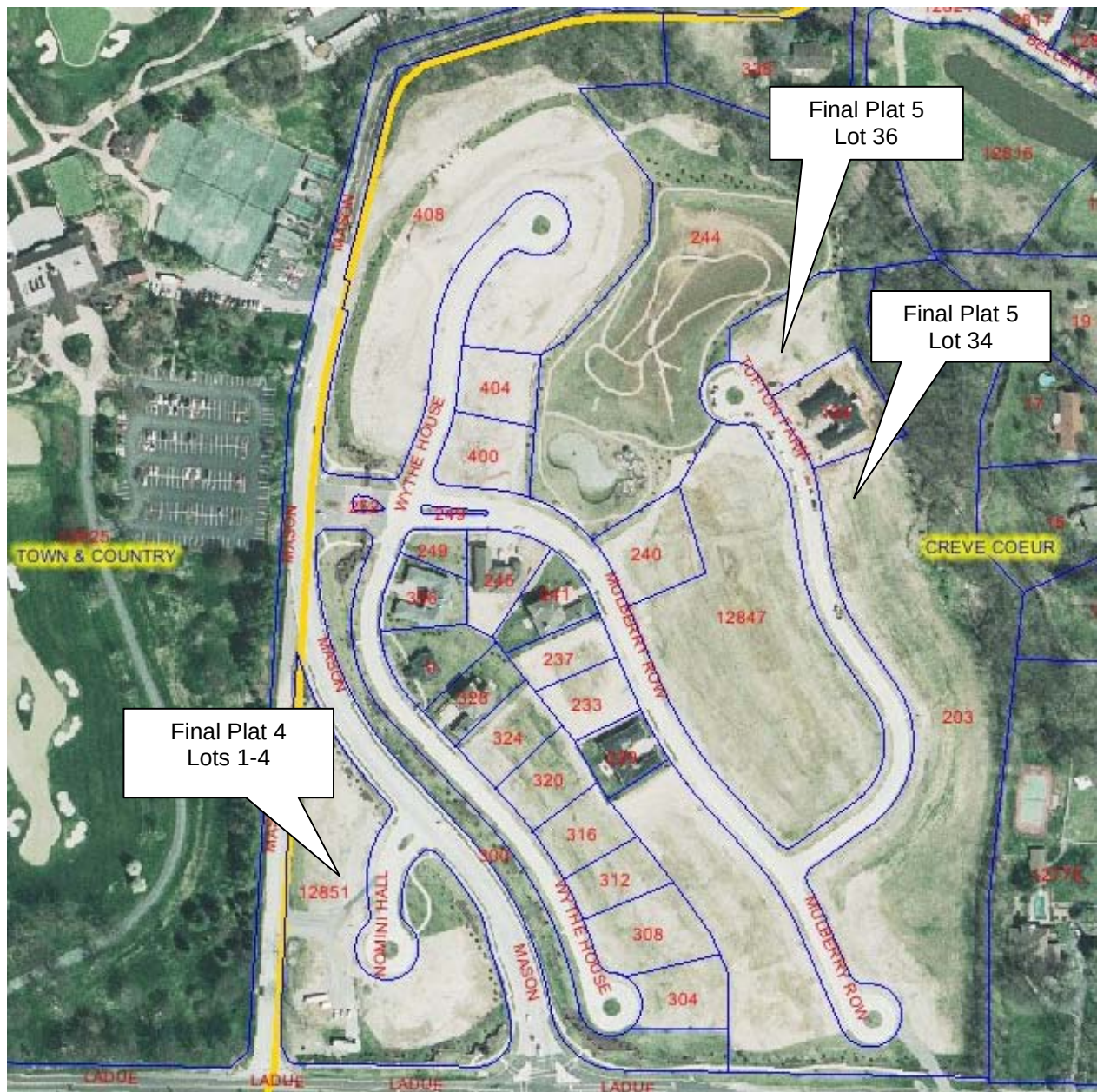
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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)

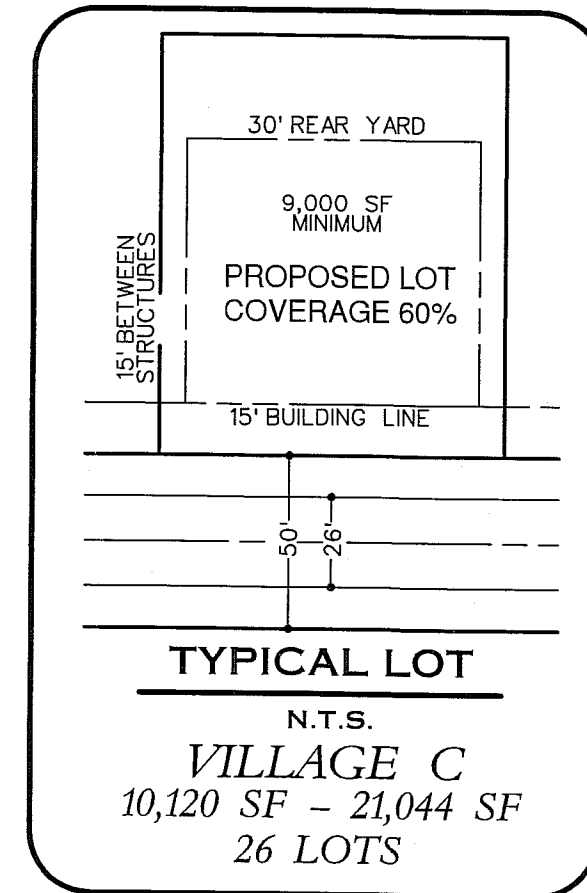
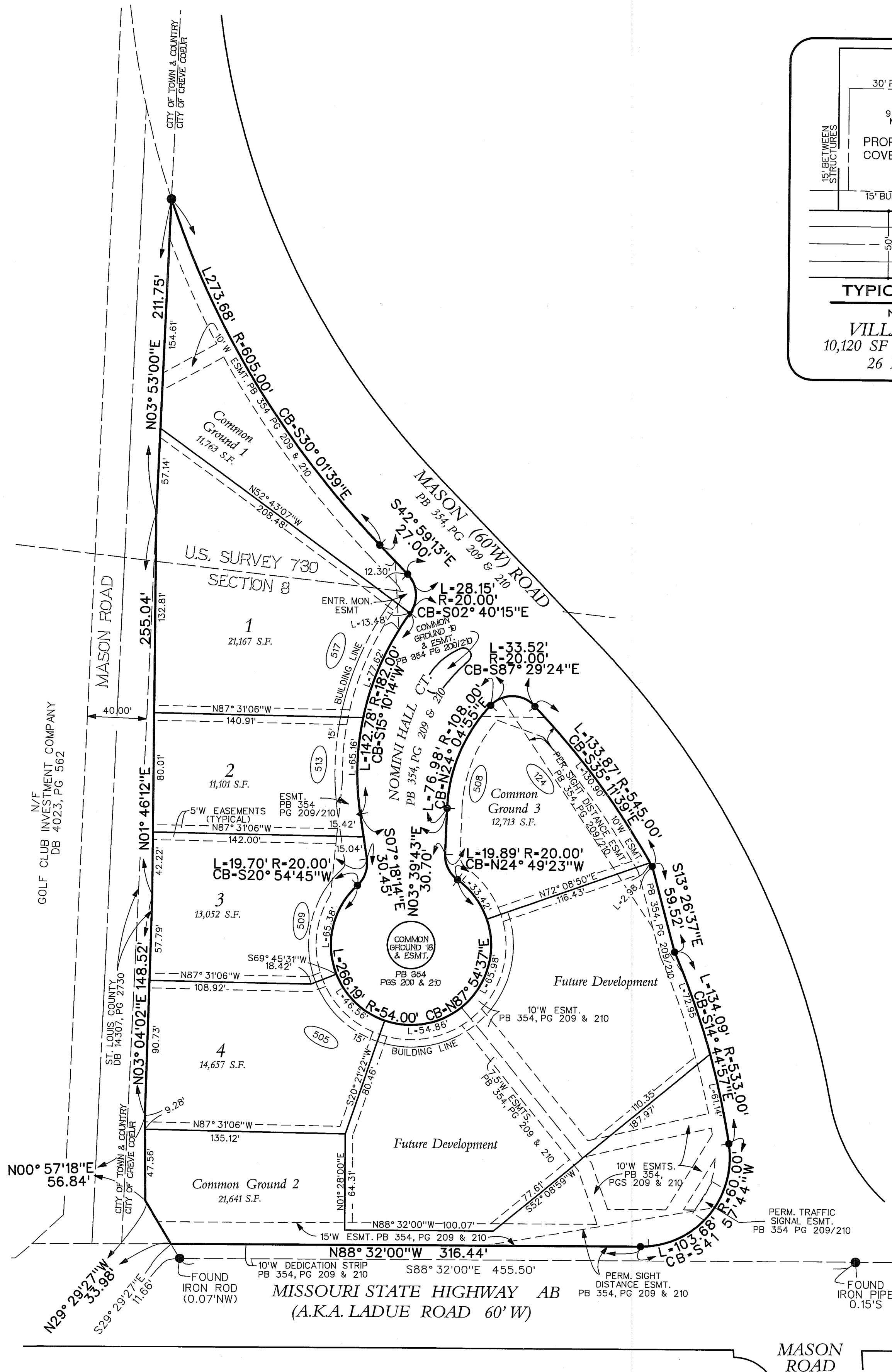
It is hereby certified, that this Subdivision Plat was approved