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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 19, 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 August 15, 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**

None

6. **NEW BUSINESS**

A. Public Hearing

Application #11-023: Request for approval of a text amendment to Section 405.470(8)(d) to allow Drive-Thru Service for Restaurants on lots of one acre or more and at least one-half mile distance from any similar use, where a lot of three acres or more is the only current requirement.

Applicant/Agent: Bill Biermann, Agent for
Creve Coeur Real Estate Venture IV, LLC
721 Emerson Suite 100
Creve Coeur, MO 63141

B. 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
Director of Community Development
City of Creve Coeur

C. Application #11-024: Request for minor site development plan approval for the Donald Danforth Plant Science Center Greenhouse C expansion.

Applicant/Agent: Howard Beittenmiller
Director of Facilities
Donald Danforth Plant Science Center
975 Warson Road
Creve Coeur, MO 63132

7. **WORK AGENDA**

A. Comprehensive Plan Review of Former Belle Maison Subdivision - See request letter from Gabe Grossberg, President & CEO of Delmar Gardens Enterprises.

8. **OTHER BUSINESS**

A. Planning Division Report

- Future public hearing: Application #11-026: Used auto sales in the "LI" Light Industrial District
- UMSL Chancellor's Certificate in Planning and Zoning - See attached brochure.

B. City Attorney Report

9. **ADJOURNMENT**



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 15, 2011
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, August 15, 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*
 Mr. Gary Eberhardt
 Mr. James Faron
 Ms. Cynthia Kramer
 Mr. Ken Howard

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 July 18, 2011

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

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

Start of Public Hearing

A. Application #11-012: Amendment to the Conditional Use Permit Ordinance #1171 to allow exterior building improvements for the Weber Chevrolet located at 12015 Olive Boulevard.

Applicant/Agent: Cliff Heitmann
Bax Engineering
221 Point West Blvd.
St. Charles, MO 63301

Jay Schoessel
SP Architects
1115 Olivette Executive Parkway
St. Louis, MO 63132

Mr. Heitmann presented on the request to amend the conditional use permit for Weber Chevrolet's showroom additions and exterior facade improvements to the existing structure. The proposal also includes landscaping which will be coordinated with the City of Creve Coeur where the planting is within the MoDOT right-of-way that is already maintained by the City.

The building alterations include a new façade along the south elevation with a new entry element of aluminum composite material in "Chevrolet Blue", a new overhead canopy addition finished with aluminum composite material in a platinum color and the accent band in "Chevrolet Blue", and new windows. The façade treatment will wrap around the east and west elevations for the new area only, with a new accent wall in the same "Chevrolet Blue" material on the west. The showroom remodel will create an additional showroom space at both the east and west corners of the building. The addition will add 2,800 square feet to the existing 66,200 square foot building; for a total of 69,000 square feet. The stated purpose of the request will update the facility and bring Weber Chevrolet up to a new standard that will enhance the customer's automobile sales and service experience and add to the community feeling of being new and up-to-date. The applicant will also provide additional plantings into the greenspace at the entrance off of Orchard Lakes Drive along the east property line and fill in with low shrubs between existing trees along Olive Boulevard and at the southwest corner of the property long Olive Boulevard.

Mr. Schoessel passed a handout of the proposed architectural changes to the Commission members. Mr. Schoessel, like Mr. Heitmann, presented on the facade changes, however more in depth as to the material that will be used and the look of the facade after the modifications are made.

Comments or questions from Commission members. Mr. Eberhardt asked what makes the design unique, and Mr. Schoessel stated that the only consistency with this location to any other GM facility is the entry way, every other feature is unique to this location. Mr. Eberhardt then asked if GM agreed to all the proposals that were made in regards to the

building design changes and Mr. Schoessel responded they will not approve any changes until it is approved through the City of Creve Coeur but they indicated positive support for the design. Mr. Faron asked how high the facade will be and Mr. Schoessel stated it will be 10 or 12 feet higher than what is currently there. Mr. Kramer asked about the durability of the material being used and the response was it has a very good life span.

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

Mr. Langdon stated that this location is one of the most visible corners in the city and the original prototype was not special or original and he feels Weber Chevrolet has made a good effort to change. Mr. Langdon also spoke to the lighting issues that need to be addressed, as well as to the landscaping and to the cooperation of the Public Works to maintain portions of the space. Finally, he discussed the maintenance issues that the applicant is already working to remedy, including having the dumpsters onsite enclosed with a material that might not be identical to the building, but would have to be appropriate given the other improvements on the site.

Mr. Eberhardt requested clarifications of several ordinance conditions that appeared to be changed or deleted from the prior conditional use permit ordinance. Mr. Langdon pointed out that several were now requirements of the Zoning Code anyway, but agreed that the hours of operation needed to be stated more clearly and that some acknowledgement of the legally pre-existing, but non-conforming auto-body shop had to be included.

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

No comments and questions from the audience.

There being no further comments, the motion was made by Mr. Howard to recommend approval of the Conditional Use Permit Ordinance for the new showroom addition and landscape plans, subject to the conditions contained in the draft ordinance attached to the staff report dated August 15, 2011. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Faron – aye	Mr. Eberhardt – aye	Chair – aye
Ms. Kramer – aye	Mr. Howard – aye	

B. Application #11-022: Application requesting a boundary adjustment for the property located at 296 S. Graeser Road.

Applicant/Agent: Gordon Phillips
296 S. Graeser Road
Creve Coeur, MO 63141

Ms. Kelly, City Planner, presented the request for the boundary adjustment at the southeast corner between Mr. Phillips property and his neighbor's property. The applicant also indicated that the purpose is to allow additional play space for 53 Villa Coublay.

No comments and questions from the audience.

There were no comments or questions from Commission members.

There being no comments, the motion was made by Ms. Kramer to approve the 296 S. Graeser boundary adjustment attached to the staff report on application #11-022, dated August 15, 3.22, subject to the condition that a final drawing be prepared for signature and recording. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Faron – aye	Mr. Eberhardt – aye	Chair – aye
Ms. Kramer – aye	Mr. Howard – aye	

7. WORK AGENDA

A. Ethics and function of the Planning and Zoning Commission

City Attorney, Carl Lumley, presented and went over the ethics and functions of the Planning and Zoning Commission, and the Code of Conduct.

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon stated that Weber Chevrolet, after the vote at this meeting, will be moving forward to City Council.

Mr. Langdon also stated that there may not be a first meeting in September, due to lack of agenda items. The meeting date would be Tuesday, September 6, 2011, due to the Labor Day holiday, if it occurs.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:25 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #11-023 TEXT AMENDMENT REVISING REQUIREMENTS FOR DRIVE – THRU SERVICE FOR RESTAURANTS

FOR THE MEETING OF: September 19, 2011

LOCATION: “PC” Planned Community, “GC” General Commercial, and
“CB” Core Business Districts

REQUEST:

Bill Biermann, representing Creve Coeur Real Estate Venture IV, LLC, has submitted a request to consider certain amendments to Section 405.470(8)(d) to allow drive-thru service for restaurants on sites of not less than one (1) acre and no closer than one-half (1/2) mile from another restaurant with drive-thru service.

ADDITIONAL INFORMATION:

Currently, Section 405.470(8)(d) requires that drive-thru service for restaurants may be located only on sites of not less than three (3) acres, but there is no separation requirement. All eating and drinking places are permitted by conditional use permit as provided in Section 405.1070, subject to the conditions of Section 405.470.

Key Issues:

- Does the request adversely impact existing permitted uses?
- Does this request further the goals and/or implement the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?

Comprehensive Plan References

- Residential Preservation and Economic Development
- Community Health and Connectivity

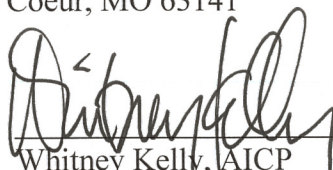
Zoning Code References

- Section 405.470 Conditional Uses
- Section 405.1060 Zoning Changes and Text Amendment

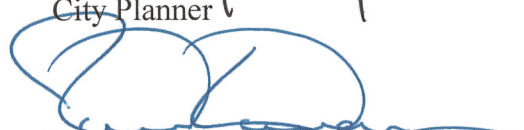
APPLICANT: Creve Coeur Real Estate Venture
IV, LLC
721 Emerson Suite 100
Creve Coeur, MO 63141

REPRESENTATIVE: Bill Biermann
1795 Clarkson Road, Suite 190
Chesterfield, MO

REPORT PREPARED BY:


Whitney Kelly, AICP
City Planner


Date


Paul Langdon, AICP
Director of Community Development


Date

ATTACHMENTS: Applicant's Application received August 25, 2011

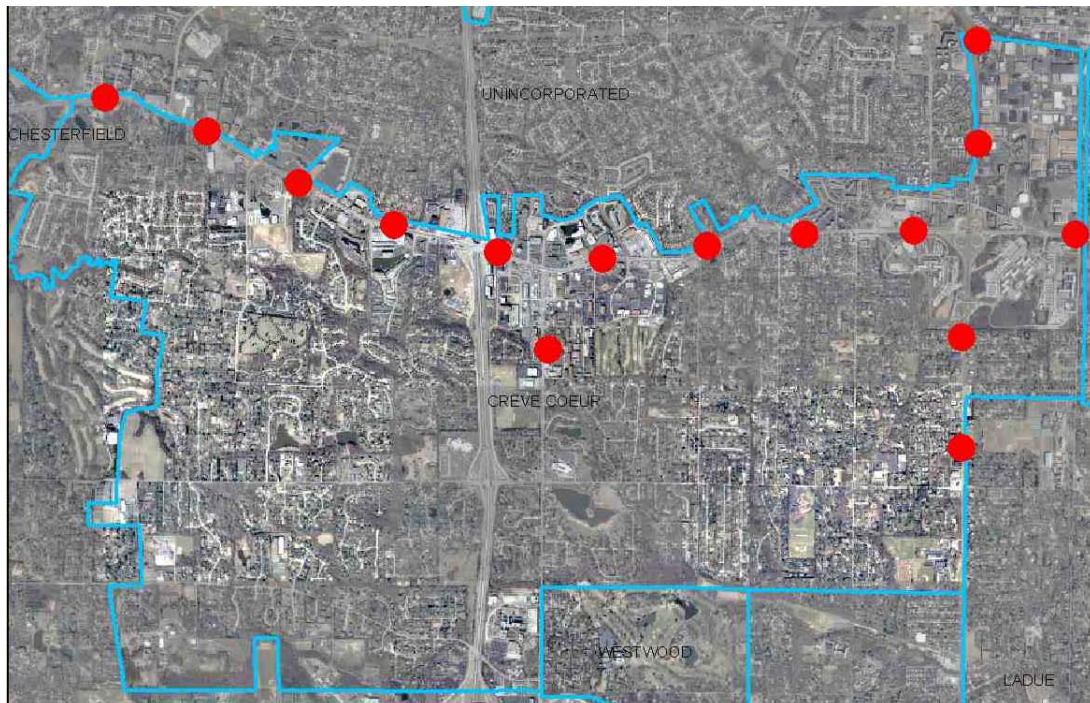
INTRODUCTION

Bill Biermann, on behalf of Creve Coeur Real Estate Venture IV, LLC, owner of 11015 Olive Boulevard, has submitted a request to revise Section 405.470 to allow for drive-thru service for restaurants on sites of not less than one acre and located no closer than one-half (1/2) mile from another restaurant with drive-thru service. Current requirements limit drive-thru services for restaurants on sites of not less than three acres. Currently, the City has one drive-thru restaurant (McDonald's) located at 11521 Olive Boulevard.

DISCUSSION

The Applicant states that the current requirement effectively prohibits any such facilities within the city due to the historical development patterns, where parcels meeting the three acre minimum are virtually impossible to find. Therefore, the Applicant, in recognition of the City's desire to limit drive-thru restaurants facilities, has proposed that the limitation be based upon proximity to other drive-thru facilities, instead of the acreage requirement.

Developers within the City have invested in sit-down eat-in restaurants that add to the character of the city. The lessening of those standards could significantly impact the type of future development within all of the commercial areas particularly along Olive Boulevard and Lindbergh Boulevards. It is unlikely that drive-thru restaurants would generate significant new revenue, but draw upon the existing market, of which the City provides enough opportunity and supply with the current regulations. Below is a map of the number of drive-thru restaurants that could occur based on the ½ mile distance from the current McDonald's facility in CB, GC, and PC Commercial Districts (15 total).



(Note: The applicant has submitted a Conditional Use Permit application for a Chick-fil-A and Bank at 11015 Olive Boulevard, which is just over ½ mile from McDonald's. Should the applicant proceed with the Conditional Use Permit, this would adjust the number of facilities based on the distance requirement. However, if the application is withdrawn or is denied and the text amendment proceeds, the above scenario could still occur.)

Staff recently surveyed a similar commercial corridor (Manchester Road) that does not have similar restrictions on drive-thru restaurants and found that, in a distance approximately equivalent to that of Olive Boulevard through Creve Coeur, a total of 20 drive-thru restaurants existed. Thus, it is reasonable to assume that the above scenario could realistically occur should the proposed text amendment be approved.

