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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 18, 2011
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorneys as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes of the Tuesday, July 5, 2011 meeting.

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to provide their name and address for the public record.

5. UNFINISHED BUSINESS

- A. Application #11-014: Rezoning 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 site concept plan approval, and for boundary adjustment of 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

6. NEW BUSINESS

A. PUBLIC HEARING POSTPONED

Application #11-019: Text Amendment to Section 405.930 of the Sign Regulations regarding Billboards to comply with the State of Missouri Statutes.

Applicant/Agent: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

- B. Application #11-020: The Creve Coeur Department of Public Works seeks Planning Commission approval for planned roadway resurfacing and sidewalk improvements along Conway Road extending from the Interstate 270 overpass to Mason Road, pursuant to Chapter 89 of the Revised Statutes of Missouri.**

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

- C. Application #11-021: The Creve Coeur Department of Public Works seeks initial approval of a concept plan for future improvements to Emerson Road to facilitate applications for grant funding to further develop the concept proposal.**

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

7. WORK AGENDA

8. OTHER BUSINESS

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

9. ADJOURNMENT



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 5, 2011
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Tuesday, July 5, 2011, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

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

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of June 6, 2011

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

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. Presentation of Conceptual Designs for the Public Art Transit Shelter

Design Teams: Christopher Fennell
Marc Fornes & Volkan Alkanoglu

The Design Teams made presentations at the work session held on June 20, 2011. Whitney Kelly, City Planner, presented again the artists' PowerPoint presentations for the Commission and audience members. Ms. Kelly also said she met with the Metro Bus Transit folks today, July 5, 2011 and informed the Commission of their comments and feedback. Metro Bus Transit had no major concerns with the shelters as presented, except for a couple of comments pertaining to the ADA compatibility and protection from inclement weather, especially rain.

The Public Art Task Force was also asked by City Staff to review and provide a recommendation on the conceptual designs for the transit shelter. The members of the task force recommended 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 their concept titled "Red Riding Hood."

Comments and questions from the audience. Jessica Witte, 809 Phyllis Lane, on behalf of the Public Art Task Force highly recommended the "Red Riding Hood" design. The members of the Public Art Task Force found this design innovative and felt it would allow the city to gain international recognition, because the artists have various pieces of art throughout the world. Ms. Witte also noted that the design team would be working with Washington University to form the piece, so there is an educational component to consider as well. Mr. David Caldwell, 257 Brooktrail Ct, agrees with the Public Art Task Force in their choice, however would like to see the shelter be better prepared for inclement weather. Mr. Caldwell also would like to see up-lighting installed in the shelter. Judy Pass, 11527 Sandhurst Drive, supports everything that Ms. Witte stated and also wanted to mention that in the artists' packets the design is a half of a heart, Creve Coeur's emblem, and once a year the sun will hit the structure just so that the shadow cast off of it will shape into a whole heart. Ms. Pass believes this is an opportunity for the City to do an event celebrating the whole heartedness of the city and the Public Art Task Force thinks it would be a great opportunity.

Comments and questions from Commission members. Mr. Glantz also likes the "Red Riding Hood" design, however questions the shelter aspect of the design. Mr. Glantz would like to see the designers work through the signage, shelter, and lighting components. Mr. Eberhardt agrees with Mr. Glantz and asked if both artists budgets were the same, and Ms. Kelly responded, "yes".

There being no further comments, the motion was made by Dr. Barton to accept the recommendation of the Public Art Task Force and select the "Red Riding Hood" design and also their recommendation on preference of the red color with the condition that the up-lighting is addressed. Mr. Eberhardt seconded the motioned.

Mr. Glantz – aye
Mr. Schnarr – aye

Dr. Barton – aye
Chair – aye

Mr. Eberhardt – aye

Mr. Glantz amended the motion to accept the original motion but address the lighting, signage, and shelter concerns. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Mr. Schnarr – aye

Dr. Barton – aye
Chair – aye

Mr. Eberhardt – aye

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

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. Mr. Wohlberg made a presentation on the existing conditions of Conway Park and the proposed improvements. There are three general improvements proposed for Conway Park: 1) New playground, 2) the conversion of existing playground space into picnic areas, and 3) the replacement of the existing wooden tie walls.

Comments and questions from the audience. Mr. David Caldwell, 257 Brooktrail Ct, wanted to know if the retaining walls had to have railings on them, and Mr. Wohlberg explained they do not because they are either smaller than regulations require to include a fence or railing, or they already about the tennis court fences.

Comments and questions from Commission members. Mr. Eberhardt wanted to know if the concrete pad being laid was for the picnic tables. Mr. Wohlberg stated they were. Mr. Schnarr wanted to know if the city could donate the old playground equipment and was told no because of the condition it is currently in; it might not make it through a dismantling and re-assembly. Mr. Glantz asked if the fencing was included in the budget. Mr. Wohlberg stated it was.

There being no further comments, the motion was made by Mr. Eberhardt to approve the improvements to Conway Park as currently proposed, as recommended by the City's Parks and Recreation Committee, and pursuant to Section 89 of Missouri state law. Mr. Glantz seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Mr. Schnarr – aye

Dr. Barton – aye
Chair – aye

Mr. Eberhardt – aye

Start of Public Hearing

B. 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

Mr. Stock, on behalf of Orson Properties LLC, 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. 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.

Mr. Stock gave a detailed presentation on the land and the layout and the property and correlation to major roadways and driveways.

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 the area and otherwise leave it 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. Finally, a portion of the proposed “GC” General Commercial 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 residence. No other housing units are being proposed with this project. Access from Olive Boulevard will be granted via an access easement over the private road to be constructed.

Comments and questions from the audience. Mr. Robert Kent, 13084 Ferntrails Lane, expressed concern about what developments would go into the commercial zoning. Mr. James Honeywell, 1163 Mill Crossing Unit 101, asked to see the property line on the lake, Mr. Stock showed the map of the property and pointed the property line out.

Comments and questions from Commission members. Mr. Eberhardt wanted to know if the site was visible from Olive Street Road and Mr. Stock replied yes. Dr. Barton wanted to know why so much of the property goes from “AR” to “GC,” and Mr. Stock replied that for General Commercial the minimum property acreage has to be five acres. Mr. Schnarr was

confused with the staff's concern of making the area "GC" General Commercial and mentioned several commercial businesses that exist along that stretch of Olive and that the area was a good candidate for commercial business because of the failed ventures prior to this proposal. Mr. Langdon replied that the only concern was that the Commission members were not addressing that point. Mr. Langdon stated he would like to hear back from the other Commission members on whether or not they agree with Mr. Schnarr that this proposal for commercial use is a good use of the area. Mr. Eberhardt agreed with Mr. Schnarr, as did Mr. Madden and Mr. Glantz.

There being no further comments, the City Attorney, Mr. Lumley, presented the exhibits for the record.

The motion was made by Mr. Eberhardt to continue application #11-014 until the time the applicant can make the necessary changes to address the concerns expressed by members of the Planning and Zoning Commission and staff and determine that enough information has been provided to move forward at the next meeting, July 18, 2011. Mr. Glantz seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Mr. Schnarr – aye

Dr. Barton – aye
Chair – aye

Mr. Eberhardt – aye

C. 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

Nick Fox, 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. Whitney Kelly, City Planner, summarized the project and presented the staff report on behalf of the City of Creve Coeur. 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. 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.

Mr. Fox had no additional comments to offer.

No comments or questions from the audience.

Comments and questions from Commission members. Mr. Eberhardt asked where the patio was and Mr. Fox stated it is on the west side of the building. Mr. Eberhardt was also

concerned with the amount of parking available, but this does not pose a serious problem. Mr. Glantz wanted to know if the brewery would require a pedestrian walkway or crosswalk, and Mr. Fox explained the masonry wall on the patio was enclosed with no exit directly to the parking lot, so all customers will have to travel back inside the restaurant to exit.

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

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

The motion was made by Mr. Schnarr 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. Mr. Glantz seconded the motion with the resultant vote as follows:

Mr. Glantz – aye
Mr. Schnarr – aye

Dr. Barton – aye
Chair – aye

Mr. Eberhardt – aye

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

Mr. Langdon, Director of Community Development, spoke to the history of the subdivision and the setbacks. Mr. Langdon made specific mention of the change in front setback in Villages B and C between the Preliminary Plat and the proposed Final Plats. That is, the setbacks in Village B went from 30 feet to 15 feet and in Village C the front setback changed from 20 feet to 15 feet. He indicated that this change first appeared on the subdivision improvement plans and Plat One, but neither the Planning and Zoning Commission nor the City Council had made any comments on the change. Mr. Langdon concluded by saying that varying the front setback is generally desirable but he could not say that this had been a deliberate choice in the past, even after discussing the matter with former City Staff, the City Attorney, and a former Planning and Zoning Commissioner who was the Chair at the time. Mr. Vatterott also spoke to the setbacks and what makes each lot unique and why they have a variety of setbacks per each home model.

No comments or questions from the audience.

Comments and questions from Commission members. Mr. Eberhardt questioned Mr. Vatterott's reason for wanting to finish the plats and Mr. Vatterott stated they want to finish the homes so they can start selling them, they are comfortable with their marketing and so they want to complete the plats.

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

Mr. Glantz – aye
Mr. Schnarr – aye

Dr. Barton – aye
Chair – aye

Mr. Eberhardt – aye

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

Mr. Glantz – aye
Mr. Schnarr – aye

Dr. Barton – aye
Chair – aye

Mr. Eberhardt – aye

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon advised the Commission that there was already one current vacancy with a second about to occur: Mr. Glantz has reached his term limit. Replacements should be named at the next City Council meeting. Mr. Langdon thanked Mr. Glantz for his years of service on the committee and wished him luck in his future endeavors.

Mr. Langdon also stated at the next meeting we will be discussing 13150 Olive Blvd again and a request by the City to amend the billboard ordinance because the State of Missouri is about to enact new limitations on city authority to regulate billboards.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:24 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION

#11-014 FOR REZONING 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 SITE CONCEPT PLAN APPROVAL, AND FOR BOUNDARY ADJUSTMENT OF THE PROPERTY LOCATED AT 13150 OLIVE BOULEVARD

FOR THE MEETING OF: July 18, 2011

LOCATION: 13150 Olive Boulevard

REQUEST:

George Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Orson Properties LLC, has submitted an application for site concept plan, boundary adjustment, 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. There also appears to be a discrepancy between the cities of Creve Coeur and Chesterfield regarding the location of the shared municipal boundary and whether or not it divides this property. This question will also have to be resolved before the project can proceed.

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 405.1060 Zoning Changes and Text Amendments

APPLICANTS:

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

OWNER:

Orson Properties LLC
7201 Olive Boulevard,
University City, MO 63130



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

7/15/2011
Date

ATTACHMENTS:

Applicant's Materials revised July 14, 2011
Applicant's Boundary Adjustment Plat dated July 15, 2011
Draft Ordinance

INTRODUCTION

George Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Orson Properties LLC, has submitted an application for boundary adjustment 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 applicant is also requesting approval of the conceptual site plans for the commercial development that 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 permits necessary. Further, the Site Development Plan has not been submitted, because no architectural drawings can be included without the identification of a tenant and use of the site.

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 a large portion of the former quarry lake 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
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COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not 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 applicant's site concept plan indicates that roughly 70% of the commercial development will be maintained as greenspace and includes a sidewalk along the Olive Boulevard frontage to help complete the pedestrian network in this area. Thus to this extent the proposed development is in keeping with the Comprehensive Plan. Site Development Plan review will be necessary to ensure further compliance with the Comprehensive Plan.

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. This plan was completed prior to the development of Millennium Park, which largely satisfies the intent of the plan for open park space in the Ward IV area of the city. While the commercial development is approximately one-third of the five acres, leaving a majority of the proposed "GC" district as open space, any use of this area for commercial purposes is in conflict with the Northwest Sector plan.

On the other hand, the commercial development will provide the property owner the means to preserve the house in its original setting and maintain a lush residential character adjacent to the surrounding residential development, thus providing a better transition to the surrounding neighborhoods in keeping with the goals of the Comprehensive Plan, arguably more so than the previously approved rezoning to "AR" Attached Single Family Residential. It is also unlikely that this small project will significantly extend any negative impacts of the commercial development north of Olive Boulevard, in Saint Louis County, to the south side of Olive Boulevard, in Creve Coeur, as topographic and development constraints to the east (Mill Crossing) and topographic and hydrologic constraints to the west (Creve Coeur Creek) will limit future development in the area.

ZONING REVIEW

Section 405.1060: Zoning Changes and Text Amendments requires that all rezoning of property to "GC" General Commercial shall be accompanied by a site concept or site development plan and the action of the Planning and Zoning Commission approving, disapproving or conditionally approving the site concept or site development plan shall accompany its recommendation to the City Council regarding the rezoning.

Further, Section 405.1060.E provides for the standards for rezoning a property:

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

As discussed earlier, the property has remained in derelict condition for twelve years, and has been subject to vandalism and trespassing that could lead to significant public hazards. It is unlikely that the development of this property as a single-family residence and the maintenance of open greenspace are likely to occur, given the current condition of the property. As discussed under the Comprehensive Plan review, the commercial development will allow the property owner to restore the existing house as a single family residence, thus limiting the detrimental effect the commercial development would have on the surrounding neighborhoods, particularly to the south.

Olive Boulevard has been the commercial corridor within the City of Creve Coeur. With any property that has frontage along Olive Boulevard, commercial development pressure will continue to occur, even more so with the expansion of MO Route 141. The Code has recognized the potential for conversion of residences along Olive Boulevard to office and retail service uses. Specifically:

Section 405.450.E: Commercial Uses Of Single-Family Residential Structures. The Planning and Zoning Commission may authorize by site development plan approval in accordance with Section 405.1080 the use and conversion of existing single-family residential structures located within the "A", "B", "C", "D" and "AR" residential districts to office or certain prescribed retail service uses, provided said structures front on and have direct access available from a numerically designated State highway (Lindbergh Boulevard--140; Olive Boulevard--340)...

So while this section allows commercial development on this property even without rezoning, in this instance the property owner is providing an honest review of the site for commercial development without the false pretense of creating a single family residence style structure that will be used for commercial purposes.

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; and all of the following:

Section 405.360: "GC" GENERAL COMMERCIAL DISTRICT

D. Site Development Plan Required. Site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "GC" District as provided for in Section 405.1080.

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.*
- 2. Lot size requirements.*
 - a. Minimum lot area. One-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet).*
 - b. Minimum lot width. Seventy-five (75) feet.*
 - c. Minimum lot depth. One hundred fifty (150) feet.*
- 3. Building bulk regulations.*
 - a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet.*

- b. *Maximum site coverage. Sixty-three percent (63%). The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provisions of:*
 - (1) *Special pedestrian facilities and features such as gardens, fountains, seating areas and outdoor recreation amenities;*
 - (2) *Objects of art or beautification; statuary or other unique visual features;*
 - (3) *Burial of overhead transmission lines and removal of utility poles.*
- c. *Maximum floor area ratio. Four-tenths (0.4).*
- 4. *Yard and setback requirements.*
 - a. *Minimum 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. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.*
 - b. *Minimum side yard. Twelve (12) feet.*
 - c. *Minimum rear yard. Twenty (20) feet.*
 - d. *Buffer yards. Notwithstanding the provisions of Sections 405.360(E)(4)(b) and 405.360(E)(4)(c) above, any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty (20) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.*

As was discussed during the prior meeting, the site concept plan submitted by the applicants indicates a free standing bank and restaurant. However, no specific tenant has been identified and neither conditional use permit application, nor building architecture elevations have been submitted. Therefore, a condition of approval includes that any development of the site will require further approval of a Site Development Plan and any other applicable permit application review 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 site concept plan shows that the proposed development will have site coverage of 22%, and that all of the requirements of the district will be met. The inclusion of the quarry creates a significant buffer to the residential development to the south. Parking and other site conditions related to future use will require further review once a tenant has been identified and a site development plan

application has been submitted. However, the applicant is showing conceptual parking calculations that would fulfill the City's requirements.

Also during the prior meeting, the applicant discussed the issues relating to the municipal boundary. The City does not have the authority to rezone a property outside its jurisdiction, and this could limit the five acre requirement necessary for the "GC" District. Therefore, the draft ordinance includes a condition that the boundary will need to be resolved within twelve months or the rezoning of the property will be voided.

The applicant is also seeking approval of rezoning the remaining 4.28 acres as "D" Single-Family Residential. The development regulations for this district are as follows:

SECTION 405.280: "D" SINGLE-FAMILY RESIDENTIAL DISTRICT

E. Dimensional Regulations. The following area and yard regulations apply in the "D" Single-Family Residential District.

1. *Lot size requirements.*
 - a. *Minimum lot area. Ten thousand (10,000) square feet.*
 - b. *Minimum lot width. Seventy (70) feet.*
 - c. *Minimum lot depth. One hundred (100) feet.*
2. *Building bulk regulations.*
 - a. *Maximum structure height for all uses except schools, churches and other places of worship. Two and one-half (2½) stories or thirty-five (35) feet, whichever is less.*
 - b. *Maximum structure height for schools, churches and other places of worship. Fifty (50) feet. In addition, such uses shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above grade and fifty (50) feet from the property line on the conditional use site and will have a slope of thirty degrees (30°) rising towards the center of the site. No portion of the building or structure shall penetrate this sky exposure plane.*
 - c. *Minimum dwelling unit floor area. Twelve hundred (1,200) square feet enclosed living area excluding accessory structures.*
 - d. *Maximum floor area ratio (FAR). Four-tenths (0.4).*
 - e. *Maximum site coverage. Forty-five percent (45%).*

As discussed earlier, the applicant has indicated that the owner is intending to renovate the pre-existing home as a primary residence. No other site improvements are being proposed for the lot associated with the "D" Single Family Residential Zoning District, and the current conditions meet the minimum standards.

BOUNDARY ADJUSTMENT

The applicant is revising the property lines of the two parcels along the proposed district lines, thus requiring a boundary adjustment. The resulting two parcels will be five acres, along Olive Boulevard zoned "GC" General Commercial, and 4.28 acres zoned "D" Single Family Residential. The lots meet the minimum lot size requirements of the "GC" and "D" Single Family district. However, the preliminary boundary adjustment plan contains minor errors in the notation, but the drawing itself is accurate. The City Clerk name also needs to be corrected to Deborah Ryan for final recording. As a ministerial act, the boundary adjustment should be approved with the condition that the errors be corrected prior to final signature.

ACTION

If the Planning and Zoning Commission finds the attached draft rezoning ordinance and site concept plan approval subject to the stated conditions, to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it must vote on a recommendation to the City Council. Any changes to the draft ordinances should be discussed and made by separate actions. The boundary adjustment does not require City Council approval but must be approved by motion and vote of the Planning Commission.

MOTION

The following are examples of the motions for this application:

Rezoning and site concept plan

“I move to approve the draft rezoning and site concept plan ordinance attached to the staff report on application #11-014, subject to the conditions contained in the draft ordinance attached to the staff report dated July 18, 2011” (conditions may be added, eliminated, or modified by preceding motion).

Boundary adjustment

“I move to approve the “13150 Olive Boundary Adjustment” attached to the staff report on application #11-014, dated July 15, 2011, subject to the condition that a final drawing be corrected and prepared for signature and recording.”

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

SITE CONCEPT PLAN

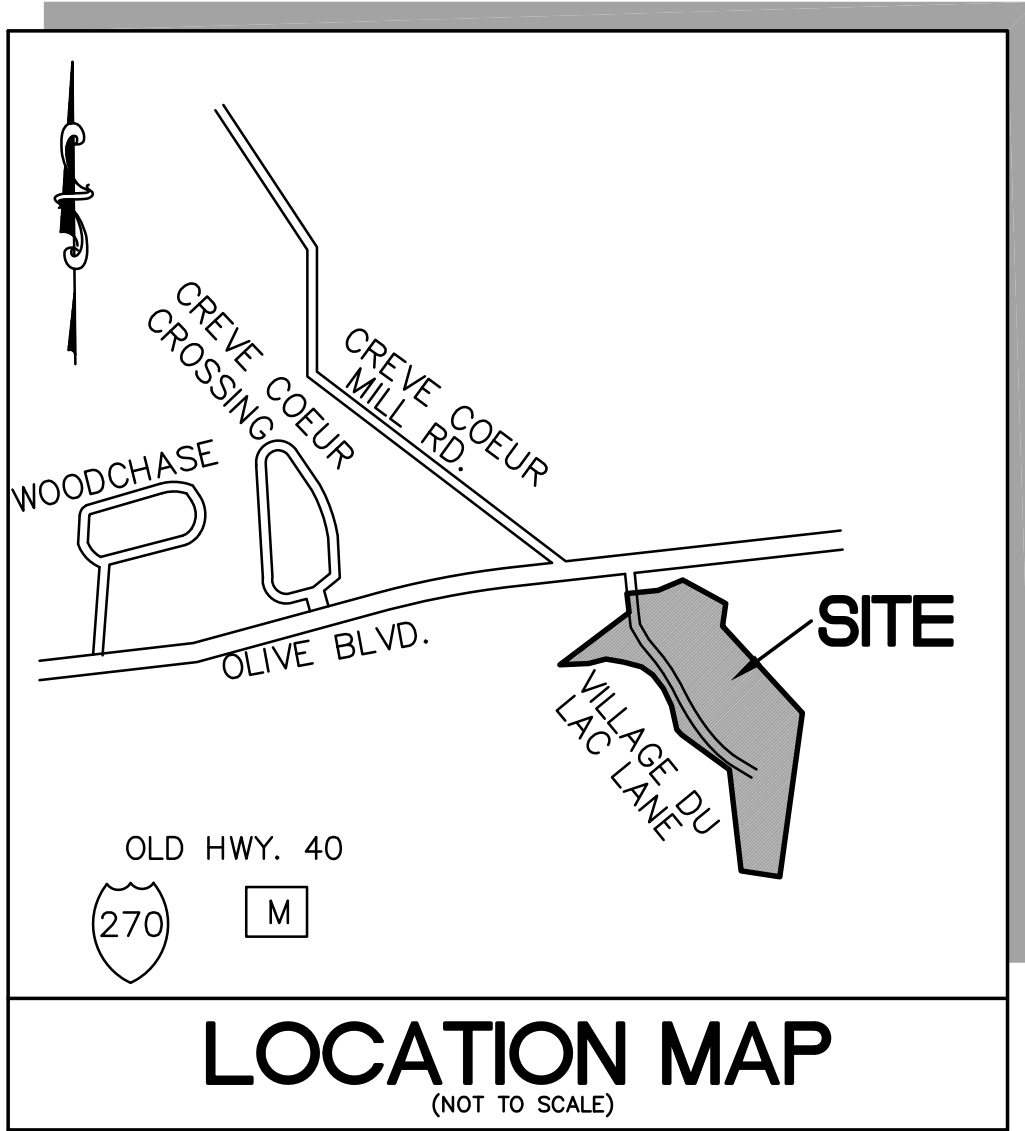
13150 OLIVE BOULEVARD

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: "AR" ATTACHED SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: "D" SINGLE FAMILY RESIDENTIAL
AND "GC" GENERAL COMMERCIAL

GENERAL NOTES:

- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY CDI 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 SODDED.
- 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.



SHEET INDEX

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

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.	- VETRIED CLAY PIPE
N/F	- NOW OR FORMERLY	W	- WATER
P.B.	- PLAT BOOK	(86'W)	- RIGHT-OF-WAY WIDTH

LEGEND

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

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	= LAJUE 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

- 7/14/11 REVISED PER CITY COMMENTS
- 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

GEORGE M. STOCK E-2516
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

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			
DRAWN BY: E.J.B.	DATE: 5/10/11	CHECKED BY: G.M.S.	DATE: 5/10/11
210-4658		1 of 7	

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 Bellelve 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 Bellelve 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 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)

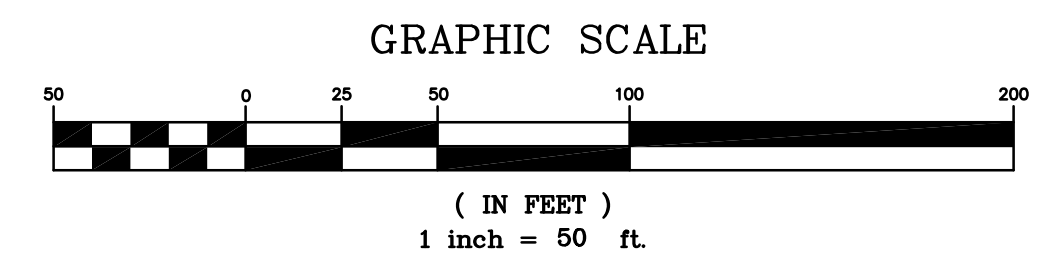
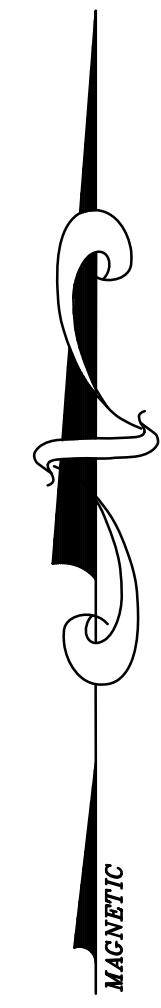
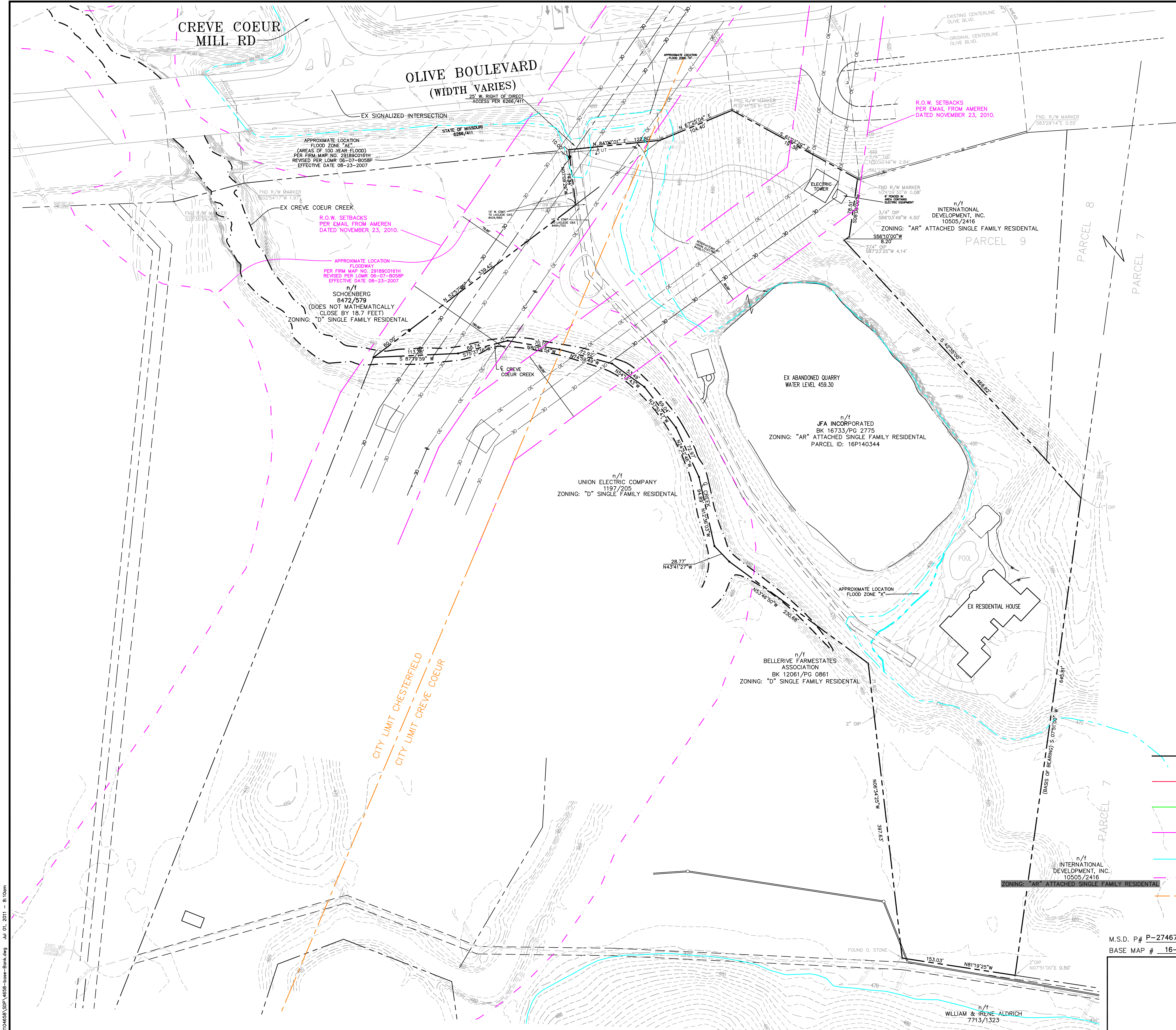
A tract of land being located in US Surveys 367 and 923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, Missouri being more particularly described as follows:

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 Bellelve 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 Bellelve 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 43 minutes 17 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



- 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.

