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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 19, 2012
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 communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) 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 March 5, 2012 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 limit comments to three minutes and to complete a speaker card.

5. **UNFINISHED BUSINESS**

None

6. **NEW BUSINESS**

A. Application #12-006: Request for site development plan approval of Missouri Baptist University Student Housing Phase II.

Applicant: Ken Revenaugh
Senior VP Business Affairs
One College Park Drive
Saint Luis, MO 63141

Applicant's Representative: Rick Keisker
Ittner Architects
611 N. 10th Street
Saint Louis, MO 63101

B. Application #12-007: Request for final plat approval of Enclave At Bellerive Final Plat 6, Lots 19, 30-33, 37 & 47-49

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

Applicant's Representative: David A. Volz
Volz, Inc.
10849 Indian Head Ind. Blvd.
St. Louis, MO 63132

7. **WORK AGENDA**

8. **OTHER BUSINESS**

A. Planning Division Report

B. City Attorney Report

9. **ADJOURNMENT**

Posted: _____

**Paul Langdon
Planning Director**



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 5, 2012
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, March 5, 2012, 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. James Faron
 Ms. Cynthia Kramer
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, 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 February 21, 2012

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

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. **NEW BUSINESS**

A. Application #12-008: Capital Improvement Plan FY 12-17

Applicant/Agent: Jaysen Christensen
Assistant to the City Administrator

Mr. Christensen presented the 5 year Capital Improvement Plan (CIP). The CIP is used to prioritize and plan for funding capital projects and to preserve and expand the City's infrastructure. The CIP is updated each budget year. The CIP is also a tool to help the Planning and Zoning Commission meet its responsibilities under Chapter 89 of the Revised Statutes of Missouri, which requires street plans and other public improvements to be reviewed by planning commissions for conformance with the Comprehensive Plan.

Mr. Christensen outlined several projects for the current year; however FY2012 (current year) is not part of the draft 5-year Capital Plan. The City started out with a balance of 2.1 million dollars this year in the Capital fund and expects to end with 1.4 million dollars, encompassing a total expenditure of approximately 4 million dollars in projects. The largest project is the annual streets and sidewalks maintenance project, with a cost of approximately 1.1 million dollars. Most of the work in this regard will be on Conway Road.

Mr. Eberhardt asked if the Conway Road work will tie into the Mercy Hospital project. Mr. Langdon stated that Mercy Hospital has agreed to extend their road project to the end of the City's work. Mr. Eberhardt asked about the schedule and Mr. Langdon answered that work is hoped to be complete by the end of summer.

Other projects identified by Mr. Christensen included the Stormwater Master Plan and various energy efficiency projects. He then showed images of CIP work completed or begun this year including Conway Park improvements, the artist-designed bus shelter, and the Dielmann Complex monument sign.

Mr. Christensen next explained the funding and year-end balances anticipated over the next five years. He pointed out that the CIP is not required to maintain any particular reserve so the year-end balance will be reduced in the future. He identified the main projects for the coming year.

Mr. Faron asked for clarification of the sidewalk project locations on Ladue Road. Mr. Christensen answered that none of the recently installed asphalt sidewalk west I-270 would be replaced under the current CIP. He also stated that Graeser Road would receive an asphalt overlay, not chip seal, in response to a question from Mr. Schnarr.

Mr. Christensen then presented newly proposed CIP projects including Council Chamber renovations, Police locker room renovations, the Middlebrook and Chilton Lanes culvert replacements, Mosley Road engineering study to prepare a budget for reconstruction of Mosley Road, and sidewalk installation on the south side of Olive Boulevard, west of Mason Road in various locations. The City will be pursuing a grant for the overlay of Coeur de Ville Road and has budgeted to match up to \$105,000. A new salt storage building has been proposed at the Public Works Garage to increase the overall storage capacity. All of the equipment to be purchased under the CIP is only replacement of old existing equipment. The Police will also purchase a license plate recognition system.

Lastly, Mr. Christensen discussed the future, unfunded projects list.

Mr. Madden asked about the schedule for construction on Emerson Road because he was concerned about the unnecessary removal of mature trees at DeSmet High School. Mr. Christensen agreed to look into protecting the trees but also pointed out that the City was only hoping to receive a grant by 2015, so construction is not imminent.

Mr. Eberhardt asked for clarification of why the North New Ballas Sidewalk was being dropped. Mr. Christensen pointed out the extreme cost and difficulty the City has faced in acquiring easements.

Chairman Madden called on Mr. David Caldwell, 257 Brooktrial Court, who asked why the City was not looking to complete the sidewalk on the north side of Ladue Road from Graeser Road to Lindbergh Boulevard. He also asked why the City was spending any money on the west Olive Boulevard decorative street lighting, especially as matters of energy savings and cost reduction. Mr. Christensen addressed the Ladue sidewalk question by pointing out that the difficulty of obtaining easements made the project difficult to justify given that a continuous path would be provided while acknowledging that it required crossing the street in some locations.

Commissioner Kramer expressed a concern that it was dangerous to have people cross the road to stay on the Ladue sidewalk. Mr. Christensen indicated that the City would always pursue more sidewalks, but sufficient funding for this project did not seem to be available yet. Ms. Kramer followed by asking if anyone had been approached about granting the needed easements to the City. Mr. Christensen stated he did not think so but that he would look into it. Mr. Faron added his support to the idea of at least looking into the availability of easements.

Regarding Mr. Caldwell's question about the Olive Boulevard lighting, Mr. Christensen identified that the fixtures were high efficiency designs and each light only used about 30 dollars per year in electricity. He said the City would look into the issue of appropriate timing of the lights.

Commissioner Barton asked if the revenues from the golf course would pay for the bridge replacements included in the CIP. Mr. Christensen was unsure of the answer.

Chairman Madden asked about the duration of the Conway Road project and the timing of the sidewalk work. Mr. Christensen answered that the paving was the major effort but everything should be done by the end of June.

Mr. Faron asked about the design and timing of the Olive Boulevard lights. Mr. Christensen responded that the bases and conduit were already in place for the lights and they would match the existing lights, however he was unsure of the details regarding the timing of the lights.

Hearing no other questions, the Chair called for a motion on the CIP. Mr. Eberhardt moved for approval of the draft FY2013-2017 CIP, seconded by Mr. Schnarr. On the call for discussion, Ms. Kramer moved that the completion of the sidewalk on the north side of Ladue Road, from Graeser Road to Lindbergh Boulevard, be added to the future projects list. Mr. Faron seconded the motion and it carried unanimously. The Chair then called for the vote on the original motion, as amended, and it carried unanimously.

7. **WORK AGENDA**

A. Discussion of form-based code for the central business district.

Mr. Langdon started with an update on where the project stands and then re-visited the street hierarchy for the downtown area. He pointed out that MoDOT has been asked to provide their design objectives for the Olive Boulevard right-of-way and he anticipates a very co-operative approach from them. He then presented the latest revisions to the “Building Envelope Standards” sections of the draft form-based code that would regulate development on private property. He began by pointing out changes to the section covering properties along the arterials (Olive Boulevard and North New Ballas Road) from the draft discussed at a previous meeting. Firstly, he explained that the experience in Minneapolis suggests that too many colonnade-style buildings harms the pedestrian environment. Instead, he suggested that perhaps that style of building should only be offered as an incentive, if allowed at all.

Commissioner Barton asked if there are “right” standards for colonnade design because they do seem to offer some benefits. Mr. Langdon replied that there are key characteristics that can be codified. After further discussion on the question of colonnades and the ability of the zoning to promote or hinder development, the Commission generally preferred that the colonnades be carefully limited, but that they remain in the code as a potentially valuable incentive for public improvements. It was also generally agreed that some open sidewalk had to be provided between the colonnade and the street but that the final requirements were dependent on whatever MoDOT ultimately requests.

Mr. Langdon next presented a series of photographs of example developments and discussed key characteristics of those developments and why they are incorporated into the draft code sections. In response to a question from Commissioner Kramer, Mr. Langdon pointed out that the City will still maintain design review control over these issues through the site development plan process.

Mr. Langdon then presented the public parking incentive proposed with the General Frontage guidelines. He pointed out the importance of calibrating the incentive so there is a balance of incentives to the developer and benefits to the public through additional parking. He also reminded the Commission that the 2005 downtown plan by HOK identified how important it was to incentivize public parking. Commissioner Barton pointed out that the incentive may need to be changed over time, depending on conditions, and Mr. Langdon agreed.

Mr. Langdon pointed out that buffers for single-family development are included, although they would not likely come into play for many years when, and if, the area spreads beyond its current planning boundaries. Mr. Langdon pointed out the incentive for public plaza space and its similarity in function to the parking incentive.

Mr. Langdon asked the Commission’s opinion on the appropriate distance between driveways and adjacent intersections and the potential problem for residential development if the distance is too large. Commissioner Eberhardt suggested making it different between residential and commercial development and the rest of the Commission agreed.

Commissioner Schnarr asked why the requirements were written to require such consistency between front setbacks and flat building fronts. Mr. Langdon answered that one of the reasons is

public safety because indentations greater than the 36 inches allowed also provide a hiding place. This is one of the principles of “CPTED” [Crime Prevention Through Environmental Design]; a philosophy of avoiding dangerous design.

The next section of code reviewed by Mr. Langdon was for the Transitional Frontages. He identified that this section was intended to help provide a transition area around Old Ballas Village. He re-iterated his opinion that the City should encourage Old Ballas Village to remain in place since it and the other area condominiums and apartments provide a stable, pre-existing population next to the proposed commercial development. He followed with a discussion of the standards that were particular to residential style buildings in this area.

Lastly, Mr. Langdon showed examples of common development types that would not be allowed under this draft code and encouraged the Commission to continue reviewing the regulations and asking themselves what changes should be considered.

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon reported that at the next scheduled Planning and Zoning meeting there will be two items, one for the final plat at the Enclave of Bellerive and Missouri Baptist University Student Housing. Mr. Langdon gave an update on the Sign Code revisions and informed the Commission that Mr. Lumley is going to be helping Staff work through new legal concerns and, as a result, it will be a little longer before the Sign Code is ready to come back to the Planning and Zoning Commission. He closed by updating the Commission on the progress of applications recently forwarded to the City Council.