Comprehensive Plan Analysis

The Comprehensive Plan outlines several goals and strategies regarding community health and connectivity to the surrounding neighborhoods by providing pedestrian amenities, creating a “green-line” park along Olive Boulevard, improving community image and identity by maintaining the compatibility of existing commercial development areas with the surrounding single-family neighborhoods through quality of development that creates a “sense of place” and maintains the City’s strong low-density residential image and character. Drive-thru restaurants are in direct opposition to the promotion of pedestrian activity and are inconsistent with the surrounding neighborhoods. The need to include a looping traffic lane for a drive-thru causes auto-oriented developments to functionally divide themselves from neighborhoods and surrounding commercial developments. Further, the high level of moving vehicles on the site poses high conflicts with any pedestrian activity along the commercial corridors. The type of use relies heavily on corporate architecture and signage to capture the automotive traffic, tends to focus traffic congestion in the area, and offers limited landscaping due to the amount of coverage necessary to accommodate drive-thru features.



Photo taken from St. Louis Co. website

The aerial photo (at left) of the existing McDonald’s facility on Olive Boulevard, for example, illustrates the limited pedestrian amenities, isolated site layout, and minimal landscaping versus the hardscape necessary to accommodate the drive-thru traffic.

Whereas, these factors could be mitigated when integrated as part of a larger development, where parking is shared and architecture is coordinated, which is the intent of the three acre requirement.

It should be noted that limits on drive-thru services do not preclude the operation of a restaurant, which can be permitted by conditional use permit in the “PC”, “CB”, and “GC” Districts.

Design Guidelines Analysis

The relevant Design Guidelines include:

Chapter 1 for Site Layout

B. Streetscape/Pedestrian Orientation

- 1. High quality, pedestrian scale and walkable area are the objective. Site and building design should address needs pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment.*
- 2. Avoid spatial gaps and interruptions along the “streetscape” caused by parking or other non-pedestrian elements, such as building gaps, driveways and service entries. Continuous pedestrian activity is strongly encouraged.*

C. Pedestrian and Vehicular Circulation

- 4. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.*
- 5. Pedestrian linkages between uses in commercial development should be provided and emphasized.*

Chapter 2 Buildings

A. General Architectural Guidelines

- 4. In commercial retail areas, two (2) to three (3) story, multi-use buildings are encouraged; one (1) story, single use buildings are strongly discouraged.*

The combination of a high ratio of pavement to building, and the stand-alone nature of these facilities is in opposition to these recommendations. While Staff recognizes that single-use buildings are found all along Olive Boulevard that also provide drive-thru services, such as banks and pharmacies, it is the parking and circulation needed for drive-thru services at restaurants that tend to overwhelm the site, in relation to the scale of the building, that are not typical to those other uses. Therefore, it is in the public’s best interest to limit drive-thru restaurants in order to meet with the goals and objectives of the Comprehensive Plan and Design Guidelines.

Zoning Analysis

As discussed earlier, Section 405.470(8)(d) limits drive-thru service for restaurants on not less than three acres. While the three acre requirement is intended to limit the number of drive-thru restaurants, it does not represent a prohibition. The requirement was intended to limit such uses to larger development projects where traffic issues could be mitigated and architecture could be coordinated. In other words, it does limit free standing, stand-alone facilities. Several developments within the City have been identified as potential sites for freestanding drive-thru restaurants, including the recently rezoned property at 13150 Olive Boulevard and the project commonly referred to as “The Ones”, which meet with the three acre minimum requirement. Any number of older commercial development sites could seek redevelopment opportunities that

incorporate drive-thru restaurant options. The McDonald's was approved as part of the larger CityPlace development, for example.

The Zoning Code outlines certain requirements that should be considered when considering a text amendment.

Section 405.1060 ZONING CHANGES AND TEXT AMENDMENTS

(E) Standards.

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.

Based on the discussion above regarding the goals and objective within the Comprehensive Plan in regard to Community Health and Connectivity, Community Image and Identity, impacts on the surrounding neighborhoods, and the site layout, the proposed amendment would not rise to the level of promoting the public welfare or public interest over the private interest. Further, the fact that there is still opportunities for such development, even under the current ordinance, suggest that any detriment to private interest does not greatly outweigh the public interest. Therefore, Staff cannot support the proposed text amendment. If the members of the Commission are interested in relaxing the standards for drive-thru restaurants, Staff suggest a dialogue with the applicant to amend the proposal in a manner that reduces the potential number of sites for such uses.

CONCLUSION

The principal question before the Commission is: Are the Commission Member's open to changes to the Zoning Code to allow for additional drive-thru restaurants? If so, Staff request guidance on the scope of the change, that is:

- What districts should be included?
- What lot size is appropriate?
- What distance is appropriate?

If the Commission Members are satisfied with the current regulations, they should vote against the requested amendment, or continue the matter to allow the applicant an opportunity to amend the request in light of the preceding analysis.

MOTION

If the Commission members wish to consider further requirements on drive-thru facilities, the following is an example of an appropriate motion for this application:

"I move to continue Application #11-023, to the meeting of October 3, 2011 to allow the applicant time to address the concerns of the members of the Planning Commission and work with staff for further revisions that meet with the Comprehensive Plan."

If the Commission members wish to proceed with an action on the proposed text amendment, the following is an example of an appropriate motion for this application:

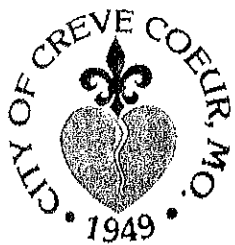
“I move to recommend approval of a text amendment to Section 405.470(8)(d) to allow drive-thru service for restaurants on sites of not less than one (1) acre and no closer than one-half (1/2) mile from another restaurant with drive-thru service within the “PC” Planned Commercial District, “GC” General Commercial District, and “CB” Core Business District, as described in the staff report on application #11-023, dated September 19, 2011.”

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.



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PLANNING AND ZONING COMMISSION AGENDA APPLICATION TEXT AMENDMENT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant: <u>Creve Coeur Real Estate Venture IV, LLC</u> Name <u>Owner of 11015 Olive Boulevard</u> Company (If Applicable) <u>721 Emerson Suite 100</u> Address <u>Creve Coeur, MO 63141</u> Address Telephone # <u>314-517-4348</u> Fax # <u>636-532-5588</u> Email: <u>bill@wmwiermannco.com</u>	Applicant's Representative (if applicable): <u>Bill Biermann</u> Name Company (If Applicable) <u>1795 Clarkson Road Suite 190</u> Address <u>Chesterfield, MO</u> Address Telephone # <u>314-517-4348</u> Fax # <u>636-532-5588</u> Email: <u>bill@wmwiermannco.com</u>
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Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
☒ Private Party (Financial, contractual, or proprietary interest)
☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, _____, 2011.

Creve Coeur Real Estate Venture IV, LLC

By: Will C.B.
Applicant's Signature
Susan W. Morisoni

2/16/11

Date

Applicant's Representative's Signature

Date

Description of Request: This Application seeks to revise the Zoning Code as it relates to drive-thru service for restaurants. Currently, the Zoning Code allows drive-thru service for restaurants on parcels that are in excess of three (3) acres. Thus, there is not an express prohibition against such facilities within the City. However, due to the historical development patterns in the City it is virtually impossible to find a parcel meeting the three (3) acre minimum that is suitable for a drive-thru facility. The restrictive nature of the square footage requirement coupled with existing development patterns effectively acts to prohibit these facilities within the City. In recognition of the City's desire to limit drive-thru restaurant facilities, this Application proposes that the limitation be based upon proximity to other drive-thru facilities instead of square footage alone. The proximity standard will ensure that the City is not inundated with these facilities while at the same time allowing new facilities to be constructed within the City.

Affected Section(s) of the Zoning or Subdivision Code: Section 405.470 Paragraph 8 d.

Proposed Ordinance Language:

SECTION 405.470: CONDITIONAL USES

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

a. Shall provide space for at least three (3) cars per drive-up window or station.

b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.

c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.

d. Drive-thru service for restaurants may be located only on sites of not less than one (1) acre and shall be located no closer than one-half (1/2) mile from another restaurant with drive-thru service.

Langdon. Paul

From: Langdon. Paul
Sent: Thursday, September 15, 2011 5:22 PM
To: Langdon. Paul
Subject: FW: [mayor-council] Change in zoning laws {01}

From: mayor-council@ci.creve-coeur.mo.us [<mailto:mayor-council@ci.creve-coeur.mo.us>] **On Behalf Of** Tom Loew
Sent: Thursday, September 15, 2011 3:23 PM
To: Mayor-Council
Subject: [mayor-council] Change in zoning laws {01}

I am unable to attend the zoning meeting on 09/19. Please record my strong opposition to reducing the size of the required lot size for fast food restaurants in Creve Coeur. We are overrun as it is. Thank you

Thomas A. Loew
#26 Broadview Farm Road
Creve Coeur, MO 63141

Langdon. Paul

From: Langdon. Paul
Sent: Thursday, September 15, 2011 5:20 PM
To: Langdon. Paul
Subject: FW: [mayor-council] Fast Food Proposal {01}

From: mayor-council@ci.creve-coeur.mo.us [<mailto:mayor-council@ci.creve-coeur.mo.us>] On Behalf Of bobedith1@charter.net
Sent: Thursday, September 15, 2011 5:15 PM
To: Mayor-Council
Subject: [mayor-council] Fast Food Proposal {01}

We are against the rezoning to allow a fast food restaurant in the old Walgreens building
Robert and Edith Prywitch
12203 Sommerton Ct
St. Louis Mo. 63141

Langdon. Paul

From: Louis Rubin [rubinlb@sbcglobal.net]
Sent: Thursday, September 15, 2011 7:57 PM
To: Langdon. Paul
Subject: Oppose proposed Zoning Chages

Mr. Langdon:

Just a note to express my opposition to the proposed zoning change, which as I understand it – would reduce the size of a lot that could be used for a fast food location.

Zoning of this type is simply not in the best interests of the residents of Creve Coeur, but rather to the developers who favor it.

We do not need for this City's major streets to become another Manchester Road.

Thanks for your consideration.

Louis Rubin
178 South Mason Road
Creve Coeur Missouri 63141



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**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-024 MINOR SITE DEVELOPMENT PLAN
FOR DANFORTH PLANT SCIENCE CENTER GREENHOUSE EXPANSION**

FOR THE MEETING OF: September 19, 2011

LOCATION: 975 North Warson Road

REQUEST: Howard Beittenmiller, Director of Facilities for the Donald Danforth Plant Science Center, has submitted a request for site development plan approval for a 38,654 square-foot greenhouse expansion. The property is located at 975 North Warson Road, north of Olive Boulevard and west of N. Warson Road, and is currently zoned "RO" Research and Office Park District.

ADDITIONAL INFORMATION:

Section 405.330 (D) of "RO" Research and Office Park District requires site concept and site development plan approval by the Planning and Zoning Commission for all proposed developments.

Key Issues:

- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?

**Comprehensive Plan
References**

- Commerce Center Action Area

Zoning Code References

- Section 405.330 "RO" Research and Office Park District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANTS: Howard Beittenmiller
Director of Facilities
Donald Danforth Plant Science Center
975 Warson Road
Creve Coeur, MO 63132



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

for 9/19/2011
Date

ATTACHMENTS: Applicant's Application Materials dated August 24, 2011
Lighting Study dated September 1, 2011, and revised September 14, 2011
Site Concept Plan approved in 2007

Howard Beittenmiller, Director of Facilities for the Donald Danforth Plant Science Center, has submitted a request for site development plan approval for a 38,654 square-foot greenhouse expansion. The property is located at 975 N. Warson Road, north of Olive Boulevard and west of N. Warson Road, and is currently zoned “RO” Research and Office Park District. The “RO” district is intended for the development of large-scale office parks which include extensive laboratories and other similar scientific research facilities.

GREENHOUSE C
 1 Story Greenhouse
 w/ Partial Basement
 Fin. Fl. = 697.25
 Basement = 682.0
 GH - 20,702 s.f.
 Bsmt. - 16,793 s.f.

RESEARCH AREAS:
 FUTURE GH1-C RESEARCH
 FUTURE GH2-C RESEARCH
 FUTURE GH3-C RESEARCH
 GH4-C RESEARCH
 GH5-C RESEARCH
 GH6-C RESEARCH
 GH7-C RESEARCH
 GH8-C CORRIDOR
 GH9-C RESEARCH
 GH10-C SOIL BED
 GH11-C SOIL BED
 GH12-C CORRIDOR

OTHER FEATURES:
 BASEMENT ONLY (PARTIALLY EXPOSED)
 FUTURE GREENHOUSES
 GREENHOUSES & BASEMENT
 PARTIAL BASEMENT
 GROUND SOIL BED HOUSES
 COVERED WALKWAY
 TOP BERM: 694.5
 CIRC

ELEVATIONS:
 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

20

BACKGROUND

The Donald Danforth Plant Science Center (PSC) opened in 2001 and is a not-for-profit research institute working to enhance the nutritional content of plants to improve human health, increase agricultural production to create a sustainable food supply, and provide scientific ideas and technologies that contribute to the economic growth of the St. Louis region and of the State of Missouri. The “RO” district is intended for the development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. The Planning and Zoning Commission approved the original PSC Site Concept Plan on July 19, 1999, that included Greenhouse A.