on the _____ day of _____, 20____ pursuant to the Subdivision Regulations of the City of Creve Coeur, Missouri, as outlined in said regulations in Section 22A-3.4 of Ordinance Number 1045.

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)

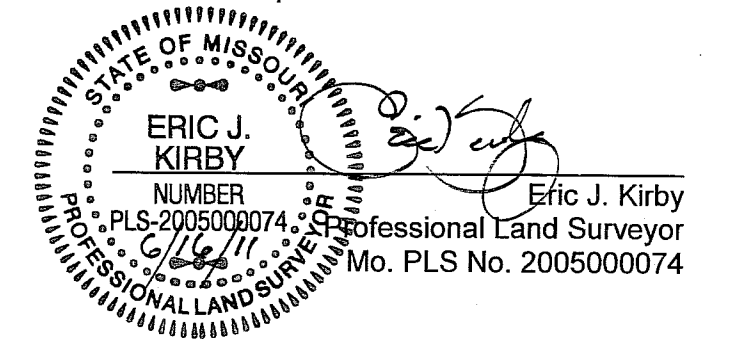
On this _____ day of _____, 20____, before me appeared _____, to me personally known, who being by me duly sworn, did say that (s)he is the _____ of _____, a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument 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)

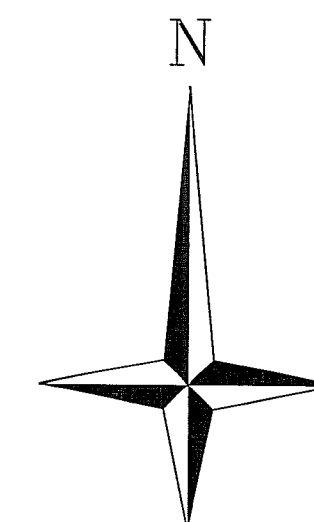