B. City Attorney Report

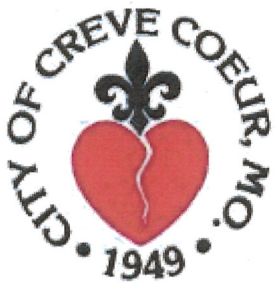
None

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 9:21 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #12-006 FOR SITE DEVELOPMENT PLAN APPROVAL OF MISSOURI BAPTIST UNIVERSITY STUDENT HOUSING PHASE II

FOR THE MEETING OF: March 19, 2012

LOCATION: One College Park Drive

REQUEST:

Rick Keisker, of Ittner Architects, on behalf of Ken Revenaugh, Senior VP Business Affairs for Missouri Baptist University, has submitted an application for site development plan approval of Phase II housing for the Spartan Village dormitory building. This building will consist of 11 dwelling units for approximately 100 students. The property is located north of North Outer 40 Road and south of Conway Road, and is currently zoned "HE" Higher Education District.

ADDITIONAL INFORMATION:

In August 1998, Missouri Baptist University, received approval of a new Site Concept Plan for the entire campus. Elements of the plan include a 2-story addition to the Chapel and Fine Arts Building, a 3-story Academic/Welcome Center, a 2-story athletic facility/gymnasium, and a new student housing area consisting of 12 "apartment" style buildings, as well as parking and landscaping improvements on the 68-acre Missouri Baptist University campus.

Key Issues:

- Does the project substantially conform with the previously approved Site Concept Plan?

Comp. Plan References

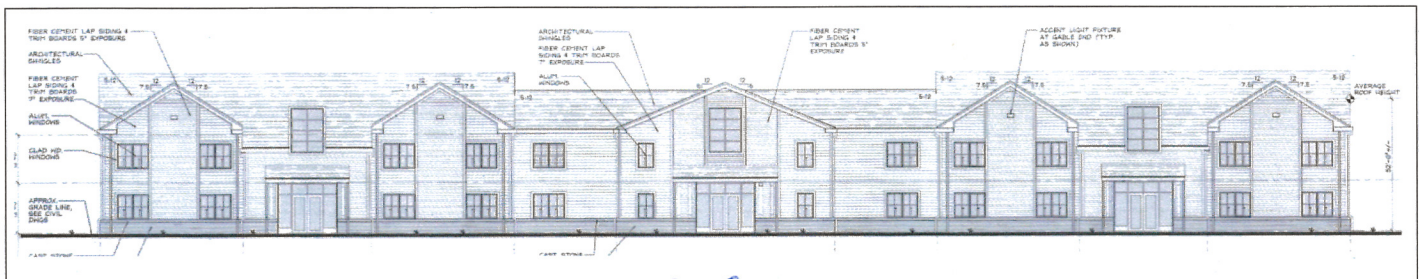
- Residential Neighborhoods District.
- Design Guidelines

Zoning Code References

- Section 405.300 "HE" Higher Education District

APPLICANTS: Ken Revenaugh
Senior VP Business Affairs
One College Park Drive
Saint Luis, MO 63141

REPRESENTATIVE: Rick Keisker, AIA
Ittner Architects
611 N. 10th Street
Saint Louis, MO 63101



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

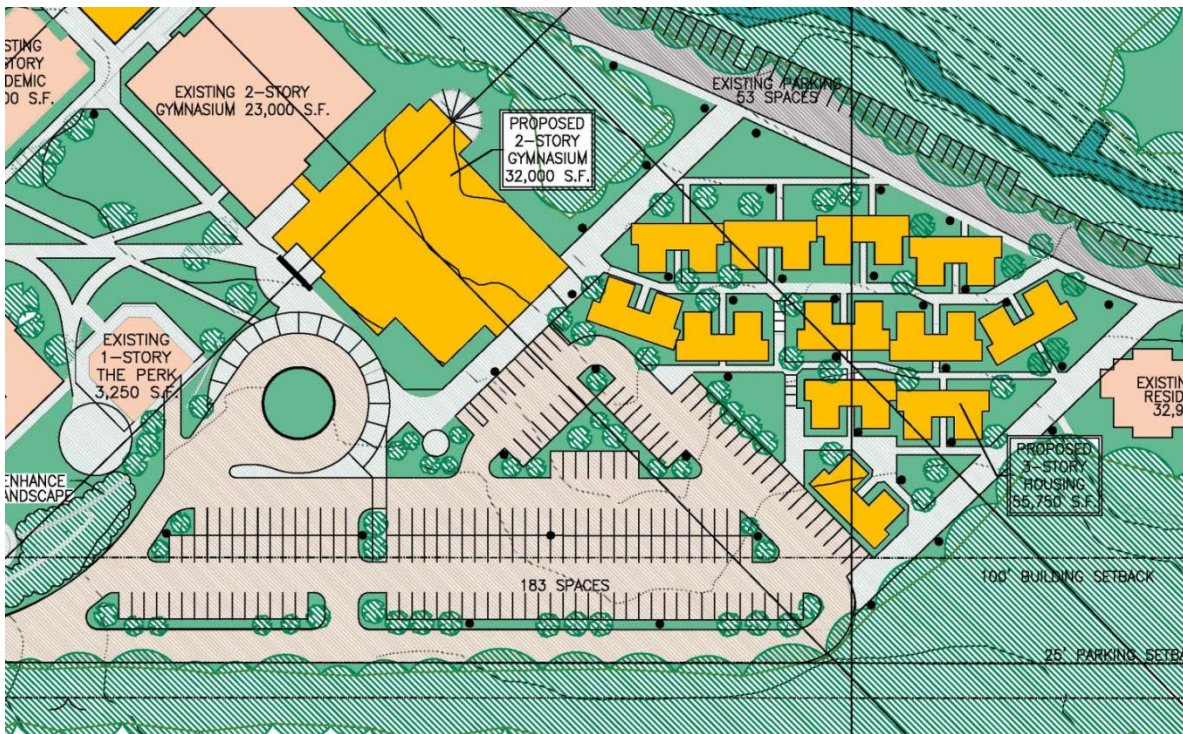
3/10/2012
Date

ATTACHMENTS: Applicant's Materials submitted February 22, 2012

SITE HISTORY AND PROPOSAL SUMMARY

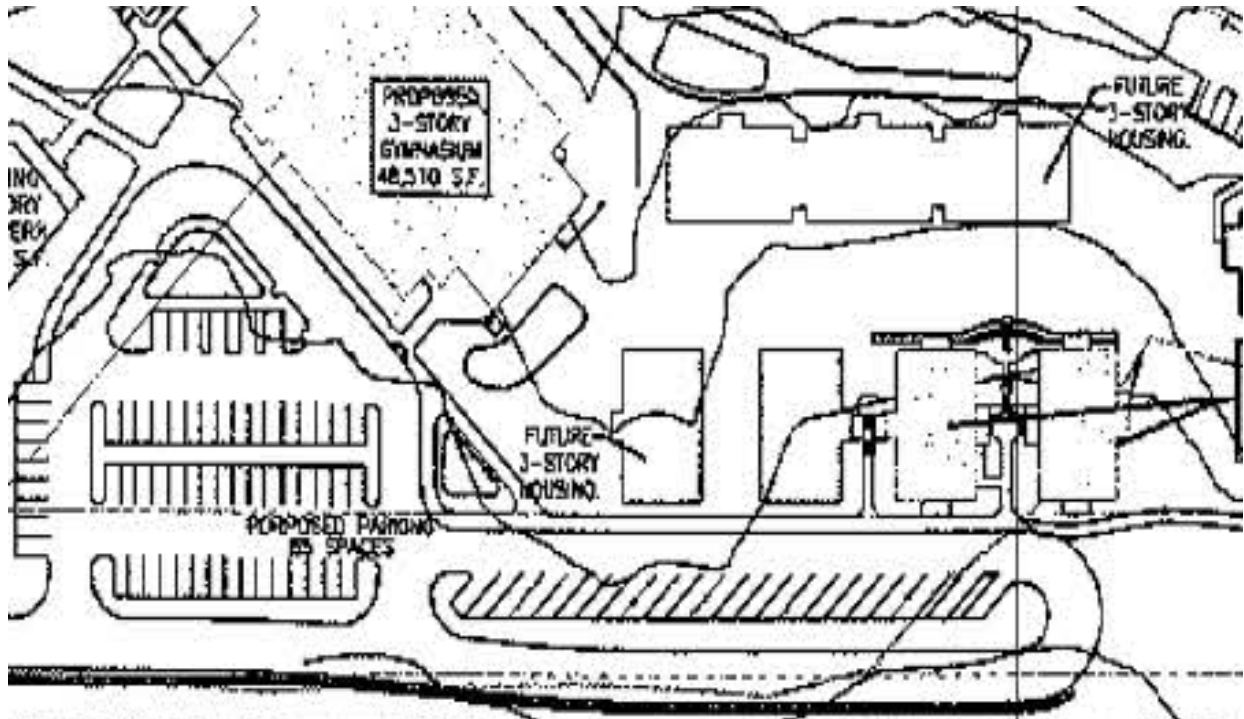
The Missouri Baptist University campus consists of approximately 68 acres located between Conway Road and Interstate 64. On September 19, 1994, the Planning and Zoning Commission approved a Site Concept Plan for the entire campus. This plan showed five existing buildings and associated parking, with seven proposed new buildings and one building addition. On September 21, 1999 and October 18, 1999 the Commission approved a maintenance facility and a chapel/fine arts center building, respectively. On February 21, 2006, the Planning and Zoning Commission voted to approve a Site Development Plan for the construction of a new student center building, approximately 3,060 square feet in size, and located adjacent to the library building. These additions and the proposed student center building were part of the previously approved Site Concept Plan.