In June of 2007, the Planning and Zoning Commission approved the construction of the existing 15,305 square foot Greenhouse B adjacent to the PSC, and the construction of the 112,100 square foot four-story laboratory/office BRDG building located north of the greenhouses. The approved site concept plan also indicated a possible third greenhouse in this area. Therefore, this request fits within that concept plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Warson Village Apartments	“AR” Attached Single Family Residential	N/A
South	St. Paul’s Evangelical Church; and Monsanto East campus	Church-“GC” General Commercial District; “RO” Research and Office Park District	Olive Boulevard
East	Single residences	City of Olivette, Single Family Residential	N. Warson Road
West	Missouri American Water Company	“GC” General Commercial District	NA

COMPREHENSIVE PLAN REVIEW

The PSC campus is located in the Commerce Center Action Area portion of the city, which is located on the east end of the city, roughly between Lindbergh Boulevard and Warson Road. The area is comprised of multiple uses, including research laboratories, professional offices, light industrial, limited manufacturing, office/warehouse, and similar uses. Unlike other commercial sectors of Creve Coeur, the Commerce Center area is primarily a place to work. The Residential Preservation and Economic Development goals and objectives for the area include encouraging the creation and growth of land uses related to the life science and biotech sector. The plan also emphasizes light industrial office uses, particularly those oriented to life sciences and biotechnology, as dominant land users (page 70). The proposed expansion of the greenhouse for the PSC meets with this objective.

ZONING REVIEW

Per the stated purpose in Section 405.330, the “RO” Research and Office Park District is intended to provide, by site concept and site development plan approval, for the planned development of large-scale office parks which include extensive laboratories and other similar

scientific research facilities. All development within the “RO” District requires Planning and Zoning Commission approval, to wit:

Section 405.330(D) *Site Concept and Site Development Plan Required.* Site Concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the “RO” District as provided for in Section 405.1080

The proposed 38,654 square-foot Greenhouse C is a permitted use and situated near the other greenhouses, out of sight of any residential units and from the public right-of-way. The total site area of the PSC is 40.3 acres. The maximum site coverage allowed in the “RO” District is 60%. The proposed Greenhouse C will increase the site coverage for the campus to 29%, well within the required limits.

The proposed project will not increase the need for parking as the greenhouse is considered a support space and the parking has been accounted for within the existing building and laboratory area. (Parking required is one space per 400 square feet of laboratory space. The total number of parking spaces available on site is 574. The total parking required is 428 spaces; thus, 146 surplus parking spaces are available on site.)

The applicant has provided a lighting study that indicates that, at 100 feet from the greenhouse, lighting illumination will be between 1.8 and 2.6 foot candles. The Greenhouse C is approximately 607 feet from Mason Road. The residential property bordering to the north of the PSC is 549.47 feet from the proposed Greenhouse C. The areas to the north, east and west of the greenhouses are landscaped and have berms that shield the greenhouses from view. The existing 4-story BRDG building to the north will also provide shielding of the greenhouses to the north. The lighting study indicates that illumination at the property boundaries will be 0 foot candles, and therefore should not have an impact on the residents.

CONCLUSION

The proposed Greenhouse C expansion meets with the applicable Zoning District regulations and the goals and objectives Comprehensive Plan.

ACTION

The motion for the site development plan shown in the enclosed Applicant’s Materials will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required.

MOTION

The following is an example motion for this application:

“I move to approve the site development plan for the Greenhouse C for the Danforth Plant Science Center at 975 N. Mason Road submitted with Application #11-024, as presented to the Planning and Zoning Commission on September 19, 2011” (conditions may be added, eliminated, or modified by preceding motion).

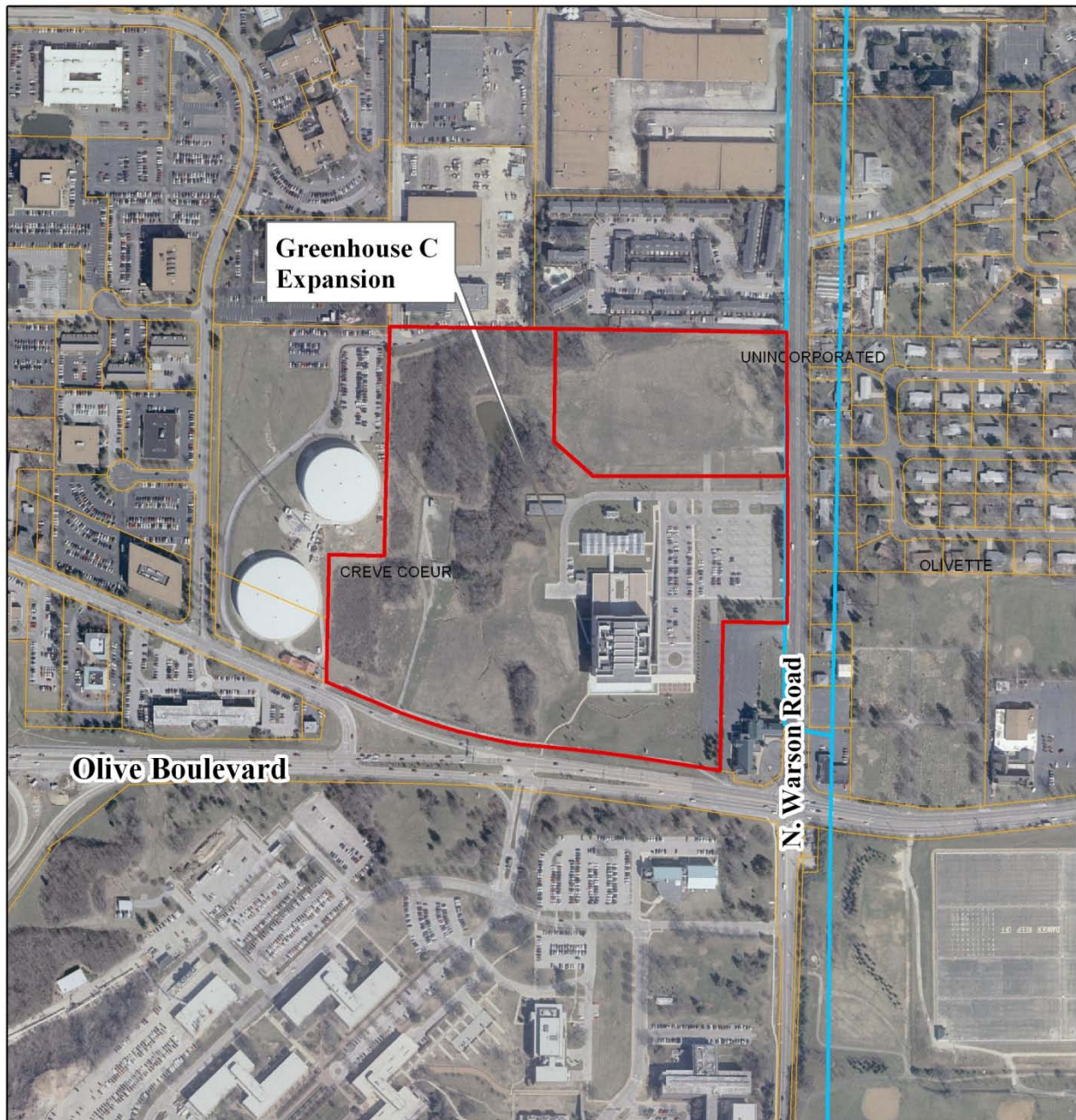
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

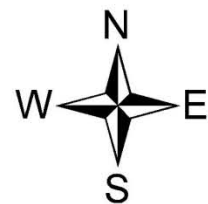
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



Legend

-  City Limit
-  Property Lines
-  Donald Danforth Plant Science Center, 975 N. Warson Road



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 09/01/2011
	Description: View of the area for the proposed Greenhouse C looking northeast along the service road with the existing Haz. Mat facility that will be relocated, and the existing BRDG building in the background.
	Description: View looking east from the service road of the area for the proposed Greenhouse C, with a view of the existing Greenhouses A & B.
	Description: Another view of the area looking south east from the curve in the service road.

	Description: View of the area looking west.
	Description: View looking northwest from the service road of the landscaping that blocks views of the greenhouses from the north and west property line.
	Description: View looking north from the service road.

SEE SITE DEVELOPMENT
PLANS FOR DETAILS
OF GREENHOUSE C

LEGAL DESCRIPTION

beginning at the intersection of the North Line of Section 1, with the West line of a tract of land conveyed to St. Louis County (for the widening of Warren Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said North Line of Section 1, north 0 degrees 00 minutes 00 seconds East, 172.93 feet to a point on the North Line of a tract of land conveyed to St. Paul's Evangelical Church by deed recorded in Deed Book 1022, Page 363, of the St. Louis County Records; thence along said North Line, North 88 degrees 45 minutes 00 seconds East, 172.93 feet to a point on the North Line of a tract of land conveyed to The State of Missouri by deed recorded in Deed Book 2000, Pages 4840 and 4841 to a point on the North Line of a tract of land conveyed to The State of Missouri by deed recorded in Deed Book 3585, Page 43, of the St. Louis County Records; thence along said North Line, North 30 degrees 32 minutes 21 seconds West, 173.18 feet to a point of curvature; thence westerly 50.54 feet along a curve to the left, having a radius of 100.00 feet, 173.18 feet to a point of tangency; thence westerly 42.98 feet along a curve to the right, having a radius of 100.00 feet, 42.98 feet to a point of curvature; thence westerly 42.98 feet along a curve to the right, having a radius of 100.00 feet, 42.98 feet to a point of tangency; thence westerly 42.98 feet along a curve to the right, having a radius of 100.00 feet, 42.98 feet to a point of curvature; thence North 67 degrees 26 minutes 21 seconds West, 207.74 feet to a point; thence departing said North Line, North 1 degree 20 minutes 28 seconds East, 431.17 feet to a point; thence South 88 degrees 39 minutes 03 seconds East, 179.56 feet to a point; thence along said North Line, North 89 degrees 06 minutes 00 seconds East, 128.93 feet to the point of beginning and continuing thence along said North Line, North 89 degrees 06 minutes or less, Bearings are based on the North Line of Section 1 being South 89 degrees, 06 minutes, or more Eads.

the clayton engineering company, inc.

ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX (314) 692-8898 claytonengr.com
MO Cert. of Authority — Prof. Engineering #000067 & Prof. Surveying #000068

William Tao & Associates
Consulting Engineers

349 Marshall Avenue, Suite 200
St. Louis, Missouri 63119

Phone: 314-951-5252
Fax: 314-951-5259



PROJECT NAME: DONALD DANFORTH
PLANT SCIENCE CENTER
GREENHOUSE EXPANSION
PHASE 3

975 NORTH WARSON ROAD
CREVE COEUR, MISSOURI 63132

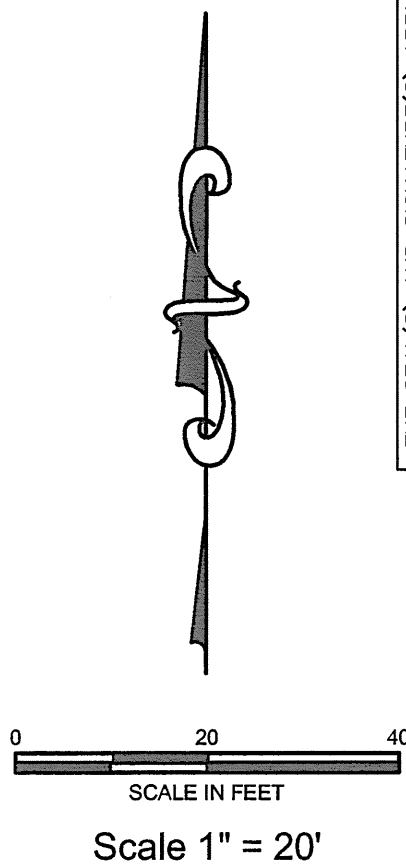
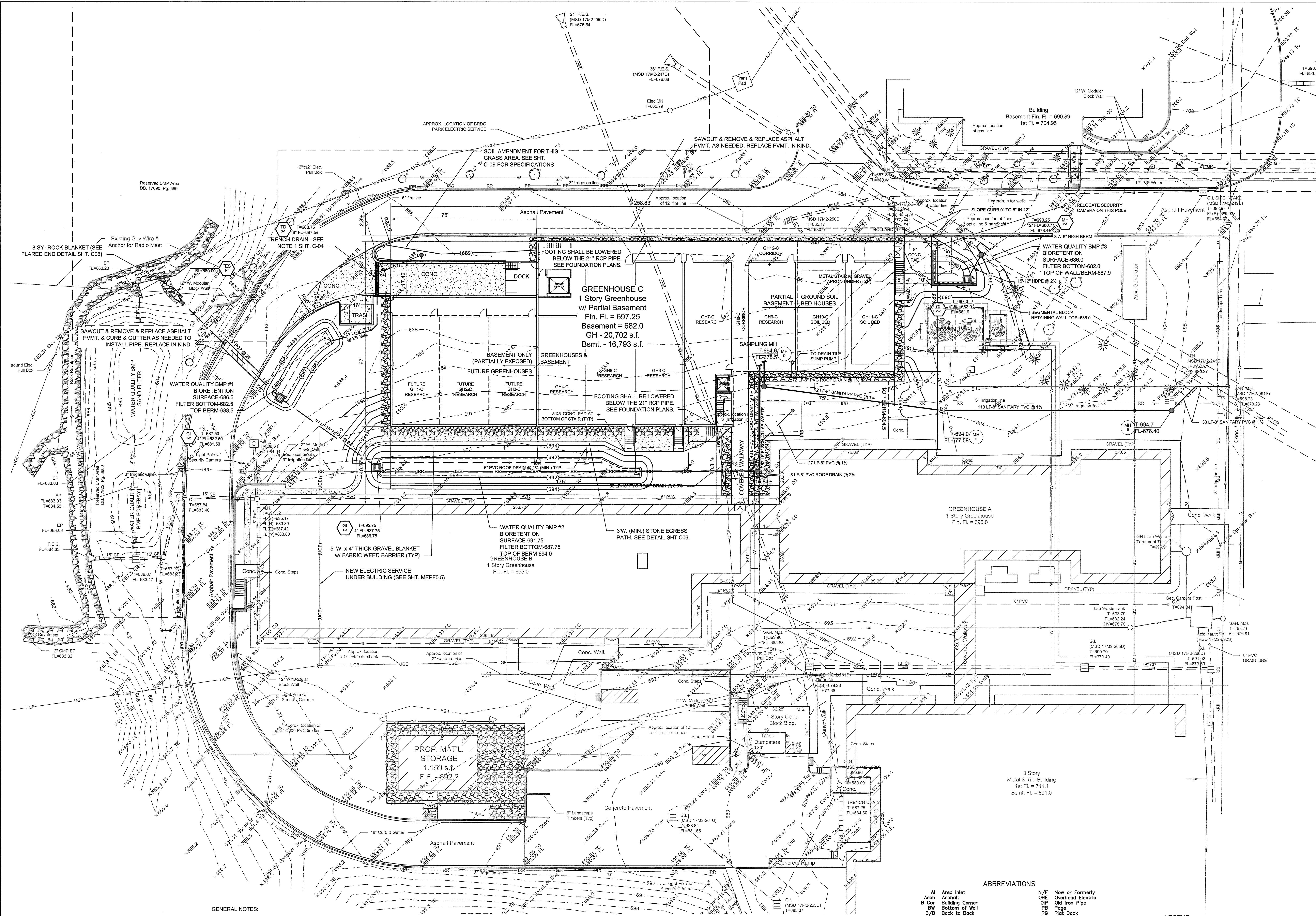