This is to certify that we have, during the month of May, 2011, by order of The Enclave at Bellerive, L.L.C., prepared a Subdivision Plat, base upon survey prepared by Volz Inc during November 2003, of a tract of land being part of Lot 4 of the Subdivision in Partition of the Wm. Hogg Estate according 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

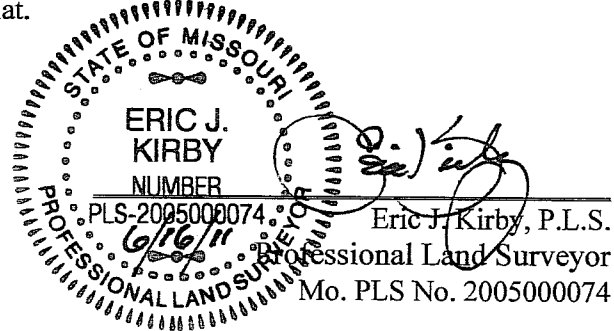
ENCLAVE BELLERIVE PLAT FIVE

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

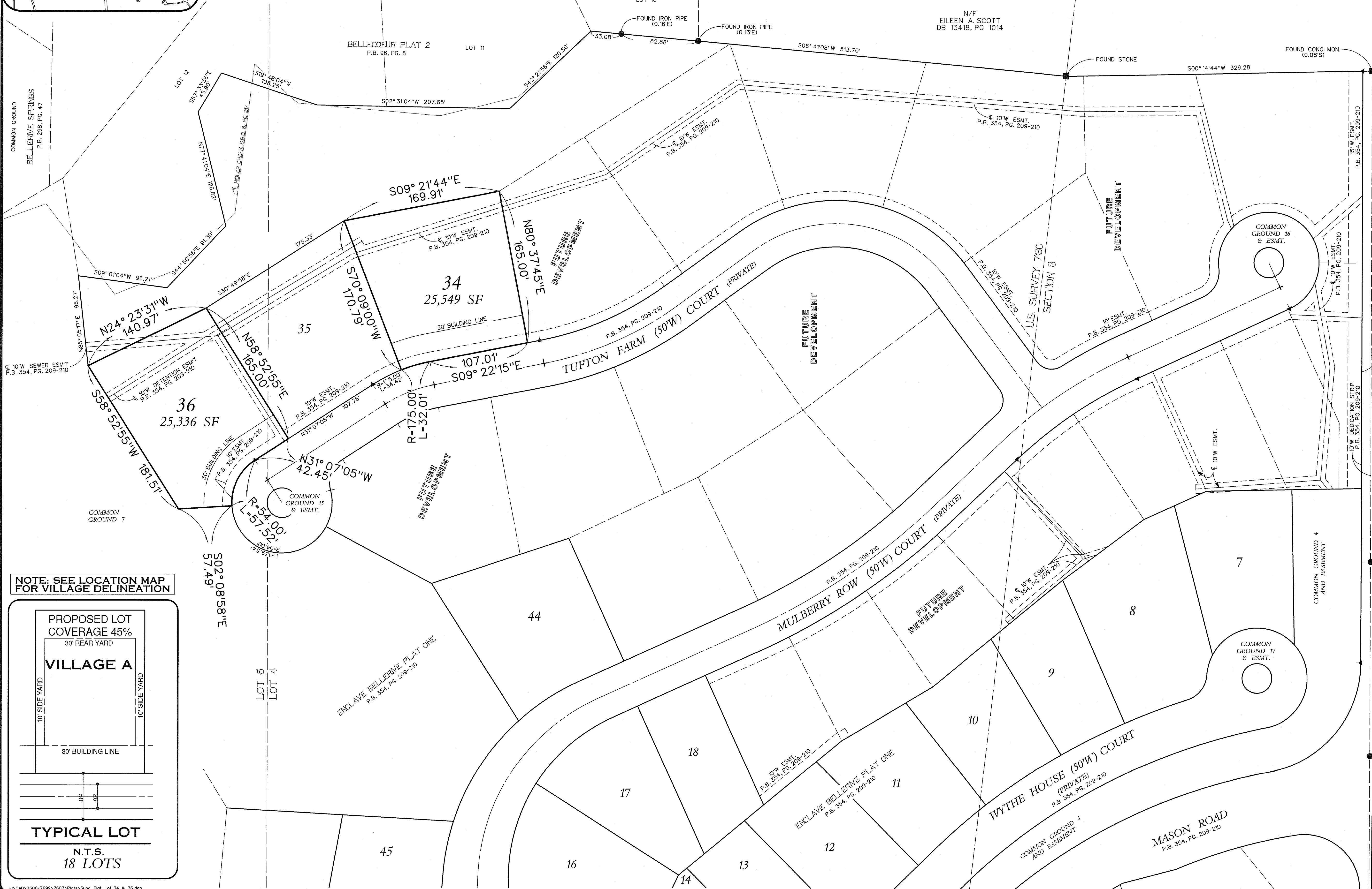
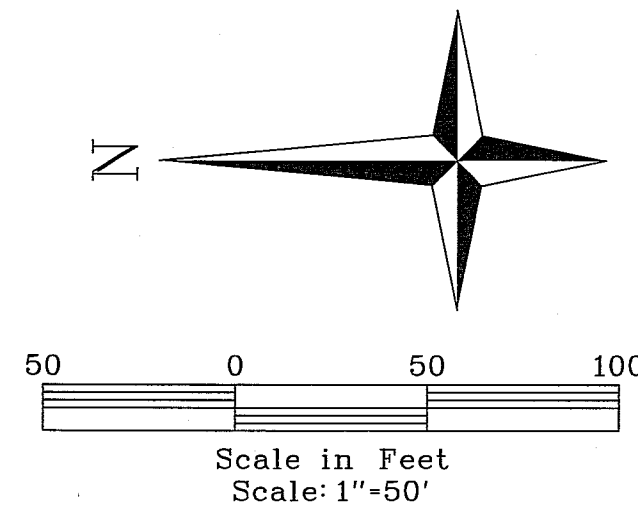