In August 2008, Missouri Baptist University, received approval of a new Site Concept Plan for the entire campus. Elements of the plan include an addition to the Chapel and Fine Arts Building, an Academic/Welcome Center, an athletic facility/gymnasium, and a new student housing area consisting of 12 “apartment” style buildings, as well as parking and landscaping improvements. Below is a close-up of the parking and student housing complex that were approved with the concept plan:

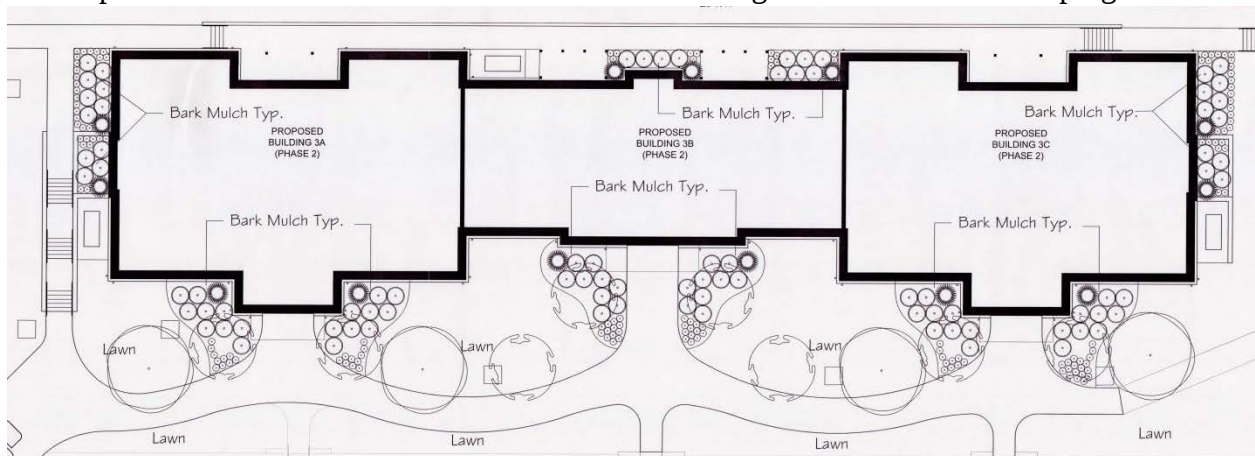


In November 2009, the Planning and Zoning Commission approved the site development plan of a new 48,510 square foot sports and recreation building (gymnasium) and of two new student housing structures with a total of 10 units within the “Spartan Village”. Included with this review was a new Updated 5 year Campus Master Plan that showed a new configuration of the Spartan Village area and parking configuration as built with a total of five buildings, four smaller buildings and one large building (essentially, three attached buildings). A close-up of the updated plan is below. However, it is important to note that the original concept plan was not revised, and therefore the site development plan should be in substantial conformance with that Plan. Given the slope of the site, and the stormwater detention basin that was required by MSD,

the reconfiguration of the two student housing buildings were deemed to be in substantial compliance with the original concept plan in that the architectural style was in character with the original plan and the number of students and units were not increasing, as well as adequate parking was provided.



Rick Keisker, of Ittner Architects, on behalf of Ken Revenaugh, Senior VP Business Affairs for Missouri Baptist University, has submitted an application for site development plan approval for Phase II housing for the Spartan Village dormitory building that is consistent with the updated Concept Plan from 2009 (the final two smaller buildings will be part of Phase III, see detail below). The building will consist of 17 dwelling units for approximately 100 students. Development will include all site-related features including sidewalks and landscaping.



The Planning and Zoning Commission is requested to review and take final action on the application for the site development plan approvals. City Council review is not required.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Institutional, Single family residential	“A” Single Family Residential District	N/A
South	Institutional	“MEC” District (City of Town & Country)	N/A
East	Single family residential	“A” Single Family Residential District	N/A
West	Park	“P” Park District (City of Town & Country)	N/A

COMPREHENSIVE PLAN REVIEW

The site is located within the Residential Neighborhoods District of the Comprehensive Plan. The Residential Neighborhoods section states the following:

New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

The proposed building, parking is towards the interior of the campus and will not create any foreseeable negative impacts on neighboring residential properties.

Design Guidelines Analysis

Although none of the buildings will be visible to anyone other than those on campus, it is still important to verify that the Design Guidelines are being observed to ensure continued high quality of development throughout the city. In this setting, there are a variety of guidelines that apply, but they can be summarized as follows:

- The buildings should have varied façades with pedestrian-scale details at the street level and quality materials throughout that are also appropriate for the use and the setting.
- The buildings should receive a complementary treatment on all sides.
- The buildings should not be used as advertising devices.
- The site layout should respect the topography, allow for safe and interesting pedestrian passage, and provide efficient and attractive management of accessory facilities such as parking, stormwater control and utility services.

The new buildings will utilize the same materials and similar design as the prior two buildings. The use of brick and fiber-cement siding is desirable and the buildings are all well-conceived. Therefore the building meets with the Design Guidelines and is consistent with the original site concept plan.

ZONING REVIEW

The Zoning regulations for “HE” Districts require Site Concept and Site Development Plan approval by the Planning and Zoning Commission. District regulations include:

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

E. Dimensional Regulations. The following area and yard regulations apply in the "HE" Higher Education District.

2. Building bulk regulations.

- a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet, except faculty or student housing shall not exceed three (3) stories or thirty-five (35) feet in height. The City Council may allow a twenty percent (20%) increase in the height of chapels, gymnasiums and auditoriums if it determines the increase will not be detrimental to surrounding property owners.*
- b. Maximum site coverage. Fifty percent (50%).*
- c. Maximum floor area ratio. Twenty-five hundredths (0.25).*
- d. Residential density. The total number of dwelling units for faculty and students shall not exceed three (3) dwelling units per net acre of the total site zoned "HE" in accordance with a site development plan.*

The proposed development conforms to these regulations.

Parking:

Section 405.820 Required Off-Street Parking regulations, provides for one space for two students based on the maximum design capacity of the school plus one space for every employee (Section 405.820.10.b). Parking is not included with this phase, as parking for the current and future student housing complex was completed as part of Phase I.

The applicant has provided the table below regarding all site information. The project meets with all of the district requirements.

SITE INFORMATION

	<u>March,</u> <u>2012</u>		
	<u>Existing</u>	<u>Proposed (ADD)</u> <u>Phase 2</u> <u>Spartan Hall</u>	<u>Proposed (Total)</u>
Site Area (Acres)	65.00	0.00	65.00
Site Area (Squarefootage)	2,831,400	0	2,831,400
Site Coverage (Squarefootage)	609,300	19,617	628,917
Site Coverage (Percentage)	21.5%	0.7%	22.2%
Building Squarefootage	334,860	35,001	369,861
Parking			
Students	1039	0	1039
Faculty / Staff	211	0	211
Total	1,250	0	1,250
Parking Spaces Required	730.5	0	730.5
Parking Spaces Actual	735	0	735
Dwelling Units (All on Campus)			
Phillsbury Huff Hall	26	0	26
North Hall	25	0	25
Spartan Village	10	17	27
Total Dwelling Units	61	17	78
Number of Dwelling Units per Acre	0.94	0.26	1.20
Spartan Village			
Footprint (S.F.)	6,600	11,667	18,267
Building Areas (S.F.)	19,800	35,001	54,801
Number of Beds for Students	40	100	140

CONCLUSION

The proposed site development plan appears to meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code. Further, staff finds that the reconfiguration of the housing is substantially in compliance with the prior approved site concept plan. Staff recommends approval with the following conditions:

1. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site/Grading Plan," dated February 17, 2012, and "Landscape Plan," dated February 17, 2012, as bound together and submitted in conjunction with Application #12-006 by Rick Keisker, of Ittner Architects., received on February 22, 2012.
2. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated February 17, 2012, and materials consistent with the existing Phase I-Student Housing buildings.

MOTION

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

“I move to approve of the site development plan for Phase II-Student Housing subject to the conditions listed in the staff report on Application #12-006, for the meeting of March 19, 2012” (conditions may be added, eliminated, altered, and 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 PHOTO

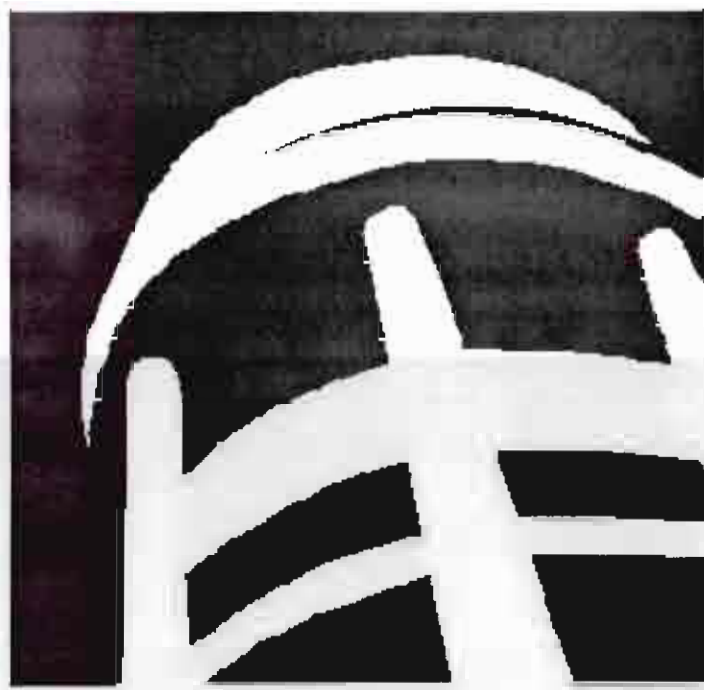


APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 03/14/2012
	Description: View of the Phase I Spartan Village Student Housing looking northeast from the parking lot.
	Description: View of the site of the Phase II building in relation to the existing Spartan Village Buildings. The building in the background is existing student housing.
	Description: View looking north from the proposed building site. Note the roof line of the residential structure to the north of the campus and the landscaping that will block the views of the building

	Description: View looking east of the Phase I student housing buildings, the Gymnasium in the foreground, the fence surrounding the detention basin, and site of the Phase II building. Note the slope of the grade, thus requiring the reconfiguration of the student housing.
	Description: View looking south at the existing Phase I student housing.
	Description: View looking southwest at the detention basin, Gymnasium and Student Center.