DRAWING TITLE: ED A PROJECT NO. 05-79-04964
GREENHOUSE C
OVERALL SITE DEVELOPMENT PLAN
CIVIL

DATE ISSUED:	8/24/2017
SCALE:	1" = 60'
PROJ. NO.:	99208.2
ENGINEER:	GM
DRAWN BY:	GM
CHECKED BY:	GM

SHEET NO.:
SDP-1

Donald Danforth Plant Science Center
975 North Warson Road
Creve Coeur, Missouri 63132
(314) 587-1000

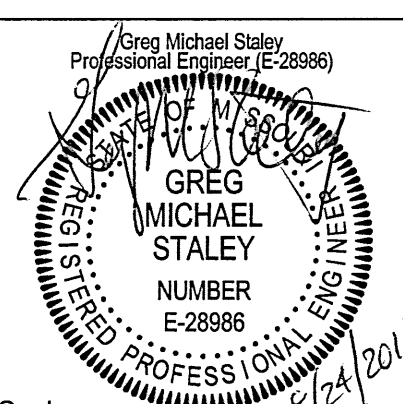


- GENERAL NOTES:
1. PROJECT NAME: DONALD DANFORTH PLANT SCIENCE CENTER GREENHOUSE EXPANSION PHASE 3
 2. SITE ADDRESS: 975 NORTH WARSON ROAD 63132
 3. ST. LOUIS COUNTY LOCATOR NO. 17M540191
 4. OWNER: DONALD DANFORTH PLANT SCIENCE CENTER
 5. PROPERTY AREA: 40.305 AC
 6. CURRENT ZONING: RO - RESEARCH & OFFICE PARK DISTRICT
 7. PROPOSED USE: GREENHOUSE
 8. WATERSHED: RIVER DES PERES / MISSISSIPPI RIVER
 9. FIRE DISTRICT: CREVE COEUR
 10. SCHOOL DISTRICT: LAJUE
 11. ELECTRIC SERVICE: AMEREN MO
 12. GAS SERVICE: LACLEDE GAS COMPANY
 13. WATER SERVICE: AMERICAN WATER COMPANY
 14. STORM / SANITARY SERVICE: ST. LOUIS METROPOLITAN SEWER DISTRICT (MSD)
 15. TELEPHONE SERVICE: AT&T
 16. STORMWATER DETENTION HAS BEEN PROVIDED IN THE EXISTING LAKE/DETENTION BASIN BY PREVIOUS MSD P-28102-00.
 17. ALL SEWERS TO MEET THE REQUIREMENTS OF MSD.
 18. AN INDUSTRIAL WASTEWATER SURVEY FORM MUST BE COMPLETED & REVIEWED BY MSD BEFORE AN OCCUPANT CAN DISCHARGE WASTE INTO MSD FACILITIES.

ABBREVIATIONS	
AI	Area Inlet
Agri	Asphalt
B	Building Corner
BW	Bottom of Wall
B/B	Back to Back
CB	Catch Basin
ChB	Chord Bearing
CL	Centerline
CM	Concrete Monument
CMF	Corrupted Metal Pipe
CO	Cleanout
Conc	Concrete
CP	Concrete Pipe
DB	Dead Book
DCB	Double Catch Basin
DPL(N)	Drop FL From North
DF	Ductile Iron Pipe
DS	Downspout
EM	Electric Meter
EP	Edge of Pavement
Fen	Fence
FES	Flared End Section
FF	Finished Floor
FI	Fire Hydrant
FL	Flowline
F/F	Face to Face
G	Grate Inlet
GM	Gas Meter
GV	Gas Valve
GR	Grade
Gr	Grate Manhole
GW	Guy Wire
L	Length of Curve
LS	Light Standard
LI	Light
Man	Manhole
MUTCD	Manual on Uniform Traffic Control Devices
N/F	Now or Formerly
OIE	Overhead Electric
OIP	Old Iron Pipe
PB	Page
PB	Pict Book
PL	Property Line
PVC	Polyvinyl Chloride Pipe
Pvmt	Pavement
R	Radius
RCP	Reinforced Concrete Pipe
R/W	Right-of-Way
TS	Top of Slope
TH	Test Hole Location
TR	To Be Removed
TB	Top of Bank
TBR	To Be Relocated
TBR&R	To Be Removed & Replaced
TI	Top of Island
TJ	Telephone Junction Box
TM	Telephone Manhole
TP	Top of Pavement
Tran	Transformer
Tr	Top of Road
TW	Top of Wall
TK	Top of Walk
Typ	Typical
UGE	Underground Electric
UGFO	Underground Fiber Optic
UGT	Underground Telephone
UP	Use in Place
UP	Utility Pole
VCP	Verified Clay Pipe
WM	Water Meter
WM	Water Manhole
WV	Water Valve
32L30175	MSD Sewer Identification

LEGEND	
Area Light	Area Light w/120v. Recept.
Area Light	Area Light
Light Standard	Light Standard
Existing Contour	Existing Contour
Proposed Contour	Proposed Contour
Existing Elevation	Existing Elevation
Proposed Elevation	Proposed Elevation
Fire Hydrant	Fire Hydrant
Doorway Entrance	Doorway Entrance
Direction Of Traffic	Direction Of Traffic
Existing Overhead Electric Line	Existing Overhead Electric Line
Existing Underground Electric Line	Existing Underground Electric Line
Existing Underground Telephone Line	Existing Underground Telephone Line
Existing Fiber Optic Line	Existing Fiber Optic Line
Existing Gas Line	Existing Gas Line
Existing Combination Sewer	Existing Combination Sewer
Existing Telephone Line	Existing Telephone Line
Existing Water Line	Existing Water Line
Existing Fence Line	Existing Fence Line
Existing Cable TV Line	Existing Cable TV Line
Existing Irrigation Line	Existing Irrigation Line
Proposed Utility Line	Proposed Utility Line
Benchmark	Benchmark
Soil Boring	Soil Boring
Utility Pole w/ Guy Wires	Utility Pole w/ Guy Wires

MSD P-28102-02
MSD BASE MAP 17M
CEC PROJ. #99208.21



REV	DATE	DESCRIPTION	APPD

AGRITECHNOVE
EXPERTS • CONSULTANTS
851, route Begin, St-Amande (Quebec) Canada, G0R 2N0
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ST. LOUIS, MISSOURI 63104
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4000 S. Main St., Suite 200, St. Louis, Missouri 63104
314.451.5552

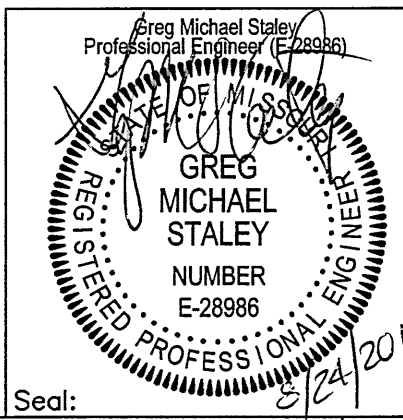
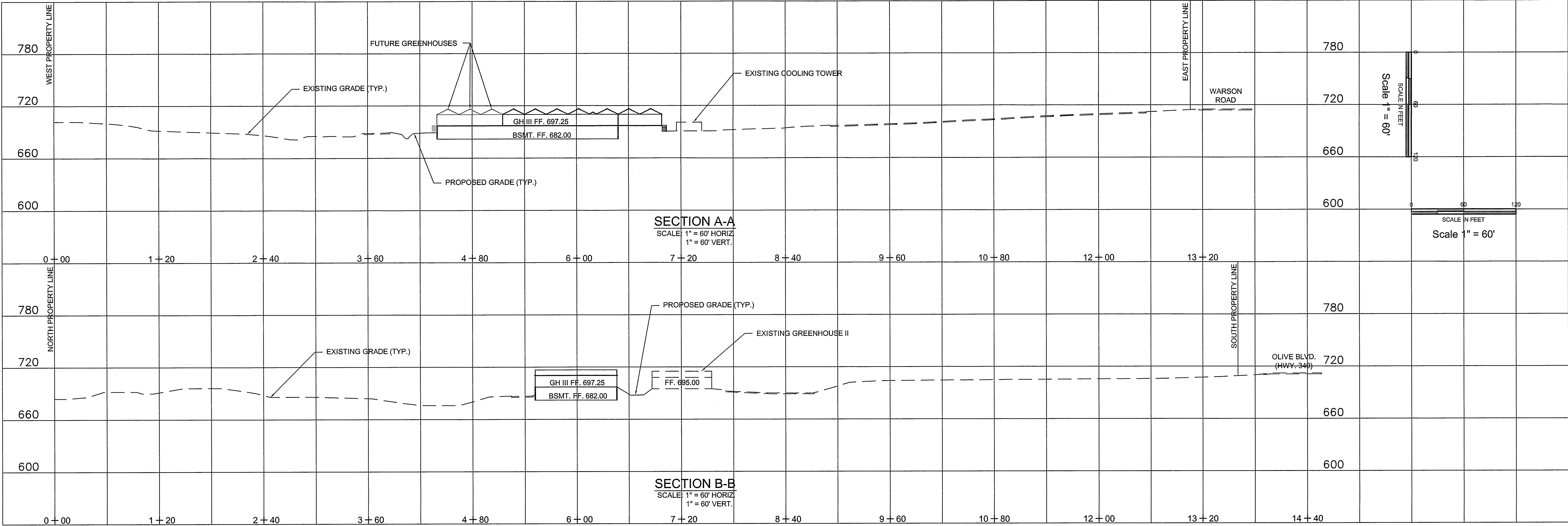
William Tao & Associates
Consulting Engineers
240 Marshall Avenue, Suite 200
St. Louis, Missouri 63105
Phone: 314-451-5552
Fax: 314-451-5552

PROJECT NAME: DONALD DANFORTH PLANT SCIENCE CENTER GREENHOUSE EXPANSION PHASE 3
975 NORTH WARSON ROAD
CREVE COEUR, MISSOURI 63132

DRAWING TITLE: GREENHOUSE C SITE DEVELOPMENT PLAN
CIVIL

DATE ISSUED: 8/19/2011
SCALE: 1" = 20'
PROJ. NO.: 99208.21
ENGINEER: GMS
DRAWN BY: GMS
CHECKED BY: GMS
SHEET NO.: SDP-3

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REV	DATE	DESCRIPTION	APPD

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A. Dept. President & Prof. Reg. Designer & Engineering Corp. #64,00079