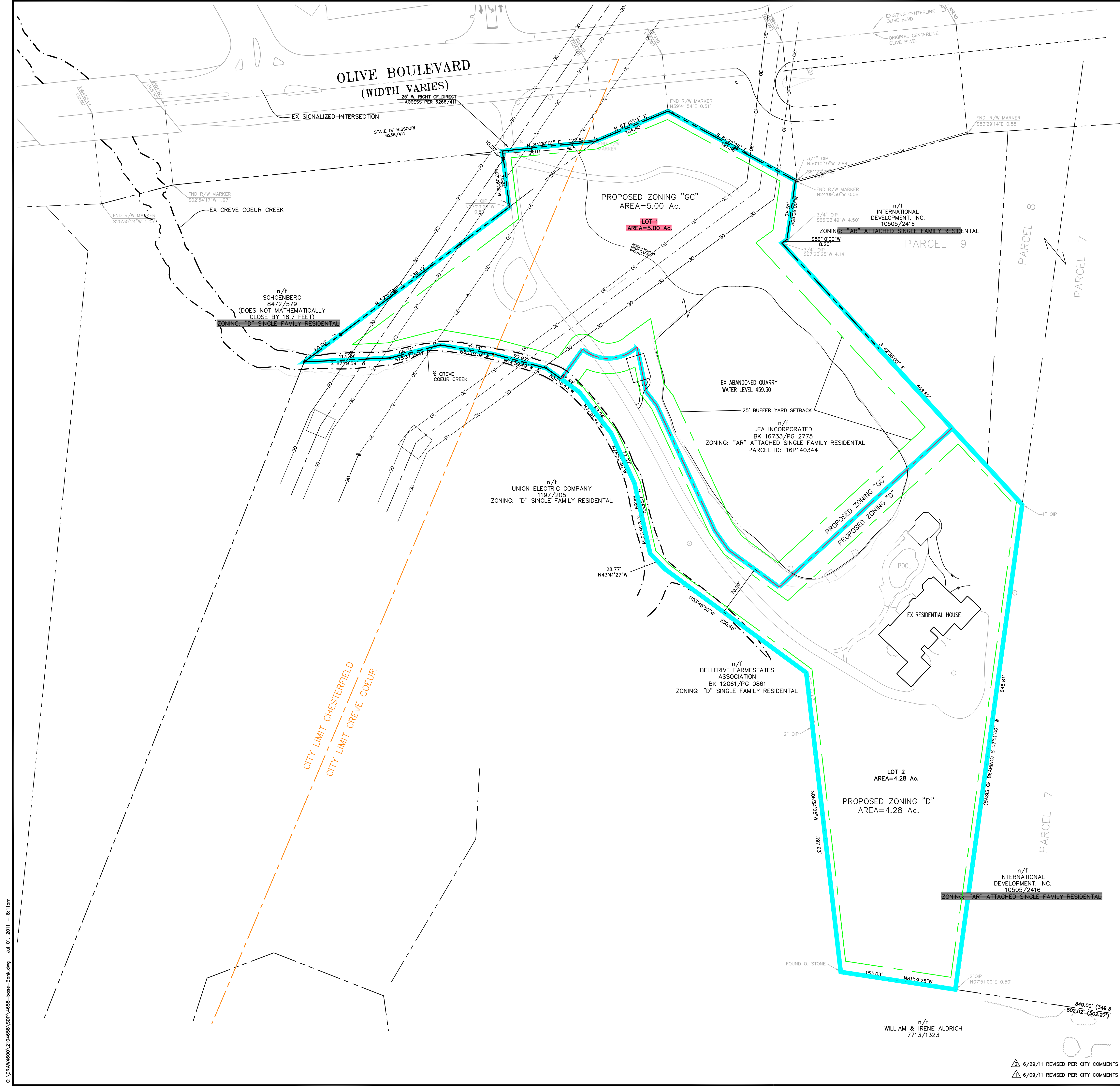
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

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

C:\Users\m6031\2104658\SP\4658-base-plan.dwg Jul 01, 2011 8:10am



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

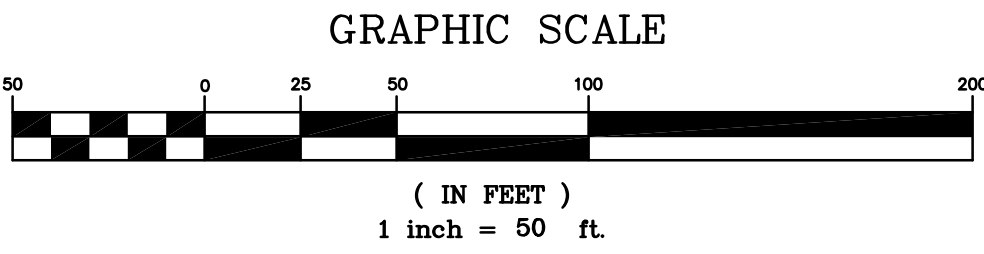
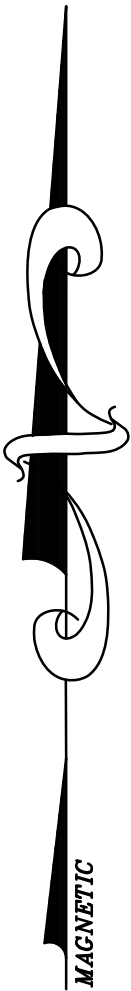
MINIMUM LOT DEPTH: ONE HUNDRED (100) FEET.

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

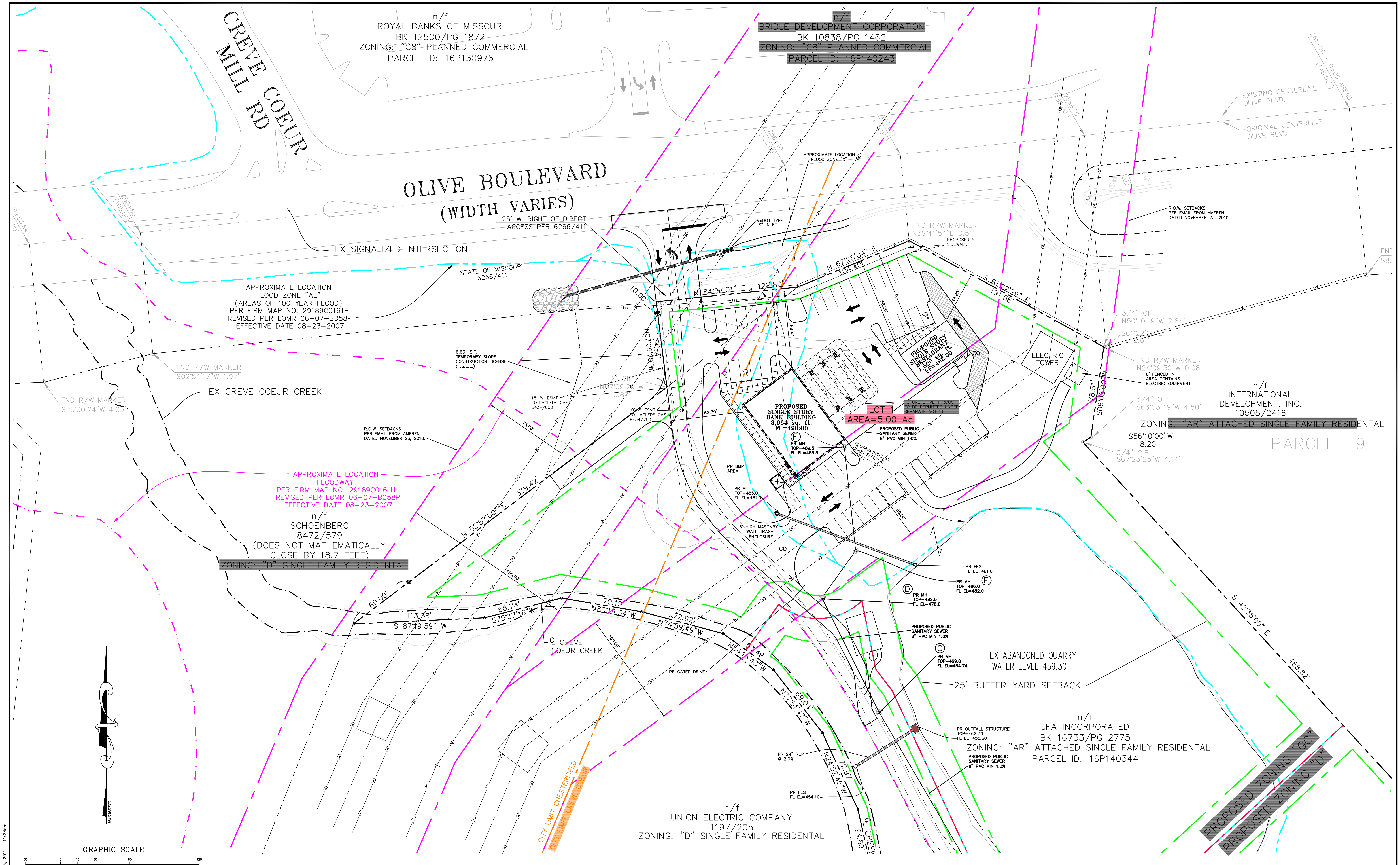
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

13150 OLIVE BOULEVARD
PROPOSED ZONING EXHIBIT

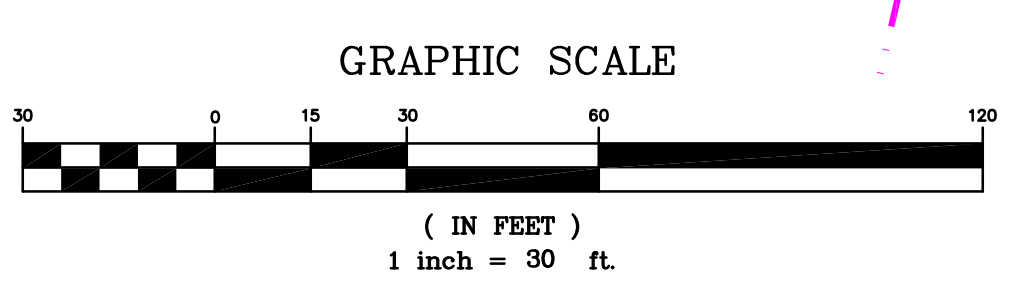
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

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 |
| --- | MUNICIPAL LINE | | |

CONCEPTUAL SITE COVERAGE CALCULATIONS:
LOT 1:
MAXIMUM SITE COVERAGE FOR "GC" = 63%
PROPOSED COVERAGE = 47,787 SF OR 1.10 AC
PROPOSED COVERAGE = 22%

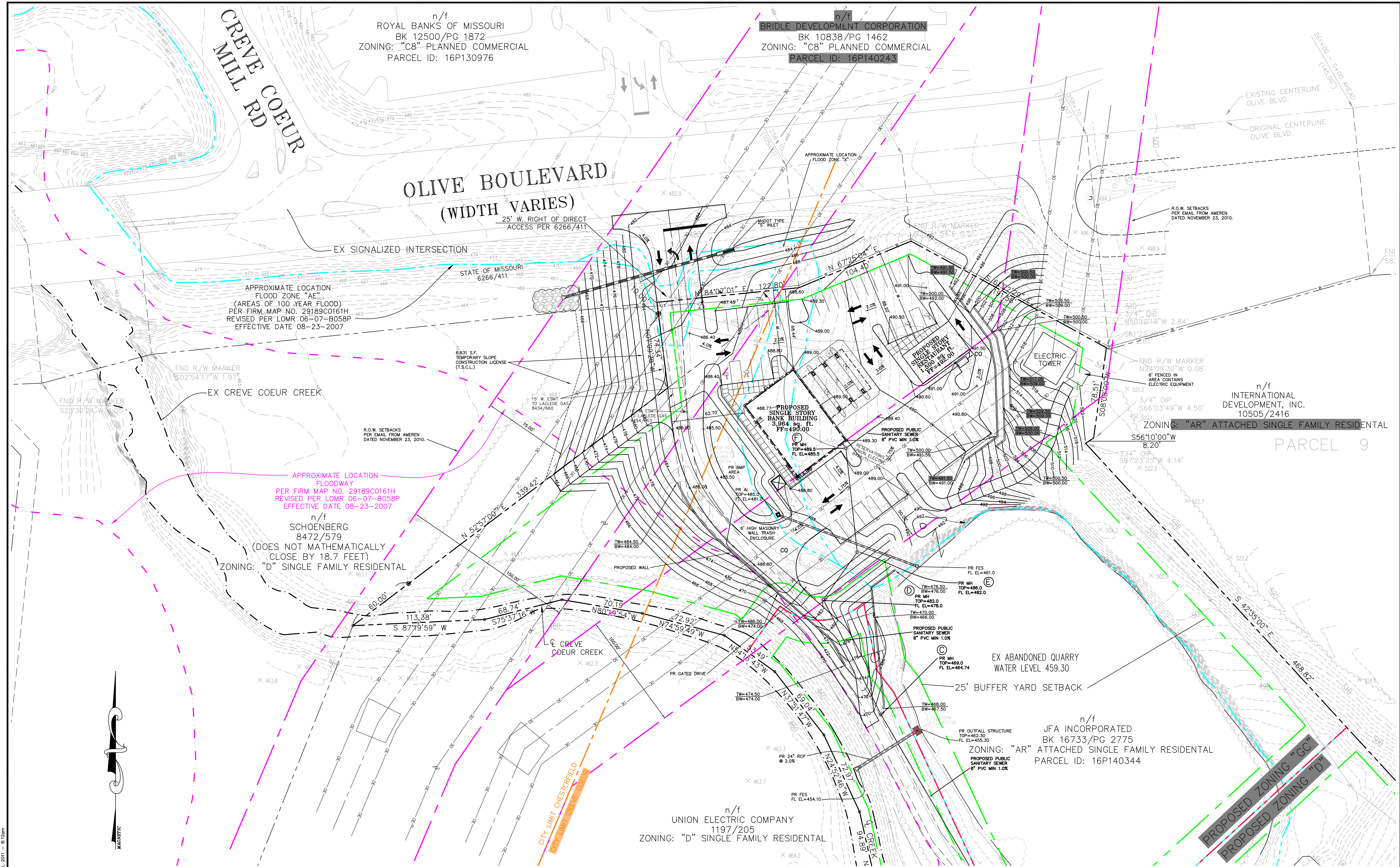
CONCEPTUAL FAR CALCULATIONS:
MAXIMUM FAR FOR "GC" = 0.4
PROPOSED FAR = 0.03

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

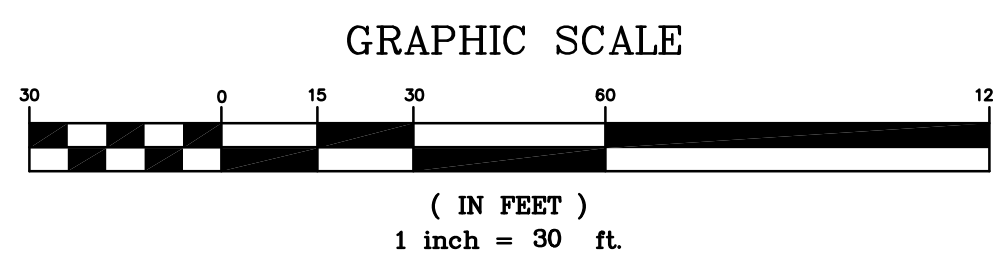
- 7/14/11 REVISED PER CITY COMMENTS
- 6/29/11 REVISED PER CITY COMMENTS
- 6/09/11 REVISED PER CITY COMMENTS

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

13150 OLIVE BOULEVARD	
COMMERCIAL SITE CONCEPT 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 E-25116 NUMBER: 000996	DATE: 5/10/11 CHECKED BY: G.M.S. JOB NUMBER: 210-4658 SHEET: 4 of 7



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

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



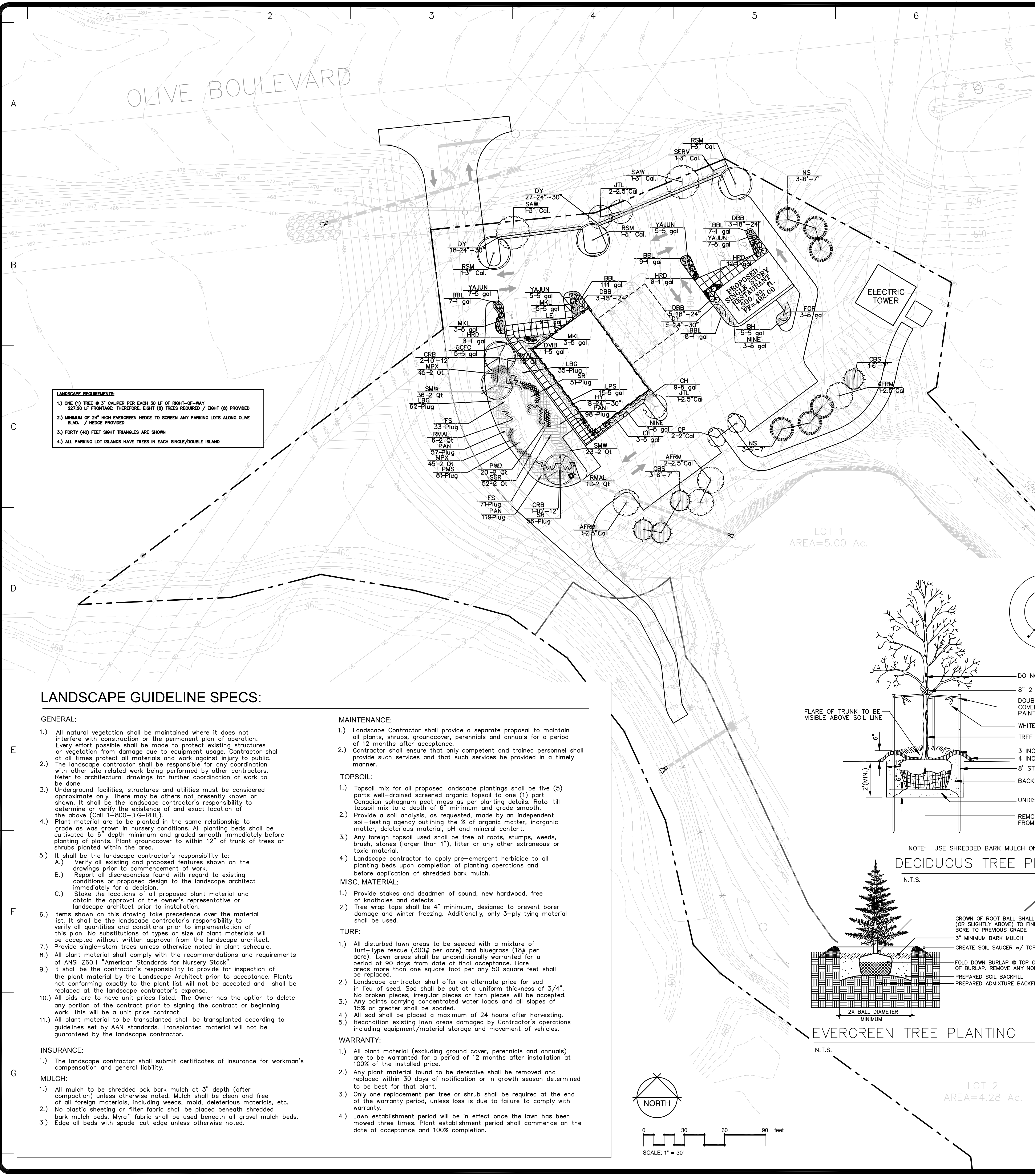
A TRACT OF LAND BEING PART OF LOT 4 OF F.M. WRIGHT'S ESTATE
LOCATED IN U.S. SURVEYS 367 AND 923
TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



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, and thence following the following course, to-wit: following the line of said tract of land, to-wit: 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 East, 119.56 feet; thence continuing along said eastern right-of-way line the following courses and distances: North 19 degrees 56 minutes East, 119.56 feet; thence following the line of said tract of land as conveyed to the International Development Corporation by instrument recorded in Book 10056, Page 2416 of above said records; thence along the western and southwestern lines of said International Development Corporation tract, to-wit: following the line of said tract of land, to-wit: thence continuing along said western line the following courses and distances: North 52 degrees 27 minutes West, 75.51 feet; South 56 degrees 10 minutes 00 seconds West, 8.20 feet; South 42 degrees 35 minutes 00 seconds East, 468.62 feet, to a found 1 inch Pipe, and South 07 degrees 15 minutes East, 119.56 feet; thence continuing along said eastern line the following courses and distances: North 19 degrees 56 minutes East, 119.56 feet; thence continuing along said line 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; North 43 degrees 41 minutes 27 seconds West, 28.77 feet to the northeastern line of a tract of land as conveyed to Union Pacific by instrument recorded in Book 10056, Page 2416 of above said records; thence continuing along said line to a found stone, and thence continuing along said line to a found stone being the centerline of a creek; thence continuing along said last said northeastern lines and said centerline the following courses and distances: North 12 degrees 36 minutes 03 seconds West, 119.56 feet; North 19 degrees 56 minutes East, 119.56 feet; North 43 degrees 41 minutes 27 seconds West, 69.84 feet; North 54 degrees 16 minutes 43 seconds West, 53.49 feet; North 74 degrees 39 minutes 49 seconds West, 72.92 feet; North 60 degrees 19 minutes 54 seconds West, 70.70 feet; South 75 degrees 37 minutes 16 seconds West, 75.74 feet and North 19 degrees 56 minutes East, 119.56 feet; thence continuing along said line to a found stone; said Richard Schoenberg tract; thence along the southwestern and eastern lines of said Richard Schoenberg tract North 52 degrees 27 minutes 00 seconds East, 339.42 feet; and North 07 degrees 15 minutes East, 119.56 feet to the Point of Beginning and continuing 404.263 square feet or 9.281 acres, more or less.

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:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.	5/10/11	D.M.E.	5/10/11	210-4658	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
BLK. / WEDGE PROVIDED

2.) MINIMUM OF 24" HIGH EVERGREEN HEDGE TO SCREEN ANY PARKING LOTS ALONG OLIVE
BLK. / 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.

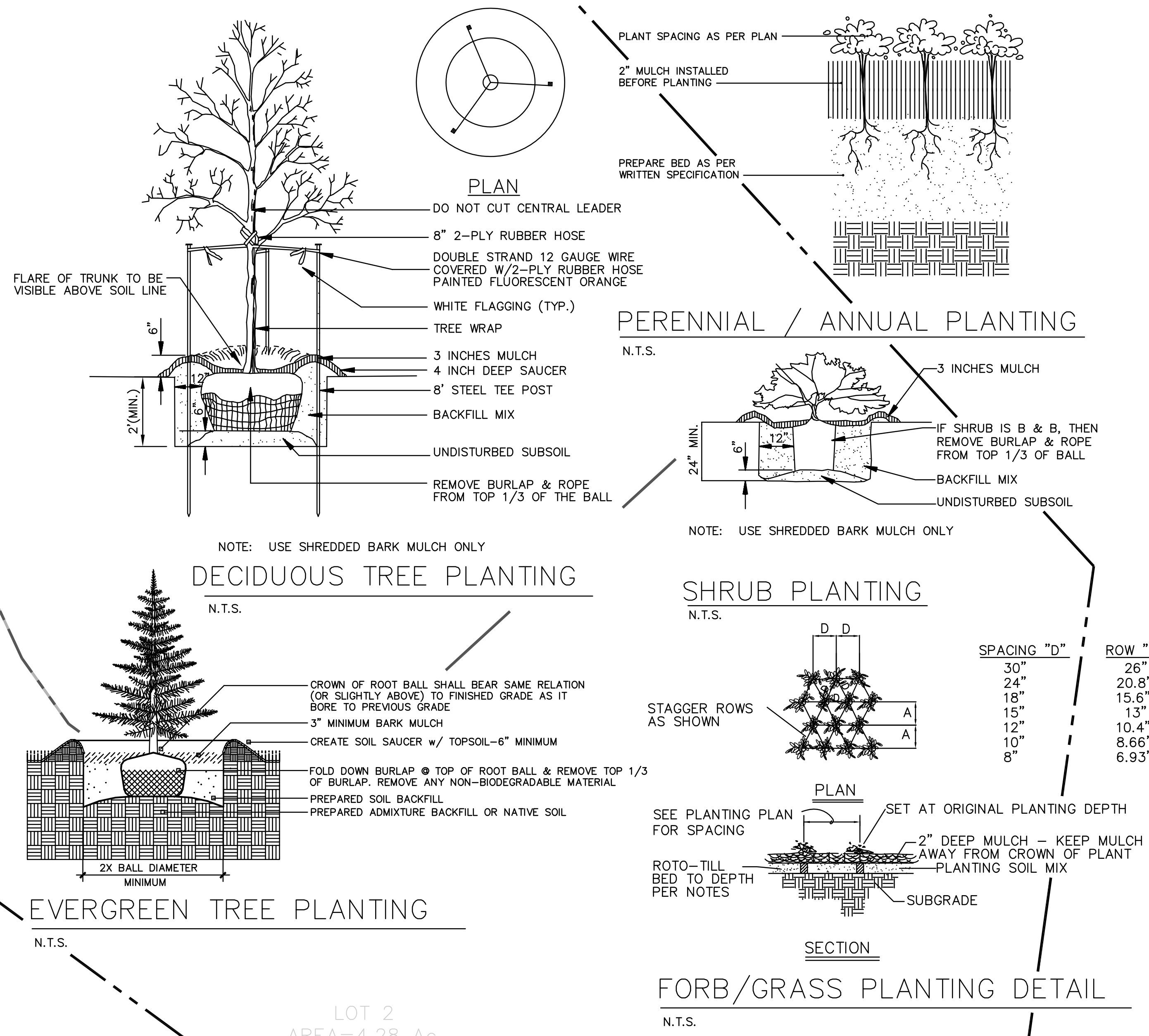
- MISC. MATERIAL:**
- 1.) Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
 - 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

- 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	3	Betula nigra 'Cully' / Heritage River Birch	10"-12"
SAW	2	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
HRD	104	Carex crinita / Fringed Sedge	Plug @ 18" oc
BBL	81	Carex muskingumensis / Palm Sedge	Plug @ 18" oc
LE	107	Juncus effusus / Soft Rush	Plug @ 18" oc
FORBS	274	Panicum virgatum / Switch Grass	Plug @ 18" oc
DVIB	97	Schizachyrium scoparium / Little Bluestem Grass	Plug @ 18" oc



REVISIONS	BY

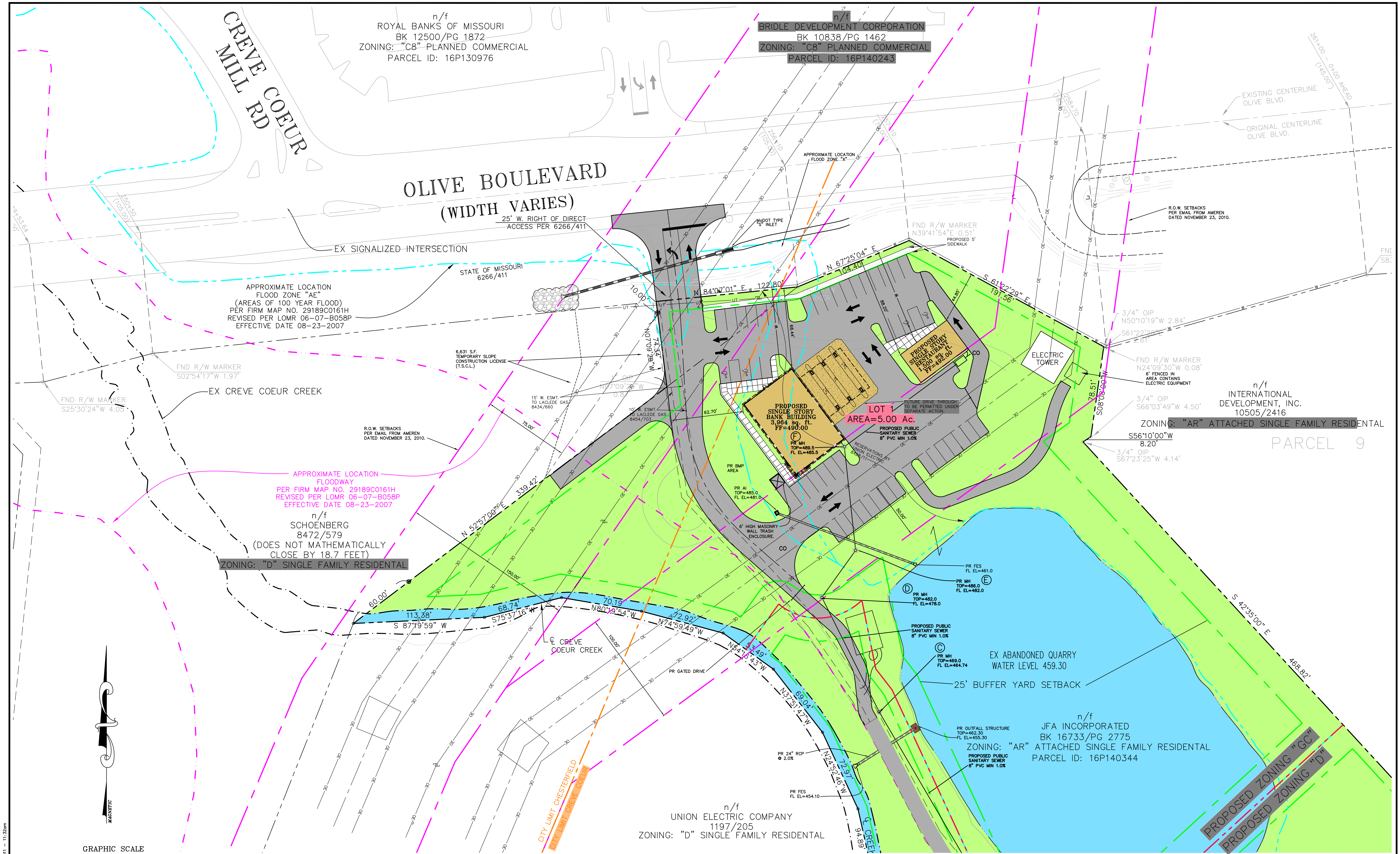
landscape TECHNOLOGIES

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

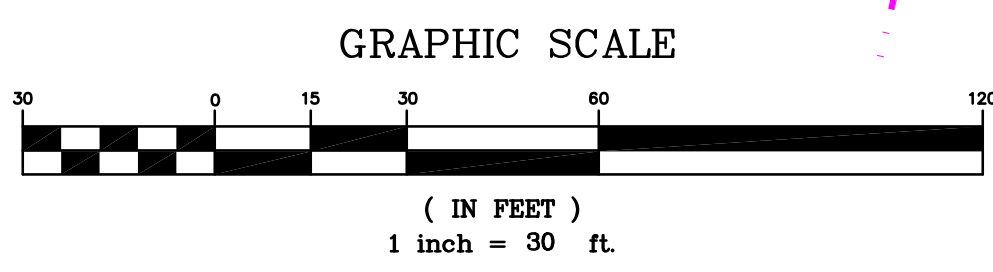
MISSOURI LANDSCAPE ARCHITECT #000019
REGISTERED
DATE: JUNE 19, 2011

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

CONCEPTUAL SITE COVERAGE CALCULATIONS:
LOT 1:
MAXIMUM SITE COVERAGE FOR "GC" = 63%
PROPOSED COVERAGE = 47,787 SF OR 1.10 AC
PROPOSED COVERAGE = 22%

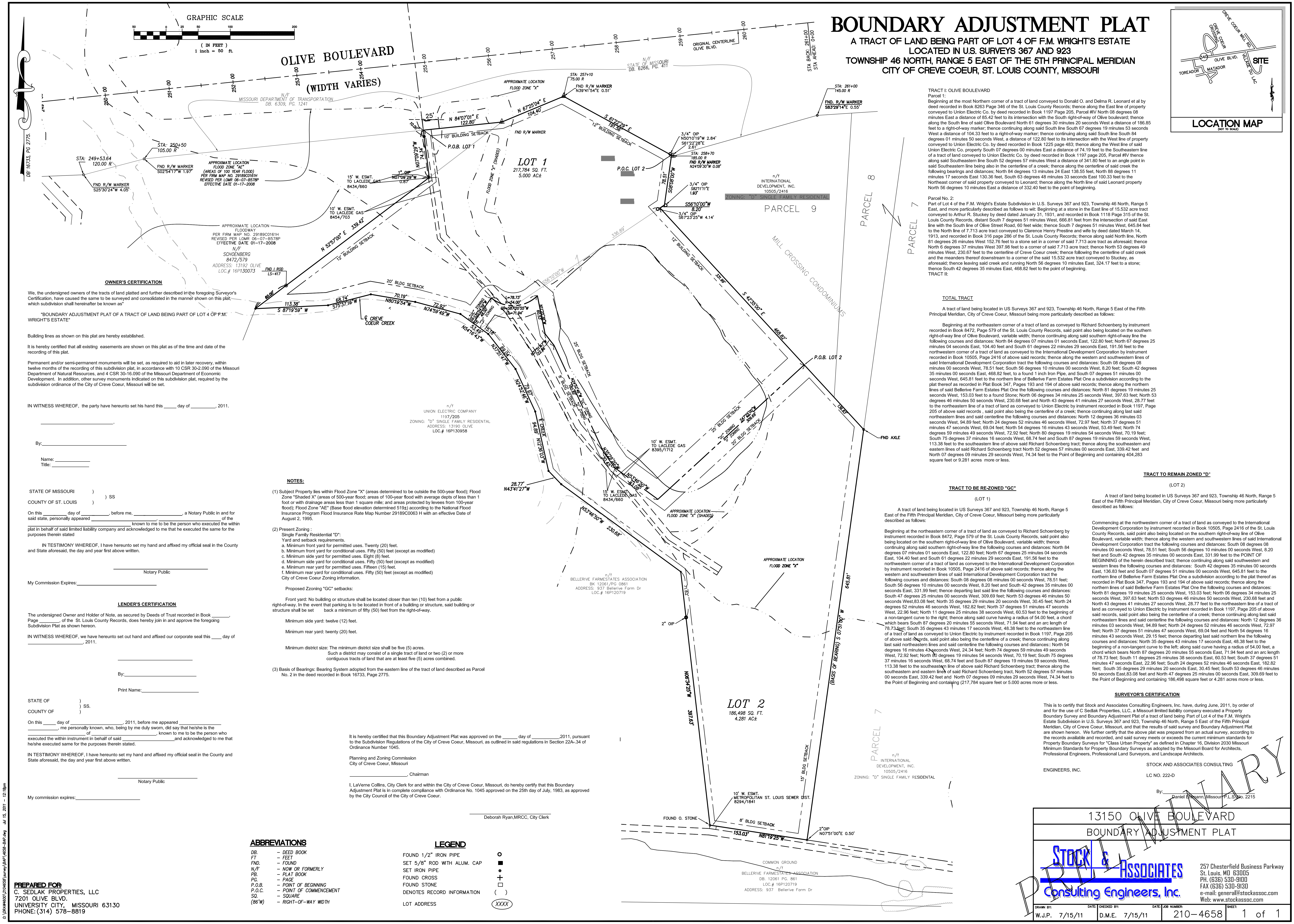
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RESTAURANT: 1 SPOT FOR EVERY 3 SEATS AT MAXIMUM OCCUPANCY PLUS 1 SPOT FOR EVERY 250 SF = 16 SPOTS
TOTAL REQUIRED PARKING = 32 SPOTS
PARKING PROVIDED = 47 SPOTS (INCLUDING 4 HANDICAP)

- 7/14/11 REVISED PER CITY COMMENTS
- 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 CONCEPT 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-2516 DATE: 5/10/11 JOB NUMBER: 210-4658 SHEET: 4 of 7



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE APPROXIMATELY FIVE ACRES OF LAND FROM “AR”, ATTACHED SINGLE FAMILY RESIDENTIAL DISTRICT TO “GC”, GENERAL COMMERCIAL, AND 4.28 ACRES OF LAND FROM “AR” ATTACHED SINGLE FAMILY RESIDENTIAL DISTRICT TO “D” SINGLE FAMILY RESIDENTIAL DISTRICT, TOGETHER WITH A SITE CONCEPT PLAN FOR THE PROPERTY ADDRESSED AS 13150 OLIVE BOULEVARD.