SPARTAN VILLAGE (PHASE 2 HOUSING) MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI

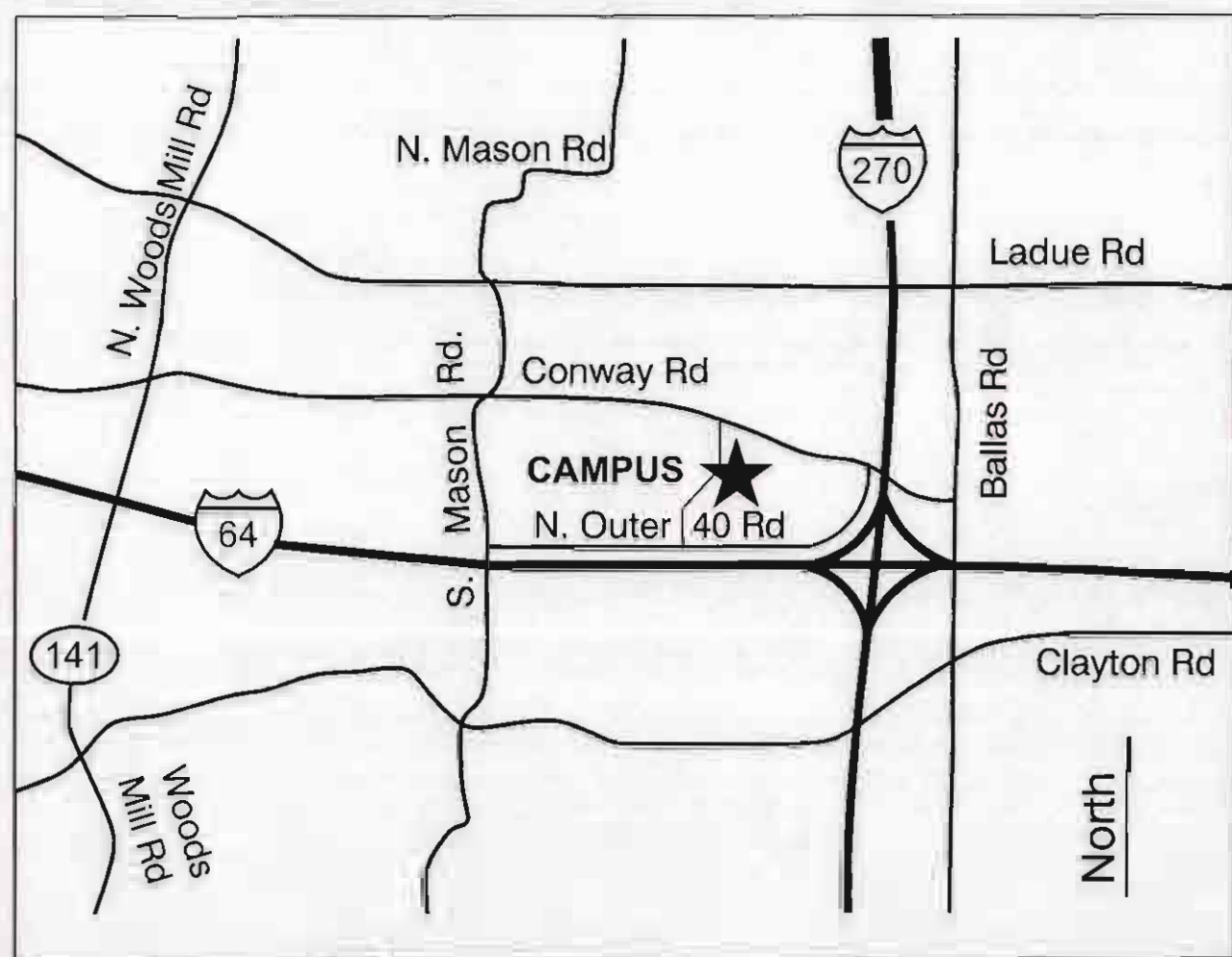


MISSOURI BAPTIST
UNIVERSITY

Missouri Certificate of Authority No. 000004		Missouri Certificate of Authority No. 001596	
Owner: Missouri Baptist University	Architect: Wm. B. Ittner Inc.	Construction Manager: L.A. Schaefer Construction	Civil Engineer: Land Development Consultants, Inc.
One College Park Drive Saint Louis, Missouri	 611 North Tenth Street, Suite 200 St. Louis, MO 63101 Phone: (314) 421-3542 Fax: (314) 421-4821	14500 S. Outer Road Suite 200 Chesterfield, Missouri 63017 Phone: (314) 205-2555 Fax: (314) 205-1611	1112 Rock Creek Elementary Road O'Fallon, MO 63366 Phone: (636) 240-9696 Fax: (636) 240-4949

LOCATION MAP

DRAWING INDEX



Architectural Drawings

- T1.0 Cover Sheet
- A1.0 Architectural Site Plan
- A1.1 Lower Level and Main Level Floor Plans
- A1.2 Upper Level Floor Plan and Roof Plan
- A2.1 Exterior Elevations

Civil Drawings

- C1 Site / Grading Plan (Issued Separately)

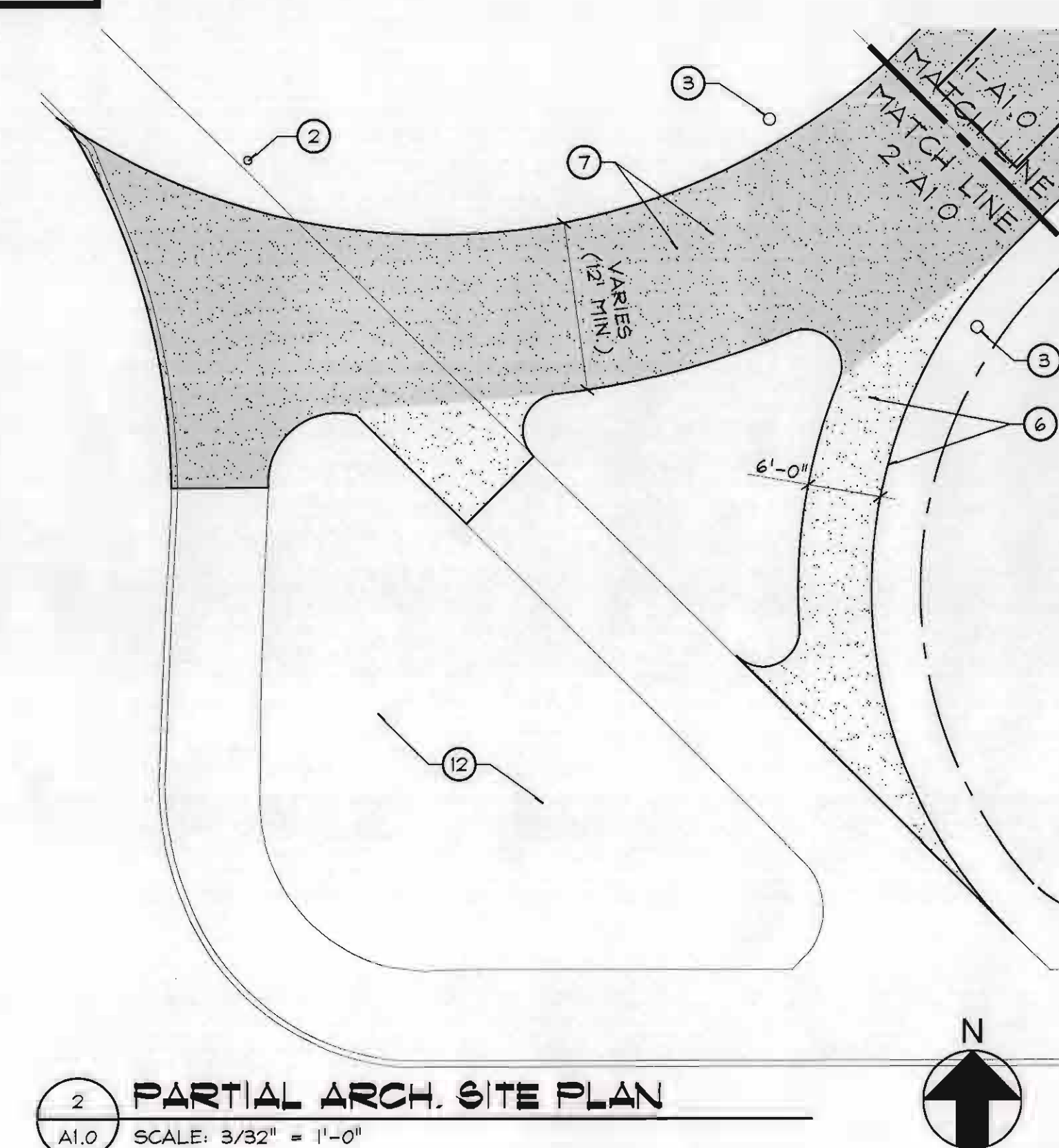
Landscape Drawings

- L-1 Conceptual Landscape Plan (Issued Separately)