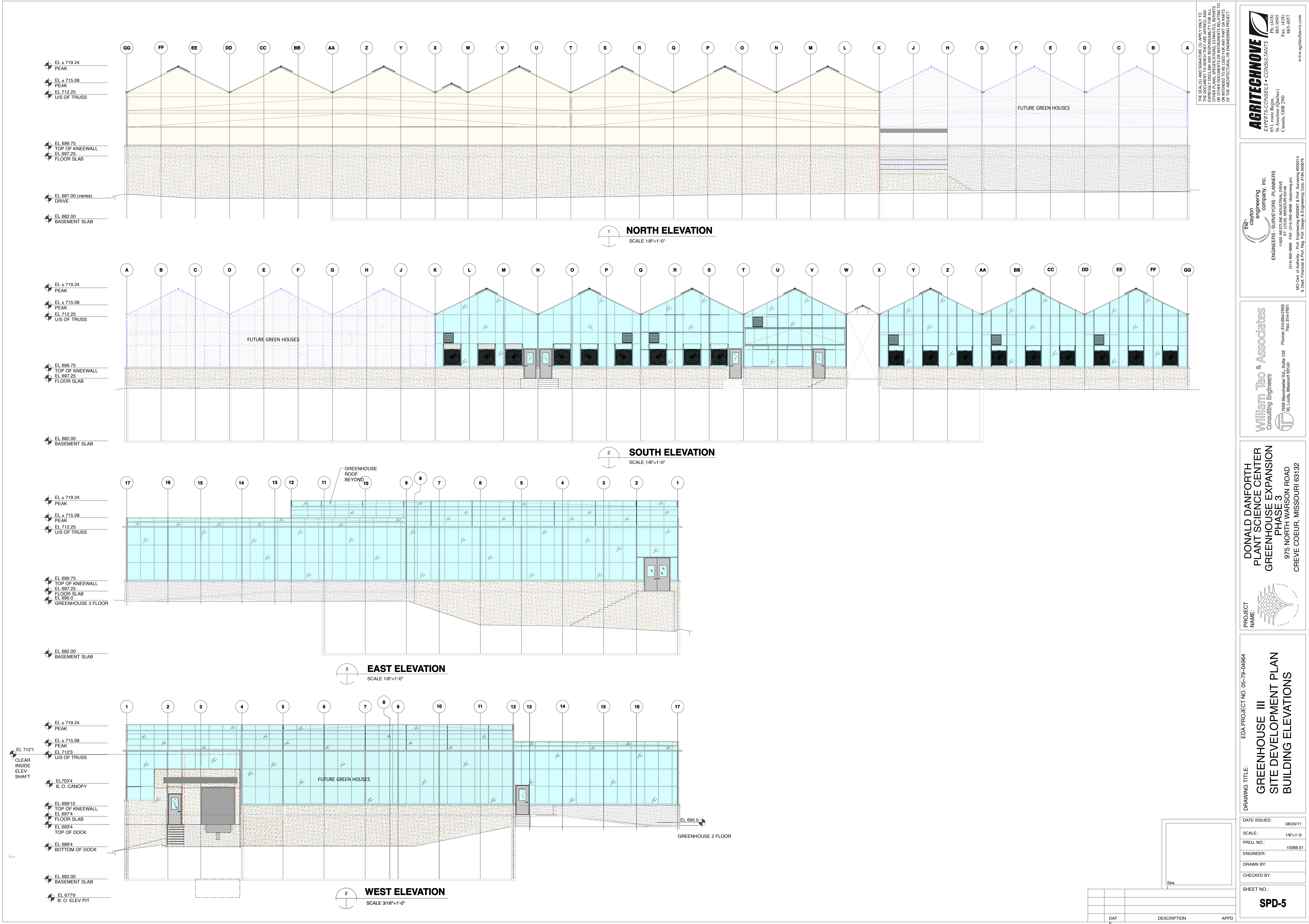
William Tao & Associates
Consulting Engineers
340 Marshall Avenue, Suite 200 Phone: 314-961-5252
St. Louis, Missouri 63119 Fax: 314-961-5258

PROJECT NAME: DONALD DANFORTH
PLANT SCIENCE CENTER
GREENHOUSE EXPANSION
PHASE 3
975 NORTH WARSON ROAD
CREVE COEUR, MISSOURI 63132

DRAWING TITLE: EDA PROJECT NO. 05-79-04964
GREENHOUSE C
SITE DEVELOPMENT SECTION PLAN
CIVIL

DATE ISSUED: 8/24/2011
SCALE: 1" = 60'
PROJ. NO.: 99208.21
ENGINEER: GMS
DRAWN BY: GMS
CHECKED BY: GMS

SHEET NO.:
SDP-2



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MO Cert. of Authority - Prof. Engineering #000067 & Prof. Surveying #000014
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184 000679

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DONALD DANFORTH
PLANT SCIENCE CENTER
GREENHOUSE EXPANSION
PHASE 3
975 NORTH WARSON ROAD
CREVE COEUR, MISSOURI 63132

PROJECT NAME:

DRAWING TITLE:
**GREENHOUSE III
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS**

DATE ISSUED: 08/24/11
SCALE: 1/8"=1'-0"
PROJ. NO.: 10088.01
ENGINEER:
DRAWN BY:
CHECKED BY:

SHEET NO.:
SPD-5

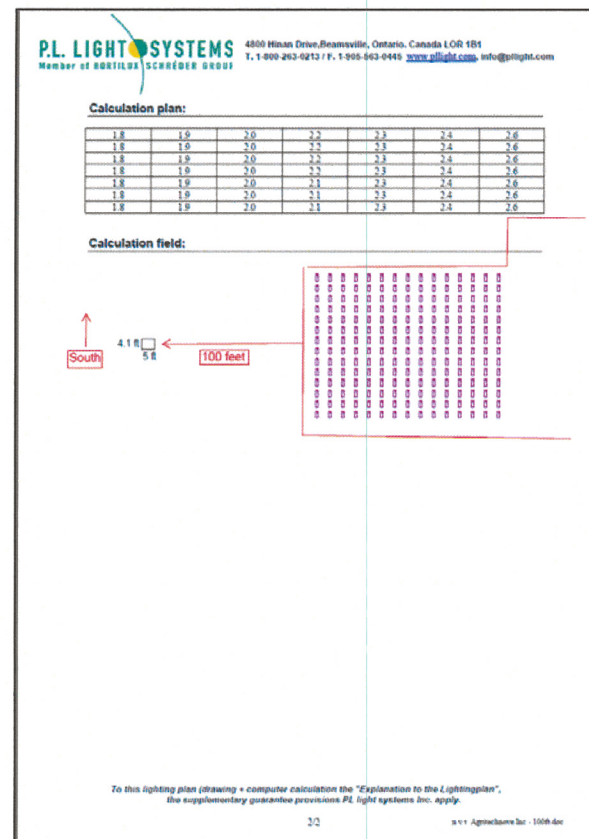
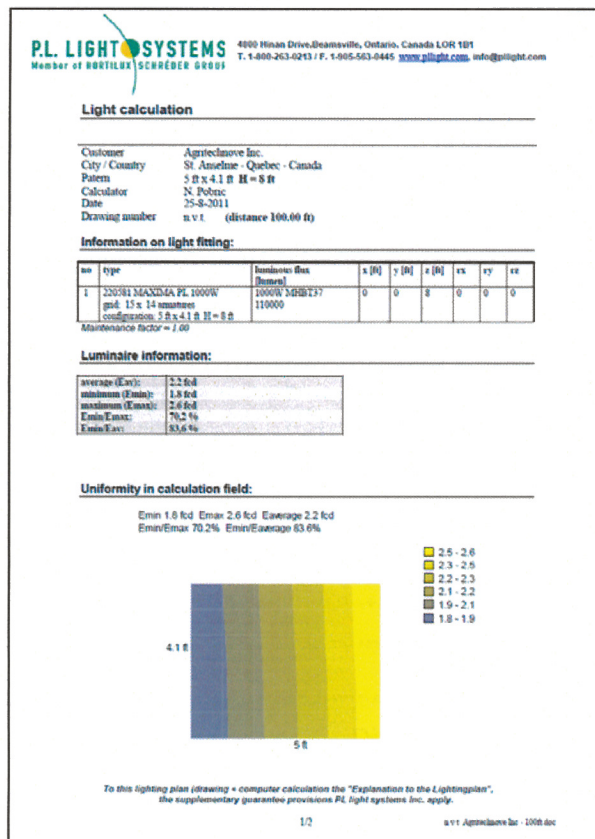
DAT	DESCRIPTION	APPD

Danforth Center Greenhouse C Light Study

The Danforth Center requested PL Lighting Systems of Ontario, Canada, the providers of the High Intensity Growth Lights in Greenhouses A & B, to perform a light intensity study at two distances to the east of proposed Greenhouse C.

The study parameters were the following:

- 220 x 1000 Watt High Intensity Metal Halide lights with reflectors for downward shine were used for the light source measurements. This number represents 45% of the total number of fixtures specified for the proposed Greenhouse.
- Measurements were made on a grid within a 4' x 5' rectangle, 8' above ground level, at two (2) distances from the east end of Greenhouse C. Distance 1 was 100 feet; distance 2 was 600 feet at the site boundary at North Warson Road.



Distance 1

At 100 feet from the Greenhouse, light intensities were between 1.8 and 2.6 foot candles (fcd).

Danforth Center Greenhouse C Light Study

P.L. LIGHT SYSTEMS
Member of NORTELX SCHNEIDER GROUP

4000 Hiram Drive, Beauséjour, Ontario, Canada L0R 1U1
T: 1-800-253-6213 / F: 1-905-563-0445 www.plight.com, info@plight.com

Light calculation

Customer: AgriTechnique Inc.
City / Country: St. Anselme - Québec - Canada
Pattern: **0.8 x 4.1.8 H=8 ft**
Calculator: N. Polanc
Date: 30-8-2011
Drawing number: **0.3.3** (distance: **600.00 ft**)

Information on light fitting:

no	type	luminaire flux (lmens)	x [ft]	y [ft]	z [ft]	rx	ry	rz
1	2208HT MAXIMA, PL 100Ww gral. 15 x 14 modules configuration: 5 ft x 4.1 ft H=8 ft	1000W MHIDT3) 110000	0	0	8	0	0	0

Maintenance factor = 1.00

Luminaire information:

average (Eav):	0 fcd
minimum (Lmin):	0 fcd
maximum (Emax):	0 fcd
E min/E max:	97.5 %
L min/L av:	99.8 %

Uniformity in calculation field:

Emin: 0 fcd Emax: 0 fcd Eaverage: 0 fcd
Emax/Emav: 67.5% Emin/Eaverage: 99.8%

To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan",
the supplementary guarantee provisions PL light systems inc. apply.

1/2

0.3.3 AgriTechnique Inc. - 0002.doc

P.L. LIGHT SYSTEMS
Member of HORTILUX SCHRÖDER GROUP

4809 Hman Drive, Bramsville, Ontario, Canada L0R 1B1
T: 1-800-263-0213 / F: 1-905-563-0445 www.pllight.com, info@pllight.com

Calculation plan:

0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0

Calculation field:

The diagram illustrates the calculation field for the lighting plan. It features a horizontal line representing the distance, labeled "600 feet". To the left of this line is a vertical line segment labeled "41 ft" and "5 ft". Below this vertical segment is a box containing the text: "Site Boundary - ~ 620 feet from East End of Greenhouse". To the right of the "600 feet" line is a box labeled "South" with an upward-pointing arrow. Further to the right is a box containing a barcode and a small rectangular area.

To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan", the supplementary guarantee provisions PL light systems Inc. apply.

2/2

all Agriculture Inc - 9/08.doc

Distance 2

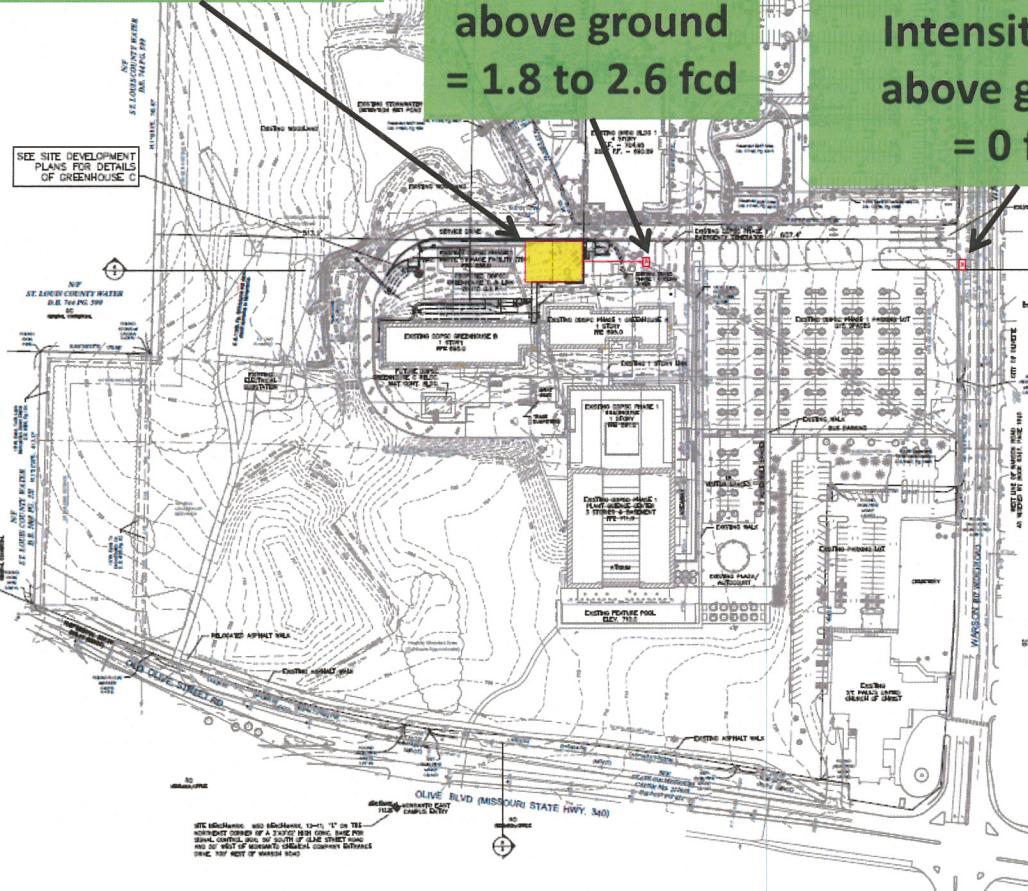
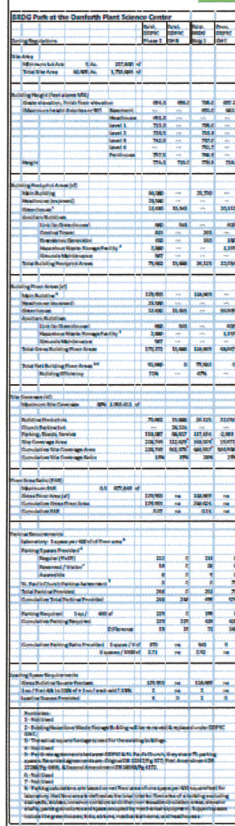
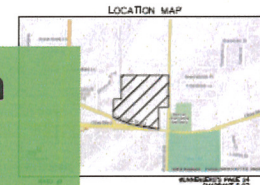
At 600 feet from the Greenhouse, at the Warson Road Site boundary, light intensities were 0 foot candles (fcd).