WHEREAS, application was made by George Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Orson Properties LLC, to subdivide and rezone 5 acres of the property at 13150 Olive Boulevard from “AR” Attached Single-Family Residential to “GC” General Commercial and rezone the remaining 4.28 acres from “AR” Attached Single-Family Residential to “D” Single Family Residential ; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site concept plan for the subject property, addressed as 13150 Olive Boulevard, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, July 5, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the rezoning, subject to conditions, at its meeting on July 18, 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 being fully informed finds that rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice;

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

Section 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone five acres of the property addressed as 13150 Olive Boulevard from “AR” Attached Single Family Residential District to “GC” General Commercial District, and the remaining 4.28 acres from “AR” Attached Single Family Residential District to “D” Single Family Residential District, subject to the conditions stated herein, which property is more specifically described as follows:

BILL NO. _____

ORDINANCE NO. _____

TRACT TO BE RE-ZONED "GC" GENERAL COMMERCIAL DISTRICT

(LOT 1)

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 and South 42 degrees 35 minutes 00 seconds East, 331.99 feet; thence departing last said line the following courses and distances: South 47 degrees 25 minutes 00 seconds West, 309.69 feet; North 53 degrees 46 minutes 50 seconds West, 83.08 feet; North 35 degrees 29 minutes 20 seconds West, 30.45 feet; North 24 degrees 52 minutes 46 seconds West, 182.82 feet; North 37 degrees 51 minutes 47 seconds West, 22.96 feet; North 11 degrees 25 minutes 38 seconds West, 60.53 feet to the beginning of a non-tangent curve to the right; thence along said curve having a radius of 54.00 feet, a chord which bears South 87 degrees 20 minutes 55 seconds West, 71.94 feet and an arc length of 78.73 feet; South 35 degrees 43 minutes 17 seconds West, 48.38 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 54 degrees 16 minutes 43 seconds West, 24.34 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 217,784 square feet or 5.000 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 29, 2011.

TRACT TO BE RE-ZONED "D" SINGLE FAMILY RESIDENTIAL

(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

BILL NO. _____

ORDINANCE NO. _____

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 Bellerive 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 Bellerive 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 according to calculations performed by Stock & Associates Consulting Engineers, Inc, on June 29, 2011.

Section 2: As required by Section 405.1080 of the Zoning Ordinance, the approval of said rezoning request is subject to the property being developed in accordance with the site concept plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. The rezoning is contingent upon completion of a municipal boundary adjustment resulting in the entire property being located in the City, and shall not take effect unless and until such boundary adjustment is completed. The applicant shall submit a boundary adjustment application for the annexation of that portion of the proposed "GC" District that lies within the City of Chesterfield. If the municipal boundary has not been adjusted within twelve (12) months, this ordinance shall not take effect.
2. The applicant shall submit a site development plan and applications for any other approvals as necessary in compliance with Section 405.360 and other City ordinances. Site development plan applications shall include detailed building and landscape drawings to demonstrate conformance with the Design Guidelines and the Zoning Code. Acceptance of the site concept plan does not represent approval for any development of the property.
3. The applicant shall submit lighting specifications and a photometric study for any lighting proposed with the final site development plan to the Division of Planning for review and approval.

BILL NO. _____

ORDINANCE NO. _____

4. The applicant shall submit site improvement plans in conformance with the final site development plan to the Division of Planning for review and approval prior to issuance of a building permit.
5. The applicant shall provide a final landscape plan with the site improvement plan to the Division of Planning for review and approval in conformance with Section 405.540 of the Zoning Ordinance. The landscape plan shall also be in substantial conformance with the approved site development plan.
6. The applicant shall submit architectural renderings to the Division of Planning for review to determine substantial conformance with approved site development plans.
7. The applicant shall submit building plans to the Building Department for review and approval, as required by Title V of the Municipal Code.
8. The applicant shall provide written acceptance by the Missouri Department of Transportation of the proposed Olive Boulevard access and any modifications to Olive Boulevard prior to the issuance of any building permits for the project.
9. The applicant shall provide proof of recording of all necessary access easements and/or street dedications for access to the portion of the property rezoned to D from Olive Boulevard prior to issuance of any building permits for the project.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter and the conditions stated above.

ADOPTED THIS ____ DAY OF _____, 2011.

TARA NEALEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



city of CREVE COEUR

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

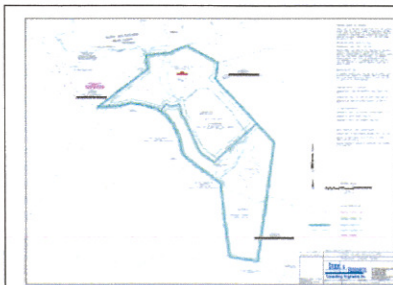
- Residential Preservation and Economic Development
- Community Health and Connectivity

Zoning Code References

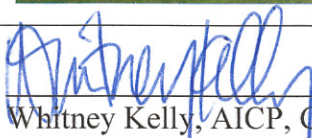
- Section 405.280 "D" Single-Family Residential District
- Section 405.360 "GC" General Core Business District
- Section 405.470 Conditional Uses

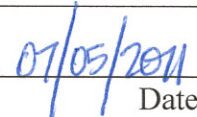
APPLICANTS: George M. Stock, P.E.
Stock and Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63117

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 CCI 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 SODDED.
- 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 48 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.

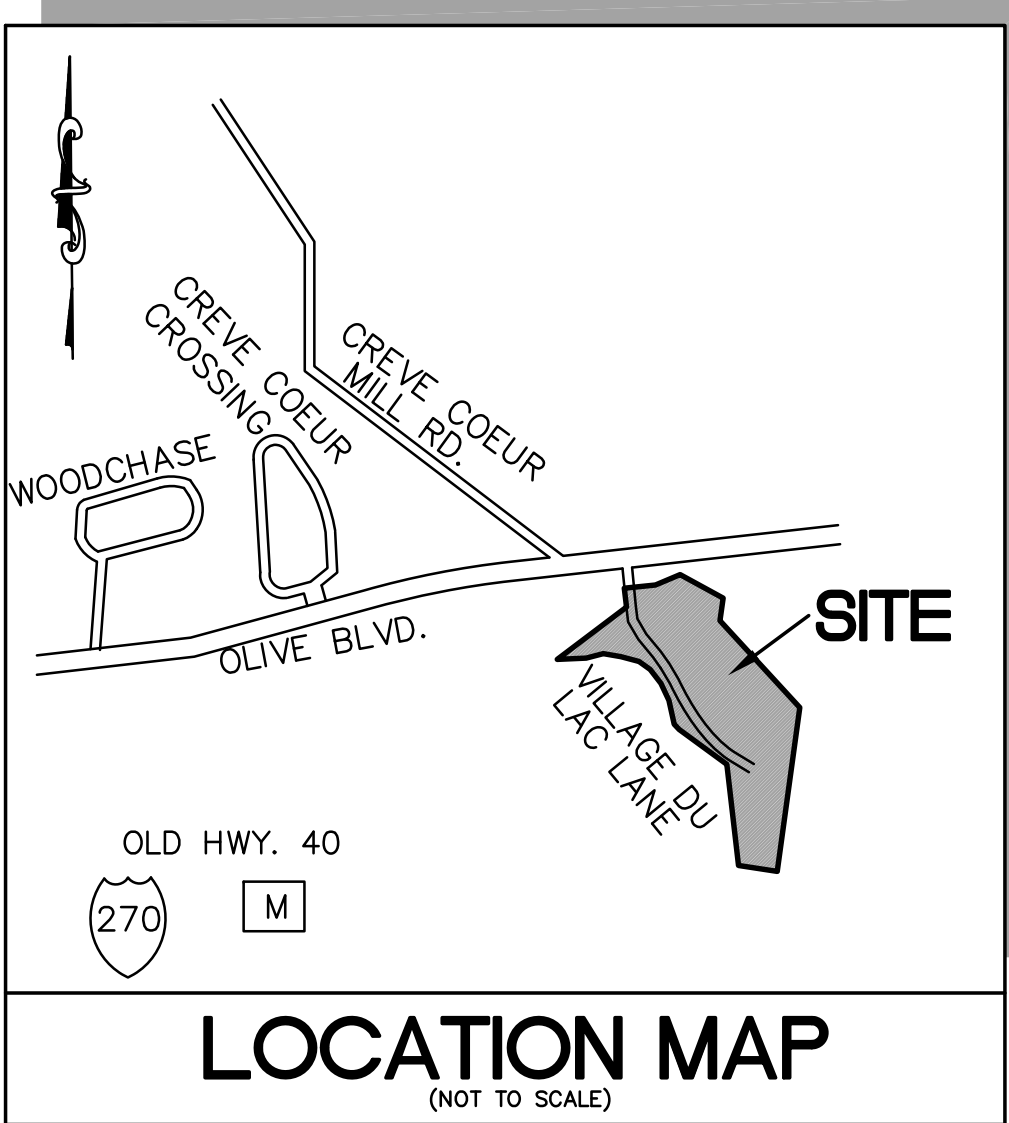
PREPARED FOR:
ORSON PROPERTIES L.L.C.
7201 OLIVE BLVD.
UNIVERSITY CITY, MISSOURI 63130
PHONE: (314) 578-8819

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	▢	NOTES PARKING SPACES
EXISTING CONTOUR	--- 50' ---	GUY WIRE
SPOT ELEVATION	⊙	POWER POLE
EXISTING UTILITIES	— G — W — T — E —	WATER VALVE
FOUND 1/2" IRON PIPE	○	DENOTES RECORD INFORMATION
SET IRON PIPE	+	HANDICAPPED PARKING
FOUND CROSS	⊕	
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.

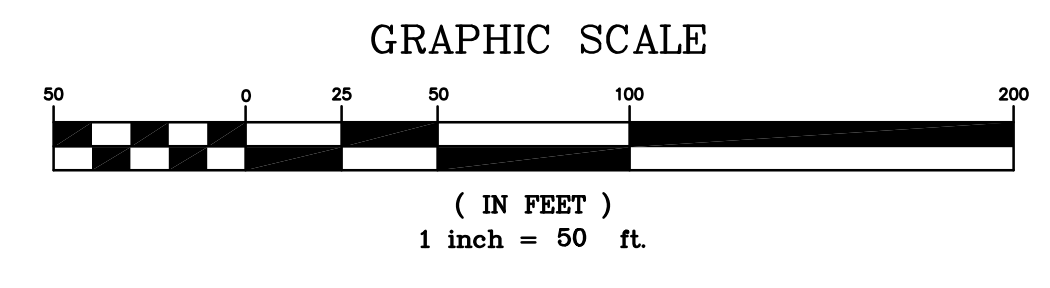
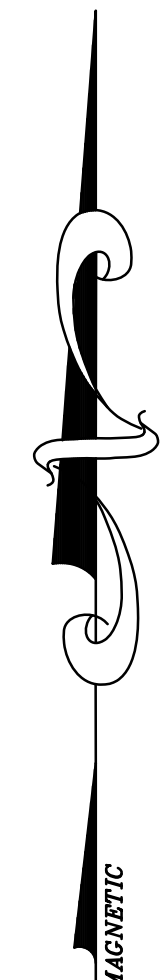
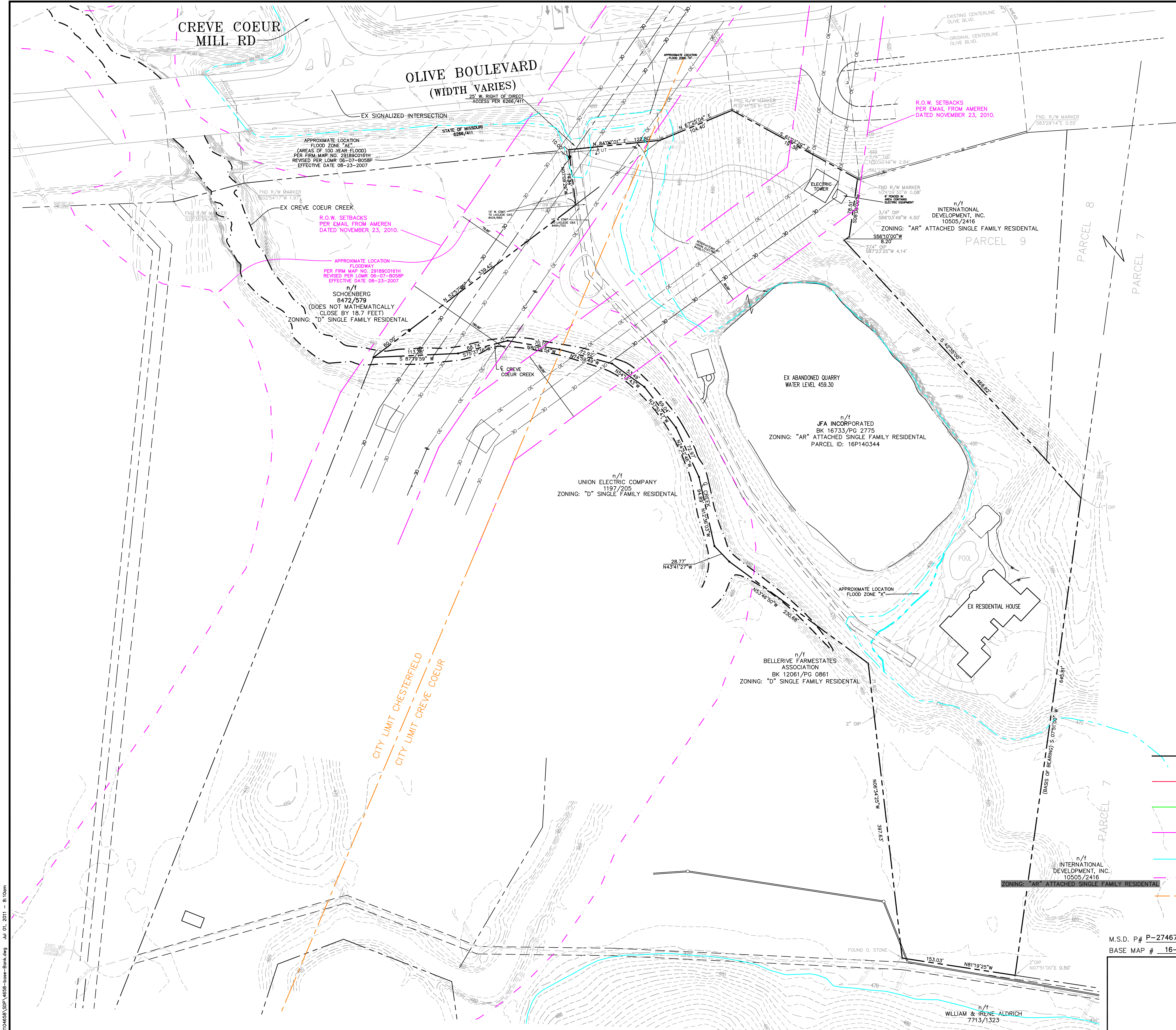
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

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.

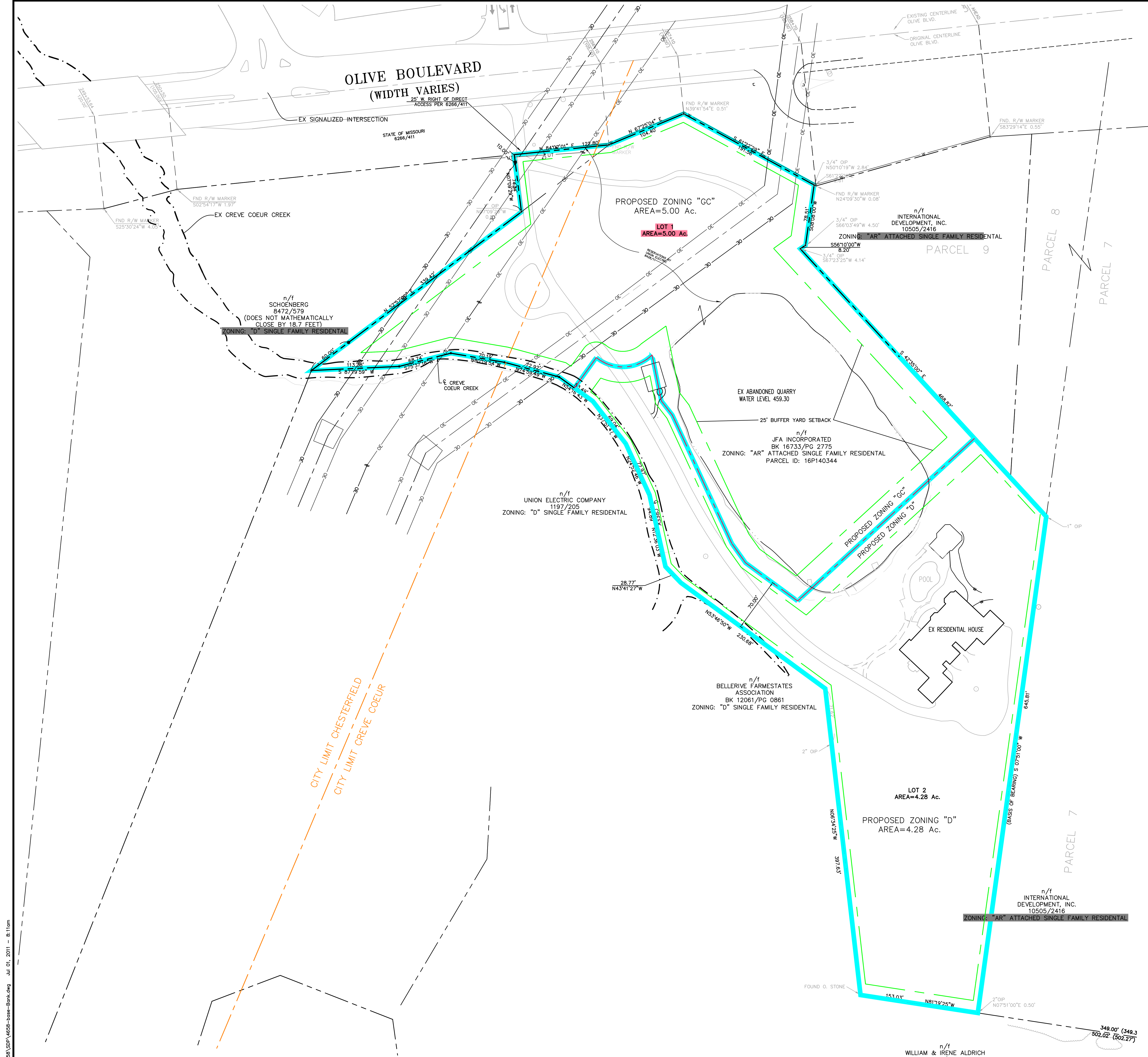
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

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

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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

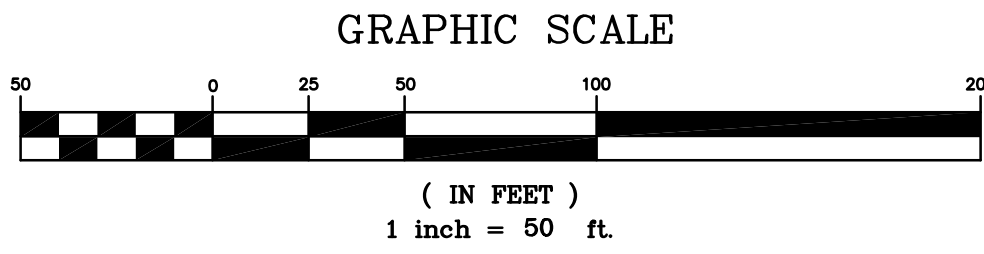
MINIMUM LOT DEPTH: ONE HUNDRED (100) FEET.

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

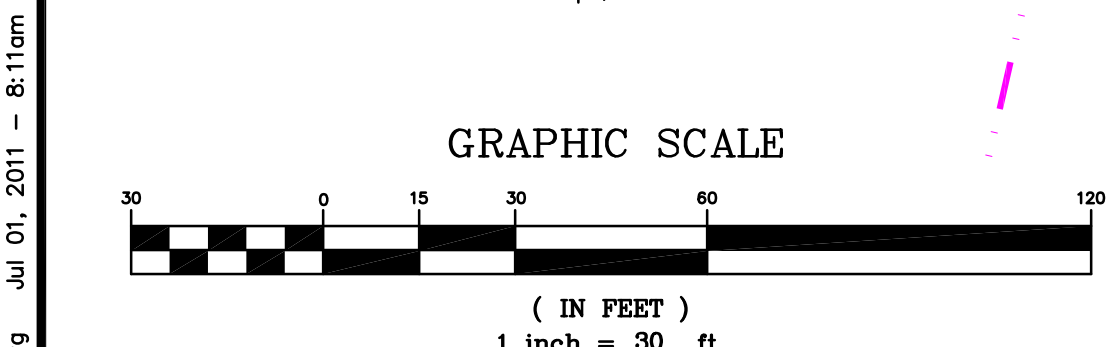
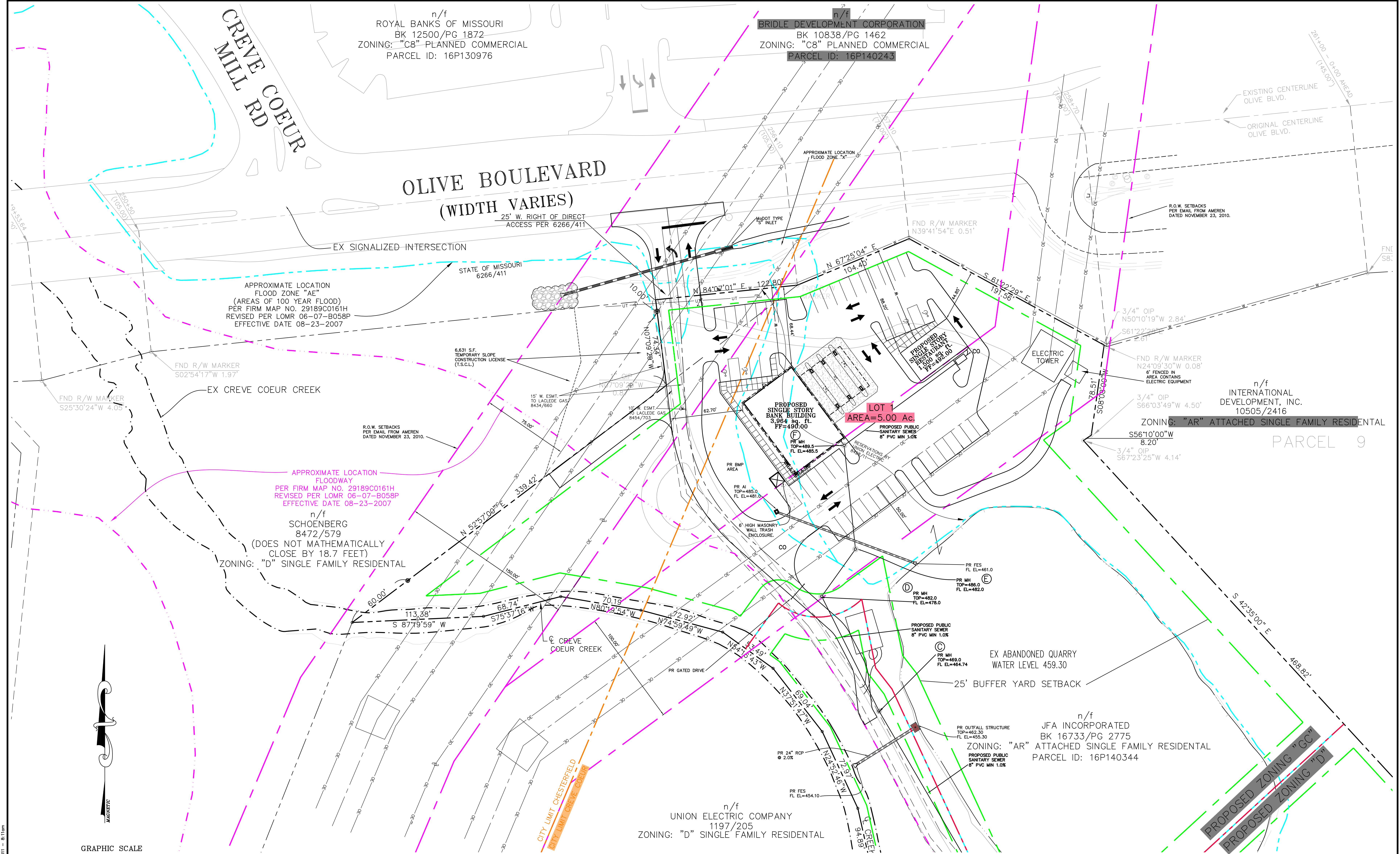
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