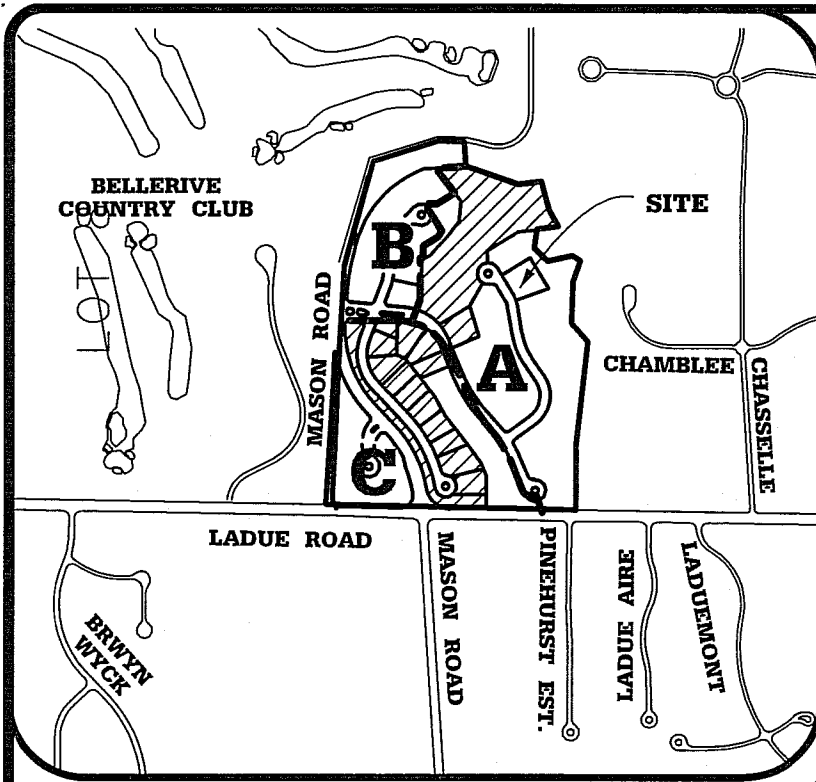
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212

7607-22
Sheet 2 of 2
Enclave Bellerive Plat Five

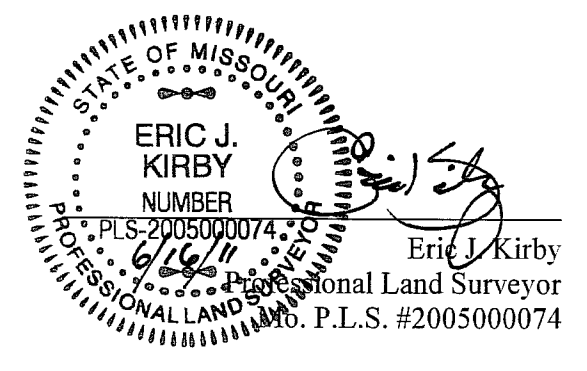
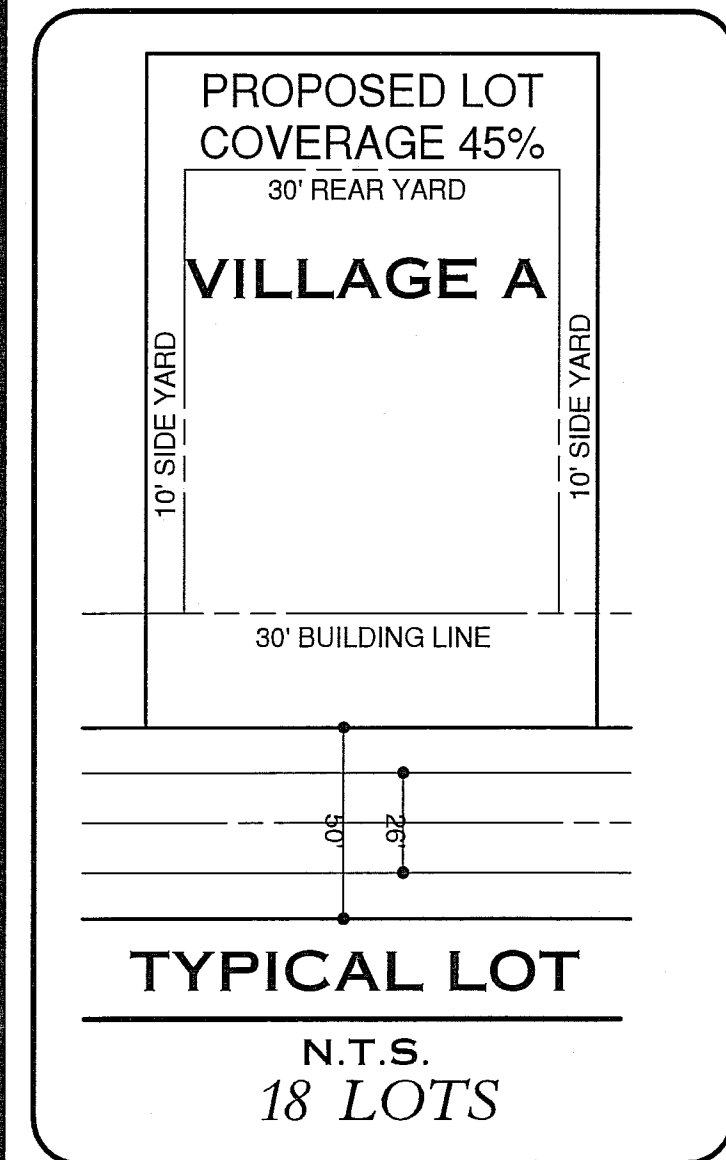
ENCLAVE BELLERIVE PLAT FIVE

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