Danforth Center Greenhouse C Light Study

**45% of Greenhouse
Growth Lights = 220
1000 W Fixtures**

**100 feet from
Greenhouse –
Intensity at 8'
above ground
= 1.8 to 2.6 fcd**

**600 feet from
Greenhouse,
at site boundary –
Intensity at 8'
above ground
= 0 fcd**



ADDITIONAL NOTES:

- 1. Due to the gradebook area, there is no additional parking required.
- 2. All sidewalks to be constructed to ADA Standards.
- 3. All proposed improvements shall be constructed to St. Louis County Standards.
- 4. All grading and drainage to be in conformance with St. Louis County, MO, and St. Louis City, MO, Standards.
- 5. No slopes shall exceed 3 to 1, unless justified by geotechnical report.
- 6. All stormwater infiltrating Quality Arterials and identified roadways shall have site-terminated capacity.
- 7. All stormwater shall be discharged at an adequate natural discharge point.
- 8. Street grade verification will be required prior to construction plan approval.
- 9. All proposed utilities will be placed belowgrade.

14. MONITORING AND EVALUATION PLAN FOR THE 2005-2006 FISH AND WILDLIFE SURVEY – A table with 10 columns: **Activity**, **Frequency**, **Responsible Party**, **Start Date**, **End Date**, **Duration**, **Location**, **Method**, **Equipment**, **Notes**. The table lists various monitoring and evaluation activities for the 2005-2006 Fish and Wildlife Survey, including data collection, analysis, and reporting.

[illegible]

William Tao & Associates
Consulting Engineers

201 Howard Avenue, Suite 200
St. Louis, Missouri 63103
Phone: 314-241-2222
Fax: 314-241-2222



PROJECT NAME: DONALD DANFORTH
PLANT SCIENCE CENTER
GREENHOUSE EXPANSION
PHASE 3
975 NORTH WARSON ROAD
CHEVE CHURCH, MISSOURI 63132

DRAWING TITLE: EDA PROJECT NO. 05-79-0484
GREENHOUSE C
OVERALL SITE DEVELOPMENT PLAN
DWG.



Owner: Donald Danforth Plant Science Center
975 North Warson Road
Creve Coeur, Missouri 63132
(314) 587-1000

NO.	DATE	DESCRIPTION	AMT.

Light calculation

Customer Agritechnove Inc.
City / Country St. Anselme - Quebec - Canada
Pattern 5 ft x 4.1 ft H = 8 ft
Calculator N. Pobric
Date 14-9-2011
Drawing number n.v.t. (distance 707 ft south)

Information on light fitting:

no	type	luminous flux [lumen]	x [ft]	y [ft]	z [ft]	rx	ry	rz
1	220581 MAXIMA PL 1000W grid: 15 x 14 armatures configuration: 5 ft x 4.1 ft H = 8 ft	1000W MHBT37 110000	0	0	8	0	0	0

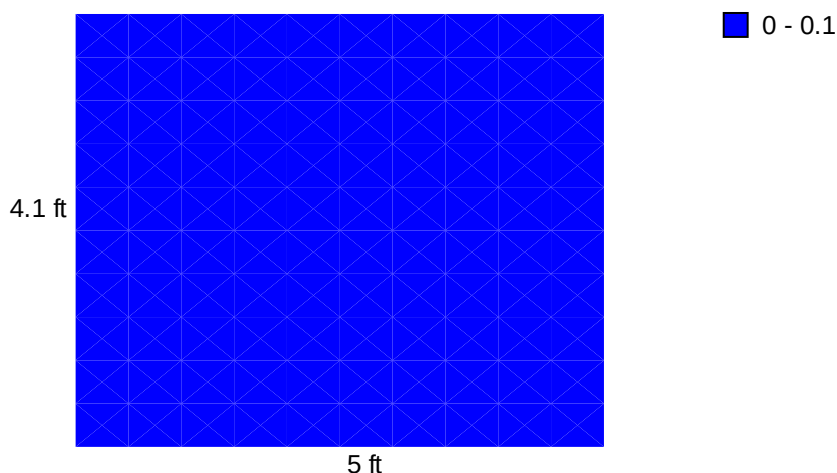
Maintenance factor = 1.00

Luminaire information:

average (Eav):	0 fcd
minimum (Emin):	0 fcd
maximum (Emax):	0 fcd
Emin/Emax:	
Emin/Eav:	

Uniformity in calculation field:

Emin 0 fcd Emax 0 fcd Eaverage 0 fcd
Emin/Emax NaN% Emin/Eaverage NaN%

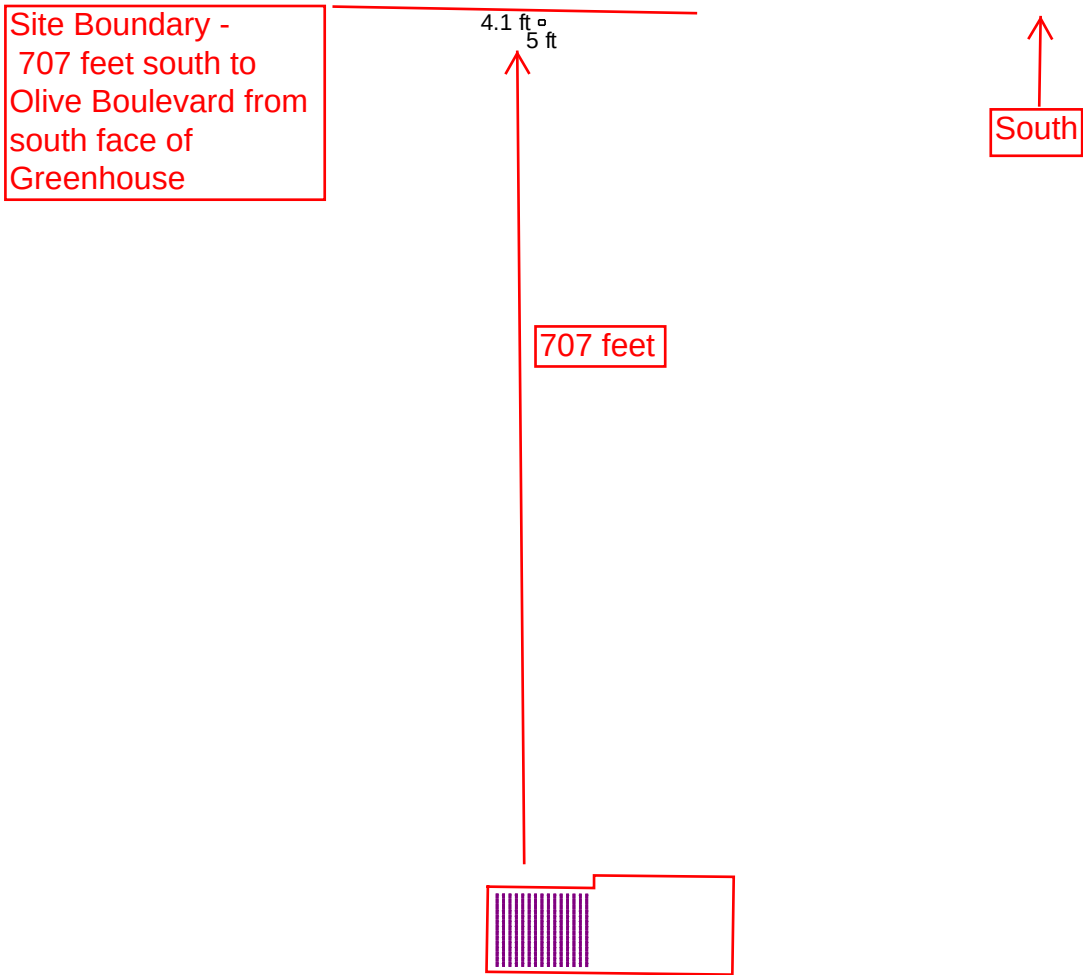


To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan",
the supplementary guarantee provisions PL light systems Inc. apply.

Calculation plan:

0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Calculation field:



To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan", the supplementary guarantee provisions PL light systems Inc. apply.

Light calculation

Customer Agritechnove Inc.
City / Country St. Anselme - Quebec - Canada
Patern 5 ft x 4.1 ft H = 8 ft
Calculator N. Pobric
Date 14-9-2011
Drawing number n.v.t. (distance 552 ft north)

Information on light fitting:

no	type	luminous flux [lumen]	x [ft]	y [ft]	z [ft]	rx	ry	rz
1	220581 MAXIMA PL 1000W grid: 15 x 14 armatures configuration: 5 ft x 4.1 ft H = 8 ft	1000W MHBT37 110000	0	0	8	0	0	0

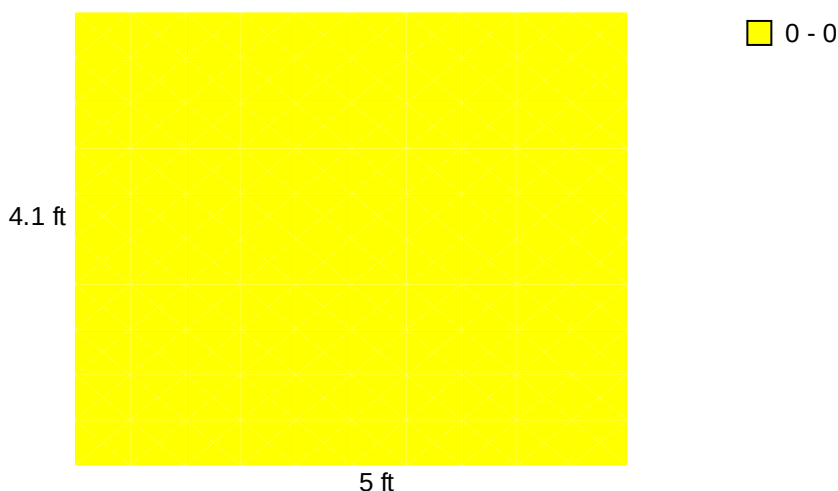
Maintenance factor = 1.00

Luminaire information:

average (Eav):	0 fcd
minimum (Emin):	0 fcd
maximum (Emax):	0 fcd
Emin/Emax:	97 %
Emin/Eav:	98,5 %

Uniformity in calculation field:

Emin 0 fcd Emax 0 fcd Eaverage 0 fcd
Emin/Emax 97% Emin/Eaverage 98.5%

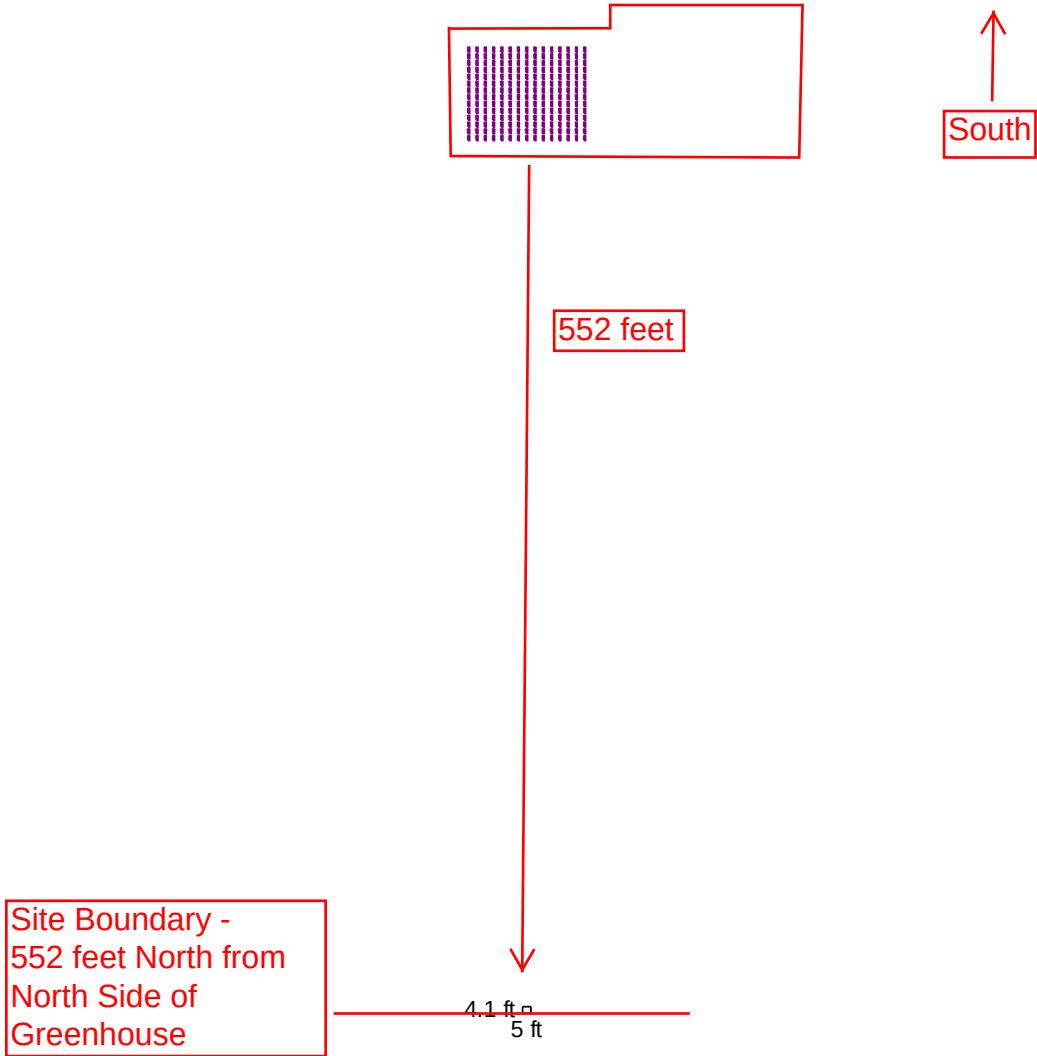


*To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan",
the supplementary guarantee provisions PL light systems Inc. apply.*

Calculation plan:

0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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Calculation field:



To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan", the supplementary guarantee provisions PL light systems Inc. apply.