13150 OLIVE BOULEVARD
PROPOSED ZONING EXHIBIT

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

DRAWN BY: E.J.B. 5/10/11 DATE: 5/10/11 CHECKED BY: G.M.S. 5/10/11 DATE: 5/10/11 JOB NUMBER: 210-4658 SHEET: 3 of 7



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

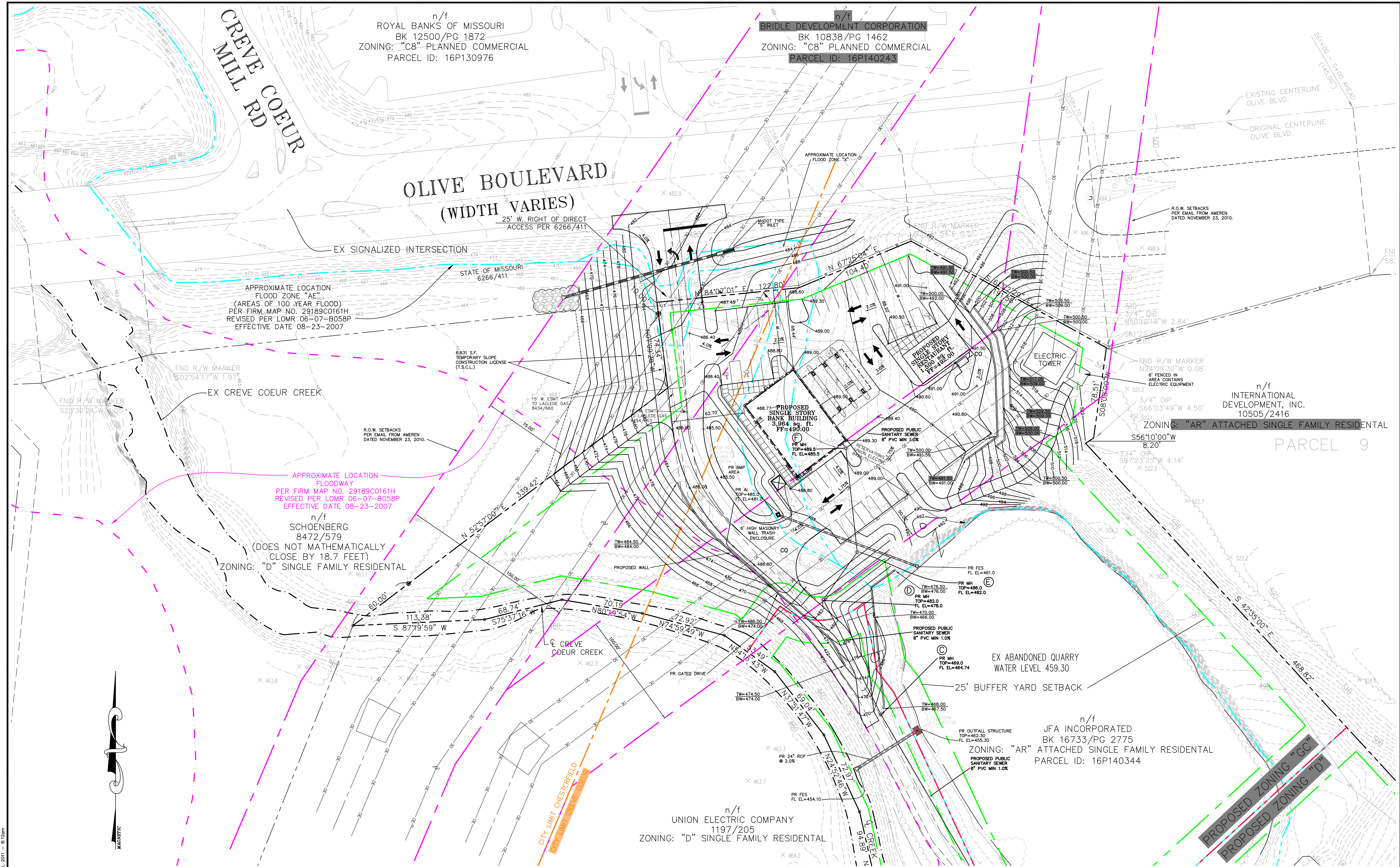
CONCEPTUAL SITE COVERAGE CALCULATIONS:
LOT 1:
MAXIMUM SITE COVERAGE FOR "GC" = 63%
PROPOSED COVERAGE = 47,787 SF OR 1.10 AC
PROPOSED COVERAGE = 22%

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

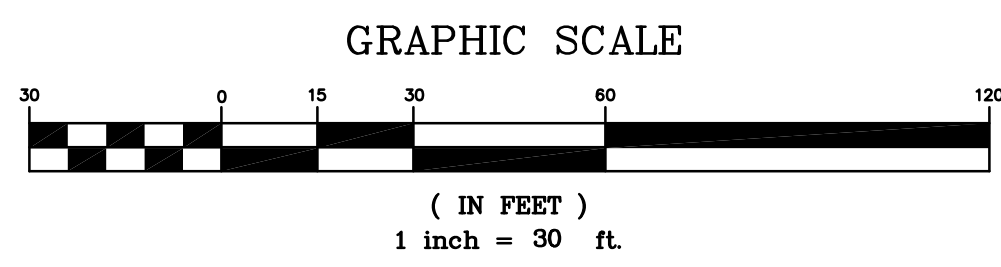
CONCEPTUAL PARKING CALCULATIONS:
BANK: 1 SPOT PER 1,000 SF = 16 SPOTS
RESTAURANT: 1 SPOT FOR EVERY 3 SEATS AT MAXIMUM
OCCUPANCY PLUS 1 SPOT FOR EVERY 250 SF = 16 SPOTS
TOTAL REQUIRED PARKING = 32 SPOTS
PARKING PROVIDED = 47 SPOTS (INCLUDING 4 HANDICAP)

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

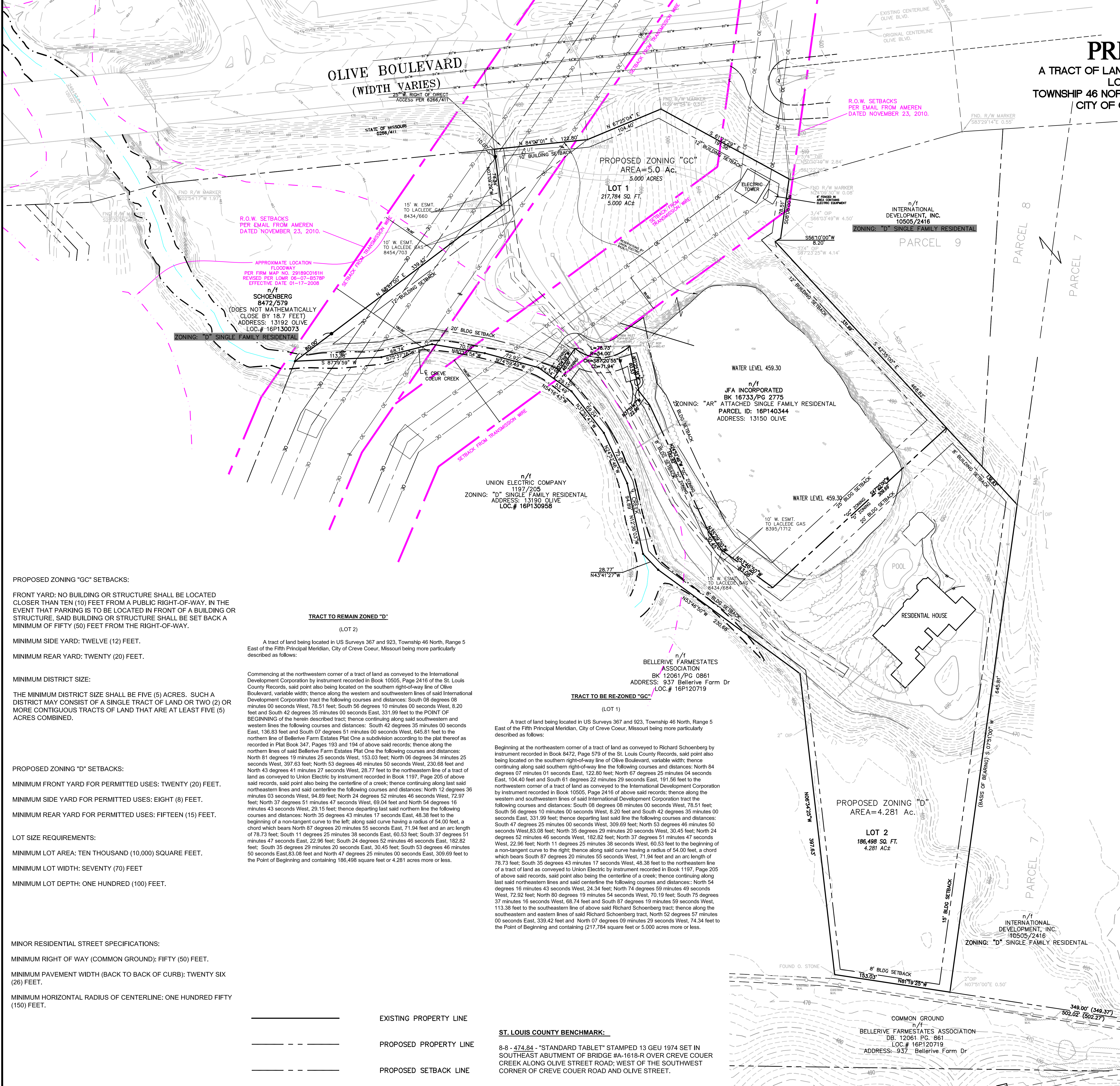
6/29/11 REVISED PER CITY COMMENTS
6/09/11 REVISED PER CITY COMMENTS

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

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

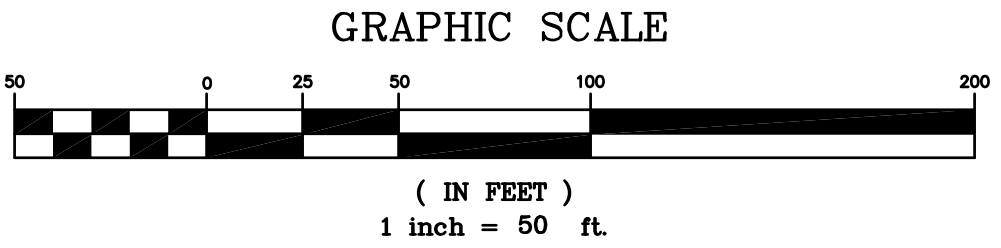
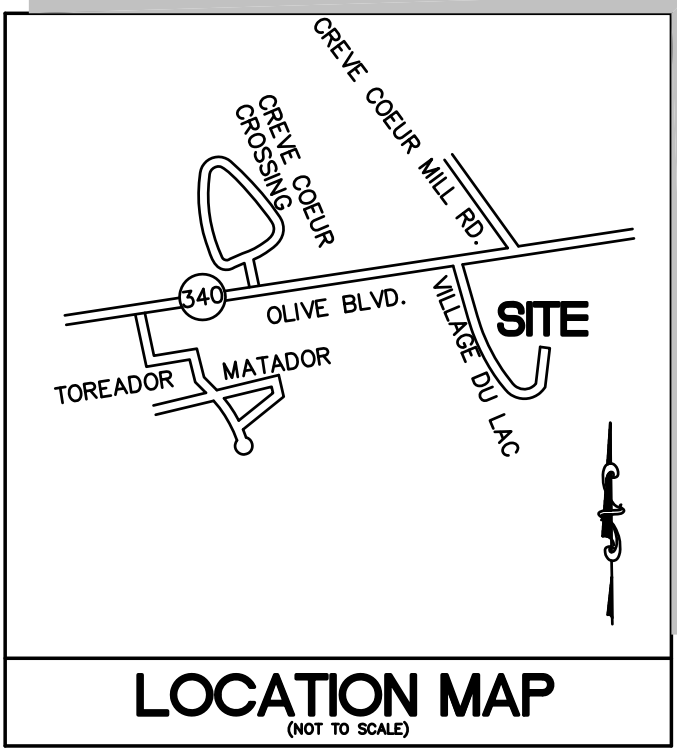
13150 OLIVE BOULEVARD			
COMMERCIAL SITE DEVELOPMENT PLAN W/ GRADING			
Stock & Associates Consulting Engineers, Inc.			
257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com			
DRAWN BY:	CHECKED BY:	DATE:	JOB NUMBER:
E.J.B.	G.M.S.	5/10/11	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 Bellver 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 Bellver 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 lines 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
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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.	5/10/11	D.M.E.	5/10/11	210-4658	6 of 7

PROPOSED ZONING "GC" SETBACKS:

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

MINIMUM SIDE YARD: TWELVE (12) FEET.

MINIMUM REAR YARD: TWENTY (20) FEET.

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.

OLIVE BOULEVARD
(WIDTH VARIES)

25' W. RIGHT OF WAYS

ACCESS PER 6266/411

R.O.W. SETBACKS
PER EMAIL FROM AMEREN
DATED NOVEMBER 23, 2010.

APPROXIMATE LOCATION
FLOODWAY
PER FIRM MAP NO. 29189C0161H
REVISED PER LOMR 06-07-8578P
EFFECTIVE DATE 01-17-2008

n/f
SCHOENBERG
8472/579
(DOES NOT MATHEMATICALLY
CLOSE BY 18.7 FEET)
ADDRESS: 13192 OLIVE
LOC.# 16P130073

ZONING: "D" SINGLE FAMILY RESIDENTIAL

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 Bellver 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 Bellver 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, 230.88 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 last said northeastern lines 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 and North 54 degrees 16 minutes 43 seconds West, 53.49 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.

TRACT TO BE RE-ZONED "GC"

(LOT 1)

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 and South 42 degrees 35 minutes 00 seconds East, 331.99 feet; thence departing last said line the following courses and distances: South 47 degrees 25 minutes 00 seconds West, 309.69 feet; North 53 degrees 46 minutes 50 seconds West, 83.08 feet; North 35 degrees 29 minutes 20 seconds West, 30.45 feet; North 24 degrees 52 minutes 46 seconds West, 182.82 feet; North 37 degrees 51 minutes 47 seconds West, 22.96 feet; North 11 degrees 25 minutes 38 seconds West, 60.53 feet to the beginning of a non-tangent curve to the right; thence along said curve having a radius of 54.00 feet, a chord which bears South 87 degrees 20 minutes 55 seconds West, 71.94 feet and an arc length of 78.73 feet; South 35 degrees 43 minutes 17 seconds West, 48.38 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 54 degrees 16 minutes 43 seconds West, 24.34 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 (217,784 square feet or 5.000 acres more or less.

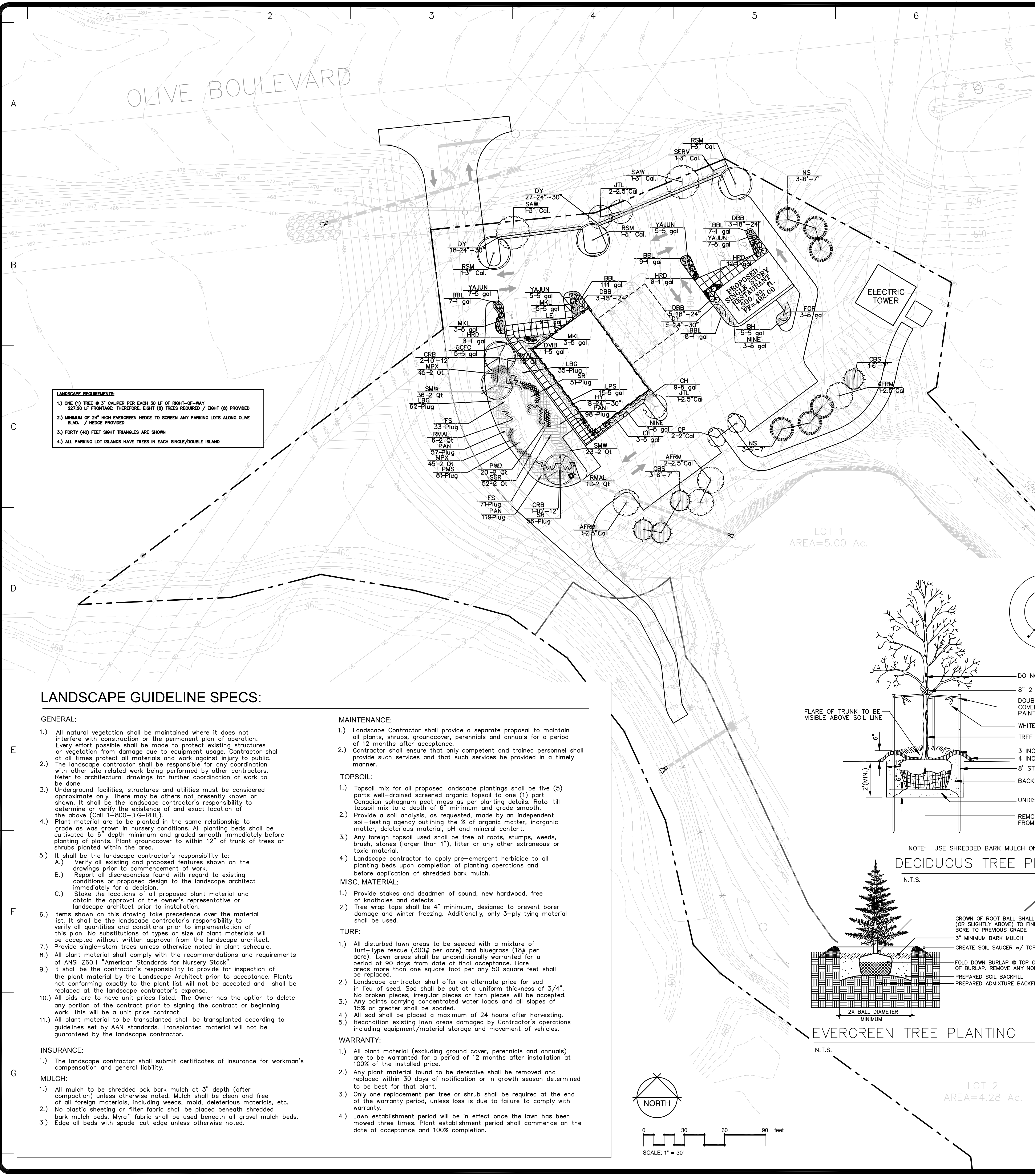
EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

PROPOSED SETBACK LINE

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.



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.

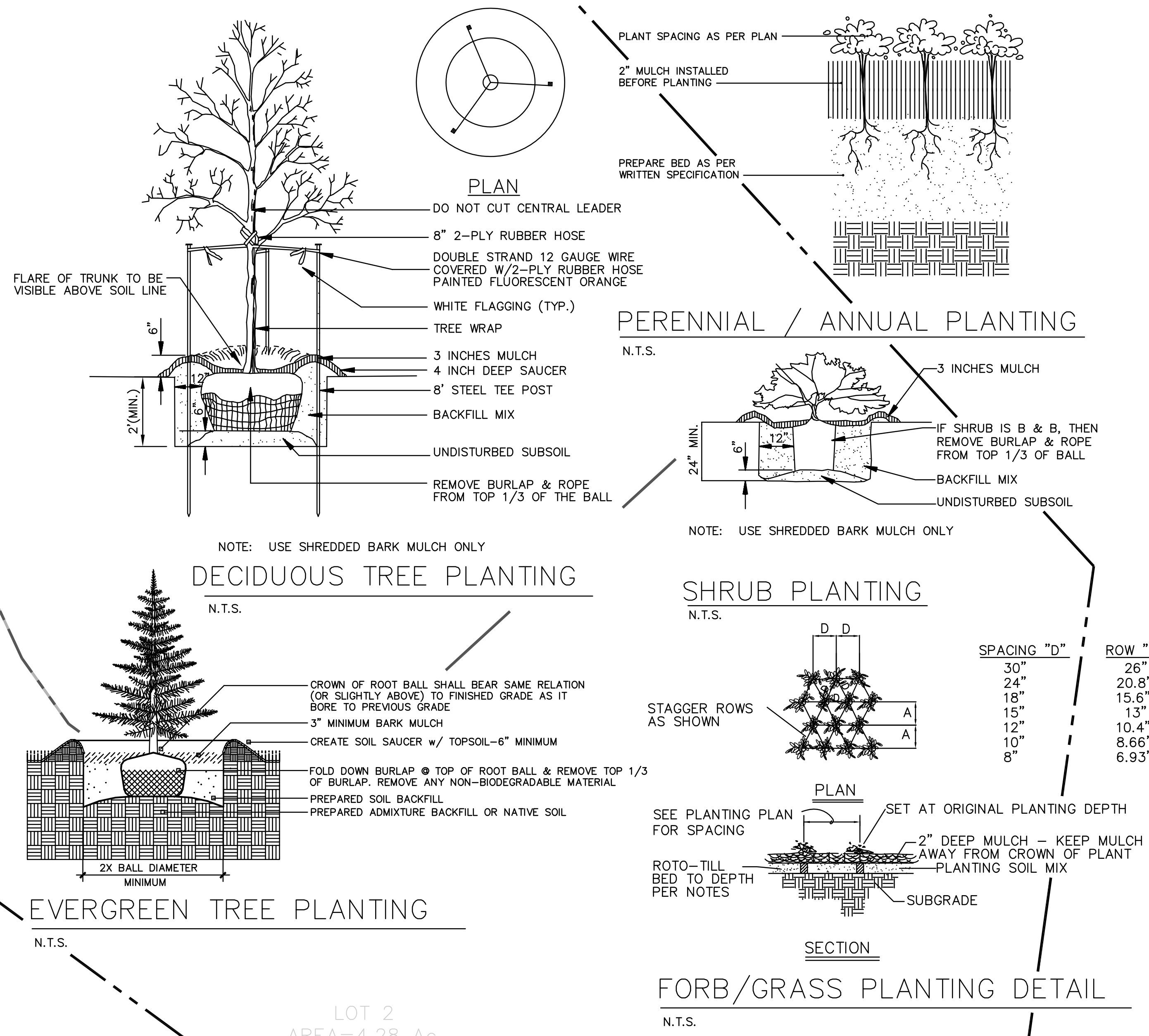
- MISC. MATERIAL:**
- 1.) Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
 - 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

- 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
MO Landscape Architectural Corporation #200800782

(636) 928-1250
Fax: (636) 928-4563

MISSOURI LANDSCAPE ARCHITECT

REGISTERED

MISSOURI LANDSCAPE ARCHITECT #000019

RANDALL W. MARDIS

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"

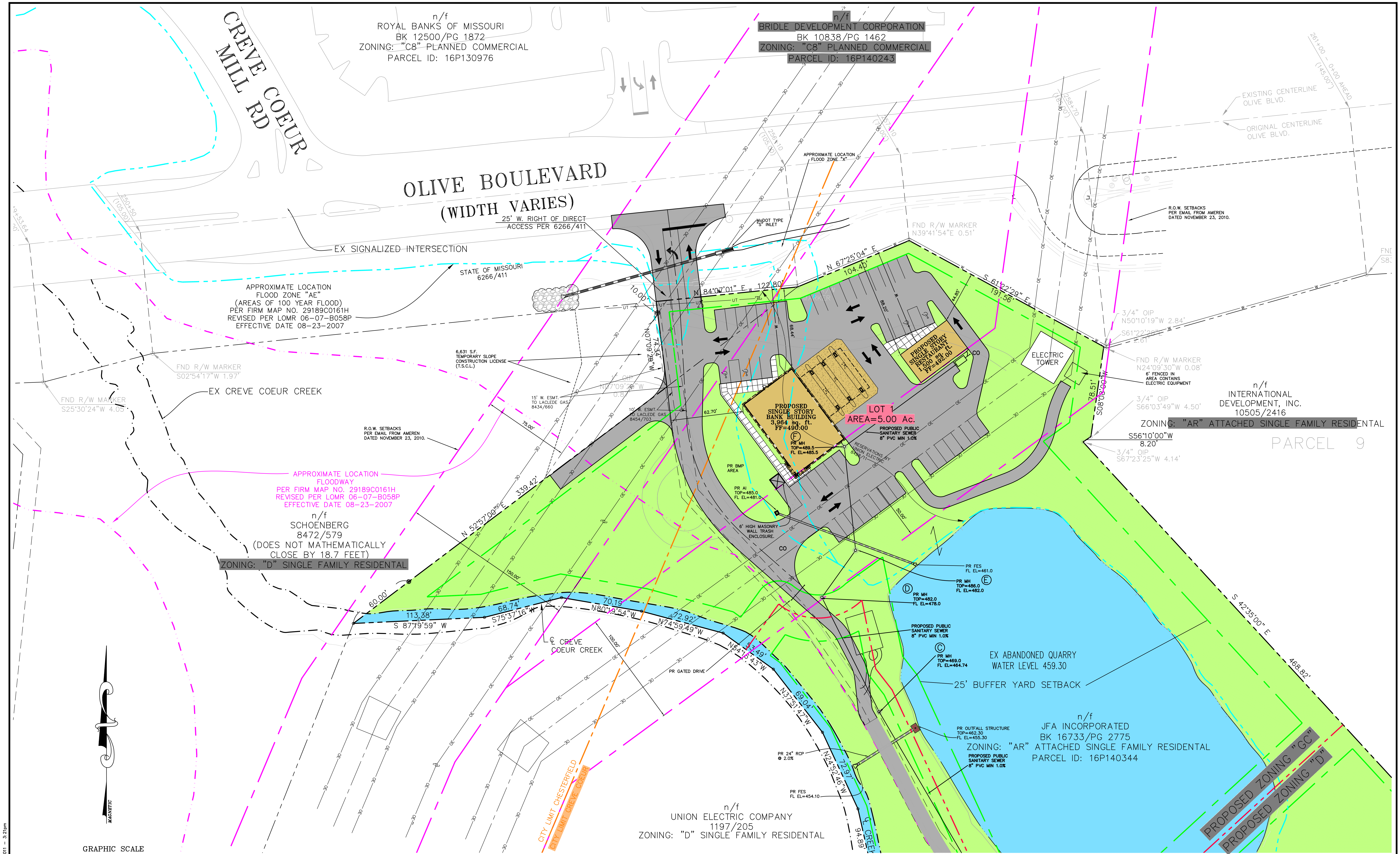
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2011-125

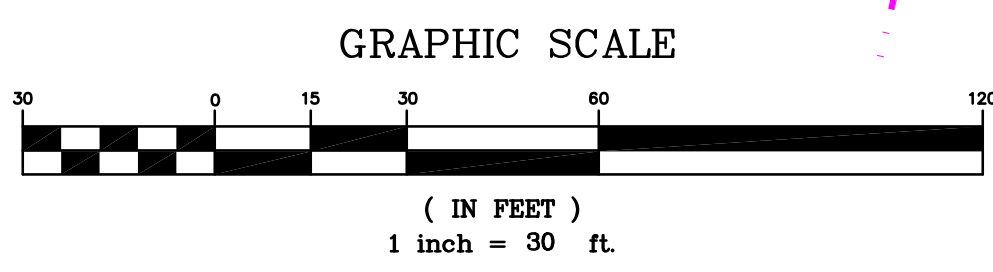
SHEET

L-1

OF ONE SHEET



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

CONCEPTUAL SITE COVERAGE CALCULATIONS:
LOT 1:
MAXIMUM SITE COVERAGE FOR "GC" = 63%
PROPOSED COVERAGE = 47,787 SF OR 1.10 AC
PROPOSED COVERAGE = 22%

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

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

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 CHECKED BY: G.M.S. DATE: 5/10/11 JOB NUMBER: 210-4658 SHEET: 4 of 7

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

TUESDAY, JULY 5, 2011

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chair

Dr. Michael Barton

Mr. Gary Eberhardt, Vice Chair

Mr. Barry Glantz

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

McLaughlin Court Reporting Services, Inc.

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

CHAIRMAN MADDEN: I'd like to call to order the
Planning Zoning Commission Meeting for the City of Creve
Coeur, Missouri for Tuesday July 5th, 2011.

We'll start with roll call.

Dr. Barton?

MR. BARTON: Present.
Page 1

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

2

1 MS. LOWERY: Present.
2 CHAIRMAN MADDEN: Okay.
3 Bring us to a public hearing for Application
4 Number 11-014: A request to rezone 5 acres from "AR"
5 Attached Single-Family Residential to "GC" General
6 Commercial, and 4.28 acres from "AR" Attached
7 Single-Family Residential to "D" Single-Family Residential
8 on the property located at 13150 Olive Boulevard.
9 Mr. Stock.
10 MR. STOCK: Yes, good evening, Mr. Chairman,
11 Members of the Commission, Mr. Lumley.

12 For the record, my name's George Stock, and I'm
13 from Stock and Associates Consulting Engineers, and I'm
14 here tonight on behalf of Orsen Properties requesting
15 Commission's consideration for rezoning of the property at
16 13150 Olive Boulevard.

17 Please bear with us for a few moments. We have
18 a Power Point.

19 CHAIRMAN MADDEN: Mr. Stock, you need to be
20 sworn in.

21 (Ms. Whitney Kelly & Mr. George Stock were sworn
22 by the court reporter.)

23 MR. STOCK: And for the record, my address is
24 257 Chesterfield Business Parkway, 63117.

25 As I just mentioned, here tonight on behalf of

1 Orsen Properties, the owner under contract of 13150 Olive³
2 Boulevard.

3 The development will be called Cava di Roccia
4 Development, the Rock Quarry. It's located at 13150 Olive
5 Boulevard. The site is located here in pink. Olive
6 Boulevard to the north; it's generally the western limits
7 of the City of Creve Coeur; the new Highway 141
8 interchange to the west, existing 141 with Olive Boulevard
9 to the west, and then Creve Coeur Mill Road to the north.
10 And then you have the existing Royal Bank, existing Taco
11 Bell, Crossing Condominium and other distinctive feature
12 is the Creve Coeur Creek.

13 This is the existing conditions of the plan,
14 again, Olive Boulevard to the north. There's a large
15 quarry -- formerly quarry, which is now a lake. Been here
16 a number of years, which rises central component of this
17 9.2 acres. The property line is rather irregular. This

18 is along Olive. Departs from Olive and runs and shares a
19 common line with the Mill Crossing Condominiums. Comes
20 down in a southerly direction, then it abuts Bellerive
21 Farm Estates, then it abuts a large portion of property
22 owned by Union Electric, now known as Ameren. Then comes
23 along and follows Creve Coeur Creek, which Creve Coeur
24 Creek goes underneath Olive Boulevard here, the property
25 known as Schoenberg (phonetic) property and then back to

1 Olive.

4

2 This piece of property is unique, not only in
3 its shape, but also the fact there's a larger former
4 residential home on the property that's been basically
5 abandoned for a number of years. You have the large
6 quarry. You have a lot of topographical relief in the
7 Bel-Ridge Condominiums, down the creek approximately
8 60 feet, and then you have some major transmission lines
9 that run through the property, these being the eastern
10 most and being the western most.

11 There's also a large portion of this property
12 down in the corner, which is located within the
13 floodplain, floodway of Creve Coeur Creek, not to mention
14 that this is the municipal boundary between the City of
15 Creve Coeur and Chesterfield, so there's a segment of this
16 property that's in the City of Chesterfield.

17 So when I say it's at the far west extremity of
18 Creve Coeur, it is Creve Coeur and a portion of the City
19 of Chesterfield.

20 So what we are requesting is a change from the
21 current zoning, which is "AR", Attached Residential, which
22 is approved under Ordinance 3072, which was a number of

11-014.Public Hearing Transcript.PZ 070511.txt
23 villas that were proposed around the quarry.

24 We are requesting that the property be rezoned
25 to "D" Single-Family and "GC" General Commercial.

1 Under the General Commercial you require 5
2 5 acres, so of the 9.2 acres, we would be requesting that
3 to be General Commercial, 5 acres, and then remaining
4 would be the B residential.

5 As I mentioned a moment ago, the conditions are
6 unique because the topography of the Ameren transmission,
7 floodplain, floodway and the fact that there is a quarry
8 or lake on the property.

9 There's also the Highway 141 extension, which is
10 coming, it's imminent, will be complete in 2013, which
11 changes the character of Olive Street Road. Makes it a
12 thoroughfare interconnecting Highway 64. The residual
13 include the residential house would remain single-family.

14 The intent is to rehabilitate that house and
15 occupy as a single-residential buffered by the quarry
16 general 5 acres.

17 The commercial development -- apologize for
18 pausing because it looked like the exact same slide. I
19 didn't know he had changed it -- so it's 250 feet from the
20 Mill Crossing Condominium to the east, and I think what's
21 important there is there is some residential property that
22 abuts us on the east, and those -- the condominiums, so
23 what we're saying is any horizontal would be 200 feet. We
24 would utilize the existing vegetation and the transmission
25 lines and the topography to create the buffer.