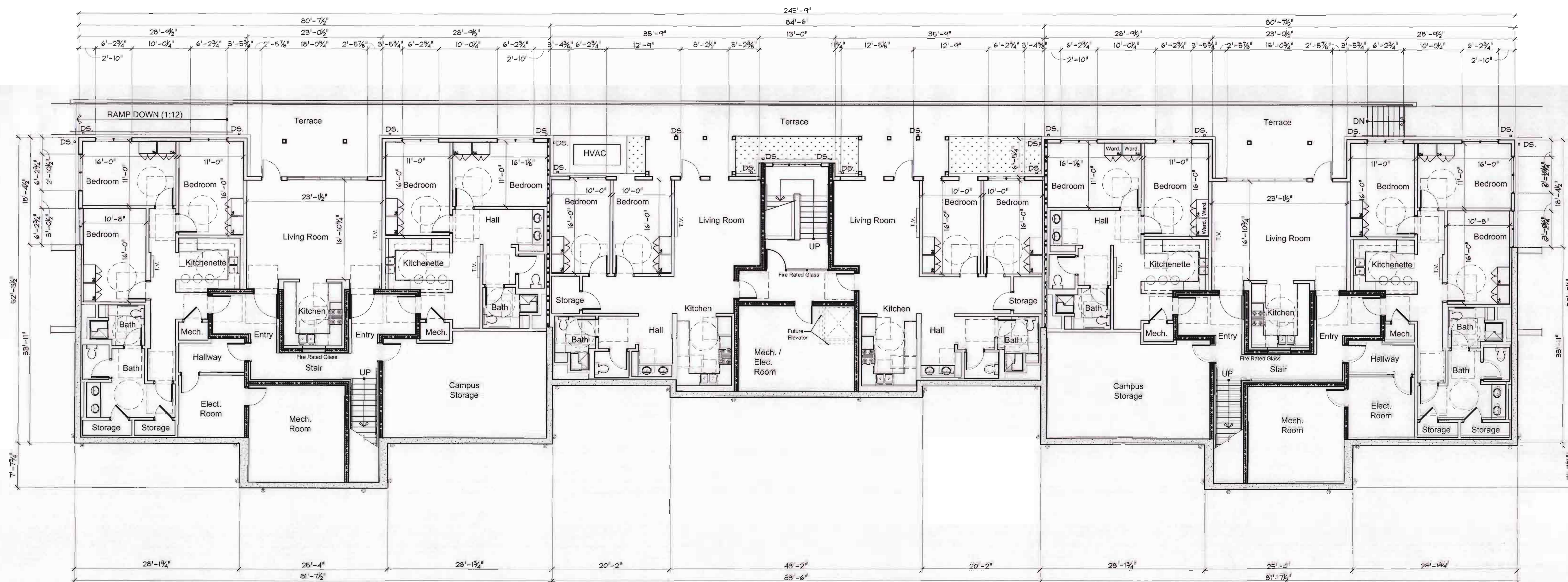
PLANNING AND ZONING SUBMITTAL

ITTNER JOB NO: 201201.00
Date: February 17, 2012

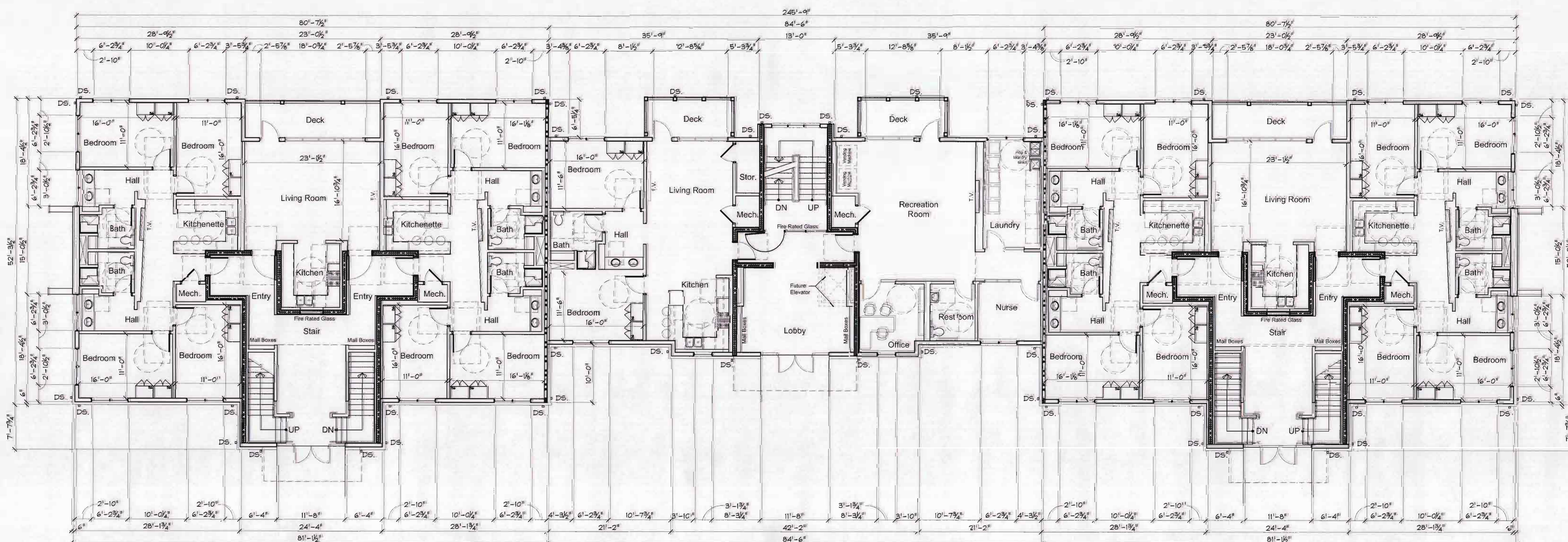
ittner



2 PARTIAL ARCH. SITE PLAN
A1.0 SCALE: 3/32" = 1'-0"

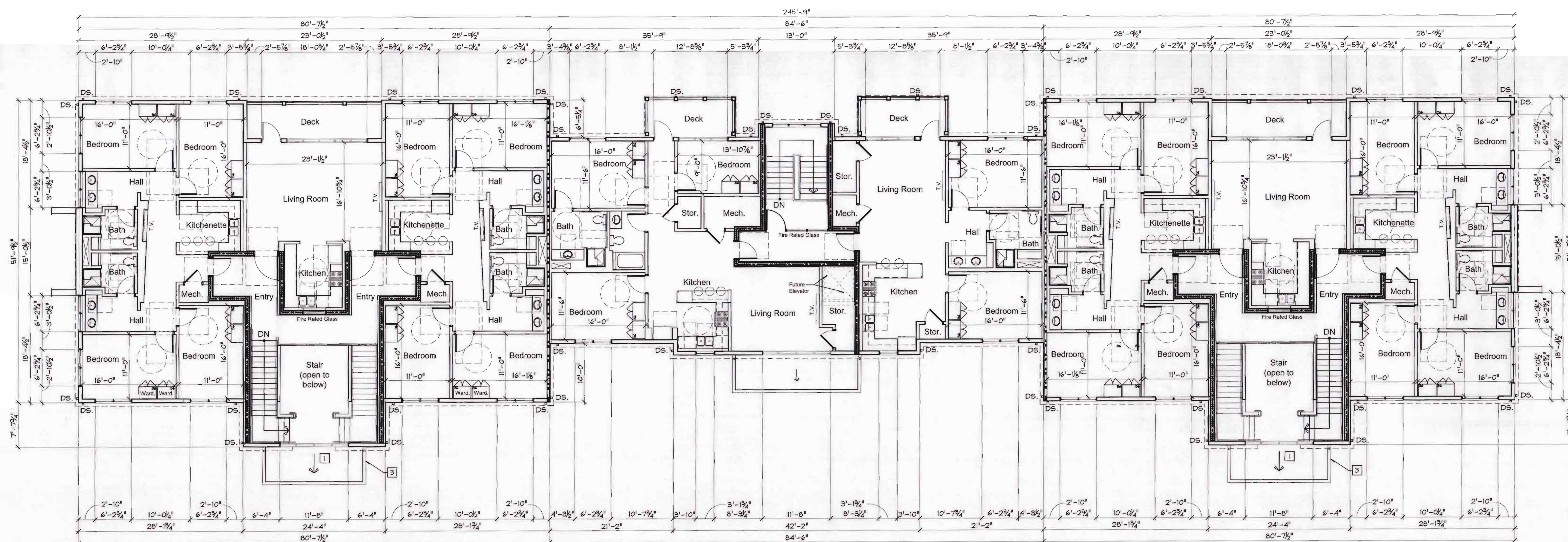


Gross Floor Area:	11,525 sq ft
28 Beds	

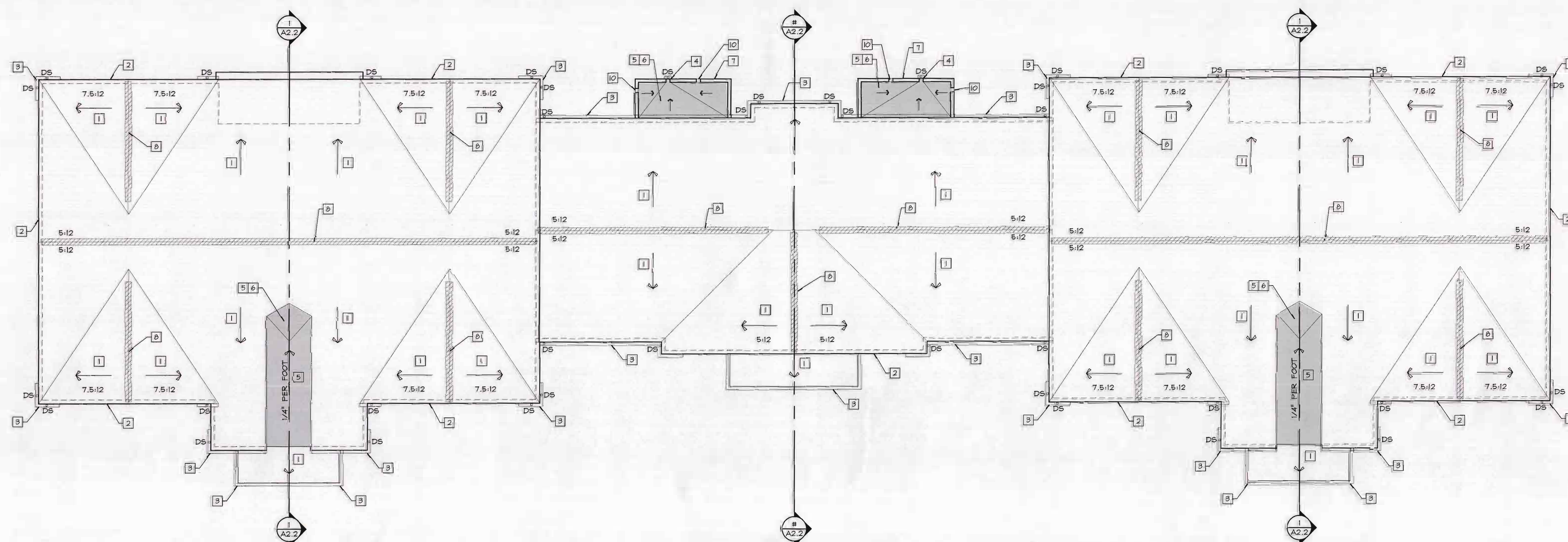


Gross Floor Area:	11,525 sq ft
36 Beds	





Gross Floor Area: 11,525 sq ft
41 Beds





LAND DEVELOPMENT CONSULTANTS, INC. (LDC) CONSULTING ENGINEERS, AND UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. LDC HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND SERVICE LINES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES

ALL SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD CONSTRUCTION (2009) SPECIFICATIONS OF MSD. IT IS THE RESPONSIBILITY OF THE SEWER CONTRACTOR TO HAVE ON THE JOB SITE AT ALL TIMES, THE CURRENT METROPOLITAN ST. LOUIS SEWER DISTRICTS (MSD) STANDARD CONSTRUCTION SPECIFICATIONS MANUAL AND STANDARD DETAILS FOR SEWER AND DRAINAGE FACILITIES. THE CONTRACTOR SHALL FOLLOW AND CONSTRUCT SEWERS, STRUCTURED AND DETAILS ACCORDING TO CURRENT MSD STANDARDS.

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, PRIVATE AND PUBLIC, FIELD LOCATED, PAINTED, MARKED AND FLAGGED IN THE FIELD. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.