Light calculation

Customer	Agri technove Inc.
City / Country	St. Anselme - Quebec - Canada
Patern	5 ft x 4.1 ft H = 8 ft
Calculator	N. Pobric
Date	14-9-2011
Drawing number	n.v.t. (distance 439 ft west)

Information on light fitting:

no	type	luminous flux [lumen]	x [ft]	y [ft]	z [ft]	rx	ry	rz
1	220581 MAXIMA PL 1000W grid: 15 x 14 armatures configuration: 5 ft x 4.1 ft H = 8 ft	1000W MHBT37 110000	0	0	8	0	0	0

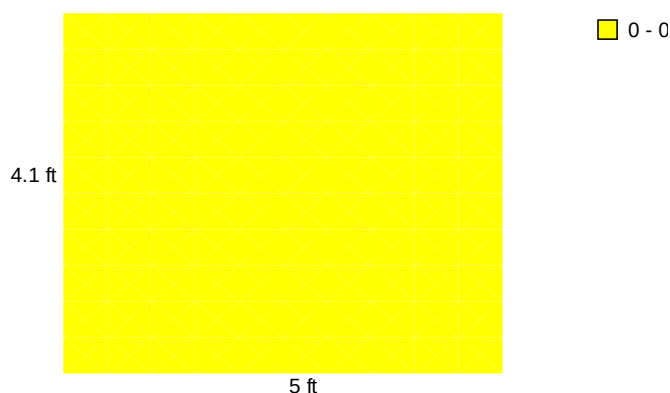
Maintenance factor = 1.00

Luminaire information:

average (Eav):	0 fcd
minimum (Emin):	0 fcd
maximum (Emax):	0 fcd
Emin/Emax:	95,8 %
Emin/Eav:	97,9 %

Uniformity in calculation field:

Emin 0 fcd Emax 0 fcd Eaverage 0 fcd
Emin/Emax 95.8% Emin/Eaverage 97.9%

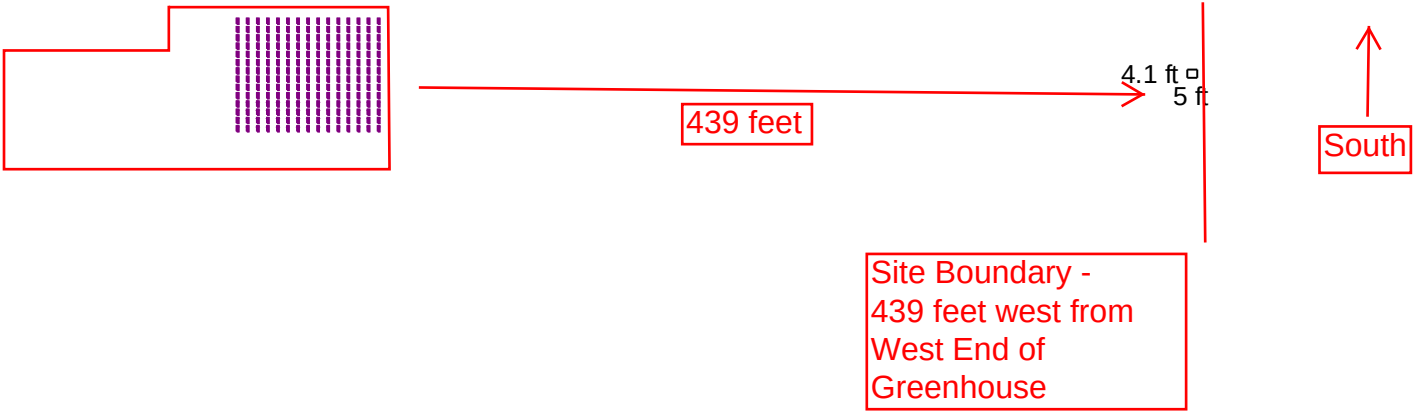


*To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan",
the supplementary guarantee provisions PL light systems Inc. apply.*

Calculation plan:

0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Calculation field:



To this lighting plan (drawing + computer calculation the "Explanation to the Lightingplan",
the supplementary guarantee provisions PL light systems Inc. apply.

General Information table with 2 columns: Item, Description. Rows include PROPOSED ZONING CLASSIFICATION, PROPOSED USE, WATERSHED, FIRE DISTRICT, SCHOOL DISTRICT, ELECTRICAL UTILITY, GAS UTILITY, WATER UTILITY, STORM / SANITARY SEWER UTILITY, TELEPHONE UTILITY.

Donald Danforth Plant Science Center

LEGAL DESCRIPTION table with 2 columns: Item, Description. Rows include LEGAL DESCRIPTION, Zoning Regulations.

Site Area table with 2 columns: Item, Value. Rows include Minimum Lot Area, Total Site Area, Less WEXFORD Site Area, PSC Site Area.

Building Height table with 2 columns: Item, Value. Rows include Grade elevation, finish floor elevation, Height above MSL.

Building Footprint Areas table with 2 columns: Item, Value. Rows include Plant Science Center, Bridge (between wings), Greenhouse, Ancillary Buildings, Link (Headhouse to Greenhouse), Cooling Tower, Emergency Generator, Hazardous Waste Storage Facility, Grounds Maintenance/Trash Facility, Total Building Footprint Areas.

Building Floor Areas table with 2 columns: Item, Value. Rows include Plant Science Center, Bridge (between wings), Greenhouse, Ancillary Buildings, Link (Headhouse to Greenhouse), Cooling Tower, Emergency Generator, Hazardous Waste Storage Facility, Grounds Maintenance/Trash Facility, Total Gross Building Areas, Total Net Floor Areas (see Note 10), efficiency.

Site Coverage table with 2 columns: Item, Value. Rows include Maximum Site Coverage, Building Footprints, Parking, Roads, Service, Site Coverage Area, Site Coverage Ratio.

Floor Area Ratio (FAR) table with 2 columns: Item, Value. Rows include Maximum FAR, Net Floor Area, Floor Area Ratio.

Parking Requirements table with 2 columns: Item, Value. Rows include Laboratory, 1 Space per 400sf Floor Area (see Note 10), Parking Spaces Provided, Regular Spaces (9'x19'), Reserved/Visitor Spaces (9'x19'), Accessible Spaces (with 5' wide access aisle), Regular Spaces Under Phase 3 Building (9'x19'), Total Parking Spaces Provided, Parking Spaces Required, 1 sp/ 400 sf difference, Parking Ratio Provided.

Loading Space Requirements table with 2 columns: Item, Value. Rows include 1 sp/ first 40k to 100k sf + 1sp/each 100k sf additional, Loading Spaces Required, Loading Spaces Provided.

WEXFORD North 8+ Flexible Laboratory Development

LEGAL DESCRIPTION table with 2 columns: Item, Description. Rows include LEGAL DESCRIPTION, Zoning Regulations.

Site Area table with 2 columns: Item, Value. Rows include Minimum Lot Area, WEXFORD Flex Lab Site Area.

Building Height table with 2 columns: Item, Value. Rows include Grade elevation, finish floor elevation, Height above MSL.

Building Footprint Areas table with 2 columns: Item, Value. Rows include Laboratory, Total Building Footprint Areas.

Building Floor Areas table with 2 columns: Item, Value. Rows include Laboratory, Total Gross Building Areas, Total Net Floor Areas (see Note 10), efficiency.

Site Coverage table with 2 columns: Item, Value. Rows include Maximum Site Coverage, Building Footprints, Parking, Roads, Service, Site Coverage Area, Site Coverage Ratio.

Floor Area Ratio (FAR) table with 2 columns: Item, Value. Rows include Maximum FAR, Net Floor Area, Floor Area Ratio.

Parking Requirements table with 2 columns: Item, Value. Rows include Laboratory, 1 Space per 400 sf Floor Area (see Note 10), Parking Spaces Provided, Regular Spaces (9'x19'), Reserved/Visitor Spaces (9'x19'), Accessible Spaces (with 5' wide access aisle), Levels 1 - 3, Levels 4 - 8, Total Parking Spaces Provided, Parking Spaces Required, 1 sp/ 400 sf difference, Parking Ratio Provided.

Loading Space Requirements table with 2 columns: Item, Value. Rows include 1 sp/ first 40k to 100k sf + 1sp/each 100k sf additional, Loading Spaces Required, Loading Spaces Provided.

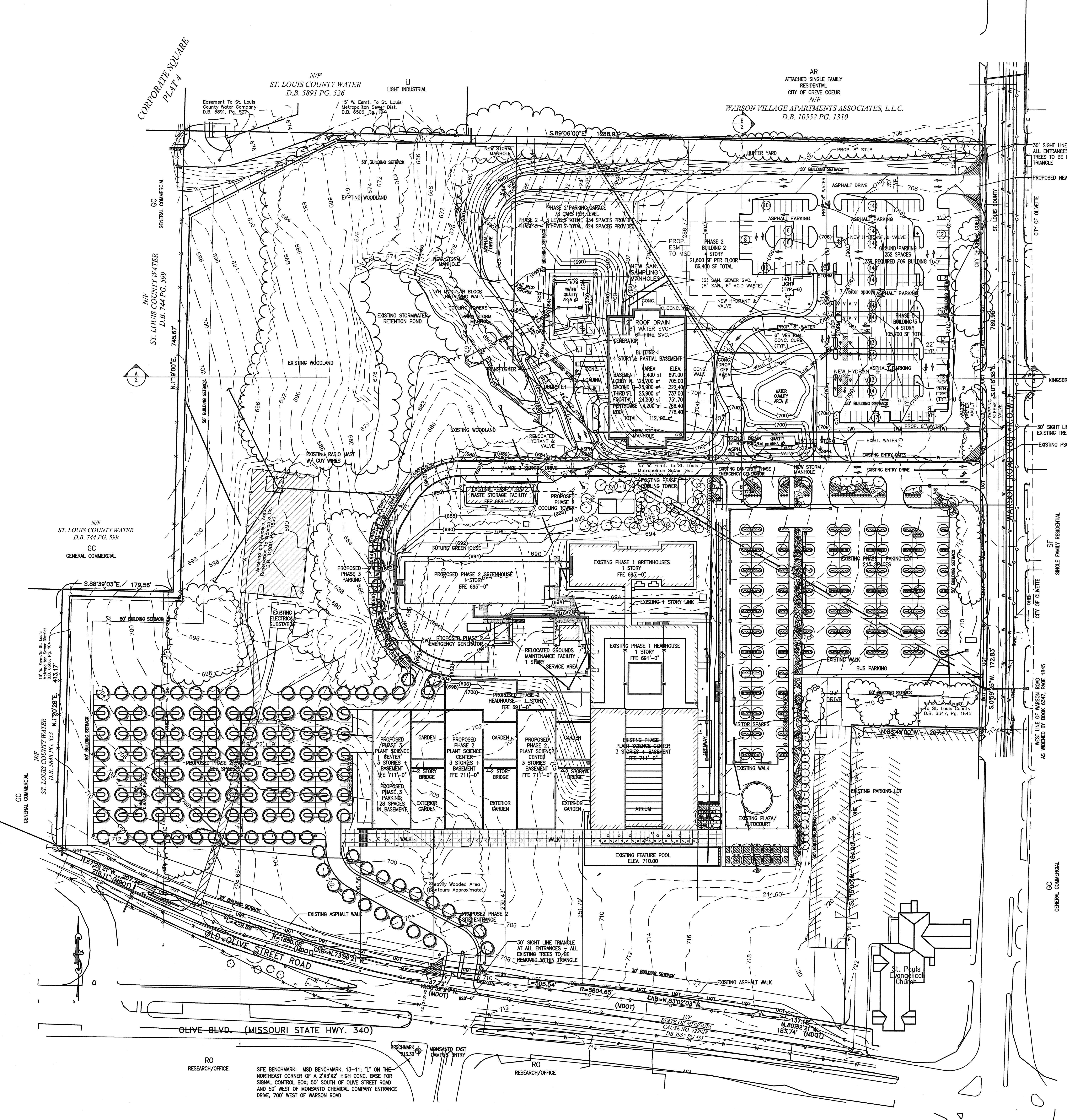
COMBINED PLANT SCIENCES CENTER & WEXFORD DEVELOPMENTS

Site Area table with 2 columns: Item, Value. Rows include Minimum Lot Area, Total Site Area.

Site Coverage table with 2 columns: Item, Value. Rows include Maximum Site Coverage, Site Coverage Area, Site Coverage Ratio.

Floor Area Ratio (FAR) table with 2 columns: Item, Value. Rows include Maximum FAR, Net Floor Area, Floor Area Ratio.

Table with 2 columns: Item, Value. Rows include Maximum FAR, Net Floor Area, Floor Area Ratio.



Notes: 1. All sidewalks to be constructed to St. Louis County ADA Standards. 2. All proposed improvements shall be constructed to St. Louis County Standards. 3. All grading and drainage to be in conformance with St. Louis County and MSD Standards and City of Creve Coeur. 4. No slopes shall exceed 3 to 1, unless justified by geotechnical report. 5. All driveways intersecting County arterials and classified roadways shall have onsite turnaround capability. 6. Stormwater will be discharged at an adequate natural discharge point. 7. Prior to Special Use Permit issuance by St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an irrevocable letter of credit must be established with St. Louis County Department of Highways Traffic to guarantee completion of the required roadway improvements. 8. Street grade verification will be required prior to construction plan approval. 9. All proposed utilities will be placed underground. 10. Parking calculations are based on net floor area of 1 space per 400 square feet for laboratory. Net floor area is defined as the total interior floor area of a building excluding stairwells, lobbies, common corridors and other non-leasable circulation areas, elevator shafts, parking structures and space occupied by mechanical equipment. PSC support spaces include the greenhouses, links, Level 1 atrium, mechanical rooms, and portions of the headhouse.

LOCATION MAP: A small map showing the project location relative to Creve Coeur, Olivette, and Ladue.

LEGEND: Symbols for existing tree mass, existing tree, proposed tree, existing contour, proposed contour (2'-interval), proposed lighted bollard (3'-6" HT.), existing light standard (20'-0" HT.), proposed single light standard (20'-0" HT.), proposed double light standard (20'-0" HT.).

Owner: the clayton engineering company, inc. 975 North Warren Road, Creve Coeur, Missouri 63132. (314) 597-1000. Developer of North 8+: Wexford Science+Technology, 7312 Parkway Drive, Hanover, Maryland 21076. (410) 579-4878.

REVISIONS table with columns: NO., DESCRIPTION, DATE, BY, CHKD.

DESIGNED BY: GMS. DRAWN BY: GMS. CHECKED BY: GMS. DATE: 6/21/2007. PROJECT NUMBER: 99209.10. SHEET NUMBER: 1 of 1.

DELMAR GARDENS[®]

ENTERPRISES

August 9, 2011

HOME OFFICE

Suite 300
14805 N. Outer 40 Rd.
Chesterfield, MO
63017-2026
PH 636/733-7000
FAX 636/733-7010
delmargardens.com

City of Creve Coeur Planning &
Zoning Commission
300 N. New Ballas Road
Creve Coeur, Missouri 63141

ATTN: Mr. Paul Langdon, AICP
Director, Community Development

RECEIVED

AUG 11 2011

PLANNING DEPT.

Dear Commission Members:

It has come to our attention that the Creve Coeur Planning & Zoning Commission is considering an update to its adopted year 2000 Comprehensive Plan. We applaud this effort. Like you, we are aware that market conditions, economic circumstances, and community interests have evolved and changed over the past decade. As you are likely aware, the adopted Plan called for a regular yearly review of the document, along with major revisions every five years. We are pleased that you are considering a review of the Comprehensive Plan.

Delmar Gardens is the property owner of a 29-acre parcel located along the north side of Ladue Road and identified in the Comprehensive Plan as Neighborhood 5. At the time the Comprehensive Plan was adopted, the property was being used as a church retreat center. The property was later acquired and approved for a single-family residential subdivision to be known as Belle Maison. Unfortunately, market conditions changed and the property went into foreclosure. The property was purchased by Delmar Gardens from the bank lender in 2008.

Since that time, we have reevaluated the market conditions and are interested in proposing a change in the Comprehensive Plan as it relates to this property. We would welcome the opportunity to discuss this issue with the Commission at an appropriate time. We thank you in advance for your time and consideration of our request.

Sincerely,



Gabe Grossberg
President & Chief Executive Officer

GG:sd

CC: Howard M. Oppenheimer

- Module 7: Site Plan Review—January 11
- Module 8: Annexation—January 18
- Module 9: Financing—January 25
- Module 10: Responsible Growth, Stormwater Management, and Sustainable Site Design—February 1
- Module 11: Transportation and Land-Use Connections—February 8
- Module 12: Integrating City and Regional Plans—February 15

Fundamentals of Planning and Zoning

Module 1: Planning and Placemaking: Developing and Maintaining Healthy Communities—Oct. 12
Why is good planning important to the future of the St. Louis region? This session will illustrate the impact of planning and zoning decisions made at the municipal and county levels on developing and maintaining healthy communities. It will demonstrate the importance of creating a sense of place and will explore emerging planning trends including consideration of community gardens, food deserts, walkable complete streets and municipal sustainability plans. We will discuss the role of commissioners, elected officials, and citizens in this process.

The Trainers—Martin Toma, city administrator, City of St. Genevieve, formerly Jefferson County director of county services and code enforcement. Holds an MPA from University of Memphis.

Rosalind Williams, director of planning and development, City of Ferguson, Mo. Holds an MA in Urban Planning from the University of Washington.

Kara Lubischer, community development specialist, UM—Extension, formerly planning staff for St. Louis County Government. Holds an MA in Urban Planning, Design and Development from Cleveland State University.

Module 2: Developing a Comprehensive Plan—Oct. 19
Learn about the major components of the planning and zoning process that are recognized by state statutes and comprehensive master plan and zoning ordinances. Understand the comprehensive planning process, the commission's responsibilities, and how they vary from city to city. Learn about the inclusion of historic and other types of special districts.

The Trainer—J. Wayne Oldroyd, AICP, director of community development, City of Maryland Heights, Mo. Holds a Degree in Architecture from The Catholic University of America.

Module 3: Legal Aspects of Planning and Zoning—Oct. 26
Learn about legal aspects of planning and zoning. Gain insight on adoption and use of planning and zoning tools, the scope of and limitations on regulatory authority, and the procedures involved in zoning reviews, appeals and public hearings.

The Trainer—Dan Vogel, founding shareholder, Cunningham, Vogel & Rost, PC. Practices law in land use, telecommunications and general municipal issues.

Module 4: Implementing a Comprehensive Plan—Nov. 2
Discover how a county, village or municipality can use a comprehensive plan as a tool to manage and guide all growth in the community, and how the plan is used with zoning and other ordinances to create the community as envisioned.

The Trainers—J. Wayne Oldroyd, AICP, director of community development, City of Maryland Heights, Mo. Holds a degree in Architecture from The Catholic University of America.

Module 5: Zoning—Nov. 9
Review the basics of zoning structure, format and process. Learn about updating and drafting effective and unified zoning codes, the plan/code relationship and administering exceptions. Address topics including code regulation of commercial and residential development, protecting the environment and governmental roles in zoning.

The Trainer—Paul Langdon, AICP, director of planning, City of Creve Coeur, Mo. Holds an MA in Environmental Planning from Arizona State University.

Module 6: Ethics and Effective Public Hearings—Nov. 16
Address ethical considerations in the duties of commissioners, elected officials and staff including conflicts of interest and responsibility to the community and petitioners. Learn about the appropriate role and conduct of commissioners, staff and attorneys in maintaining objectivity and decorum in public hearings and meetings. Discuss fact-finding and conflict resolution. A panel discussion will be included in this session.

The Trainer—Ted Shekell, AICP, director of planning, zoning and building, City of O'Fallon, Ill. Holds an MA in Urban Planning from the University of Virginia.

Module 11: Transportation and Land-Use Connections—Feb. 8
Gain an understanding of the interaction of transportation infrastructure with adjacent land use, and why land use can be a transportation strategy in and of itself. Learn about the benefits of a multimodal system, mixed land uses in a single area and density.

The Trainer—Paul Wojciechowski, AICP, PE, project manager, CH2M HILL. Previously served as director of public works for the City of Clayton, Mo. Holds a degree from the University of Missouri—Rolla in Civil Engineering.

Module 12: Integrating City and Regional Plans—Feb. 15
Increase your understanding of government structures and the planning agencies in the St. Louis metro region. Consider the relationship between city and regional planning efforts. Discuss the responsibilities commissioners have to the region and how this interaction takes place in other states.

The Trainers—Joe Vujnich, director of planning and parks, City of Wildwood, Mo. Holds an MS in Resource Planning from Missouri State University.

Les Serman, chief supervisor of construction and the works, Southwestern Illinois Flood Prevention District Council. Formerly served as executive director of the East-West Gateway Council of Governments. Holds an MS in Urban and Environmental Studies from Rensselaer Polytechnic Institute.

Module 7: Site Plan Review—Jan. 11
Understand the implications of different site plan/preliminary plat choices and the variables that minimize negative impact, bringing maximum benefit to a community's transportation, engineering economics, environment and visual appearance. Consider the work and responsibilities of architectural review boards. Examples of actual site plans will be provided and discussed.

The Trainer—Dan Lang, president, The Lang Gang Inc., a planning and zoning consulting firm. Worked in planning for the cities of Lake Saint Louis, St. Peters, and St. Charles, Mo. Holds a BS in Natural Resources from the University of Missouri—Columbia.

Module 8: Annexation—Jan. 18
Discuss the planning, statutory and economic issues related to annexation in Missouri and Illinois. The processes required for annexation efforts will be examined, as will the role of planning commissions. Consideration also will be given to the ramifications of potential annexations.

The Trainers—Julie Powers, AICP, director of planning, community and economic development, City of St. Peters, Mo. Holds an MA in Urban Planning from University of Illinois at Urbana-Champaign.

Ted Shekell, AICP, director of planning, zoning and building, City of O'Fallon, Ill. Holds an MA in Urban Planning from the University of Virginia.

Module 9: Financing—Jan. 25
Learn how developments can be financed. Review implementation and development financing techniques and applications authorized by law. While planning and zoning commissions do not have approval authority over project financing, it is important that financing terminology and arrangements are understood by commissioners and staff.

The Trainer—Thomas A. Cunningham, founding shareholder of Cunningham, Vogel & Rost, PC. Practices law in land use, urban development and municipal finance.

Module 10: Responsible Growth, Stormwater Management, and Sustainable Site Design—Feb. 1
Place local planning issues into a regional context and consider what factors are important to ensure long-term sustainable development and health of both the local community and the region. Consider the components and issues surrounding stormwater management and the use of sustainable site design, and the implications of this development strategy for your jurisdiction.

The Trainers—David A. Wilson, senior manager, environment and community planning, East-West Gateway Council of Governments. Holds an MA in History from Washington University in St. Louis.

Mark Meyer, PE, principal civil engineer, Intuition and Logic, a St. Louis-based engineering firm specializing in analysis and design of urban watersheds and streams. Holds an MS in Civil Engineering from the University of Missouri—Rolla.

Registration

Register for an entire course or individual modules:

- ☐ Fundamentals of Planning and Zoning—October 12–November 16, 2011
 - ☐ Module 1: Planning and Placemaking—October 12
 - ☐ Module 2: Developing a Comprehensive Plan—October 19
 - ☐ Module 3: Legal Aspects of Planning and Zoning—October 26
 - ☐ Module 4: Implementing a Comprehensive Plan—November 2
 - ☐ Module 5: Zoning—November 9
 - ☐ Module 6: Ethics and Effective Public Hearings—November 16
- ☐ Advanced Issues in Planning and Zoning—January 11–February 15, 2012
 - ☐ Module 7: Site Plan Review—January 11
 - ☐ Module 8: Annexation—January 18
 - ☐ Module 9: Financing—January 25
 - ☐ Module 10: Responsible Growth, Stormwater Management, and Sustainable Site Design—February 1
 - ☐ Module 11: Transportation and Land-Use Connections—February 8
 - ☐ Module 12: Integrating City and Regional Plans—February 15

☐ Continuing Education Units (CEUs) are available, 1.8 CEUs per course. CEUs are available only for an entire course.

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Payment Enclosed for:

no. of courses (1=\$350; 2=\$625) = \$

no. of course modules (\$70 each) = \$

☐ record my CEUs (\$15) = \$

Total = \$

SAVE Register for \$75 both courses

For more information and group discounts, call Julianna Stone at (314) 421-4220.

BY MAIL: Detach entire panel and mail to Aaron Akins, University of Missouri—St. Louis Continuing Education, One University Boulevard, St. Louis, MO 63121-4400.

BY FAX: Fax entire panel to (314) 516-6414. Charge card number or other payment information must be included.

BY PHONE: Call (314) 516-5994. Charge card information must be provided.

ONLINE: <http://ce.umsi.edu/pz>

TDD: Call (314) 516-5961.

FEES: Make checks payable to the University of Missouri—St. Louis.

The University reserves the right to cancel any program, in the event of cancellation, you will be notified immediately, and all program fees will be refunded or applied to a future program at your request. If you must cancel a registration, you are entitled to a full refund only if you cancel prior to the first class meeting.

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