1 There is no specific tenant at this time. Orson 6
2 Property is under contract to purchase this property and
Page 5

3 intend to close on this property within two weeks.

4 We have been working on this for some time
5 relative to entitlement with Ameren and the transmission
6 lines and the MSD relative to the floodplain to know that
7 it is feasible to be able to develop it, assuming this
8 Commission sees that this rezoning is appropriate.

9 At some time in the future we would then begin
10 to develop specific plans. I do have a conceptual plan
11 here later, but I wanted you to be aware that we do not
12 have a specific user for this property at this time.

13 The quarry, as it exists today, would be
14 utilized for our storm-water management quality, and it
15 would create the buffer from the new residential occupied
16 home and residential properties to the east.

17 Again, the Ameren transmission is really not
18 compatible with residential properties and really, in
19 today's world, we stay away from the transmission as much
20 as possible, residential properties.

21 I do recognize that there are properties in
22 close proximity, but what's unique about this property,
23 unlike others, others may have a single transmission
24 running through them, where we have two running through
25 the property.

1 So this is our rezoning exhibit, and I
2 previously went through the outer perimeter of the
3 property.

4 What we would be proposing to be rezoned is
5 5 acres is this boundary that comes back most part
6 encompasses the quarry and runs along the eastern line,
7 and then this portion would be that portion that remains

7

9 The reason it has the flag here is the access
10 will come in from Olive and be a shared driveway, and we
11 would gate at this location, and that would be the private
12 drive to the residence.

13 Next slide. Let's skip and come back to this.

14 Let's continue forward. So some of the things
15 that we did in the due diligence, because some of you may
16 see that there's some material being moved on to the site.
17 It's part of the Highway 141 project that was access
18 material, and the contractor came to us and was looking
19 for a place to put 18,000 yards of material. So what we
20 did is we put together a floodplain study of the Creve
21 Coeur Creek indicating that there would be no adverse
22 impact by placing this on the property. That was
23 submitted, reviewed and approved by both City of Creve
24 Coeur, MSD and Missouri Department Of Natural Resources.
25 Those permits were issued, and that allowed the material

8
1 to be brought on the site.

2 So that is a little historical data for the last
3 six months. So this is a conceptual site plan, and when
4 we look at the piece of property, and, again, we're zoning
5 5 acres, which include the pond, you can see the main
6 access drive, which is located here, currently this is a
7 driveway that's approximately 20 feet wide. We've
8 approached MoDOT, and MoDOT is receptive to widen and
9 accommodate to be a three-lane commercial driveway, which
10 would be aligned with the three-lane commercial driveway,
11 which services the Taco Bell and the Royal Bank.

12 If we come into development, we would put a road
13 that would come down onto this triangular piece of

14 property. This property's currently utilized by the City
15 of Creve Coeur as part of a transfer for leaf compost, and
16 so we see that continuing in the lower area would be in
17 the area where we would not disturb the property down in
18 the floodplain and underneath the transmission.

19 The drive would extend forward and at this point
20 it would be gated. Plan would be the access drive that
21 goes back to the residential house.

22 Currently Ameren encumbers this property. They
23 have an encumbrance. I'll call it a blanket easement.
24 They have agreed to vacate that and create a right-of-way,
25 which is more standard for their transmission.

1 This is a transmission tower that's located
2 here. So this would be 150 foot wide transmission and
3 that would be 125 foot wide transmission that we would
4 dedicate.

5 That leaves a developable area of something much
6 less than 5 acres, and that's part of the staff report
7 that describes the 5 acres.

8 This area, which is in green, which is the
9 transmissions tower, this area to the building from the
10 condominium is at 250 foot separation. And you'll see a
11 section that we cut through here, so you can see what ends
12 up happening is this is 60 feet higher than elevation down
13 here on the road, but what we've laid in here is two
14 buildings. And when we asked for the General Commercial,
15 we think that there's a number of uses that this would be
16 compatible with because of the change of 141 and Olive
17 Street Road, the commercial that's located to the north,
18 and so we laid out a bank drive-through, also laid out a

11-014.Public Hearing Transcript.PZ 070511.txt
19 restaurant drive-through. Drive-throughs for these type
20 of uses require conditional use permit.

21 If we're successful in getting the General
22 Commercial zoning, and one of those types of occupants or
23 developers would come along and come back from the
24 Planning Commission and specific site plan, specific
25 architectural elevations and landscaping.

1 But this is what we see can fit within this ¹⁰
2 property. The slide that was two before this is really
3 statistical data, which shows some of the performance
4 criteria within the General Commercial. Maximum site
5 coverage is 63 percent.

6 Our conceptual is 1.1 acres, which is 22 percent
7 of site, and I really don't see us going beyond that
8 because we have that window along Olive between the
9 transmissions, and then we also have the storm-water
10 retention to the back.

11 The FAR in the General Commercial, that .4, we
12 would be at 2003, and that's based on bank and restaurant
13 and meeting the parking requirements, retaining that area
14 for the City of Creve Coeur compost and not infringing
15 upon the quarry.

16 As I mentioned, MoDOT has reviewed it and we
17 have their concurrence to shift and widening access to the
18 driveway. It's in Jeff City and that's in process.

19 The Ameren UE, we were in discussion -- not
20 discussion, we're actually going back and forth relative
21 to the easement documents and the vacations in order to
22 create all the right of ways.

23 And, again, this change in the zoning
24 classification from the AR that was designated in the past

25 by ordinance, again, we think that commercial development

1 is probably more suitable for the location that we're ¹¹
2 showing on the site, and residential removed and buffered
3 from the transmission by the quarry is appropriate.

4 So this is the site section that I was showing a
5 moment ago. There's one of the transmissions that are in
6 the site, spill bridge, Mill Crossing Condominium. And as
7 you see, this is the existing topography, and we would be
8 terracing the property down, retaining walls to create
9 level plateau and establish our buildings.

10 This vegetation is there today. If you go out
11 there it's very heavily vegetated along that property line
12 and that would be left in place provided some buffer. The
13 entrance would be 39 feet of pavement. That's what MoDOT
14 has concurred with.

15 The perimeter buffering would be the
16 landscaping, physical buffering. I wouldn't call it
17 architectural buffering, being the transmission lines,
18 but, again, that 150 foot is separation quarry lake and
19 Creve Coeur Creek.

20 Part of the project would be implementing MSD
21 standard run-off to the parking lots before it goes into
22 the quarry, and then the quarry overflow structure, Creve
23 Coeur Creek, would be modified to provide for the storms.

24 This is the conceptual landscape plan. Gives
25 you an overall, again, this landscape plan is no more than

1 identifying the perimeter of buffers, street trees and ¹²
2 gives you good representation of the green areas that
3 would remain post-development.

4 And, again, specific landscape plan would come
5 before the Commission under the site plan development
6 review.

7 Let's go back one slide. There you go. That --
8 what you're going to see next, this area, this smaller
9 green area is what we're looking bio-retention, so all our
10 site water would come off here, go to the rain garden and
11 then be directed to the quarry, and then in this location
12 there's a pipe from the quarry that connects into Creve
13 Coeur Creek, but what this is representative as one of the
14 amenities. This is bio-retention. This is the Nobis
15 (phonetic) campus out in St. Charles, but shows how we
16 take the run-off from parking lots and through a series of
17 swells, and we treat the water infiltrated and through the
18 plants and then ultimately tie it into the system.

19 So I think with that said, I'm happy to answer
20 any questions.

21 Again, we think we have a unique piece of
22 property. We have developer that's very interested in
23 investing in this property, investing in the home, living
24 in the home, and developing a high quality, and I will
25 call it somewhat more intense commercial development being

1 at Olive and 141 with the drive-through, and there's no¹³
2 certainty that the drive-through will come with this
3 project, but certainly want Commission to be aware of the
4 interest that we're getting from those type of users; the
5 banks, the restaurants, and there's even, you know,
6 interest from a gas station C Store for this location
7 also.

8 That's it.

9 CHAIRMAN MADDEN: Any questions?

10 Mr. Eberhardt.

11 MR. EBERHARDT: Are these sites visible from
12 Olive Street Road?

13 MR. STOCK: Yes. Yeah, the finished floor of
14 those buildings would be 2 feet above Olive Street Road,
15 so the fill -- part of the fill, and we've looked at them,
16 we've engineered them to need about 25,000 yards of which
17 18,000 may be on the site right now. I just -- over the
18 last few weeks, I mean when MoDOT moves, they move that
19 dirt quick and it's there. And it's really, it's been
20 more or less stockpiled and revegetated, and then at such
21 time as we go to the next step, we're beyond the zoning.
22 Would come in between grading plans and level that
23 material out and rebuild the entrance at Olive Street
24 Road.

25 MR. LANGDON: Mr. Stock, if I could help answer

1 that question.

14

2 Commission refers to your staff report, the
3 first site photograph is looking directly at area where
4 those buildings would go.

5 You can see the platform of dirt that's being
6 formed there by the landfill or the earth-filler.

7 MR. STOCK: Yeah, you don't see it today. Prior
8 to the dirt, just followed the natural topography, so for
9 that 300 feet from Olive that would be level and the slope
10 of the driveway would be at back the 300 feet, and then
11 drop down and run along the top of quarry back to the
12 house.

13 CHAIRMAN MADDEN: Mr. Stock, did you say the
14 developer is going to live in the house then?

15 MR. STOCK: Yes, that is his plan.

16 CHAIRMAN MADDEN: Mr. Barton.

17 MR. BARTON: What was the thought process in
18 having the area east of the lake zoned GC? Why isn't that
19 just left as residential?

20 MR. STOCK: I think this being the lake where
21 this line went back to the --

22 MR. BARTON: Yeah. Why do you have that lake
23 coming down on the east side?

24 MR. STOCK: This line? Well, this is the
25 5 acres -- well, first of all, for General Commercial,

1 it's a minimum of 5 acres.

2 MR. BARTON: Oh, okay.

3 MR. STOCK: So the configuration really has to
4 be 5 acres. We had to get -- the owner, the last thing we
5 want is commercial zoning right there. He would love to
6 have the commercial zone be at the north end of quarry,
7 but since he will -- he's not going to sell 5 acres, the
8 5 acres would be zoned and then it would be re-subdivided,
9 some configuration as to whatever those properties are.

10 He may be the owner of the 4.28, and the owner
11 of another general commercial. He's going to maintain
12 that buffer for his own reasons. He doesn't mind driving
13 by them, but if you're ever back there pretty pristine,
14 overgrown right now. This was a beautiful home. It's
15 just -- it's gone to -- doesn't look so good today.

16 MR. BARTON: I presume possibility of
17 subdividing the land to the south, if he chose to?

18 MR. STOCK: He has other -- I don't know -- if
19 we were to extend road access back here, I guess you could
20 subdivide that piece off. That's not anything that we're

21 looking at doing.

22 MR. SCHNARR: I guess that's the one question in
23 my mind. If you're going to keep 4.28 acres for the
24 house, why are you going for D single-family, which is
25 12,000 square feet? Is there a different classification?

16
1 MR. STOCK: I look over to my planners because
2 there's no hidden agenda here. We just want one house on
3 the 4.28 acres, so I don't know why we picked the --

4 MR. LANGDON: The basis was to take it to the
5 zoning that was there before the project. Never happened.
6 That took it to "AR", so it -- it's essentially to make it
7 analogous with the zoning that's around it, so we didn't
8 have a little island of something else, A, B or C in the
9 midst of D.

10 MR. STOCK: I don't know, I mean, obviously,
11 this is zoned -- I can't -- that is B right there. D
12 single-family to the west, and then to the east is the AR
13 multi-family, and I think we're open, again, we just want
14 the zoning -- residential zoning classification for the
15 house.

16 CHAIRMAN MADDEN: Mr. Eberhardt -- Mr. Glantz.

17 MR. GLANTZ: Well, I have two questions, but
18 that brings up another one.

19 Is the road back to the residential, is that a
20 road or is that a driveway?

21 MR. STOCK: It's brick pavers. It's a driveway.

22 MR. GLANTZ: Okay. So to subdivide that, would
23 it require street frontage, which they wouldn't have
24 anyhow, so really it's sort of a moot point. It's not a
25 street, then you can't subdivide that, is that a correct

17

1 assumption?

2 MR. STOCK: That's exactly right. This is
3 designed as a city two-lane road. It's three lanes up to
4 the front entrance. It's a two-lane road and required to
5 have a cul-de-sac, and that is -- that radius within that
6 entrance would allow the emergency vehicles to turn around
7 there, and then it stops and then you drop down to either
8 12 or 15 foot wide driveway is the brick pavers that will
9 continue back to the house.

10 MR. GLANTZ: So that would preclude anybody from
11 subdividing that?

12 My two other questions were this. The sub road
13 that you're bringing to the south, is that in Creve Coeur
14 or is that in Chesterfield?

15 MR. STOCK: It's currently -- this is the
16 municipal boundary between Chesterfield and Creve Coeur.

17 Now, Creve Coeur, I -- there's been some
18 confusion about this municipal boundary with St. Louis
19 County, City of Creve Coeur and Chesterfield.

20 Chesterfield established the boundary, and what
21 happened was when they established -- established the
22 boundary, they followed the east line of the eastern most
23 transmission right-of-way. Well, it stopped right here.
24 It never went through this property.

25 Ameren owned this property, so, I think the

18

1 intent was to come to this property and then come around
2 the property and up to Olive Street Road. There never was
3 a transmission line here.

4 So I think in discussions between Creve Coeur
5 and Chesterfield, Chesterfield is willing to annex that

6 back to Creve Coeur.

7 But in your previous zoning, "AR", it's not in
8 Creve Coeur.

9 CHAIRMAN MADDEN: Are we dumping in Chesterfield
10 then?

11 MR. STOCK: Chesterfield's open to cleaning
12 this up.

13 CHAIRMAN MADDEN: Let's dump everything there in
14 the next few months.

15 MR. GLANTZ: I appreciate what you're trying to
16 do.

17 MR. STOCK: We're trying to clean it up.

18 MR. GLANTZ: My other question is have you
19 talked to MoDOT about the left turn out of the
20 development?

21 I know that you have it on the other side of the
22 street, and I assume that if these two driveways -- or at
23 least align, but they're amenable to the left turn out?

24 MR. STOCK: They are.

25 MR. GLANTZ: From this property onto Olive?

1 MR. STOCK: They are. They can't issue us a¹⁹
2 permit without an access, basically, and a widened. The
3 access -- a there's right access where the driveway is.
4 Isn't exactly where this driveway is, and so shift in
5 access is to take it -- right now the access is contiguous
6 with this, which is adjacent to the Schoenberg tract,
7 which is here.

8 So it's access to both our property and
9 Schoenberg. We are proposing to shift it further to the
10 north in order to -- or to the east to widen it, and MoDOT

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11 has agreed to that, but it has to go to Jeff City, the
12 paperwork has to be signed, and then after that's done
13 they can issue a permit.

14 They have -- they use the term "feasible", which
15 is their term for conceptual approval.

16 CHAIRMAN MADDEN: Mr. Eberhardt.

17 MR. EBERHARDT: I think you said you had a 250
18 foot separation between this property and the Crossing
19 property, is that correct?

20 MR. STOCK: The 250 separation is from the
21 closest building, and closest building is set by the line
22 which is the transmission line for Ameren, so 250 is
23 horizontal separation from this point to the nearest
24 building condominium, and then in between us is that
25 tower, and so this building -- well, our building will be

20
1 approximately 40 feet lower than what that building is
2 right there that was the cross section.

3 MR. EBERHARDT: And where is the Bellerive Farm
4 Estate Subdivision in relation to this?

5 MR. STOCK: It is to the -- to the south. It's
6 not -- you go to the aerial photograph maybe, the very
7 first one. Right here, there's the Mill Ridge
8 Condominiums, so the Bellerive Estates, really the homes
9 are along our southernmost property, and where we were
10 talking 250 was right up in here, so it's several hundred
11 feet back to the Bellerive Farm Estate.

12 MR. EBERHARDT: And that's the topography like
13 between that subdivision and this?

14 MR. STOCK: I honestly don't know. I don't know
15 what the elevations -- for the most part this land is all
16 flat. I mean it's the bottoms. It's where the Creve

17 Coeur Creek is coming through. I can't speak to what
18 elevation these homes are at. I don't know the answer to
19 that.

20 CHAIRMAN MADDEN: Well, wouldn't the existing
21 house block a view to what you're going to build anyway
22 from that?

23 MR. STOCK: Well, I don't know that the house
24 will, but, again, this is heavily wooded vegetated along
25 the Creve Coeur Creek, and we're not proposing to touch

1 the creek, so I -- I don't -- I honestly can't speak to a²¹
2 sightline from these residents. It's something I can look
3 into and look at and -- all the topography, but I don't
4 have that tonight. I just can't phantom that it's looking
5 down. I'd have to look into that, get back with that.

6 CHAIRMAN MADDEN: Mr. Lumley.

7 MR. LUMLEY: So the current proposal with the
8 subdivision and two lots, them being completely
9 free-standing, no connection whatsoever in terms of
10 indentures or anything like that, correct?

11 MR. STOCK: It would be a minimum of two-lot
12 subdivision. It's very possible that commercial tract
13 would be subdivided into two lots; one for the bank, one
14 for the restaurant. There could be three lots.

15 MR. LUMLEY: But you're looking at that later?

16 MR. STOCK: Later, correct. Right now two-lot
17 subdivision.

18 MR. LUMLEY: Not be completely severed.

19 MR. STOCK: They would.

20 MR. LUMLEY: And transferable property?

21 MR. STOCK: Yes.

22 MR. LUMLEY: But the commercial property
23 responsible for the lake.
24 MR. STOCK: I would say the answer to that is
25 yes.

1 MR. LUMLEY: I just want to indicate that I 22
2 would be advising the City to have a concern later if
3 there was a proposal to subdivide that lake off by itself
4 become really transferable property with the possibility
5 that we'd be looking, and there's nobody responsible for
6 it cause it got sold to somebody who can't be found
7 anymore, so if there's a future plan somehow getting that
8 loosely back to the house, that could pose a problem
9 later.

10 MR. STOCK: Yeah, well, I don't think there's a
11 plan to do that. I think the desire, you know, obviously,
12 you see why we're 5 acres. We're 5 acres because it's
13 required General Commercial.

14 I think the General Commercial would have, for
15 the owner's protection, person living in the house, if he
16 can't take ownership of that land in the future, then
17 there's going to be some pretty ridged indentures that
18 protect that lake, you know, as far as maintenance is
19 concerned, longevity is concerned.

20 MR. LUMLEY: Right. The concern -- I mean it's
21 one thing to have, at least potentially income property
22 along Olive tied to the lake and responsible for whatever
23 happens to it, including insurance against injuries and
24 all those kind of things, you know, if it were
25 subsequently come in, not only try and split that into a

1 restaurant and a bank lot, but turn that lake into, 23

2 theoretically, a salable lot, I think that would be
3 problematic because we'd never know who's really
4 responsible for that.

5 MR. STOCK: If it's in indentures of the
6 subdivision plan.

7 MR. LUMLEY: Well, I'm not saying there wouldn't
8 be solutions, I'm saying it would be a concern if suddenly
9 that's to be a free-standing lot.

10 I mean, certainly, there would be solutions in
11 the concern.

12 MR. STOCK: Yeah, I think ultimately the person
13 that owns the house would like to own the lake, but the
14 lake may also end up in common ground. I mean it's part
15 of storm-water detention, so when we plat it, it's
16 providing detention for those two lakes, it may be
17 subdivided, in perpetuity, it's common ground.

18 Actually, as I'm sitting here talking to myself,
19 I think that's what it's going to be. We're going to have
20 either commercial one lot or two lots, maybe be even
21 third lot. What end up happening, and I'm not subdividing
22 it right now, but when the road comes in, this piece when
23 the road extended, you end up with this piece of property
24 here, which would be that piece of property utilized for
25 Creve Coeur. I can see this being two lots; lot for a

24
1 restaurant; lot for a bank, and this to be put into common
2 ground, and that common ground provide all storm to the
3 Cava di Roccia at that point. It would be common ground
4 and managed by the trustees.

5 MR. LUMLEY: Right, which could be a solution.

6 MR. STOCK: I think is --

7 MR. LUMLEY: I just wanted to alert you that --

8 MR. STOCK: Okay.

9 MR. LUMLEY: -- somehow the lake becomes its own
10 lot, theoretically it could be sold back to the house, but
11 also could be sold back to X, Y, Z with no people behind
12 it, and suddenly we don't have anybody responsible for
13 that lake and things happen.

14 MR. STOCK: Right.

15 MR. LUMLEY: I think the City's going to want to
16 know there's backing.

17 MR. STOCK: No, I appreciate it. I think it's
18 going to be a common ground. I think, as I sit here and
19 think about it, it's going to be a common ground.

20 MR. SCHNARR: But as part of your storm-water
21 plan, you couldn't segregate it anyway.

22 MR. STOCK: No, but once we take those plans and
23 advance them to the MSD and the City of Creve Coeur, and
24 we're directing water into that, it's going to be the
25 storm water facility and going to be common ground, then

25
1 there's a maintenance agreement that's recorded that --
2 relative to that, and then I can, you know, the owner can
3 put some teeth into the indenture relative to the
4 landscaping and who maintains that landscaping.

5 CHAIRMAN MADDEN: Okay. From the audience the
6 first one I have is Robert, I think it's Kent.

7 MR. KENT: Kent.

8 CHAIRMAN MADDEN: Mr. Kent, you need to be sworn
9 in, please.

10 (Robert Kent was sworn by the court reporter.)

11 MR. KENT: I'm Robert Kent, 13084 Ferntrails
12 Lane, Greengate Subdivision, and I'm a trustee there.

13 The Greengate Subdivision is just to the
14 immediate east of Mill -- Mill Crossing, and -- well, it's
15 all right and we're just below Holy Cross Lutheran Church.

16 The property looking at -- we call the Leonard
17 property because they built the mansion. Mill Crossing is
18 right here. Holy Cross Lutheran Church is on the corner
19 Olive Boulevard and Fernview, and Greengate Subdivision is
20 just south there of HLC, and next to, we live there at Lot
21 10 right in the corner.

22 One of the things that I wanted to mention was
23 you really should concern if you change this zoning to
24 "GC" as to what is actually going to go in.

25 As you know, the federal government's been

1 printing a lot of money, and I think I know where it's ²⁶
2 going.

3 On the north side of Olive Boulevard starting at
4 270, there's the First Bank, then there's USA Mortgage,
5 Commerce Bank, American Eagle Credit Union, Jefferson
6 Bank, Bank of America, Reliance Bank and Royal Bank, and
7 that's on the north side.

8 On the south side is Pulaski Bank, M&I Bank,
9 Regents Bank, Great Southern Bank has just been recently
10 built. Commerce has a ATM behind the U.S. Bank, and
11 Schnucks, of course, has a satellite U.S. Bank, so there's
12 some fifteen banks between 270 and Creve Coeur Mill Road,
13 so when you're looking at the zoning on this, and I don't
14 have any big dog in this fight one way or the other,
15 because we're far enough away, but I think you ought to be
16 cautious about changing the zoning because, as Mr. Lumley
17 pointed out to us so pointedly in a council meeting a few

18 week ago, once you change the zoning, you may not get what
19 you think you're getting in the site plan.

20 I didn't count up the restaurants because I was
21 exhausted after doing the banks.

22 I'm always a little skeptical when the principal
23 doesn't show up. I've been around council meetings now
24 for a year, and Orsen Properties is who? He wants to live
25 in it, I would have thought that he would have shown up

1 with his engineer, who I think did a remarkable nice job.²⁷

2 So our first concern is, and with that regard I
3 would like to make sure, and P&Z make sure, that there's
4 no conflicts of interest between anyone in the City and
5 Orson Property, L.L.C.

6 As we know, this property was previously owned
7 by a public elected official, and was then resold, and I
8 just like to make sure there isn't any conflict of
9 interest. And recently at council meeting we had some
10 revelation with regard to meetings by people with
11 protective or possible developers, and I just like to make
12 sure that there isn't anything we don't understand here.

13 The third point that I have is the access to the
14 property making left turns. And I understand he has
15 gotten approval from MoDOT, but this is at the bottom of
16 the hill, and the turn in to Mill Crossing, left turn
17 going west, is downhill. On rainy and snowy days it's
18 dangerous and it -- there's some way that this could be
19 arranged to be accessed through the Creve Coeur Mill
20 traffic signal, I think that would be a real improvement.

21 And, lastly, this was originally supposed to be
22 a park, but instead we got Millennium, it's a \$7 million
23 debt, and so we've gone from a park to "GC" to "AR". Now

24 we're going back -- now we're going to commercial and back
25 to "GC", so stand in one place long enough, it all comes

28

1 back home.

2 But I would like you to think about the "GC"
3 zoning because you may not get a restaurant and you may
4 not get a bank. You may get something else.

5 But as Mr. Lumley's pointed out in the past,
6 once the zoning is changed then it becomes a -- opens it
7 up to all kinds of businesses that can be put in there.

8 And if you haven't visited the site, I would
9 suggest that you do so. It's a rather unique site, a very
10 interesting site and a complicated site. And I think to
11 really understand it, you really need to visit it.

12 Thank you very much for your attention.

13 CHAIRMAN MADDEN: Thank you.

14 Is there anybody else in the audience?

15 Sir, could you first state your name and address
16 and then be sworn in.

17 MR. HONEYWELL: Okay. I'm Jim Honeywell. I'm
18 president of the Mill Crossing Condominium Association.

19 CHAIRMAN MADDEN: And your address?

20 MR. HONEYWELL: 1163 Mill Crossing, Unit 101.

21 CHAIRMAN MADDEN: Okay. Would you be sworn in,
22 please.

23 (Jim Honeywell was sworn by the court reporter.)

24 MR. HONEYWELL: Just have a couple questions on
25 the site plan.

29

1 Mill Crossing sits considerably higher than this
2 particular property, and I don't know exactly where the

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3 property line is along the lake.

4 Can they point that out to me.

5 Considerable difference in elevation, as well as
6 the front where the tower is.

7 MR. STOCK: This is the end of the lake. That's
8 the outline. This is the property line, so this is the
9 closest condominium building.

10 MR. HONEYWELL: The property line --

11 MR. STOCK: It's about 60 feet. Maybe this is
12 30 foot green lines, 30 feet, so perhaps 70 feet of
13 horizontal separation.

14 MR. HONEYWELL: But where does the property line
15 between -- the property line in the drop-off.

16 MR. STOCK: Well, this water -- where this
17 elevation 564 --

18 MR. HONEYWELL: Okay.

19 MR. STOCK: -- and the water surface is roughly
20 459; 65 feet vertically between the condominium down to
21 the lake, so a lot of that slope transition is occurring
22 between here and the property line.

23 MR. HONEYWELL: I still don't understand. Is
24 the property line --

25 MR. STOCK: This is the property line.

1 MR. HONEYWELL: Yeah.

2 MR. STOCK: Talking this blue line up.

3 MR. HONEYWELL: But is that on the level surface
4 at the top?

5 MR. STOCK: Yes. Yes.

6 MR. HONEYWELL: So the whole drop-off is --

7 MR. STOCK: In here.

8 MR. HONEYWELL: -- in the property?

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30

9 MR. STOCK: Correct.

10 MR. HONEYWELL: Okay. I guess I have no other
11 questions. I don't see any objection to the zoning
12 arrangement. Mill Crossing sits away from it. The house,
13 we can see the house, but there's so much foliage along
14 there that you have to really look for it.

15 MR. STOCK: This is definitely vegetated through
16 it.

17 MR. HONEYWELL: So the vegetation belongs to
18 you?

19 MR. STOCK: Well, I don't know that I have all
20 vegetation located.

21 A lot of it. I -- I can't answer that question.
22 This is heavily vegetated, but I -- I don't know that --
23 on your side of the property line there's some vegetation
24 also.

25 MR. HONEYWELL: Vegetation is all on the slope.

1 MR. STOCK: Okay. Well, the slope, this is all³¹
2 slope through here, but the slope -- there's slope along
3 centerline on the property line as you get back here to
4 the south, so that vegetation, I'm assuming, is on both
5 sides of the property line.

6 MR. HONEYWELL: Okay.

7 MR. STOCK: We don't propose to change that. We
8 didn't propose to change the existing -- we're not going
9 to touch the vegetation along the existing property line.

10 MR. HONEYWELL: Just one side comment.

11 We have trespassers passing through Mills
12 Crossing, teenagers on Friday, Saturday night on their way
13 down to that house and lake.

14 MR. STOCK: It's -- it's a problem. They tried
15 to secure that house and secure that house, and kids in
16 there and vandals and break in, so they know it's not
17 occupied.

18 MR. HONEYWELL: Okay. No more comments.

19 CHAIRMAN MADDEN: Thank you, Mr. Kent.

20 MR. KENT: I happen to be party to the
21 settlement of lawsuit that Leonard and Greengate brought
22 against the City and Mill Crossing. Triple Crown at that
23 time when the Michelson (phonetic) organization built Mill
24 Crossing.

25 And as part of that, there was a very large pine

32
1 tree buffer put to protect the Leonard property from
2 visibility by -- from the Leonard property to the Mill
3 Crossing Condominiums, and so that is well-screened and
4 from the back of Mill Crossing, from the end of Greengate
5 you can see across the creek and across the detention pond
6 to the Bellerive Subdivision, but, again, from the house,
7 which is down 60 or 70 feet lower than the Mill Crossing,
8 it's practically impossible to see across the creek.

9 CHAIRMAN MADDEN: Thank you very much.

10 MR. KENT: You're welcome.

11 CHAIRMAN MADDEN: Is there anybody else in the
12 audience?

13 Mr. Glantz?

14 MR. GLANTZ: I have a question for City staff.

15 Didn't this body rezone the property a few years
16 ago to the "AR"?

17 MR. LANGDON: I need to be sworn in before I can
18 answer.

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

20 CHAIRMAN MADDEN: We'll close the public hearing
21 since there's no further comments.

22 (The public hearing was closed.)

23 MR. LUMLEY: Offer the documentation in
24 possession of City Clerk reflecting the notice provided
25 the public of the hearing; staff's report and the

1 materials submitted with the City Code of Ordinances and³³
2 Charter, Comprehensive Plan.

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

3

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

11

12

13 _____, RPR, MO-CCR, IL-CSR, KS-CCR

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

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DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: July 13, 2011

TO: Creve Coeur 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 Road Resurfacing Project
Mason Road to Interstate 270 Overpass

City staff is in the process of developing design plans for various roadway and sidewalk improvements to Conway Road between Mason Road and the Interstate 270 overpass. These plans are in support of a capital improvement project that is receiving up to 80% reimbursement of construction costs through a federal Surface Transportation Program (STP) grant.