ALL ELEVATIONS ARE BASED ON THE BENCHMARK SHOWN ON PLANS.

TOPOGRAPHIC SURVEY BY LDC, INC. FEB. 2012

GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.

ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

GRADING AND STORM WATER PER MSD AND THE CITY OF CREVE COEUR STANDARD SPECIFICATIONS.

SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1V:20H. SLOPES GRATER THAN 1V:20H MUST BE DESIGNED AS A RAMP. THERE SHALL BE NO STEP AT THE ENTRY DOORS.

SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

A PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL DOWNSPOUTS AND ROOF DRAINS.

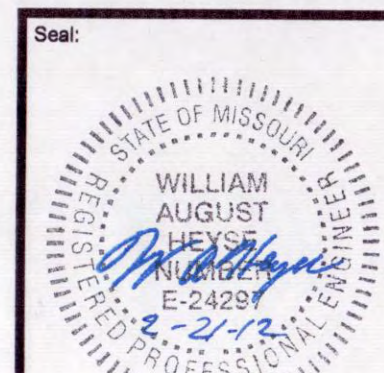
CONTRACTOR SHALL ABIDE BY ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT.

FOUNDATION EXCAVATION SPOILS AND EXCESS EARTH TO BE STOCKPILED ON THE MISSOURI BAPTIST UNIV. CAMPUS.

CONTRACTOR TO PROVIDE CONNECTION FROM ALL DOWNSPOUTS TO THE PROPOSED STORM SEWER SYSTEM AND INSTALL DOWNSPOUT SHOE AND 4" PVC PIPING TO EACH LOCATION.

CONTRACTOR TO FINISH GRADE, SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION.

SEE ELECTRICAL SITE PLAN FOR TRANSFORMER PAD, SWITCH GEAR LOCATIONS, DETAILS, AND LIGHTING.



Original Issue Date:
2-17-2012
P & Z SUBMITTAL

Revisions:

No.	Date



411 North Tenth Street
Suite 200
St. Louis, Missouri 63101
Tel: (314) 431-3542
Fax: (314) 421-4621
www.ittnerarchitect.com

Missouri Architectural Corporation
Certificate of Authority No. 00004

Consultants:
Civil Engineering
Land Development Consultants, Inc.
1112 Rock Creek Elementary Dr.
O'Fallon, Missouri 63306
Phone: (636) 240-8898
Fax: (636) 240-4948
MO Certificate of Authority
Lic. No. 001598

Structural Engineer
KPF Consulting Engineers
630 Des Peres Road, Suite 100
St. Louis, MO 63131
Phone: (314) 835-0254
Fax: (314) 835-0246
MO. Cert. of Authority



Missouri Baptist University
Campus Housing (Phase 2)
ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI

Copyright
Wm. B. Ittner, Inc. 2012

WBI Project No.
201201.00

Drawing Title:
**SITE / GRADING
PLAN**

Drawn:

Checked:

Drawing No.

C1

Housing Phase II

LEGEND OF IMPROVEMENTS

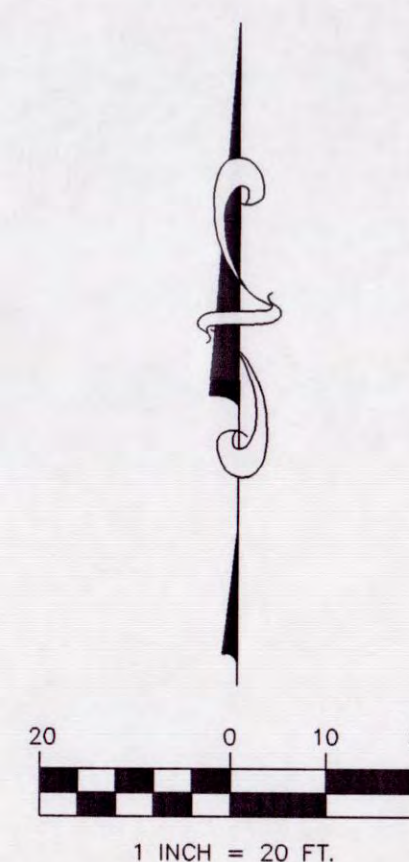
SPOT ELEVATION	---	GRATE INLET & SEWER
EXISTING CONTOURS	---	CONC. PAVING
PROPOSED CONTOURS	(TBR)	TO BE REMOVED
SHALE	(ATG)	ADJUST TO GRADE
SEGMENTAL CONC. UNIT RET. WALL	●	CLEAN OUT (CO)
SANITARY SEWER AND MANHOLE	---	ROOF DRAIN PIPING

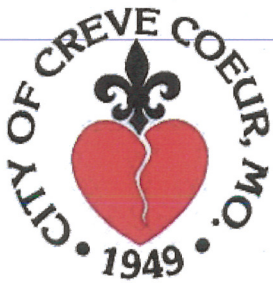
MSD BENCH MARK

BM 18-216 "STANDARD ALUMINUM DISK" STAMPED 6L-461992, DISK IS SET ALONG THE WEST EDGE OF SOUTHBOUND HIGHWAY I-270 AT THE CONWAY ROAD OVERPASS, 60 FEET NORTH OF THE CONCRETE SHOULDER ALONG CONWAY ROAD, 65 FEET EAST OF THE SOUTHEAST CORNER OF A CHAIN LINK FENCE. ELEVATION = 470.31

SITE BENCH MARK

BM1: "O" IN OPEN ON FIRE HYDRANT ±6 FEET SOUTHWEST OF SOUTHWEST CORNER OF ADMINISTRATION BUILDING. ELEVATION = 561.94





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 #12-007 FOR FINAL PLAT APPROVAL OF ENCLAVE AT BELLERIVE FINAL PLAT 6, LOTS 19, 30-33, 37 & 47-49

FOR THE MEETING OF: March 19, 2012

LOCATION: Enclave Bellerive Subdivision on east of Mason Road and north of Ladue Road. Lot 19 is located along Mulberry Row (Village C), Lots 30-33 & 37 are located on Tufton Farm Court (Village A), and Lots 47-49 are located on Wythe House Court (Village B).

REQUEST: David Volz, of Volz Inc., on behalf of The Enclave at Bellerive, LLC, has submitted an application for approval of Final Plat 6 at the Enclave Bellerive Subdivision. The proposal involves the creation of nine residential lots in association with the preliminary plat of Enclave Bellerive at the intersection of Mason and Ladue Roads. The subdivision infrastructure is complete and individual lots are being submitted for final plat as they are being sold and developed.

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

Key Issues:

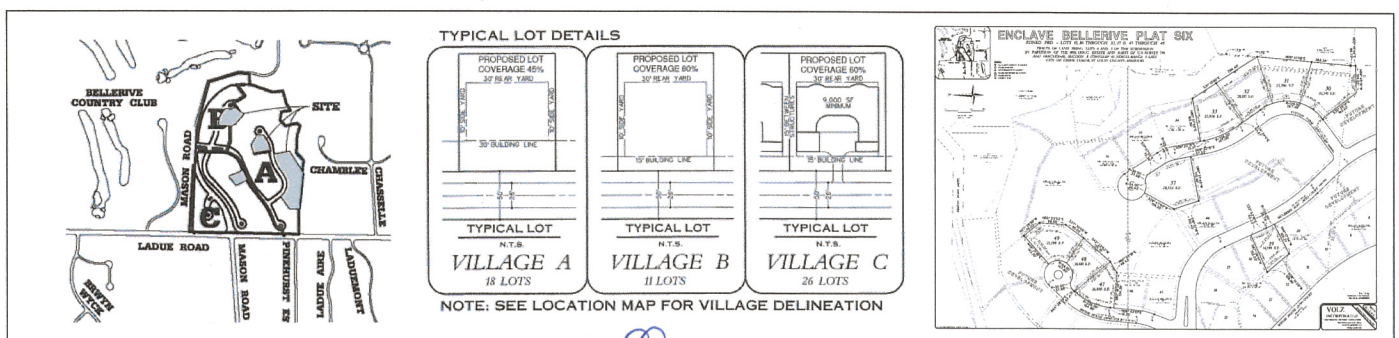
- Do the lots substantially conform with the previously approved preliminary plat?
- Do the final plat drawings meet the technical requirements for such drawings?

Subdivision Code References

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

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

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



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

3/14/2012
Date

ATTACHMENTS: Applicant's Final Plat 6, Sheet 1 received February 24, 2012 and revised sheet 2 received March 8, 2012.
Draft Ordinance

SUBDIVISION AND ZONING HISTORY

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

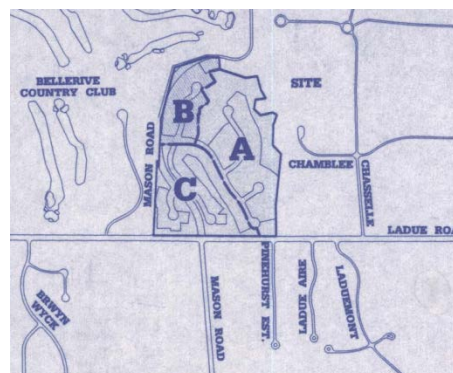
LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

ANALYSIS

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



Lot 19 is located along Mulberry Row within Village C, Lots 30-33 & 37 are located on Tufton Farm Court within Village A, and Lots 47-49 are located on Wythe House Court within Village B. To date four lots in Village A have been subdivided, with two homes completed, or under construction. Two lots within Village B have been subdivided, but construction has not started on either, and 18 lots within Village C have been subdivided with seven homes completed or under construction.

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

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

Subsequently, the site improvement plans reviewed by the Planning and Zoning Commission in July, 2005, show that the Village B and Village C front setbacks had changed to 15 feet, and the staff report reviewed along with the plans indicated a setback at 15 feet. Enclave Bellerive Plat 1 was approved in 2006 with the 15-foot front setback, and the existing homes within Village C have been built to what is close to this setback. In 2005 and 2006, the final plat for two lots in Village B indicated 15-foot front-yard setbacks. In 2011, the final plats 4 and 5 were approved

with the setback at 30-feet for Village A, and a 15-foot setback for Village C. Thus the revised setbacks, as indicated on the drawings for final plat 6 are:

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

While nothing in the Subdivision Ordinance states that final plats have to be in complete conformance with the preliminary plat, site improvement plans are required to be in substantial compliance with the approved preliminary plat. Nonetheless the Planning and Zoning Commission reviewed and approved the site improvement plans for the entire subdivision in July, 2005, with the 15-foot front setbacks in Villages B and C.