Proposed Improvements

The scope of the project can be divided into two aspects for the project limits: 1.) roadway resurfacing, and 2.) sidewalk replacement and improvements.

Roadway resurfacing. The top two (2) inches of the existing asphalt pavement will be removed and replaced along the entire project limits. Some regrading will occur at Bal Arbor Lane and at Conway Wold Byway to improve known drainage concerns, but Conway will otherwise be changed little from the existing profile and grade. No expansion or widening of the roadway is planned through this project.

Sidewalk improvements. All of the asphalt pathway along the Conway Road project limits will be replaced with a standard, five-foot-wide concrete sidewalk. New handicapped-accessible curb ramps will be constructed at all intersections so to comply with the requirements of the Americans with Disabilities Act (ADA). Pedestrian-activated flashing signals will be introduced to highlight the crosswalks at Laduemont Drive and at Williamsburg Road/Balcon Estates Drive. Finally, the shoulder area along the north side of Conway Road beneath the Interstate 270 overpass will be converted into a designated pedestrian walkway through resurfacing, the replacement of the concrete barriers with decorative fencing, and the introduction of an eight-inch-tall vehicle barrier along the side of the road.

Project Funding and Cost Estimate

Funding for the current proposal was made available by the Creve Coeur City Council as part of the FY2012 budget and has been selected to receive up to 80% reimbursement of the construction costs through a federal STP grant.

The estimated cost of the proposed project is approximately \$730,000.00. Assuming this figure as the project's budget, the STP grant would reimburse approximately \$584,000.00 of construction costs, leaving the City's share of the costs at about \$146,000.00.

Project Schedule

The proposed sidewalk improvements are anticipated to begin in the fall of 2011 with the asphalt resurfacing to occur in late spring 2012.

Construction Approval

City staff seeks the Commission's approval or disapproval to proceed with the construction of the current proposal for improvements to Conway Road. 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.

The Conway Road design proposal still awaits final approval from the Missouri Department of Transportation (MoDOT), the agency administering the STP program in the St. Louis area. This is anticipated to be granted by the end of August 2011.

Award of the construction contract for the project will be brought before the Creve Coeur City Council for their review and approval, likely in September 2011.

A sample motion would be as follows:

I move to (approve/approve with conditions/disapprove) the improvements to Conway Road as currently proposed and as required by Section 89 of Missouri state law.

The Commission's options with regard to the current proposal are to approve, disapprove, or approve with conditions.

PLANS FOR THE

CONWAY ROAD RESURFACING PROJECT

STP-5526(635)

PROJECT AREA:

MASON ROAD TO INTERSTATE 270 OVERPASS

IN THE

CITY OF CREVE COEUR, MISSOURI

LIST OF DRAWINGS

DRAWING NUMBER	TITLE	SHEET NUMBER
	TITLE SHEET	1
** GNA-1	GENERAL NOTES	2
** EST-1	DETAILED ESTIMATE SHEET	3
** MDS-1 - MDS-18	MISCELLANEOUS DETAILS	4
** BLP-01 - BLP-12	BASELINE LAYOUT PLANS	X
** TYP-1 - TYP-4	TYPICAL SECTIONS	X
** PLN-1 - PLN-12	CONSTRUCTION PLANS	X
** INT-01 - INT-02	INTERSECTION GRADING DETAILS	X

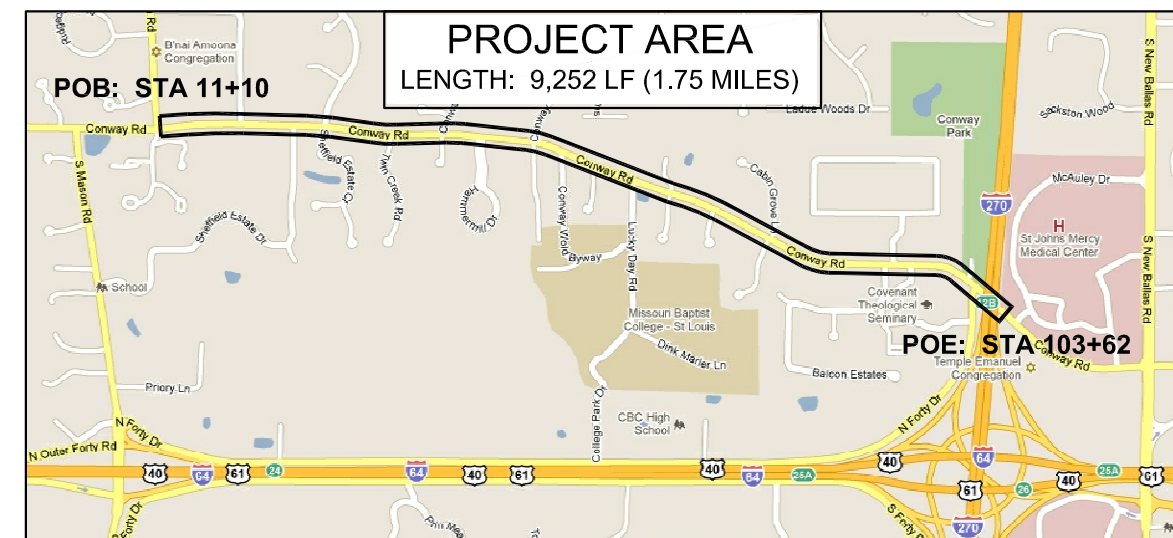
** INDICATES SHEETS NOT INCLUDED IN THIS SUBMISSION

ROADWAY DESIGN INFORMATION

FUNCTIONAL CLASSIFICATION: MINOR ARTERIAL

SPEED LIMIT	CURRENT = 30 MPH	DESIGN = 35 MPH
ADT	CURRENT = 4,671	DESIGN = 5,605

PLANNING & ZONING SUBMISSION
JULY 18, 2011



SURVEY PERFORMED BY:

Surveying Solutions, LLC

1346 MONTEVALE COURT
FENTON, MO 63026

PLANS DEVELOPED BY:

City of Creve Coeur

300 N. NEW BALLAS ROAD
CREVE COEUR, MO 63141





REVISIONS			
REV.	DATE	DESCRIPTION	SHEET #

DESIGNED BY: MRW
DRAFTED BY: MRW
APPROVED BY:

PROJECT NAME:
**CONWAY ROAD RESURFACING PROJECT
STP-5526(635)**

DRAFT STATUS: FINAL DESIGN
DATE: JULY 15, 2011

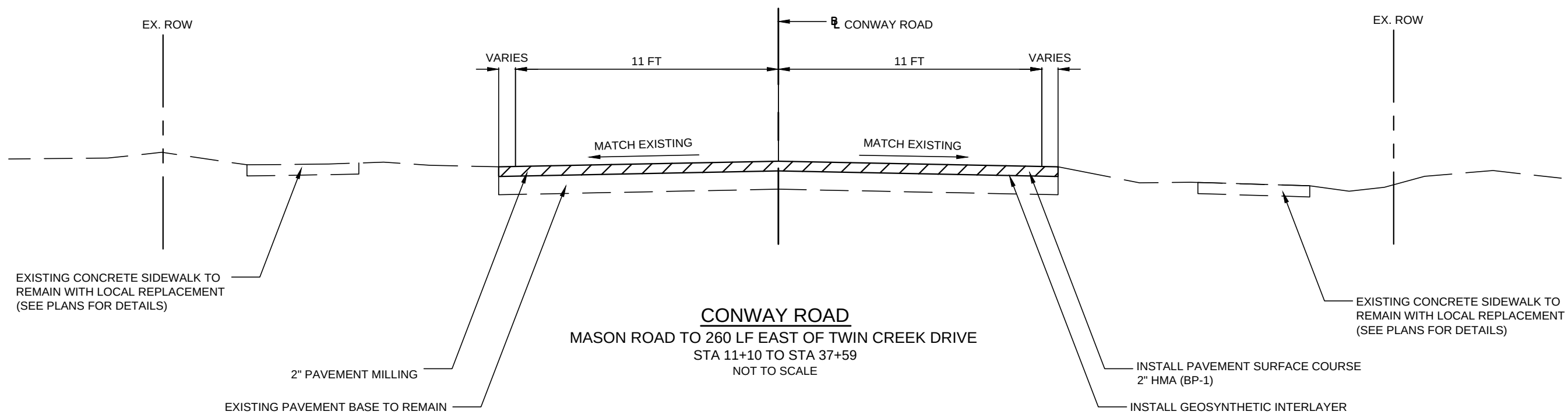


DRAWING TITLE:
PROJECT AREA MAP

DRAWING SCALE:
NOT TO SCALE

DRAWING NUMBER:
MAP-01

SHEET NUMBER:
XX OF XX



REVISIONS			
REV.	DATE	DESCRIPTION	SHEET #

DESIGNED BY: MRW
DRAFTED BY: MRW
APPROVED BY:

PROJECT NAME:
**CONWAY ROAD RESURFACING PROJECT
STP-5526(635)**

DRAFT STATUS: FINAL DESIGN
DATE: JULY 15, 2011

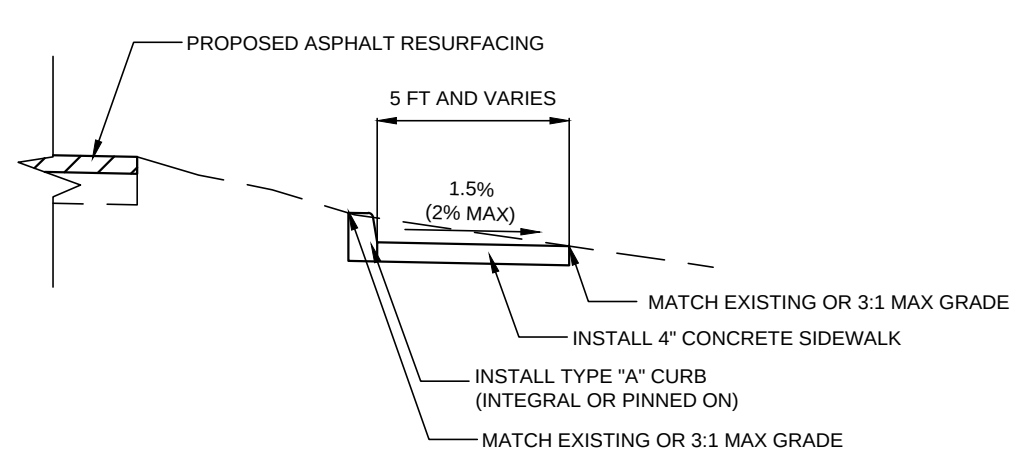
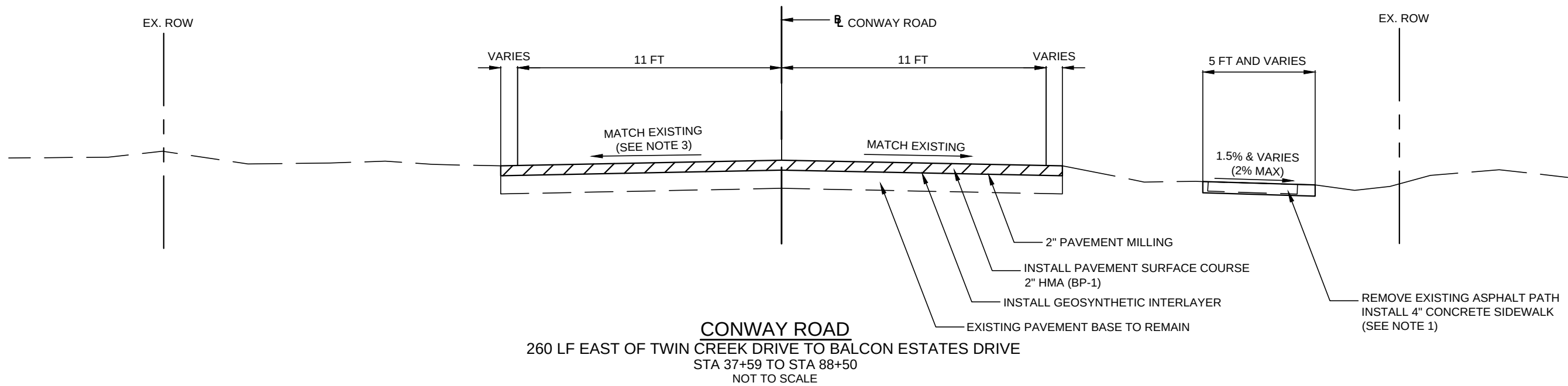


DRAWING TITLE:
TYPICAL SECTIONS
DRAWING SCALE:
NOT TO SCALE

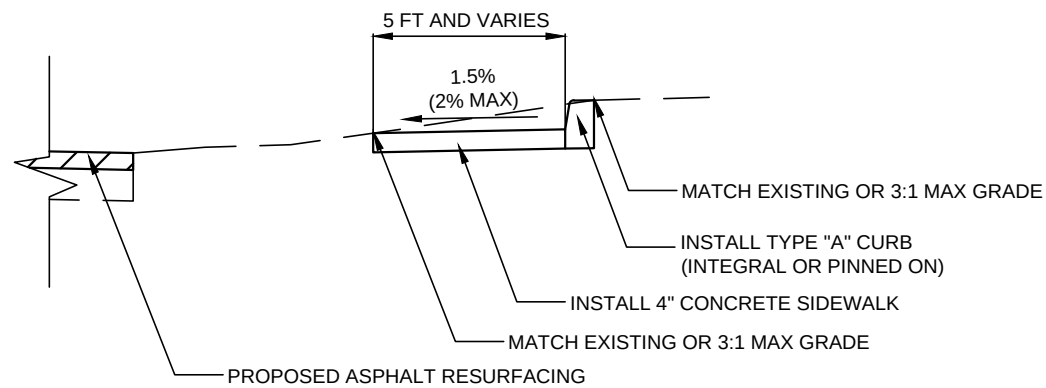
DRAWING NUMBER:
TYP-01
SHEET NUMBER:
XX OF XX

July 10, 2011

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CURB OPTION: STEEP GRADE DOWN FROM STREET
NOT TO SCALE



CURB OPTION: STEEP GRADE UP FROM STREET
NOT TO SCALE

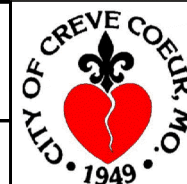
NOTES:

1. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE APPLICABLE ADA ACCESSIBILITY GUIDELINES. WHERE NECESSARY TO MEET THE REQUIRED CROSS SLOPE, VARIABLE-HEIGHT TYPE "A" CURB MAY BE USED TO MATCH THE EXISTING GRADE.
2. SIDEWALK WIDTH IS TYPICALLY 5 FEET, BUT MAY BE DECREASED TO 4 FEET AS NECESSARY TO AVOID OBSTRUCTIONS SUCH AS UTILITY POLES AT LOCATIONS AS SHOWN ON THE CONSTRUCTION PLANS OR AS ORDERED BY THE DIRECTOR OF PUBLIC WORKS.
3. SEE THE INTERSECTION GRADING DETAIL FOR PROPOSED GRADING OF CONWAY ROAD AT BAL ARBOR LANE (STA 64+25 THROUGH STA 65+75 LT).
4. SIDEWALK CROSS SLOPES SHALL BE DESIGNED TO BE 1.5% AND SHALL NOT EXCEED 2%.

REVISIONS			
REV.	DATE	DESCRIPTION	SHEET #

DESIGNED BY: MRW
DRAFTED BY: MRW
APPROVED BY:

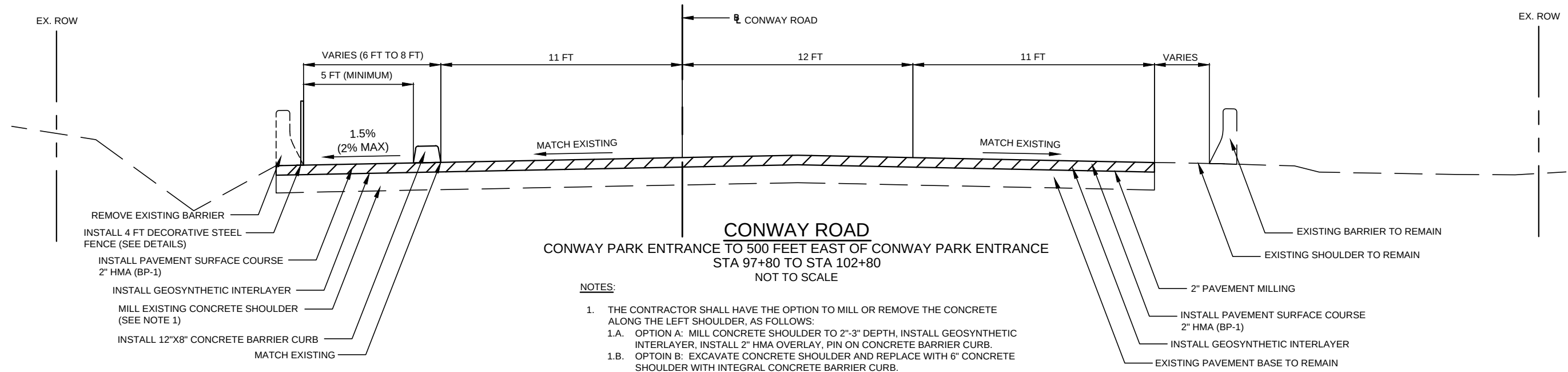
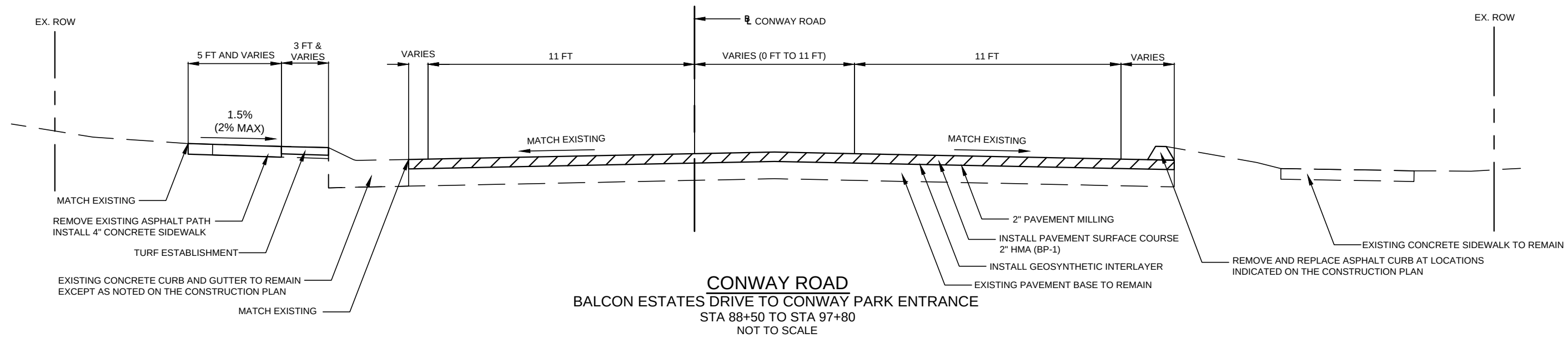
PROJECT NAME: CONWAY ROAD RESURFACING PROJECT STP-5526(635)	
DRAFT STATUS: FINAL DESIGN	DATE: JULY 15, 2011



DRAWING TITLE: TYPICAL SECTIONS	DRAWING NUMBER: TYP-02
DRAWING SCALE: NOT TO SCALE	SHEET NUMBER: XX OF XX

July 10, 2011

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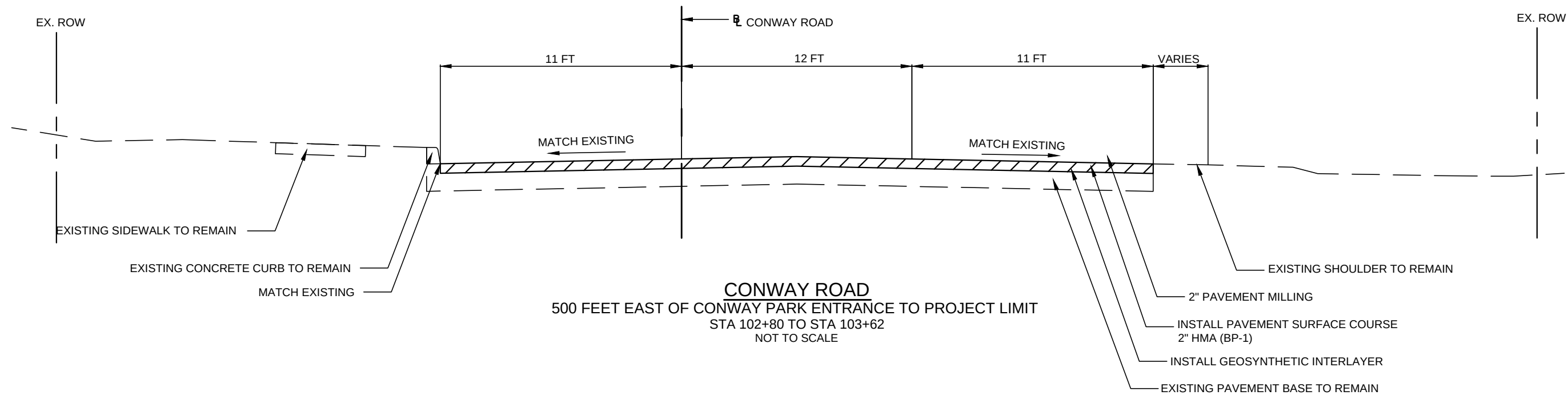


- NOTES:**
1. THE CONTRACTOR SHALL HAVE THE OPTION TO MILL OR REMOVE THE CONCRETE ALONG THE LEFT SHOULDER, AS FOLLOWS:
1.A. OPTION A: MILL CONCRETE SHOULDER TO 2"-3" DEPTH, INSTALL GEOSYNTHETIC INTERLAYER, INSTALL 2" HMA OVERLAY, PIN ON CONCRETE BARRIER CURB.
1.B. OPTOIN B: EXCAVATE CONCRETE SHOULDER AND REPLACE WITH 6" CONCRETE SHOULDER WITH INTEGRAL CONCRETE BARRIER CURB.

REVISIONS				DESIGNED BY: MRW DRAFTED BY: MRW APPROVED BY:	PROJECT NAME: CONWAY ROAD RESURFACING PROJECT STP-5526(635)			DRAWING TITLE: TYPICAL SECTIONS		DRAWING NUMBER: TYP-03	
					DRAFT STATUS: FINAL DESIGN DATE: JULY 15, 2011			DRAWING SCALE: NOT TO SCALE		SHEET NUMBER: XX OF XX	
REV.	DATE	DESCRIPTION	SHEET #								

July 10, 2011

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REVISIONS				DESIGNED BY: MRW DRAFTED BY: MRW APPROVED BY:	PROJECT NAME: CONWAY ROAD RESURFACING PROJECT STP-5526(635)			DRAWING TITLE:	DRAWING NUMBER:	
					DRAFT STATUS: FINAL DESIGN DATE: JULY 15, 2011			TYPICAL SECTIONS	TYP-04	
								DRAWING SCALE:	SHEET NUMBER:	
								NOT TO SCALE	XX OF XX	
REV.	DATE	DESCRIPTION	SHEET #							



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: July 12, 2011

TO: Creve Coeur 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: Emerson Road Concept Plan

City staff has begun to plan for future improvements along Emerson Road. With a designation of “urban collector,” improvements to Emerson Road would qualify for federal Surface Transportation Program (STP) grant funding. This grant funding is limited, and City staff expects the competition for these grants to intensify as municipal and federal budgets tighten. City staff recognizes that future grant applications may need to be strengthened with preliminary or concept plans in order to best convey the City’s need and commitment to the project, and thereby encourage success.

Therefore, City staff has retained the services of Horner & Shifrin, Inc., to develop a conceptual design that incorporates several improvements for Emerson Road. This plan is intended to be a strong supplement to a future grant application and is attached as a reference.

Existing Conditions

Emerson Road begins at Ladue Road and runs north for approximately 1.2 miles along the east side of Interstate 270 until it ends at Olive Boulevard. This road passes through residential, institutional, and commercial areas and serves as a potential access road for the City’s central business district. Emerson Road generally consists of one lane in each direction with a variable-width shoulder. The City maintains all but the southern 0.4 miles of Emerson Road, which is maintained by the Missouri Department of Transportation (MoDOT).

Horner & Shifrin and City staff has identified several deficiencies along Emerson Road, including:

1. Peak hour congestion at Ladue Road
2. Irregular intersection at Old Ballas Road
3. Limited sight distance in the vicinity of DeSmet High School
4. Lack of a continuous sidewalk
5. Deteriorating wall structure on west side of Emerson Road
6. Non-standard roadway cross section

These individual issues combine to limit the efficiency and ease of use of Emerson Road and thereby discourage its use by motorists, especially during peak times. As an urban collector roadway, Emerson Road should serve as an alternative to adjacent roadways, such as New Ballas Road and Olive Boulevard, but it is currently not operating at this potential.

Proposed Improvements

The concept plan incorporates several design elements to address the deficiencies listed above, namely to improve the roadway conditions, geometry, and traffic flow. The goal of these improvements would be to make Emerson Road a more efficient and more widely used roadway.

Resurfacing, reconstruction, and widening. The City-maintained portion of Emerson Road, generally between the entrances of DeSmet High School and Old Ballas Road, is proposed to be resurfaced following gentle realignment and widening to provide a standard cross section. In addition, the peak of a hill just north of DeSmet High School is proposed to be lowered to improve the sight distance that is currently impeded by the grade change.

Retaining wall replacement. The proposed roadway reconstruction includes the replacement of a deteriorating retaining wall that is currently supporting a portion of the west side of Emerson Road.

Sidewalk. A new sidewalk is proposed along the east side of Emerson Road to connect the upcoming Ladue Road sidewalk with DeSmet High School and the sidewalks on Old Ballas Road. This sidewalk will provide a pedestrian route between Ladue Road and Olive Boulevard that would be an alternative to that along New Ballas Road.

Sufficient right of way and easements exist along the east side of Emerson Road to install the sidewalk and a small tree lawn without the need to obtain additional right of way.

Traffic circle at Old Ballas. The irregular intersection at Old Ballas Road is proposed to be replaced with a traffic circle, which is better suited for both vehicles and pedestrians than the existing intersection. The proposed traffic circle also eliminates the existing stop condition and allows for more efficient use of the roadway.

Designated turn lane at Ladue Road. Congestion on Emerson Road at Ladue Road during peak times has been observed to be exacerbated by the short right-turn lane from southbound Emerson to Ladue. The short length of this right-turn lane allows it to be blocked if more than two or three vehicles are waiting at the Ladue signal to proceed either left or straight. With this right-turn lane blocked, congestion can back up past the Emerald Green subdivision.

A new right-turn lane is proposed at Ladue Road to help eliminate this problem. This lane would allow drivers traveling south on Emerson Road direct access to the northbound on-ramp for Interstate 270, effectively allowing motorists to bypass the intersection at Ladue Road.

Review Meetings

Staff from Horner & Shifrin and the City held meetings with representatives from MoDOT and with local residents to gauge their reactions to the proposal and to incorporate their comments where possible.

MoDOT. Given that the intersection of Ladue Road and Emerson Road is within the MoDOT right of way, it was important to review the Emerson proposal with MoDOT early in its development. Horner & Shifrin presented MoDOT with several proposals involving the intersection between Emerson and Ladue with varying degrees of impact and scope. The MoDOT representatives were openly encouraging of the proposed project and favored the lane addition included in the current proposal. One sentiment from the meeting with MoDOT was that the ambitious nature of the current proposal might give it favorable review with a future grant commission.

Public information meeting. A public information meeting held on June 15, 2011, at the Creve Coeur Government Center. Invitation letters were sent to all of the residents who live within the project limits, as well as adjacent business owners and residents in the Emerald Green and Balmoral subdivisions. Approximately ten (10) residents attended the meeting. The general reaction to the plans was positive, with the most common question being in regard to the trees along the west side of Emerson Road. Residents living on Emerson Road wish to preserve these trees, as they provide a screen between them and Interstate 270. The current proposal shares this goal and will provide minimal impact to these trees.

The only negative comment received regarding the plan was in opposition to the pursuit of grant funding for the project.

Project Cost

The actual cost of the project will depend upon which year the project is constructed. The current estimate to implement the proposed concept plan is approximately \$1.6 million, which may increase to as much as \$2 million if the project is performed several years from now.

As stated above, the intent will be to pursue grant funding to reimburse a portion of the construction costs of the project. Typical reimbursements from similar grants have been in the range of 60% to 80% of the construction cost.

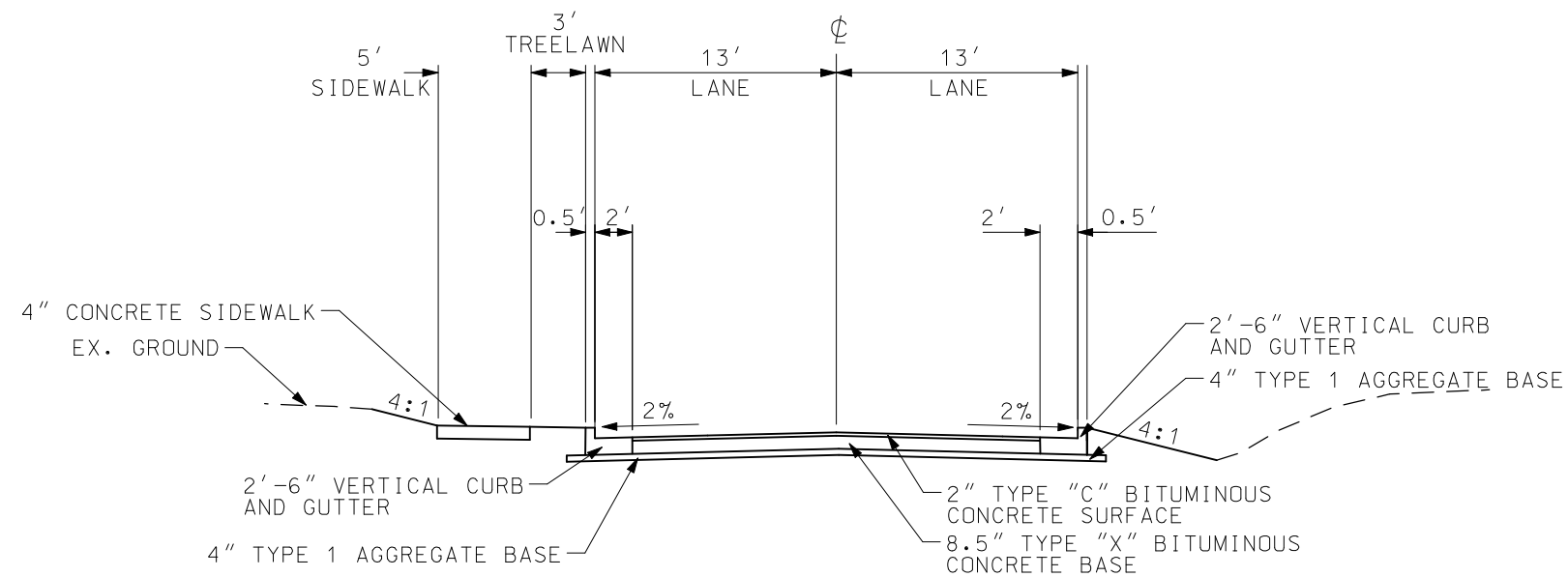
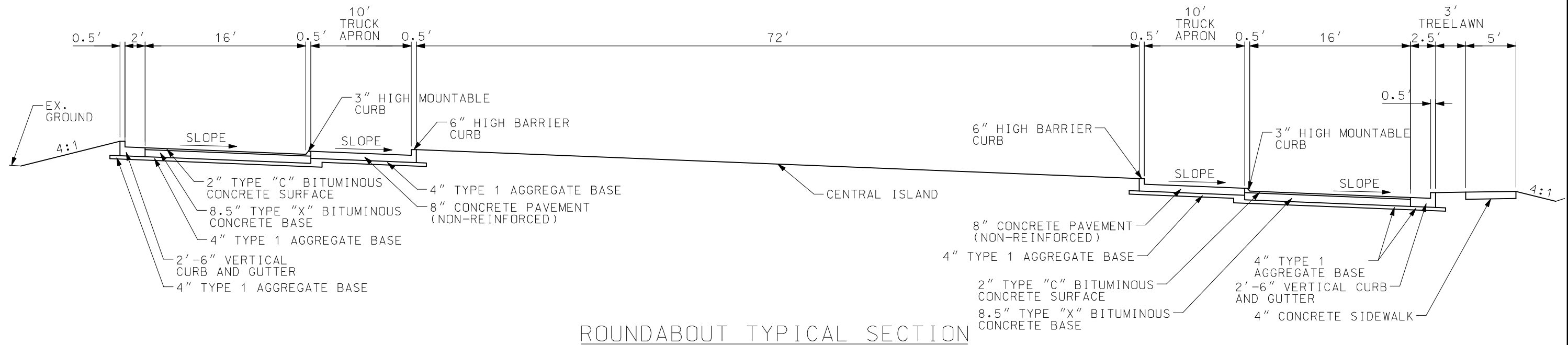
Requested Action

City staff seeks the Commission's approval or disapproval to use the proposed concept plan as the basis for a future application for grant funding. It should be understood that City staff is not seeking approval of the design, but approval of the proposed concept only. Should this concept plan become a project in the future, City staff understands that it will return to the Planning & Zoning Commission for review and the required Section 89 approval. The intent of the current presentation to the Commission is to avoid development of a concept that has little chance of future approval.

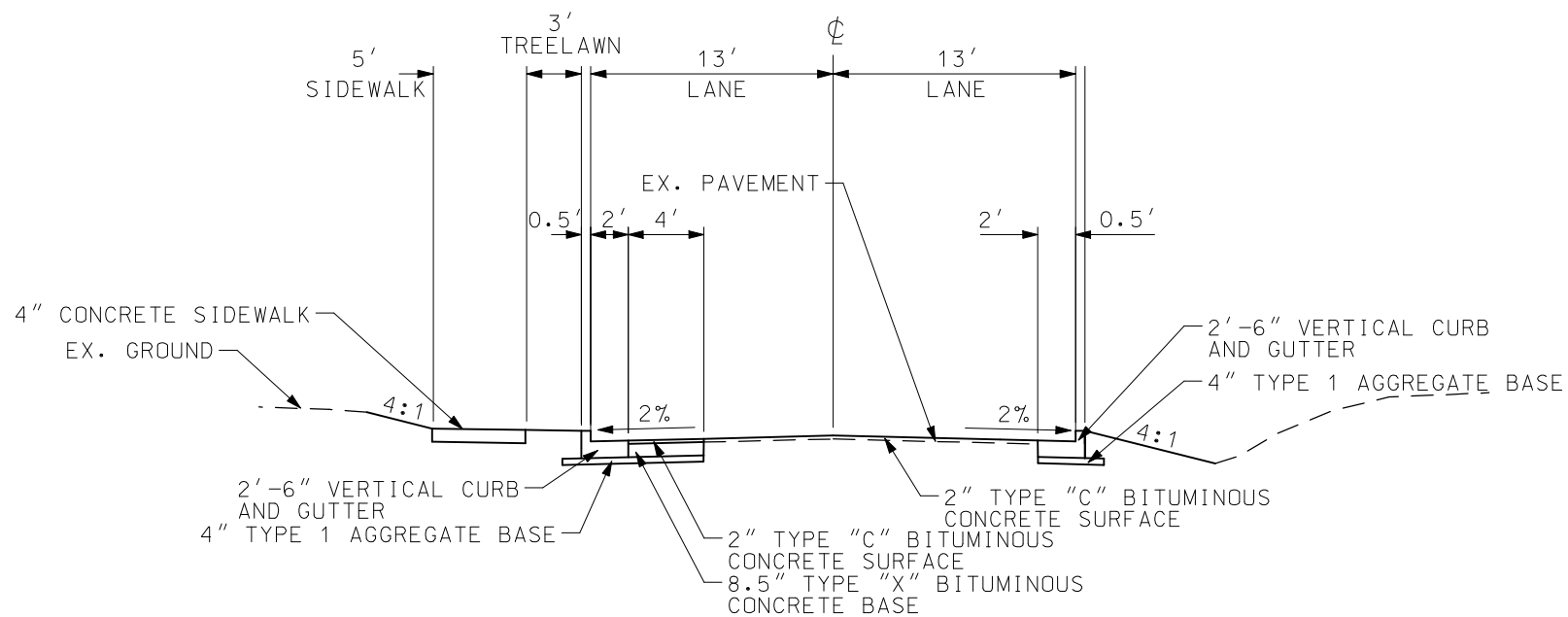
A sample motion would be as follows:

I move to (approve/approve with conditions/disapprove) the pursuit of future grant funding for improvements to Emerson Road based upon the proposed Emerson Road concept plan.

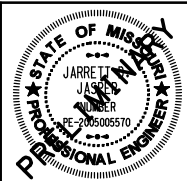
The Commission's options are to approve, approve with conditions, or disapprove the current proposal.



STA 315+77.20 TO STA 319+08.79

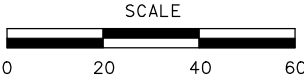


EMERSON ROAD TYPICAL SECTION
STA 319+08.79 TO STA 333+50.00



EMERSON ROAD
TYPICAL SECTIONS
SHEET 2 OF 2

HORNER & SHIFRIN, INC.
 PROFESSIONAL ENGINEERS



CURVE EMS2
PI 315+78.01
PC 314+31.26
PT 316+68.83
 Δ 85° 01' 09.9" (LT)
D 35° 47' 15.0"
L 237.57'
T 146.75'
R 160.10'

CURVE EMN1
PI 21+52.78
PC 20+79.57
PT 22+21.16
 Δ 35° 57' 18.4" (RT)
D 25° 23' 37.3"
L 141.59'
T 73.21'
R 225.63'

MATCHLINE STA 317+00
SEE SHEET 5

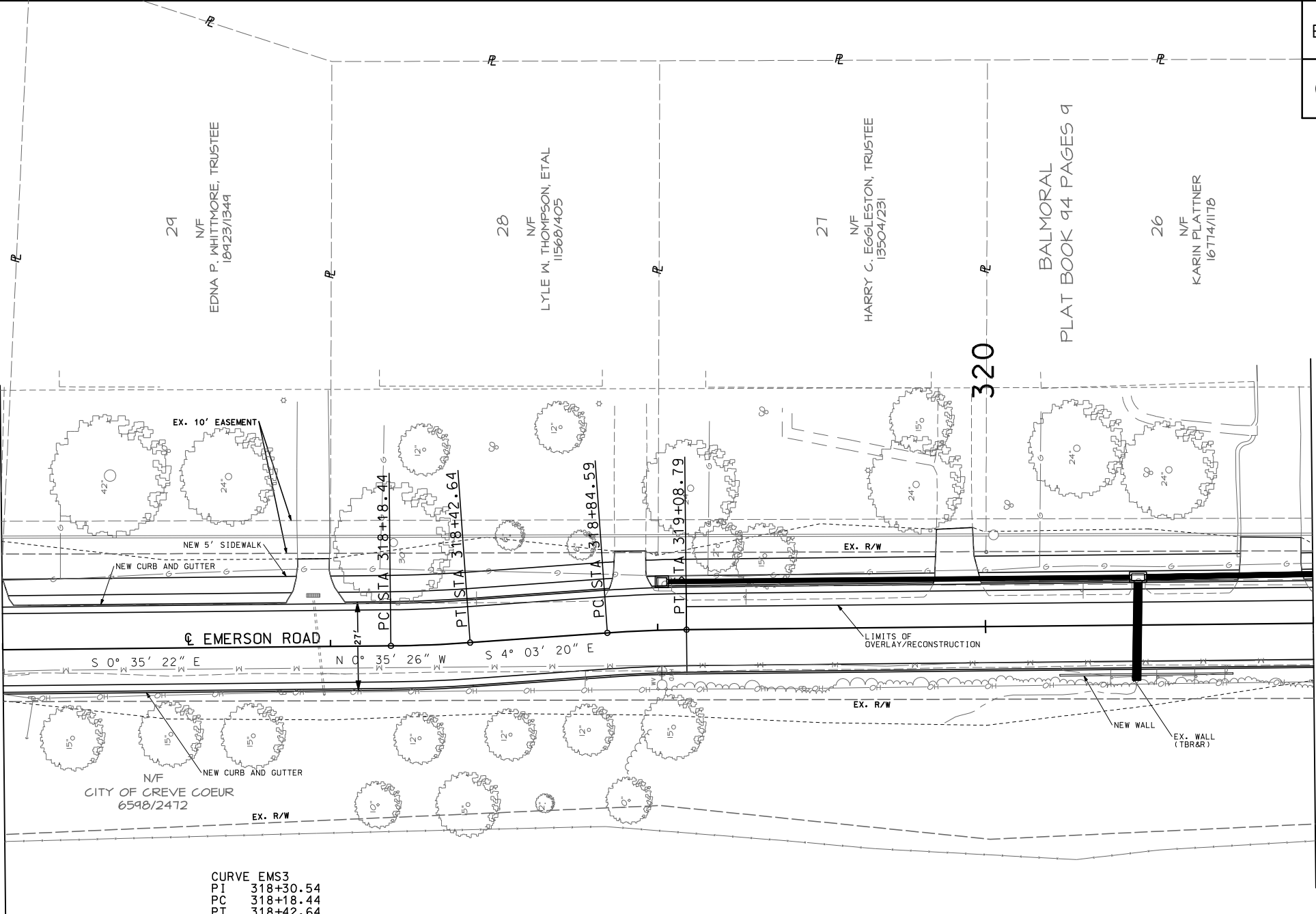
NOTE: MSD'S WATER QUALITY REQUIREMENTS WILL NEED TO BE MET FOR APPROVAL OF THE PROJECT. WATER QUALITY COMPLIANCE MEASURES MAY INCLUDE BIORETENTION, HYDRODYNAMIC SEPARATORS, OR OTHER APPROVED MEANS. WATER QUALITY DEVICES WILL BE DESIGNED DURING FINAL PLAN DEVELOPMENT AND WILL BE BASED ON REGULATIONS IN PLACE AT TIME OF FINAL DESIGN. ESTIMATED COSTS FOR WATER QUALITY COMPLIANCE HAVE BEEN INCLUDED IN CONSTRUCTION COST ESTIMATES.



EMERSON ROAD
PLAN
SHEET 1 OF 10

HORNER & SHIFRIN, INC.
PROFESSIONAL ENGINEERS

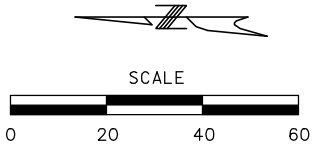
MATCHLINE STA 317+00
SEE SHEET 4



MATCHLINE STA 321+00
SEE SHEET 6

CURVE EMS3
PI 318+30.54
PC 318+18.44
PT 318+42.64
Δ 3° 27' 57.8" (LT)
D 14° 19' 26.2"
L 24.20'
T 12.10'
R 400.00'

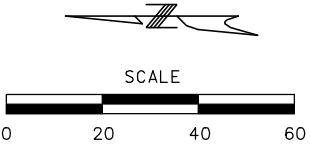
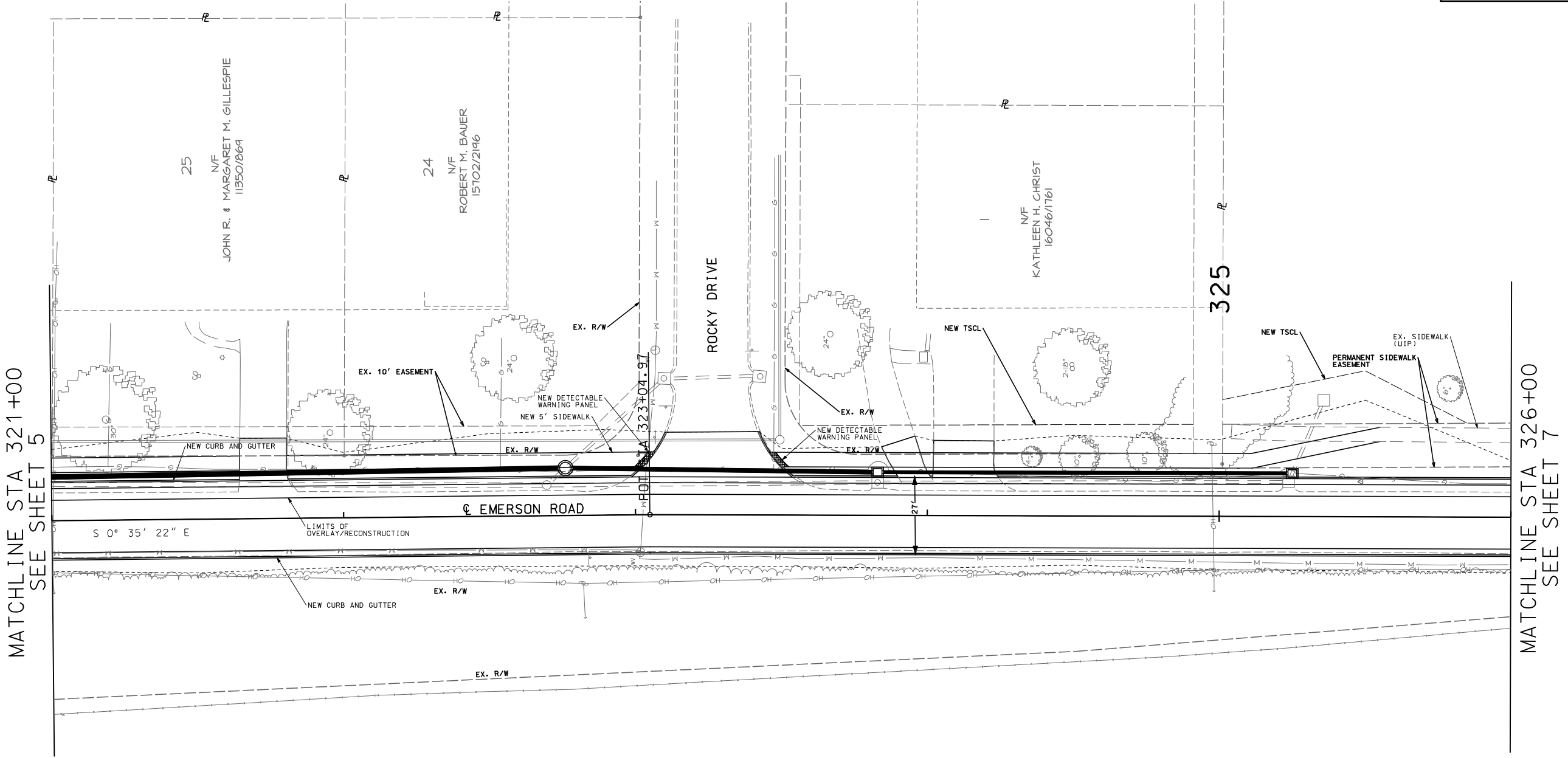
CURVE EMS4
PI 318+96.70
PC 318+84.59
PT 319+08.79
Δ 3° 27' 57.8" (RT)
D 14° 19' 26.2"
L 24.20'
T 12.10'
R 400.00'



EMERSON ROAD
PLAN
SHEET 2 OF 10

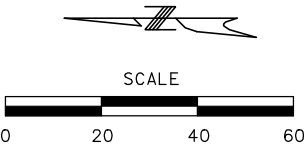
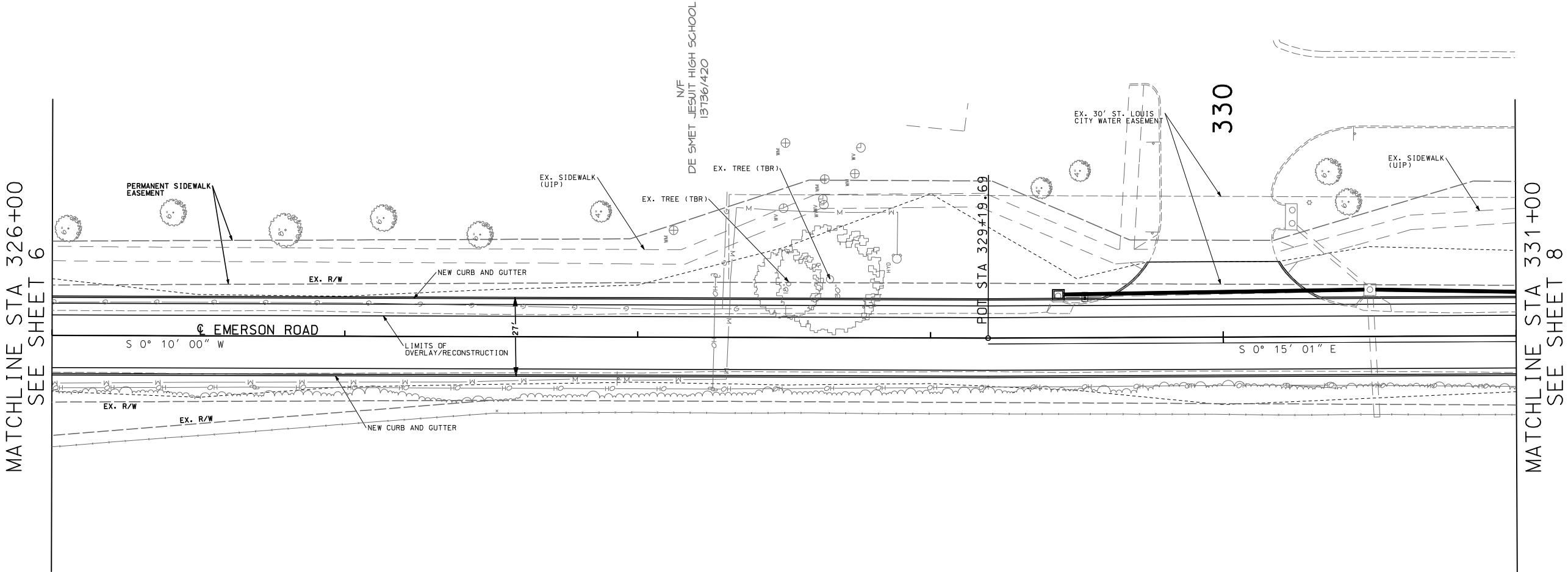
HORNER & SHIFRIN, INC.

EMERSON ROAD	SHEET 6
CITY OF CREVE COEUR	OF 13



EMERSON ROAD
 PLAN
 SHEET 3 OF 10

HORNER & SHIFRIN, INC.
 PROFESSIONAL ENGINEERS

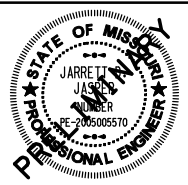
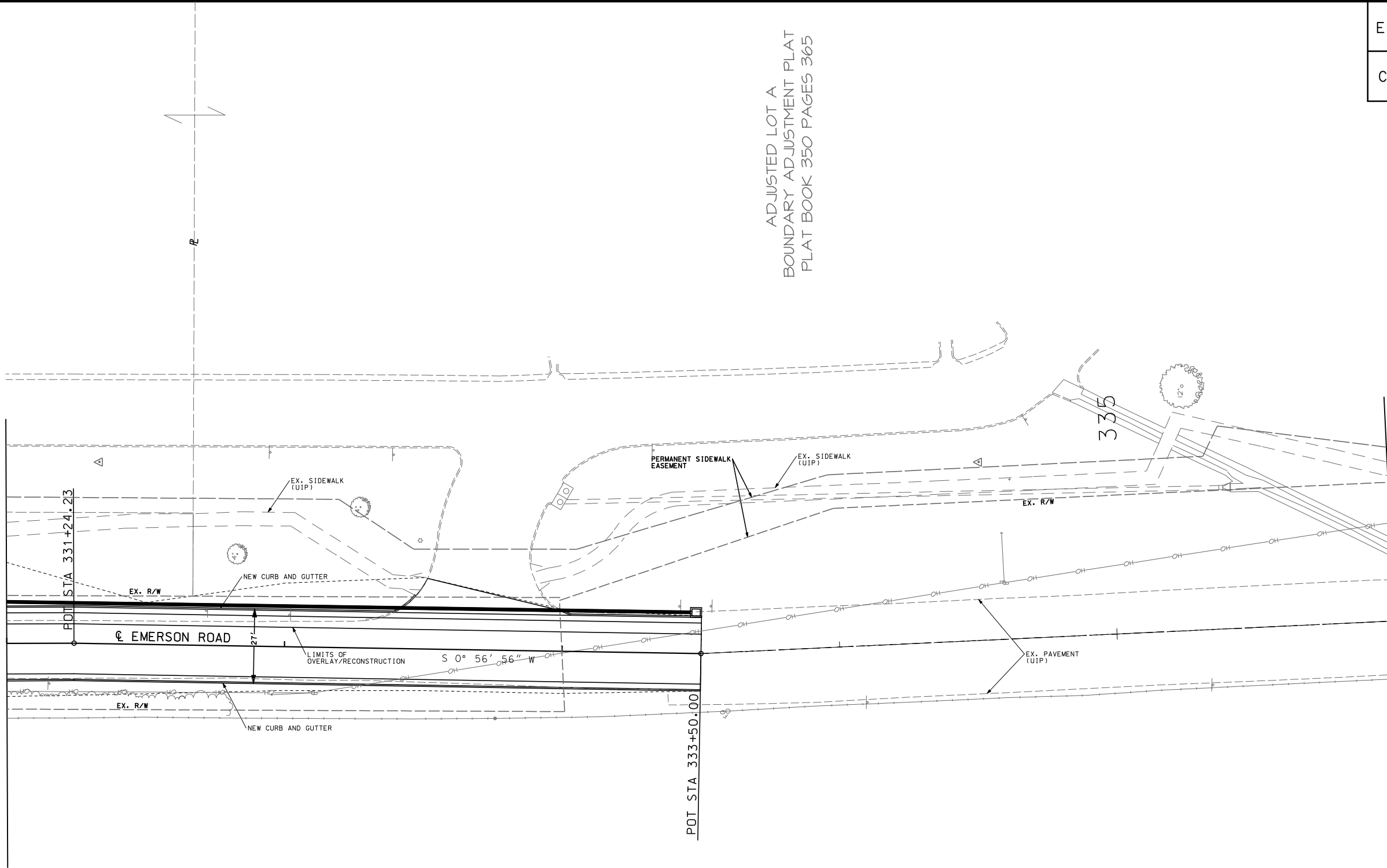


EMERSON ROAD
PLAN
SHEET 4 OF 10



EMERSON ROAD	SHEET 8
CITY OF CREVE COEUR	OF 13

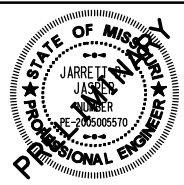
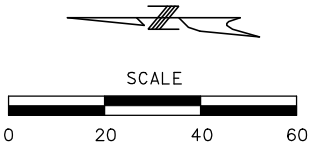
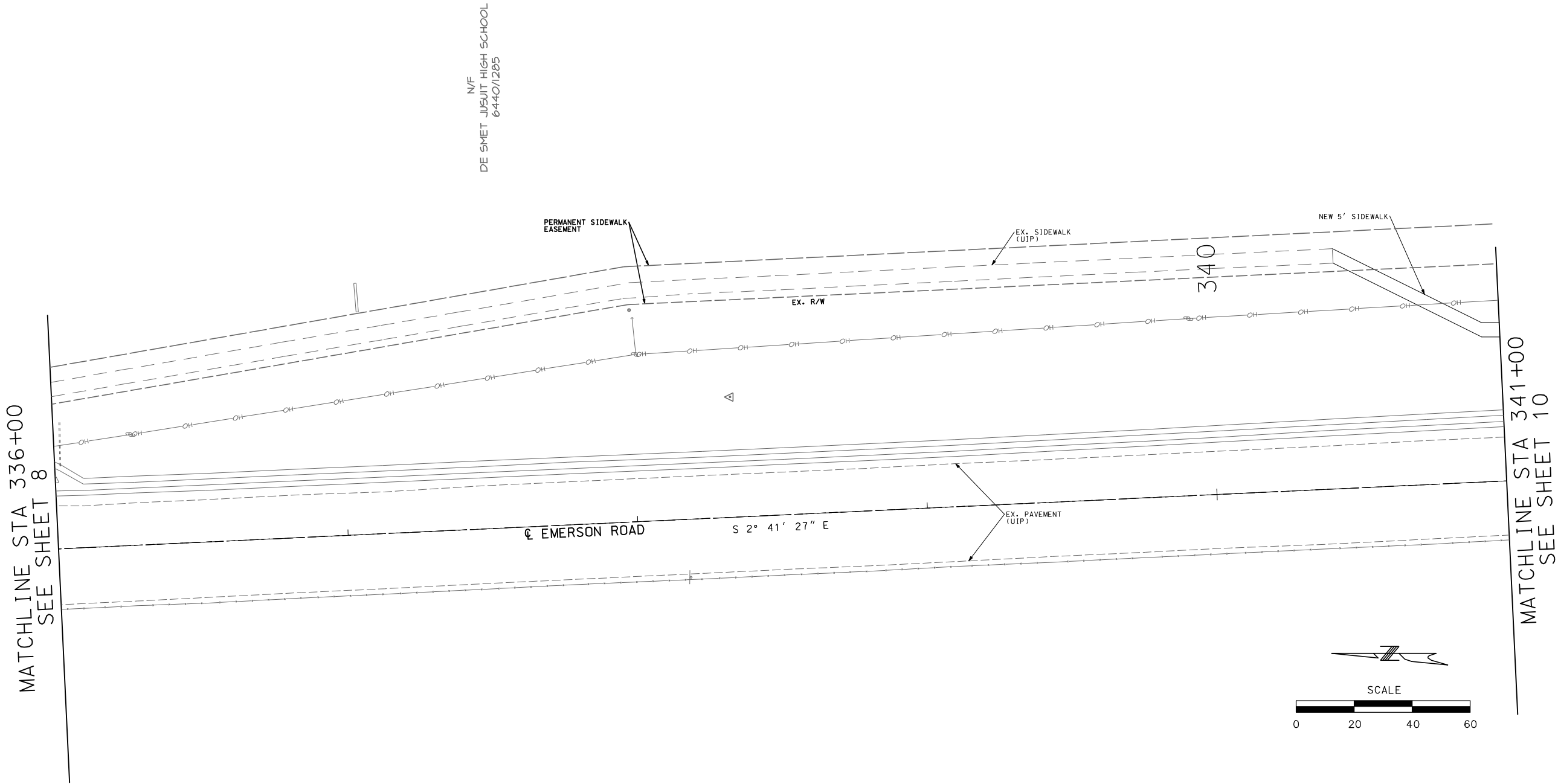
MATCHLINE STA 331+00
SEE SHEET 7



EMERSON ROAD
PLAN
SHEET 5 OF 10



EMERSON ROAD	SHEET 9
CITY OF CREVE COEUR	OF 13

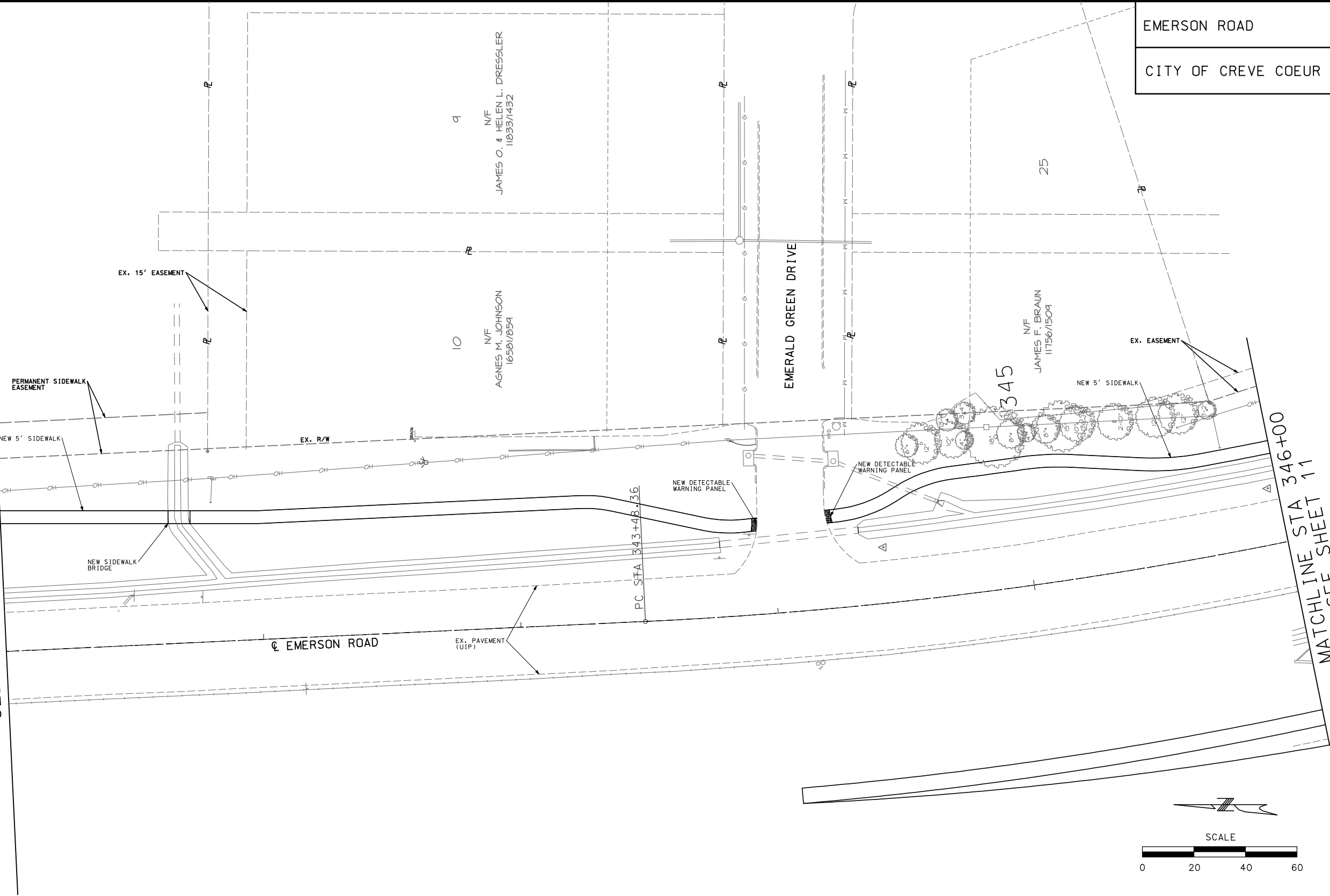


EMERSON ROAD
 PLAN
 SHEET 6 OF 10

HORNER & SHIFRIN, INC.
 PROFESSIONAL ENGINEERS

EMERSON ROAD	SHEET 10
CITY OF CREVE COEUR	OF 13

MATCHLINE STA 341+00
SEE SHEET 9



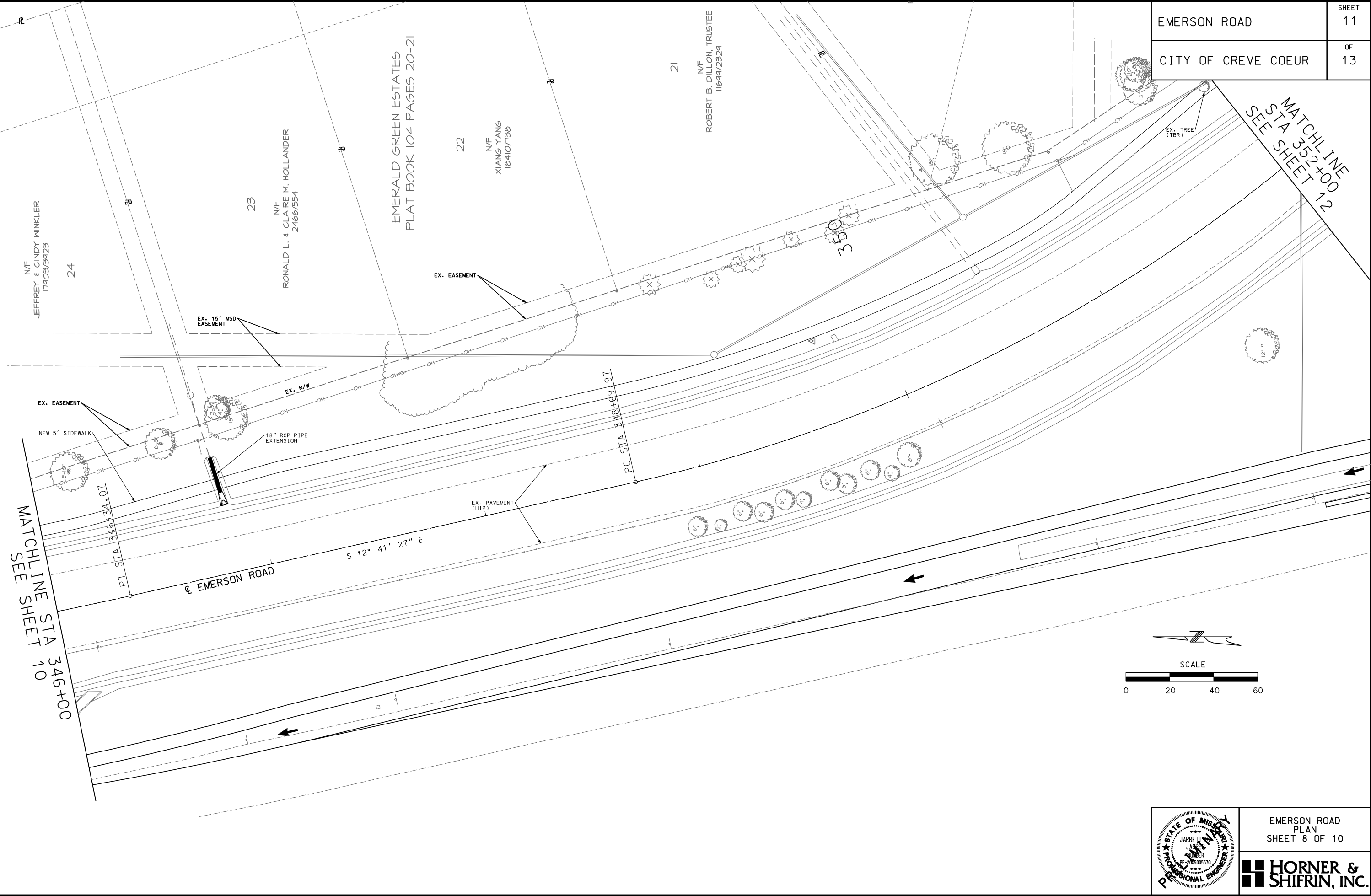
MATCHLINE STA 346+00
SEE SHEET 11

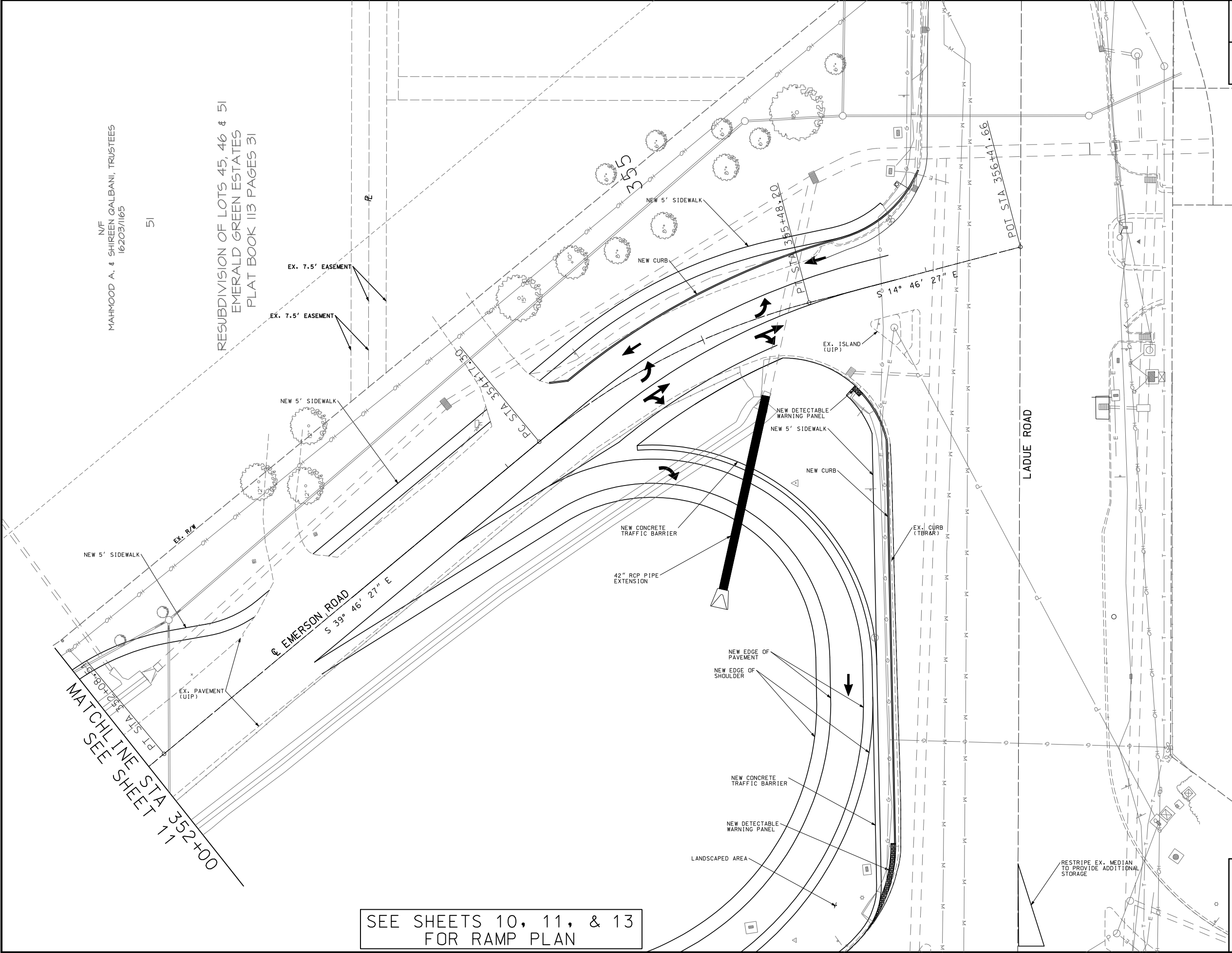
EMERSON ROAD
PLAN
SHEET 7 OF 10

HORNER & SHIFRIN, INC.
PROFESSIONAL ENGINEERS

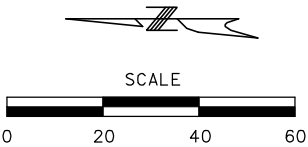
EMERSON ROAD	SHEET 11
CITY OF CREVE COEUR	OF 13

MATCHLINE
SEE STA 352+00
SHEET 12

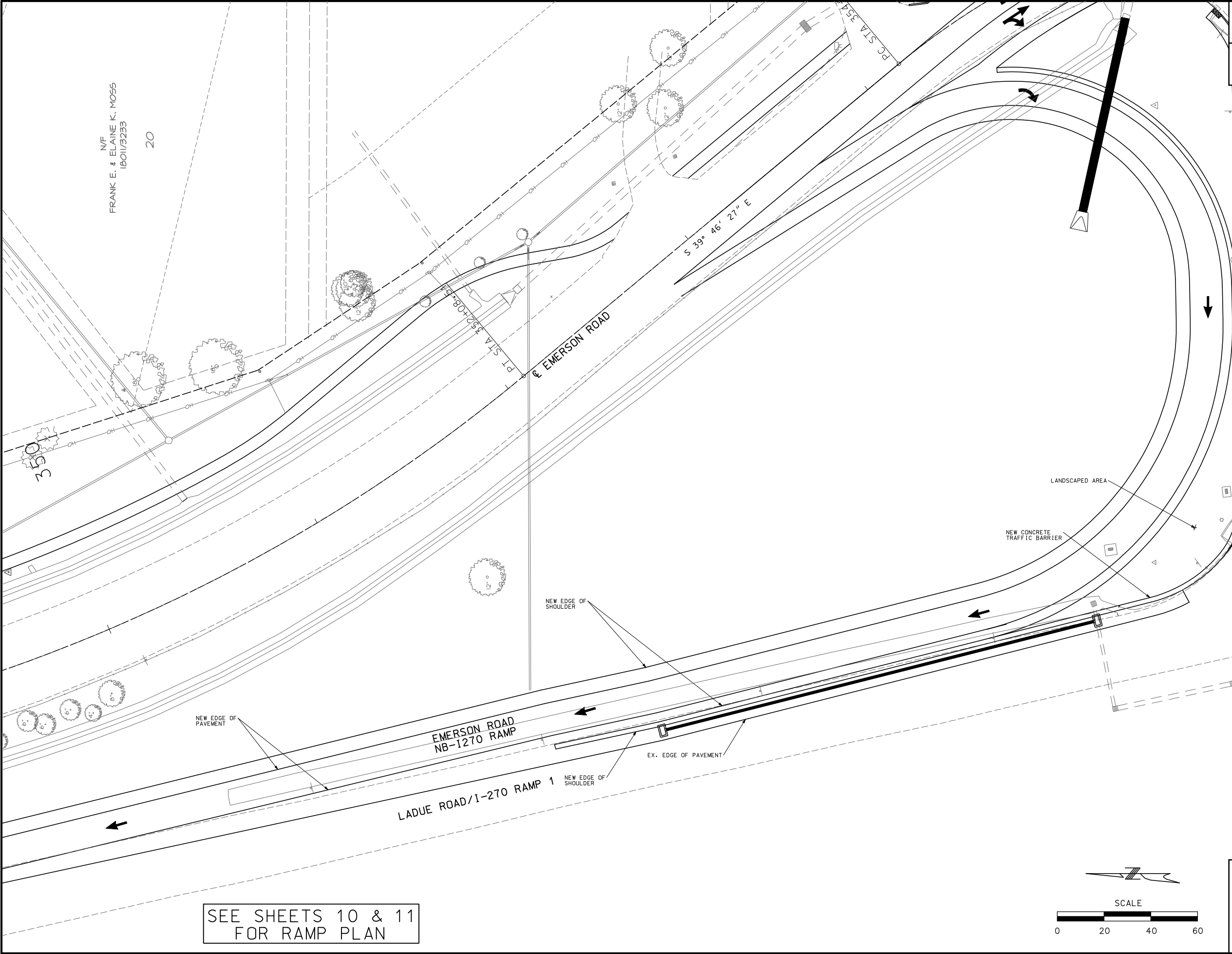




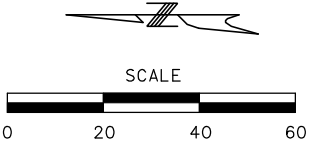
SEE SHEETS 10, 11, & 13
FOR RAMP PLAN



EMERSON ROAD PLAN SHEET 9 OF 10	HORNER & SHIFRIN, INC.



SEE SHEETS 10 & 11
FOR RAMP PLAN



EMERSON ROAD PLAN SHEET 10 OF 10	HORNER & SHIFRIN, INC. PROFESSIONAL ENGINEERS
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EMERSON ROAD CONCEPT PLAN

July 18, 2011



EXISTING ISSUES

- **Lack of Continuous Pedestrian Access Route**
- **Sight Distance Exiting from De Smet High School**
- **Existing Roadway Section**
- **Old Ballas Intersection**
- **Travel Delays at Ladue Intersection**

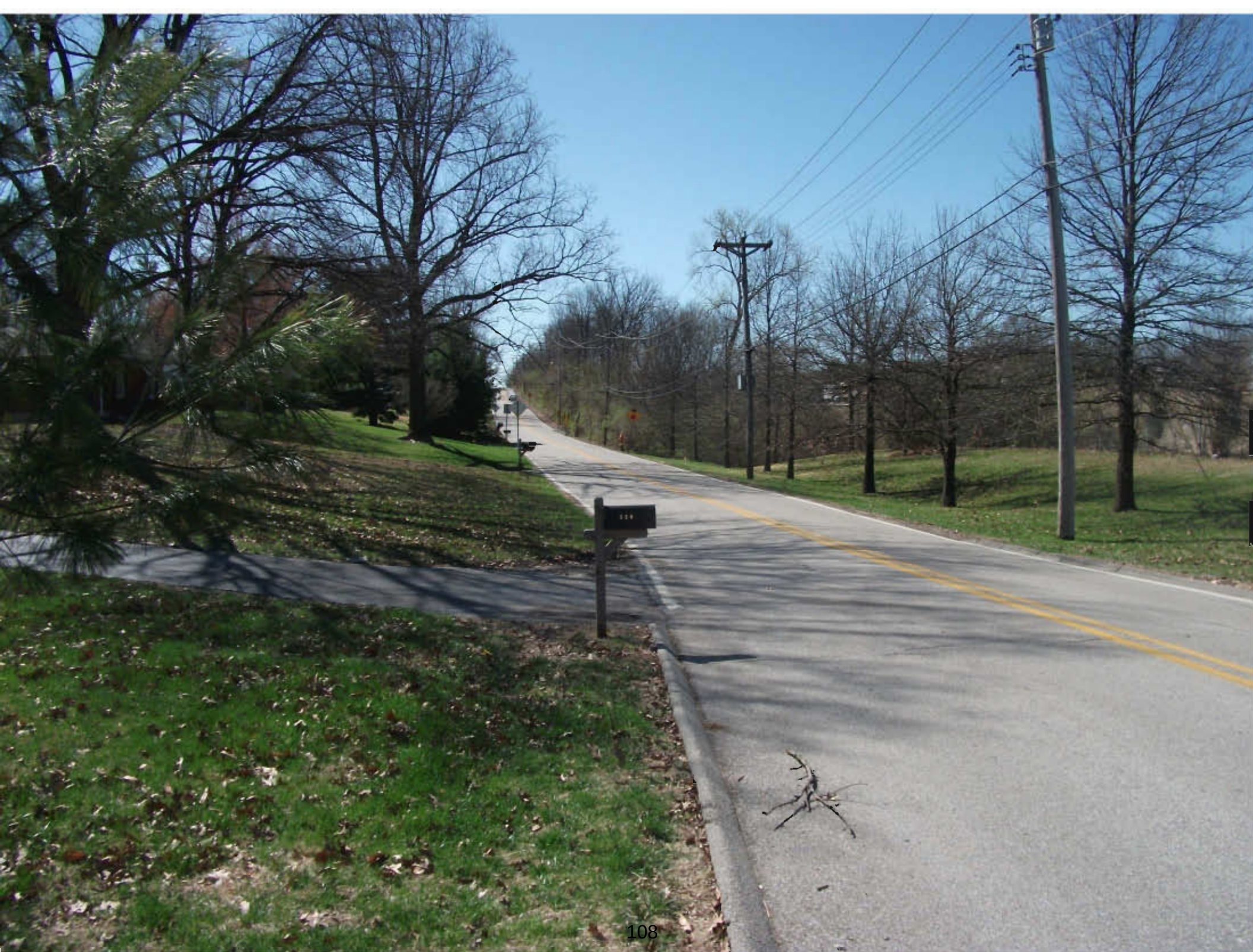


PROPOSED SOLUTIONS

- **Lack of Continuous Pedestrian Access Route**
 - Add Sidewalk along East Side of Emerson
 - Use Existing Sidewalk at De Smet High School
 - Provide Continuous Access Route from Ladue to Old Ballas
 - Meet ADA & PROWAG Accessibility Guidelines









PROPOSED SOLUTIONS

- **Sight Distance Exiting from De Smet High School**
 - Limited Sight Distance to the North
 - Remove Two Trees North of Entrance
 - South of Entrance is Adequate



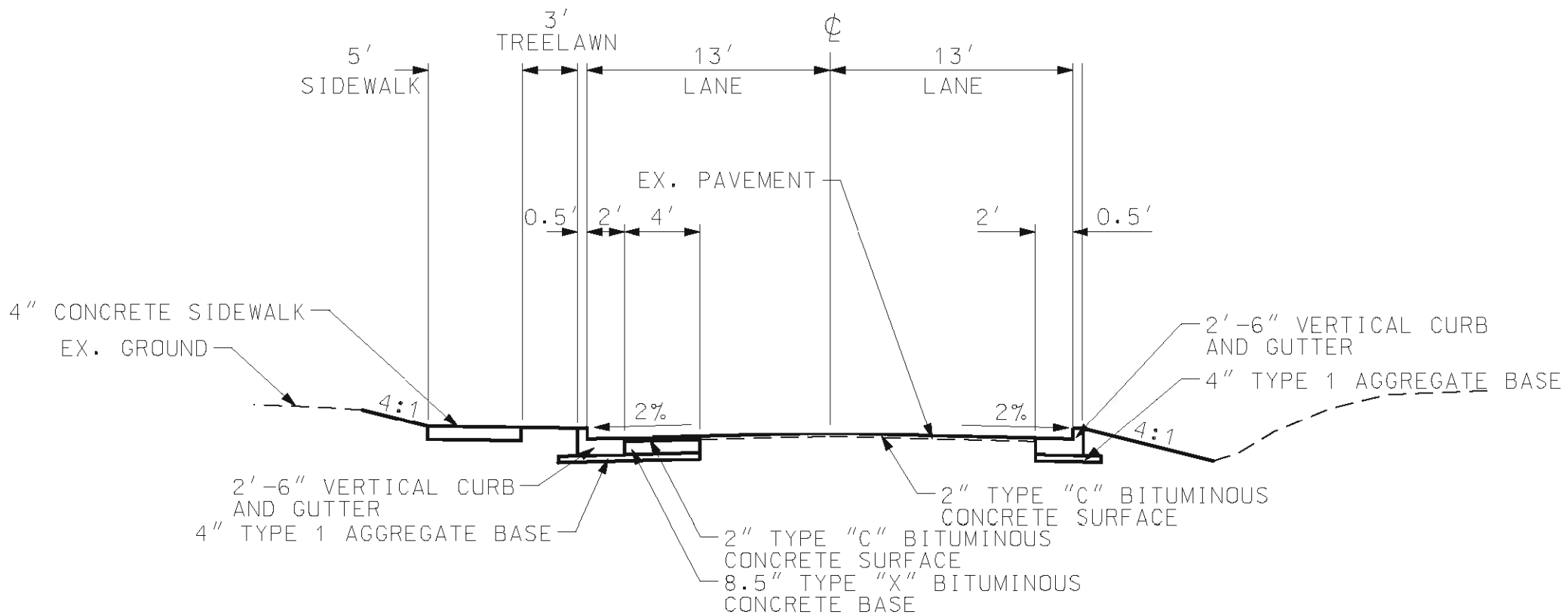






PROPOSED SOLUTIONS

- **Existing Roadway Section**
 - **Widen Pavement North of MoDOT Limits**
 - **Proposed 26' Wide from Face-to-Face of Curb**
 - **2" Asphalt Overlay**
 - **3' Grass Area Between Curb and Sidewalk**



EMERSON ROAD TYPICAL SECTION

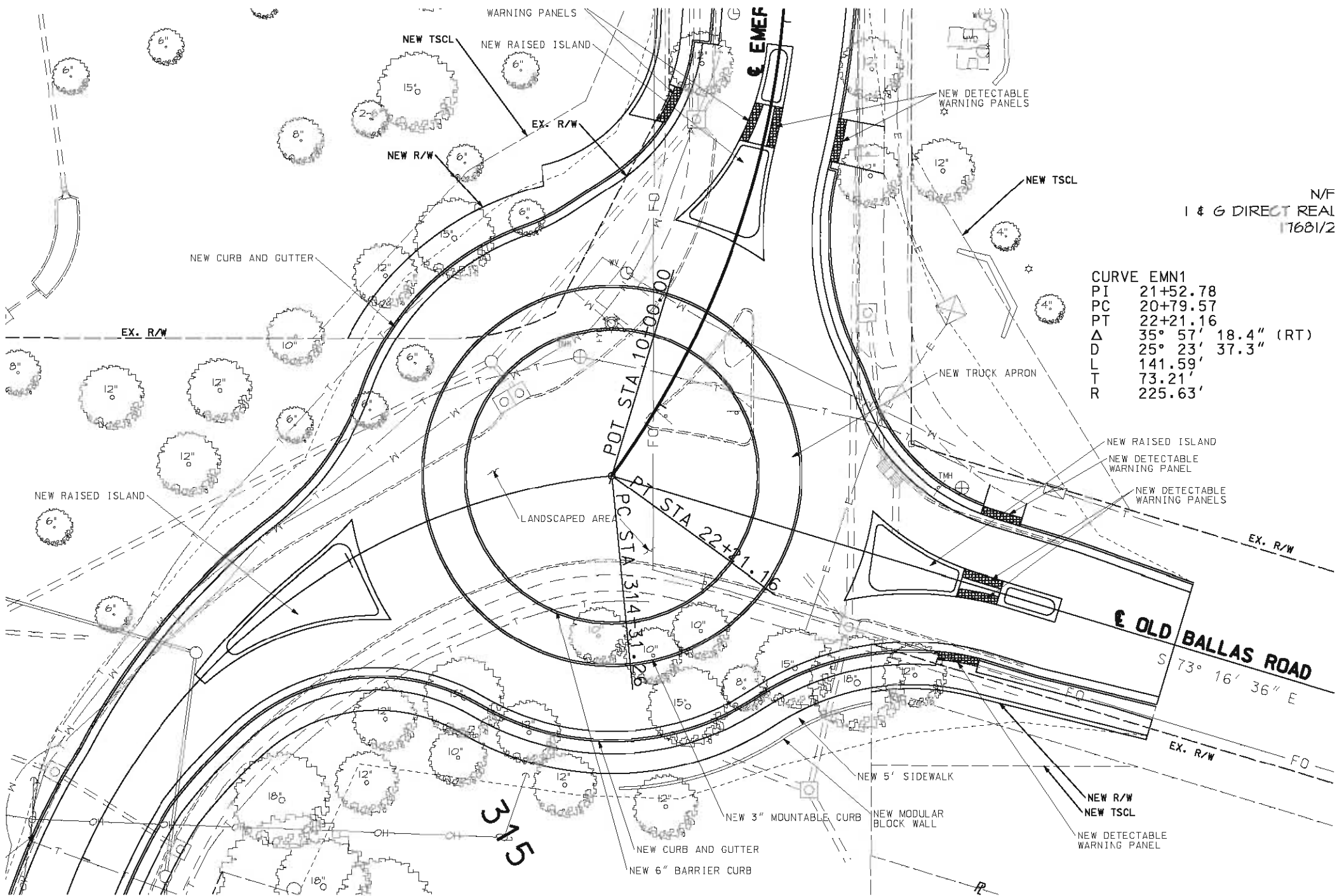
STA 319+08.79 TO STA 333+50.00





PROPOSED SOLUTIONS

- **Old Ballas Intersection**
 - **Construct Roundabout**
 - **Minimal Additional Right-of-Way Required**
 - **20mph Design Speed**
 - **Improves Movements for Trucks**



N/F
I & G DIRECT REAL
17681/2

CURVE EMN1	
PI	21+52.78
PC	20+79.57
PT	22+21.16
Δ	35° 57' 18.4" (RT)
D	25° 23' 37.3"
L	141.59'
T	73.21'
R	225.63'



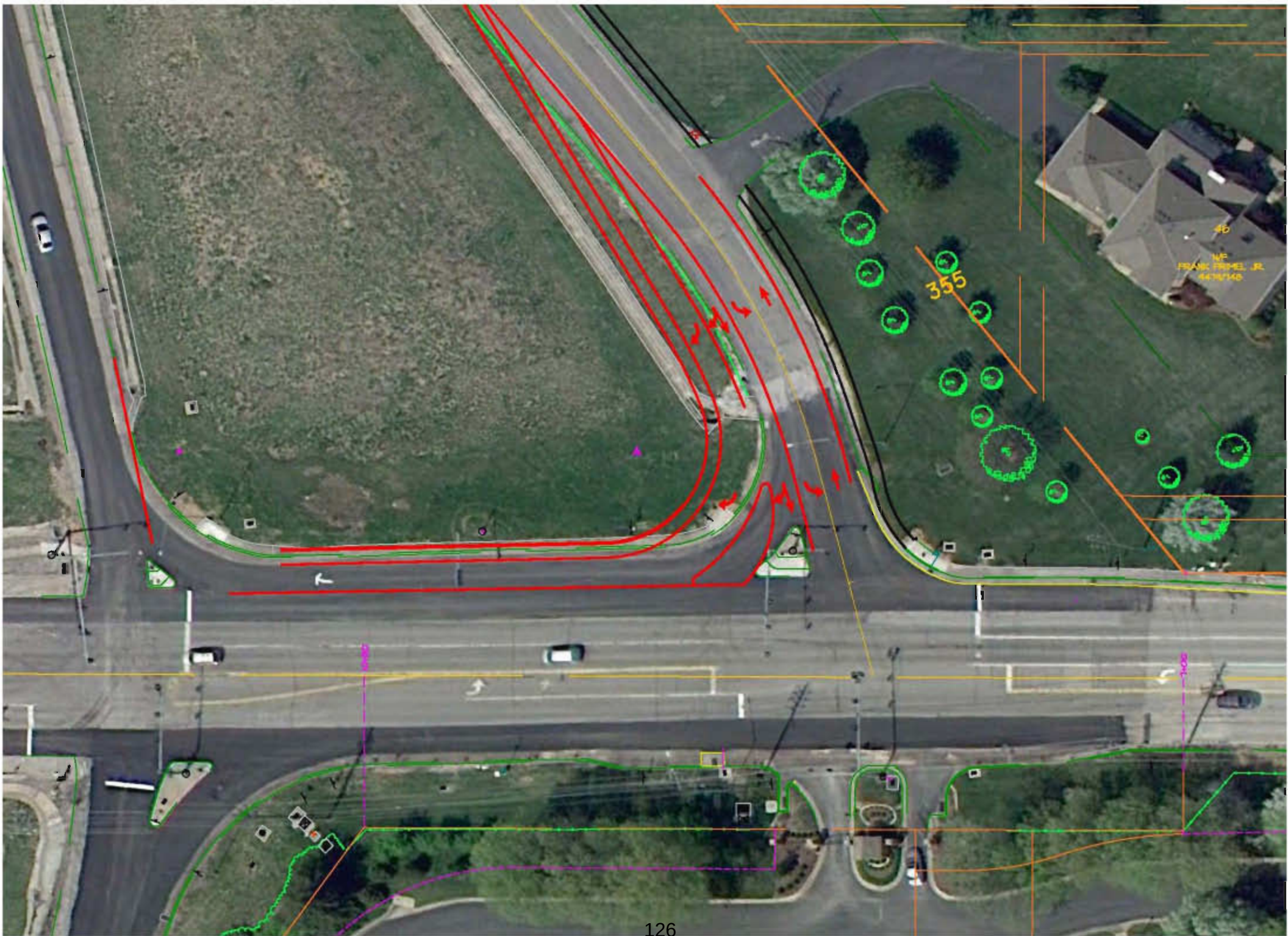




PROPOSED SOLUTIONS

- **Travel Delays at Ladue Intersection**
 - Add Dedicated Right-Turn Lane from Emerson to Northbound I-270 Ramp
 - OR Provide Two Right-Turn Lanes from Emerson to Ladue
 - Restripe Median on Ladue
 - Meeting with MoDOT





46
NE
FRANK FRIDEL, JR.
44-18-140

355









COST ESTIMATES

- Emerson Road with Roundabout and Dedicated Right-Turn Lane at Ladue Road
 - **\$1.58 Million**
- Emerson Road with Roundabout and 2 Right-Turn Lanes at Ladue Road
 - **\$1.03 Million**

MISCELLANEOUS

- Utilities
- Right-of-Way and Easement Acquisition
- Public Meeting
- Schedule
- Funding Application

QUESTIONS?