RECOMMENDATION AND CONDITIONS OF APPROVAL

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

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
2. Setback lines on Lot 37 need to be added and verified prior to recording.

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

The applicant shall submit revised drawings of the final Subdivision plat for Enclave Bellerive Plat 6 from Lots 47-49 indicating the front setback at 30-feet.

ACTION

Action on these items will be in the form of two separate motions to recommend approval as presented, approval with additional conditions, or denial for failure to meet all technical requirements. City Council review is tentatively scheduled for July 11, 2011.

The following are examples of motions for this application:

“I move to recommend approval of the final subdivision plat for Enclave Bellerive Plat 6 with the condition 1 and 2 listed in the staff memo, dated March 16, 2012.” (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

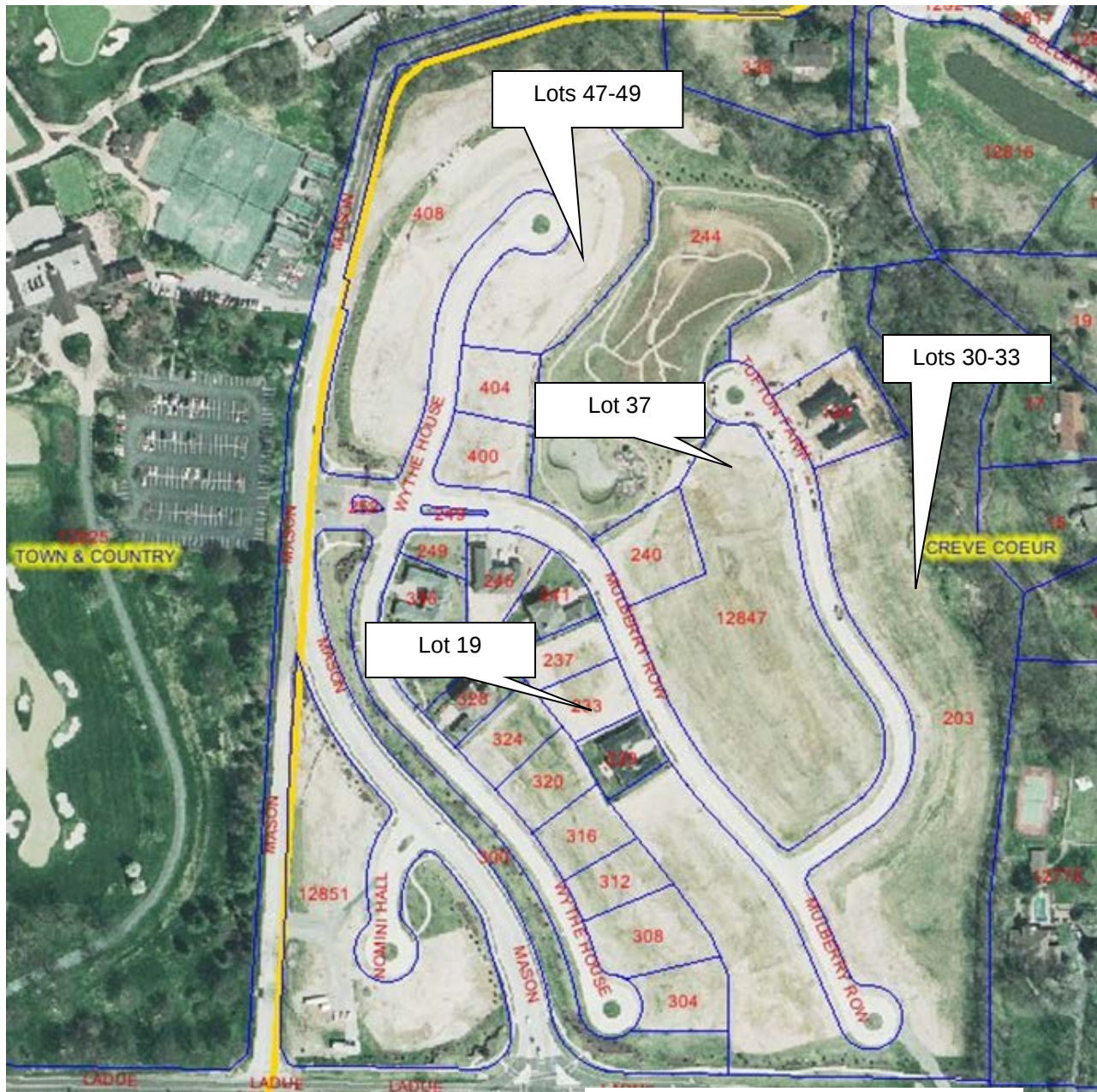
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

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

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

APPENDIX 4: AERIAL MAP



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

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

Legend

Lot Lines



Not to Scale

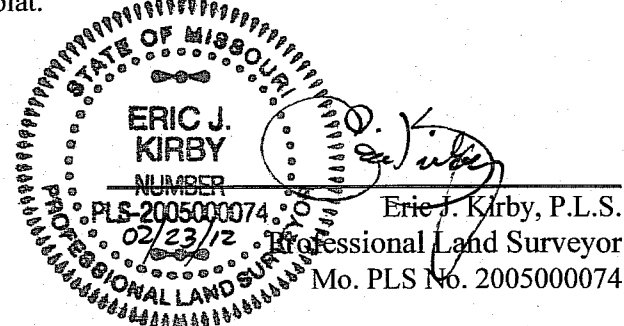
ENCLAVE BELLERIVE PLAT SIX

ZONED PRD - LOTS 19, 30 THROUGH 33, 37 & 47 THROUGH 49

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

This is to certify that we have, during the month of February, 2012, by order of The Enclave at Bellerive, L.L.C., made a Property Boundary Survey and prepared a Subdivision Plat of a tract of land being Lots 4 and 5 of the Subdivision in Partition of the Wm. Hogg Estate according to the plat accompanying the Commissioner's Report recorded in Deed Book 409, Page 81 and Survey Record Book 6, Page 217 of the St. Louis City (former County) Records and parts of U.S. Survey 730 and Fractional Section 8, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri. This Survey was made in accordance with the "Missouri Minimum Standards for Property Boundary Surveys", as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, meets the accuracy requirements of an Urban Property Survey, as defined therein, and the results are as shown on this plat.

Volz Incorporated



GENERAL NOTES:

- Bearing system adopted from Enclave Bellerive Plat One as recorded in Plat Book 354 Pages 209 and 210.
- Source of Title: A First American Title Insurance Company Commitment for Title Insurance Number NCS-46336-STLO, dated April 12, 2003. All easements reported therein, are shown hereon.

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

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

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

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

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

IN WITNESS WHEREOF, we have hereunto set our hand, this 23 day of February, 2012.

The Enclave at Bellerive, L.L.C.
By: Christopher Vatterott
Christopher Vatterott, Managing Member

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

On this 23 day of February, 2012, before me appeared Christopher Vatterott, to me personally known, who being by me duly sworn, did say that he is the Managing Member of The Enclave at Bellerive, L.L.C., a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said Corporation.

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

My Commission expires 6-18-12

Glenda Peckham
(Printed name of Notary Public)

Glenda Peckham
(Notary Public)

GLEND A PECKHAM
NOTARY PUBLIC-NOTARY SEAL
ST. LOUIS COUNTY, STATE OF MISSOURI
MY COMMISSION EXP 6/18/2012
COMM. #08515634

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

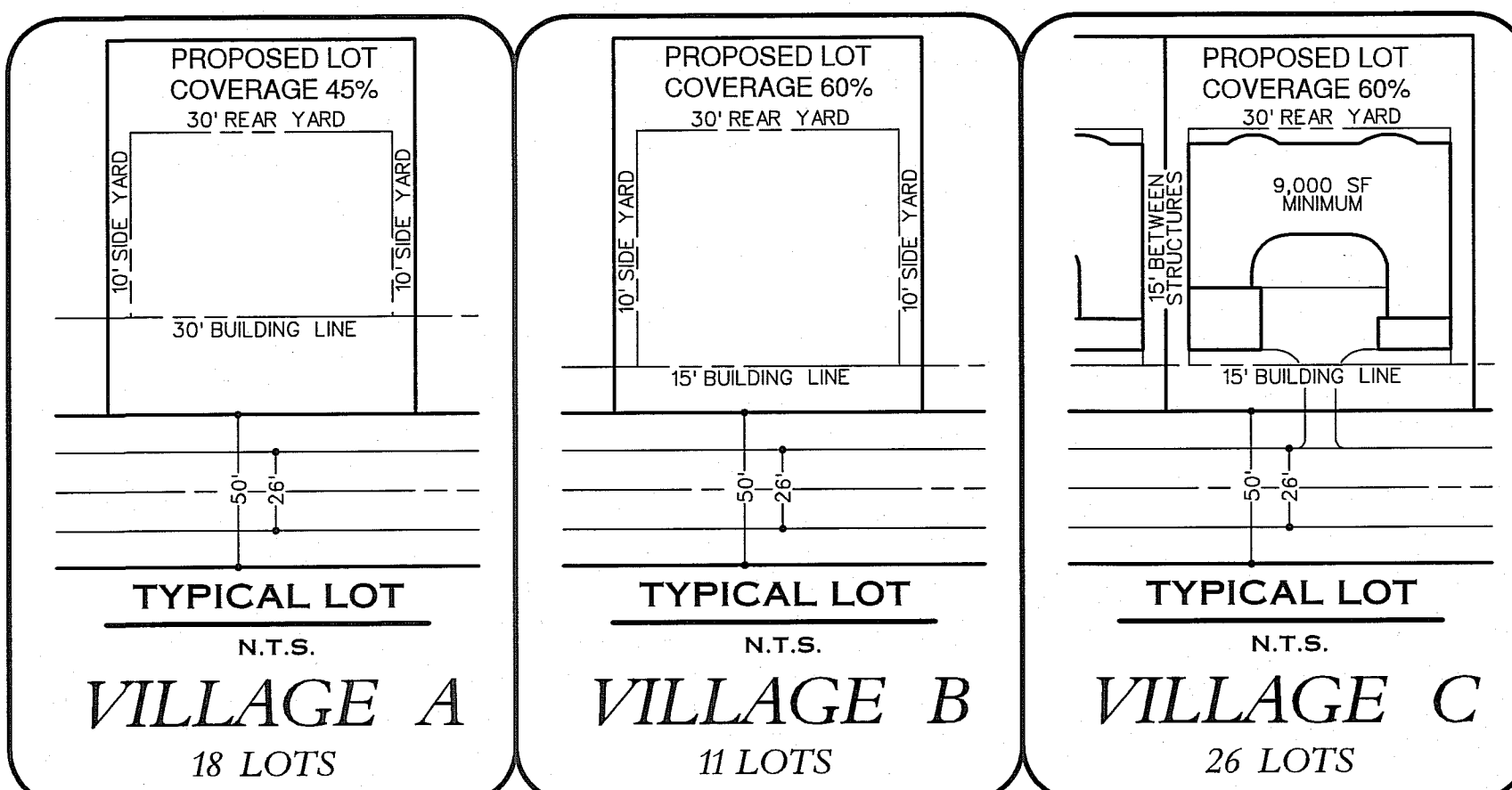
Planning & Zoning Commission
City of Creve Coeur, Missouri

Chairman

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

Deborah Ryan, City Clerk

TYPICAL LOT DETAILS

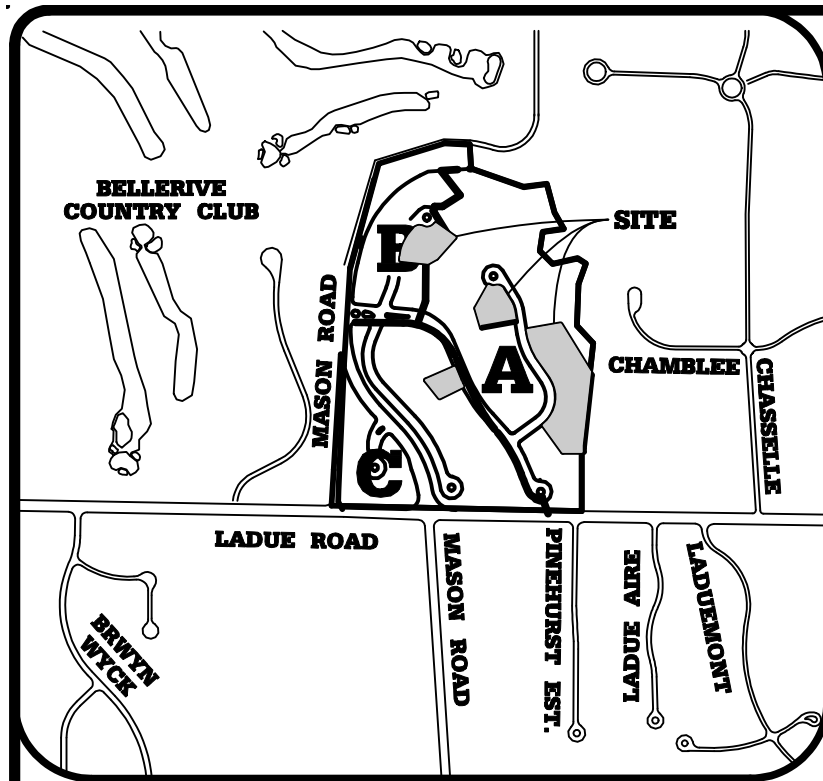


NOTE: SEE LOCATION MAP FOR VILLAGE DELINEATION

VOLZ
INCORPORATED

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

7607-26
Sheet 1 of 2
Enclave Bellerive Plat Six

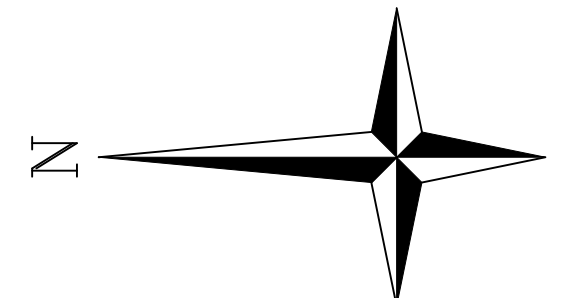


ENCLAVE BELLERIVE PLAT SIX

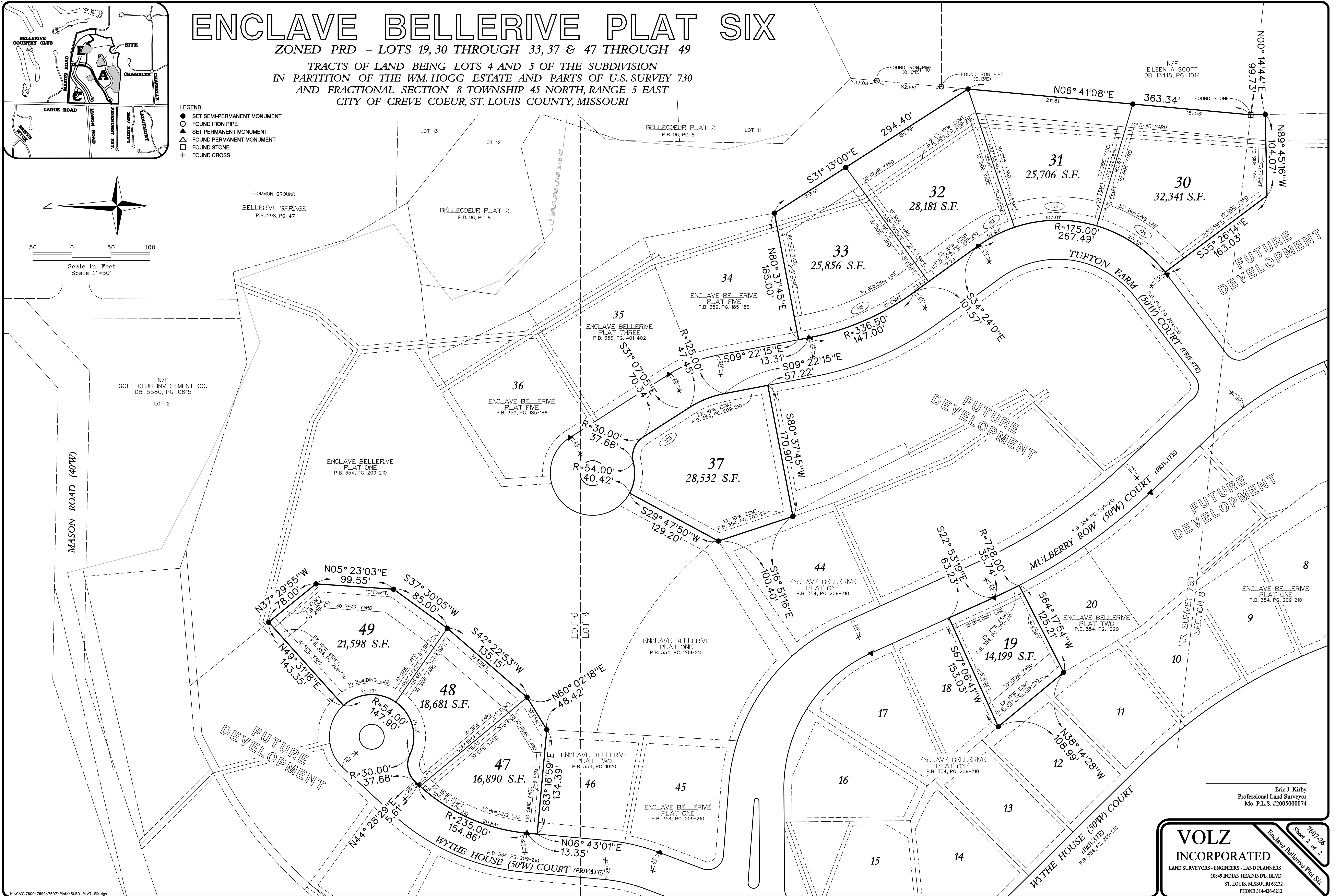
ZONED PRD - LOTS 19, 30 THROUGH 33, 37 & 47 THROUGH 49

TRACTS OF LAND BEING LOTS 4 AND 5 OF THE SUBDIVISION
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AND FRACTIONAL SECTION 8 TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

- LEGEND
- SET SEMI-PERMANENT MONUMENT
 - FOUND IRON PIPE
 - ▲ SET PERMANENT MONUMENT
 - △ FOUND PERMANENT MONUMENT
 - FOUND STONE
 - + FOUND CROSS



Scale in Feet
Scale: 1"=50'



Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

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

7007-26
Sheet 2 of 2
Enclave Belle River Plat Six

BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT (PLAT 6) FOR,
LOTS 19, 30-33, 37 & 47-49 IN THE ENCLAVE BELLERIVE SUBDIVISION,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS an application has been submitted by Volz Incorporated, on behalf of on behalf of The Enclave at Bellerive, LLC, for approval of Enclave Bellerive Plat 6, a final plat of Lot 19 located along Mulberry Row (Village C), Lots 30-33 & 37 located on Tufton Farm Court (Village A), and Lots 47-49 located on Wythe House Court (Village B) all within the Enclave Bellerive subdivision north of Ladue Road and east of Mason Road; and

WHEREAS the entire Enclave Bellerive subdivision is zoned "B" Single-Family Residential as modified by the Preliminary Plat authorized by Residential Design Development Permit Ordinance No. 3037; and

WHEREAS Final Plat 6 conforms to Ordinance No. 3037 except where the front setbacks shown for all lots within Village B have been reduced from 30 feet on the Preliminary Plat to 15 feet and Village C have been reduced from 20 feet as shown on the Preliminary Plat to 15 feet as provided by Section 405.450.C, Residential Design Development and Chapter 410, Subdivision and Development of Land; and,

WHEREAS public notice of said final plat applications was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS the Planning and Zoning Commission recommended approval of Enclave Bellerive Final Plat 6 on March 15, 2012; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the financing deadlines confronting the applicant and the Council's cancellation of its next regular meeting,

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

SECTION 1: The Final Subdivision Plat 6 for the Enclave Bellerive development, described as a tracts of land being part of Lot 4 and 5 of the subdivision in partition of the Wm. Hogg estate and parts of U.S. survey 730 and fractional Section 8 Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on February 24, 2012 and revised March 8, 2012, by Volz Incorporated are hereby approved subject to the following conditions:

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
2. Setback lines on Lot 37 need to be added and verified prior to recording.

SECTION 2: Such approval of the Plats for the resubdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

SECTION 3: This ordinance shall become effective as an emergency measure in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

TARA NEALEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK