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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 4, 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 from meeting of May 21, 2012

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**

6. **NEW BUSINESS**

- A. Application #12-015: A request for a minor site development plan approval for a "front-yard" privacy fence along Ladue Road.**

Applicant/Agent: Dan Blasiar
212 Runnymede Drive
Creve Coeur, MO 63141

- B. Application #12-016: A request to vacate an easement in the Ballas Homes Place subdivision, now developed as King's Landing Apartments.**

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

7. **WORK AGENDA**

8. **OTHER BUSINESS**

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

9. **ADJOURNMENT**

Posted: _____
Julie Lowery
Planning Division Assistant



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MAY 21, 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, May 21, 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 May 7, 2012

Chairman Madden moved approval of the draft minutes as written. Mr. Faron seconded the motion which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Application #12-010: Site Development Plan amendment for Bellerive Plaza Shopping Center at 12704 Olive Boulevard.

Applicant/Agent: Desco Investment Co.
25 N. Brentwood
Clayton, MO 63105

Mr. Eberhardt recused himself from this application as his firm represents one of the applicants.

Mr. Doug Shatto, Branch Manager of B.L.A., an infrastructure, engineering, and planning company, located 411 10th Street, St. Louis, MO addressed the Commission first. Mr. Shatto was there to represent Desco Group, who is one of the partners in the ownership group of Bellerive Plaza, along with Schnucks Markets, who is the primary tenant. Mr. Shatto was originally asked to look at Bellerive Plaza last fall in response to concerns in regards to the egress from the site, specifically people exiting the site turning onto Olive Boulevard. Frequently, during the daytime and evening hours traffic will back up onto the main driveway of the plaza and it is taking people several cycles of the stoplight to get out of the site. Mr. Shatto's firm determined that the existing driveway is wide enough that the landscape median can be removed and replaced with another left turn lane, effectively widening the main driveway to Olive Boulevard. Mr. Shatto believes this is something that would fit in well with how the stoplight operates and it would allow them to make a substantial improvement to the operating conditions for people trying to get out of the shopping plaza, without having impact on traffic along Olive Boulevard. Mr. Shatto's firm began talks with MoDOT about making modifications to the intersection and began the design process. Mr. Shatto noted they want to remove the landscape median and also had discussion with Staff during this time about what the implications might be. The existing landscape median, in Mr. Shatto's opinion, is low quality in terms of the plantings existing within there, and while they are taking out greenspace in the median, the impact of the loss is nominal. MoDOT gave preliminary approval, however after further review, MoDOT required a new traffic signal and ADA improvements and those new plans are currently under review at MoDOT. After conversation with City Staff, Mr. Shatto recognizes that the loss of greenspace needs to be offset and, in an attempt to do so, they are proposing replacing some parking spaces within the shopping center with parking lot islands. Parking will be created elsewhere on the site through restriping. Lastly, a new shopping center sign is under Staff review through the Common Sign Plan, and will be located just north of the main entrance.

Mr. Shatto addressed Staff's inquiry around installing sidewalk leading from the intersection into the shopping plaza taking you to the front of Crazy Bowls and Wraps. A preliminary evaluation done by Mr. Shatto found that there are some concerns about it being possible given the slope of the hillside. While they believe the sidewalk is feasible from a grade standpoint and able to comply with ADA standards, there is a question in regard to the slope of the hillside. Mr. Shatto believes a retaining wall would be needed and Desco's uncertain about the scale and cost of the requirements.

Ms. Kramer asked what it took to find out if a retaining wall was needed. Mr. Shatto responded a complete engineering process would need to take place, however Mr. Shatto's

firm did hire a surveying company and the survey revealed that there is enough slope that it would require a retaining wall. Ms. Kramer also inquired when the existing landscape areas that need attention would be cleaned up. Ms. Jenny Mitchell, Property Manager, Desco Group, 25 N. Brentwood, Clayton, MO 63105, stated it was Desco's intent, as soon as approval was given, to start on the northern side of the plaza and work on some of those parking lot islands and start replacing plant material. But all plans are contingent at this point. Ms. Kramer asked how the site got to the point it is at now with the way things look. Ms. Mitchell replied the plaza was under different ownership for the last seven years and ownership just changed in October 2011. Ms. Kramer also inquired when the landscape plan would be resubmitted. Mr. Shatto stated there is no time frame, but Desco is prepared to respond immediately as soon as specific requirements are given.

Mr. Faron asked if the landscape plan that was in place before new ownership was acquired would be the same today. Mr. Shatto stated his firm was not responsible for creating the landscape plan but in talking with the Desco Group, they are willing to repair the current landscape on the site, but are hesitant to completely re-landscape the whole site due to budget restraints. Nonetheless, Desco wants to meet with the City and the Staff to rectify both the existing landscaping conditions and what is proposed for the intersection and be as compliant as possible. Mr. Langdon stated as far as the site plan for the plaza is concerned, Staff was looking for repairing the existing landscape. Mr. Langdon stated if the Desco Group did not want to maintain the current plan, they can always submit a new landscape plan. Lastly, Mr. Langdon pointed out there are always difficulties in doing exactly what was drawn because, for example, there are locations where certain plants cannot be placed due to micro-climate, but as long as something similar is set in place, it is acceptable.

Ms. Kramer asked if the goal for the sidewalk was to fit into the "walking community" aspect of the City, to which Mr. Langdon replied, yes.

Mr. Schnarr asked if all the existing landscaped areas were irrigated. Ms. Mitchell stated not all of them are irrigated; however, the islands that they are enlarging and in the center of the plaza will be irrigated.

Chairman Madden inquired if it was acceptable to let Staff and Desco work together to settle on an acceptable site plan. Mr. Langdon and Ms. Kelly answered it is currently the condition in Staff's recommendation.

Chairman Madden asked if the sidewalk could have a ramp where the steepest slope exists. Mr. Shatto replied it would not work because of ADA requirements.

Ms. Kelly, City Planner, presented an illustration on the pedestrian connection which has been discussed. The removal of the landscaped median will increase the pedestrian connection at the intersection. As shown on the illustration, Ms. Kelly pointed out there is not a significant grade change and Staff would be willing to consider just an at-grade sidewalk from the corner to connect to the shops, because there are pedestrian connections already in place from that point into the plaza. Staff does not believe it would be too significant of a cost in order to meet with the goals and objectives of the Comprehensive Plan. Mr. Schnarr asked, if the sidewalk was done at-grade, how would Staff address residents concerns of not being ADA compliant. Ms. Kelly answered it is not that significant of a slope and probably would meet ADA requirements, so she would like to see the engineering before looking at other options.

Ms. Kelly also stated Staff is willing to work with the applicant if the cost is too significant, however it is a goal of the Comprehensive Plan to get pedestrian connections and the applicant is already increasing some pedestrian connections by removing the median.

Mr. Faron asked if a one in twenty slope was acceptable without having to install a railing. Mr. Shatto replied any work they do must be ADA compliant and, using the illustration, explained the one spot where they believe they need a retaining wall and not handrails.

Mr. David Caldwell, 257 Brooktrail Court, inquired where the public transit shelter was located and if the proposal required a sidewalk to come up to the shelter. Mr. Faron replied the shelter was located towards the hospital, which is located east of the intersection.

There being no further comments, the motion was made by Mr. Faron to recommend approval of the site development plan for Bellerive Plaza Shopping Center subject to the conditions listed in the staff report on Application #12-010, for the meeting of May 21, 2012. Ms. Kramer seconded the motion with the resultant vote as follows:

Dr. Barton – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Ms. Kramer – aye

B. PUBLIC HEARING

Application #12-011: Text Amendment to eliminate the limits of eating and drinking places to no more than 25% of the building square footage in the “MX” Mixed Use District.

Applicant/Agent: Shoppes at Westgate, LLC
1133 Olivette Executive Parkway
St. Louis, MO 63132

Applicant’s Rep: Stanley Wallach, Esq.
The Wallach Law Firm
Three City Place Drive, Suite 1070
St. Louis, MO 63141

A presentation was given by Mr. Stanley Wallach, Three City Place Drive, Suite 1070, Creve Coeur, MO representing Shoppes at Westgate, LLC, to consider certain amendments to Section 405.340(2)(b)(3) to eliminate the current limit on eating places to no more than 25% of the approved building square footage, and to permit eating places without such limit through the conditional use permit process. Mr. Wallach stated currently there are two restaurants in the facility. He also said there is a vacancy that has been vacant for some time, and a number of perspective tenants have come forward, who would also like to have an eating or drinking establishment. However, there is a cap in the “MX” District on the percentage of square footage of the building that prohibits anymore eating or drinking establishments inside of it. Mr. Wallach stated the cap probably made sense when it was imposed, but now is hurting the facility maximize its use. Mr. Wallach, on behalf of Shoppes at Westgate, is asking the Commission to remove the cap so any use would be able to go forward with the conditional use permit process.

Mr. Faron asked Staff if this is the only example of this district in Creve Coeur. Ms. Kelly responded the MX District only consists of this one block.

Ms. Kelly, City Planner, spoke to the Commission in more detail about the application. She stated the MX District consists of Shoppes at Westgate, a funeral home service, a jeweler, and two banks. When the Shoppes at Westgate were being developed, there was a parking concern but, in this application, the development has already occurred so the character of the development has already been established. There is already a process in place to examine those uses that could impact the site through the conditional use process (i.e. restaurants that have different parking standards than general retail). During that process, Staff reviews availability of parking as well as any other conditions that could impact the site. Mr. Schnarr asked if Staff found any parking issues in their original review. Ms. Kelly replied the applicant feels there is adequate parking on site, but that is something Staff would do on individual basis when there is a specific applicant.

Mr. Eberhardt stated there may be adequate parking in the center because the two particular restaurants located within it might not bring the volume of people that a regular sit-down eating establishment would. Mr. Eberhardt expressed concern if the current tenants leave and new tenants come in requiring more parking, they may have to be stopped from becoming tenants. Ms. Kelly addressed Mr. Eberhardt's concerns stating each application is reviewed per individual use regardless of the volume generated by a given business. Staff finds the 25 percent limit to be arbitrary at this point since parking is already established. Ms. Kelly explained to the Commission that when an application is submitted all conditions are reviewed.

Mr. Stephen Kling, 150 North Meramec Avenue, Clayton, MO 63105, representing Questover Place Subdivision, Questover Crossing Subdivision, and the Manors of Questover Subdivision spoke in opposition to the application. Mr. Kling used a map to point out where the Shoppes at Westgate are in correlation of the subdivisions he is representing. Mr. Kling stated his clients have two concerns with the application. First is whether or not it's appropriate at all for a text amendment. Second concern is whether the text amendment goes too far in totally eliminating the percentage requirement for restaurants. Mr. Kling expressed if a text amendment is granted then every property in the district is affected having a more generalized concern. Mr. Kling's clients would be in favor of increasing the percentage from 25 to 35 percent to be accommodating though.

Mr. Wallach responded to Mr. Kling's concerns stating the Staff conferred with the City Attorney and the text amendment is the appropriate mechanism. Also, addressing the percentage increase, Mr. Wallach states their proposal makes more sense because it would accomplish his client's desire to fill the vacancy in this limited district.

Chairman Madden asked Mr. Langdon if the map Mr. Kling showed was an updated map. Mr. Langdon relied the map is out of date and an updated map will be online as soon as it is available. Mr. Langdon also stated the Shoppes at Westgate were intended for smaller-sized neighborhood shops, not regional retail stores.

Dr. Barton questioned the limit of 25 percent, wondering why the Commission does not deal with applicants case by case. Also, Dr. Barton questioned the unintended consequences of taking away the cap and setting a precedent for the GC District. Ms. Kramer deferred to Staff,

asking if those are valid concerns. Mr. Langdon responded there is no cap in the GC District, except for the one across Questover. Mr. Langdon also addressed the benefit of having a mix, stating City Staff does not make a habit of dictating to the market how much of something should be supplied. However, Mr. Langdon does say it is the goal to make sure this development falls within a certain appearance, a certain function, a certain character which goes beyond the use, and is ultimately an asset to the community.

Ms. Kramer asked City Attorney, Mr. Carl Lumley, if the Commission was falling correctly within the boundaries given the points Mr. Kling brought up. Mr. Lumley responded he was comfortable that it was eligible for consideration in this manner.

Mr. David Caldwell, 257 Brooktrail Court, believe keeping the 25 percent is important to maintain consistency and predictability. Mr. Caldwell also stated if he had a restaurant in this area and knew about the 25 percent limitation he would not be happy about it changing, in terms of competition. Mr. Caldwell also was not sure if restaurant owners in the area were informed of the Public Hearing. Mr. Langdon replied the text amendment did appear in the newsletter, on the website, and a sign was located on the property. There was also a mailing sent out to all properties within 300 feet. Addressing the 25 percent limitation, Mr. Langdon does not believe if there is no cap there will be a flood in the marketplace since there are other locations in the city where more restaurants could go without running into the cap.

Mr. Faron asked Mr. Kling if the 35 percent was just an arbitrary number. Mr. Kling said it was not; he spoke with his clients and that was a number they agreed upon, and although he did not believe there would be an argument between 35 and 40, the 35 was offered to be accommodating.

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

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

There being no further comments, the motion was made by Mr. Faron to recommend approval of Application #12-011, as modified to include only a text amendment to eliminate the limit of eating and drinking places to 25% of the total building square-footage, as described in the staff report dated May 18, 2012. Mr. Schnarr seconded the motion with the resultant vote as follows:

Dr. Barton – nay
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Ms. Kramer – aye

C. PUBLIC HEARING

Application #12-012: New conditional use permit for Deli Fresh Centsable Subs D/B/A Goodcents located at 623 N. New Ballas Road.

Applicant/Agent: Brian Gambino
Deli Fresh Centsable Subs
1021 Lafayette Place
Lake St. Louis, MO 63367

Applicant's Rep: Ted Thomas, Architect
Design Worx
7909 Big Bend Road
St. Louis, MO 63119

Mr. Ted Thomas, Architect representing Goodcents, is requesting a conditional use permit for Goodcents, an eating and drinking establishment, at 623 N. New Ballas Road. The applicant is not proposing any changes to the exterior of the building or site.

Mr. Faron asked if the landscaping plan from 1969 was going to be matched. Mr. Thomas replied they were hoping to get the landlord to meet with Staff, it is not fully worked out, but they have intentions to have it completed before the Council meeting.

Ms. Kelly gave a brief presentation on the application, stating the application is for a 1,700 square-foot space, with 44 interior seats, taking up 19% of the total building square-footage, and they are required 65 parking spaces and there are 69 available on site. Staff is seeking compliance with the landscaping plan, and discussed with the applicant landscape needs to be completed prior to issuing occupancy permit, but are willing to compromise that applicant submits for site improvement plans.

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

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

There being no further comments, the motion was made by Mr. Eberhardt to recommend approval of Application #12-012 for a Conditional Use Permit for a eating and drinking establishment located at 623 N. New Ballas Road, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of May 21, 2012. Ms. Kramer seconded the motion with the resultant vote as follows:

Dr. Barton – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Ms. Kramer – aye

D. Application #12-014: Review of the 2012 Map Plan submittal to the St. Louis County Boundary Commission.

Applicant: Paul Langdon
Community Development Director

Mr. Langdon gave a presentation on the draft 2012 Map Plan. The Map Plan must be reviewed by P&Z before it is submitted to Saint Louis County Boundary Commission. The Map Plan outlines the communities Creve Coeur may consider annexing within the next five years. Plans can be reduced after submittal, but not expanded. Map Plans do not obligate the City to actually annex areas; only identify areas that could be considered. The Map Plan Creve Coeur is submitting identifies areas located north of the city limits between Creve Coeur Mill Road to the west and Warson Road to the east, which are currently Saint Louis County.

Dr. Barton motioned to approve the draft map presented. Ms. Kramer seconded the motion with the resultant vote as follows:

Dr. Barton – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Ms. Kramer – aye

7. **WORK AGENDA**

None

8. **OTHER BUSINESS**

A. Planning Division Report

Mr. Langdon reported at the next meeting a fence request should be reviewed. Also, discussion about language in the MX District requirements, and for the record it is in response to what Staff believes is an out of date portion of the code because conditions have changed.

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 8:48 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 #12-015 A MINOR SITE DEVELOPMENT PLAN FOR A "FRONT-YARD" PRIVACY FENCE ALONG LADUE ROAD

FOR THE MEETING OF: June 4, 2012

LOCATION: 212 Runnymede Drive

REQUEST:

Dan Blasiar has submitted a request for a minor site development plan approval for a six-foot, sight-proof white vinyl privacy fence along the rear property line that backs up to Ladue Road within the required "front yard" setback along Ladue Road. The functional front of the property is along Runnymede Drive and the rear is along Ladue Road, east of Runnymede Drive.

ADDITIONAL INFORMATION:

Section 405.640 requires that fences located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, require approval by the Planning and Zoning Commission. The property is zoned "A" Single Family Residential and has a front yard setback requirement of 50 feet.

Key Issues:

- Maintaining open green spaces
- Visual scenic impact along Ladue Road

Comp. Plan References

- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- 405.250 "A" Single-family Residential
- 405.640 Fences within the Front Yard Section and along Street Right-of-Way

APPLICANTS: Dan Blasiar
212 Runnymede Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

6/1/2012
Date

ATTACHMENTS: Applicant's Materials Submitted on May 29, 2012
Building Permit 25098 Information

BACKGROUND

The subject property is located north of Ladue Road within the Runnymede Subdivision. The property is zoned "A" Single Family Residential and has a front yard setback requirement of 50 feet along Ladue Road, within which a fence is not allowed without Planning and Zoning Commission approval. The applicant received a permit from the Building Division for the fence in error without verifying with the Planning Division regarding the zoning requirements for the placement of the fence and the setback requirement along Ladue Road. The applicant began to install the fence in good faith when the zoning violation became evident and work was halted. The applicant was notified of the need for Planning and Zoning Commission approval and he subsequently submitted an application.

As indicated above, the property is currently zoned "A" Single Family Residential. All such requests are regulated under Section 405.640, as follows:

405.640 Fences within the Front Yard Section and along Street Right-of-Way. No fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless specifically approved by site development plan approval in accordance with Section 405.1080.

Planning and Zoning Commission must approve a minor site plan; City Council review is not required.

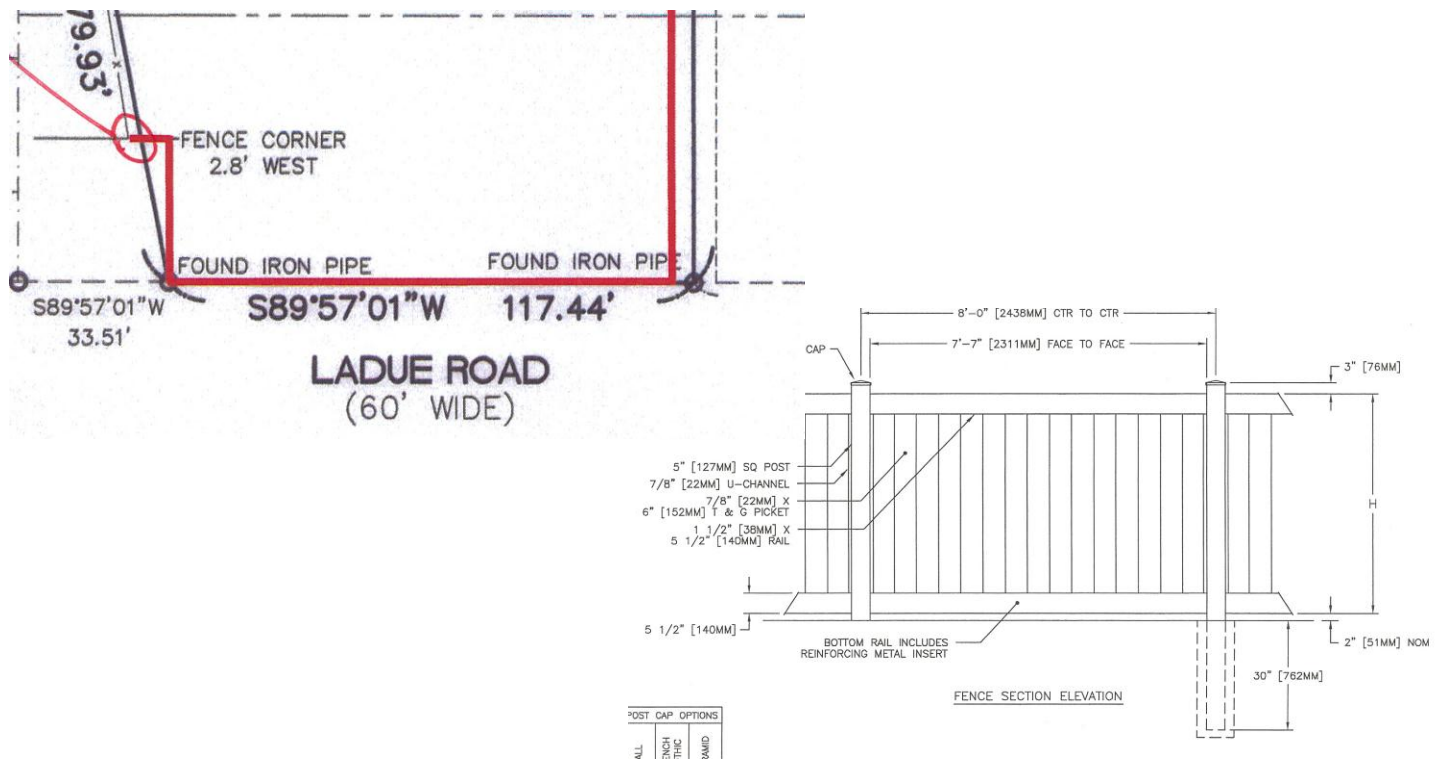
LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residences	"A" Single Family Residential	Runnymede Dr.
South	Single family residences	"A" Single Family Residential	Ladue Rd.
East	Single family residences	"A" Single Family Residential	NA
West	Single family residences	"A" Single Family Residential	NA

FENCE PLACEMENT AND DESIGN

The proposed fence would be a six-foot, white-vinyl privacy fence following the five-foot easement along the east property line, then along the rear property line for approximately 117 feet, and at the southwest corner of the property, the fence would move approximately 25 feet northward to adjoin with the neighbor's existing wood fence on the west. Below is a close up of the site plan showing the fence configuration along Ladue Road, and the fence elevation submitted with the building permit application. The applicant has agreed to provide landscaping along the fence line to soften the view from Ladue Road although a specific planting plan has not been proposed. The wood fence surrounding the swimming pool will remain per building code requirements.



The property line is about 10 feet from the street pavement of Ladue Road. The house to the west has a wood privacy fence that sits back approximately 25 feet from the right-of-way with significant vegetation that provides approximately 20 feet of screening of the fence.

ANALYSIS

The Zoning Code does not provide guidance in evaluating requests for fences within the setback, except that no fence shall exceed six feet in height.

The Comprehensive Plan and Design Guidelines provide further direction for review of fences with the following:

Comprehensive Plan: Residential Preservation and Economic Development

2. Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage storm water in new development and redeveloping areas is encouraged.
6. Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage. (p.44-45)

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

The proposed fence would provide the property much more privacy in the rear yard where most property owners would expect a higher level of privacy. It also provides a degree of safety for children and pets by keeping them away from Ladue Road where posted speed limits are 40 miles per hour, versus 25 miles per hour along a typical subdivision street. Similar arguments were made for the two fences approved nearby and are typically cited in such applications.

The proposed fence would also expand the amount of privacy fencing in this immediate vicinity that reduces the openness of the Ladue Road viewshed. Whether or not this expansion represents an incremental change or a step too far in the wrong direction is largely a matter of visual preference and consideration of the design details. The use of white vinyl certainly makes the fence more noticeable along the public right-of-way, so the installation of the plant buffer would appear to be critical, including along the east side adjacent to the neighbor's true front yard. Increasing the buffer along Ladue Road, to a width equivalent to the neighbor to the west, would not only improve the screening value but would also provide a degree of integration with existing conditions and diminish the impact upon the neighbor to the east. This would, however, require re-installation of the fence posts already located along the property line consistent with the permit issued in error. The use of a more open fence design might also serve to reduce the visual impact of the fence and any losses in privacy could be mitigated with evergreen plantings.

CONCLUSION

If the members of the Planning Commission find the applicant's reasons for the fence sufficiently compelling, they can approve it as proposed. If changes are deemed necessary, staff recommends aligning the fence with the neighbor to the west and the preparation of a landscape plan for staff approval prior to installation of the fence. If the request is denied, the applicant may construct the fence along the 50-foot setback line without any landscape buffer.

ACTION

The motion for the front yard fence shown in the enclosed site plan 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 plan for the Blasiar fence at 212 Runnymede Road submitted with Application #12-015, as presented to the Planning and Zoning Commission on June 4, 2012”
(conditions may be added by separate 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 Application #12-015	Photo Date: 05/31/2012
	Description: View of the fence location looking west from the neighbor's front door entrance, located at 11453 Ladue Road.
	Description: View looking west at the fence placement in comparison to the neighbor just west of the subject property. Notice the thick vegetation that obscures the fence from public view.
	Description: View of the fence placement looking east. Note the lack of fences on the south side of the street and that the homes immediately to the east both front Ladue Road.

	Description: View looking north at the southeast corner of the property along the proposed fence line. Note the change in grade between the properties.
	Description: View looking east from Ladue Road across from the Runnymede Drive intersection at the existing wood fence, and the proposed fence location.
	Description: View looking northwest from the intersection of Camfield Square and Ladue Road at the proposed fence line.

Dan Blasiar

212 Runnymede
Phone: 314-749-0638

Paul Langdon

Director, Community Development
Phone: 314-872-2504

Dear Director

It has come to my attention that the approved permit #25098 also needs to be approved by the Planning and Zoning committee. Please add my permit to the agenda of the earliest meeting possible. Construction has already commenced and as soon as this is approved by the committee the fence will be completed as soon as possible.

My wife and I decided to fence in the perimeter of our backyard. Fencing the outer perimeter allows us to keep the large open area as is but will prevent our daughter from wandering onto Ladue road which is busy at times. She is only 1 year old now, but will soon be playing in the back yard with friends and family, and safety of everyone in the yard is important to us. Setting the fence back 60 feet would cut the back yard area we have now in half, leaving the yard outside the fence again unusable and dangerous. This would defeat both of the original intentions of installing the fence.

After the fence permit was approved by the city building official I purchased all the fencing material and have it stored in our garage. I have installed 10 posts along the Ladue road line to try to fill those holes next to the sidewalk first. The cost for installing these posts is over \$1000, including digging the holes, filling with gravel and concrete and the effort of two installers working with me. Changing the plan at this point wastes the time, effort, and money spent so far.

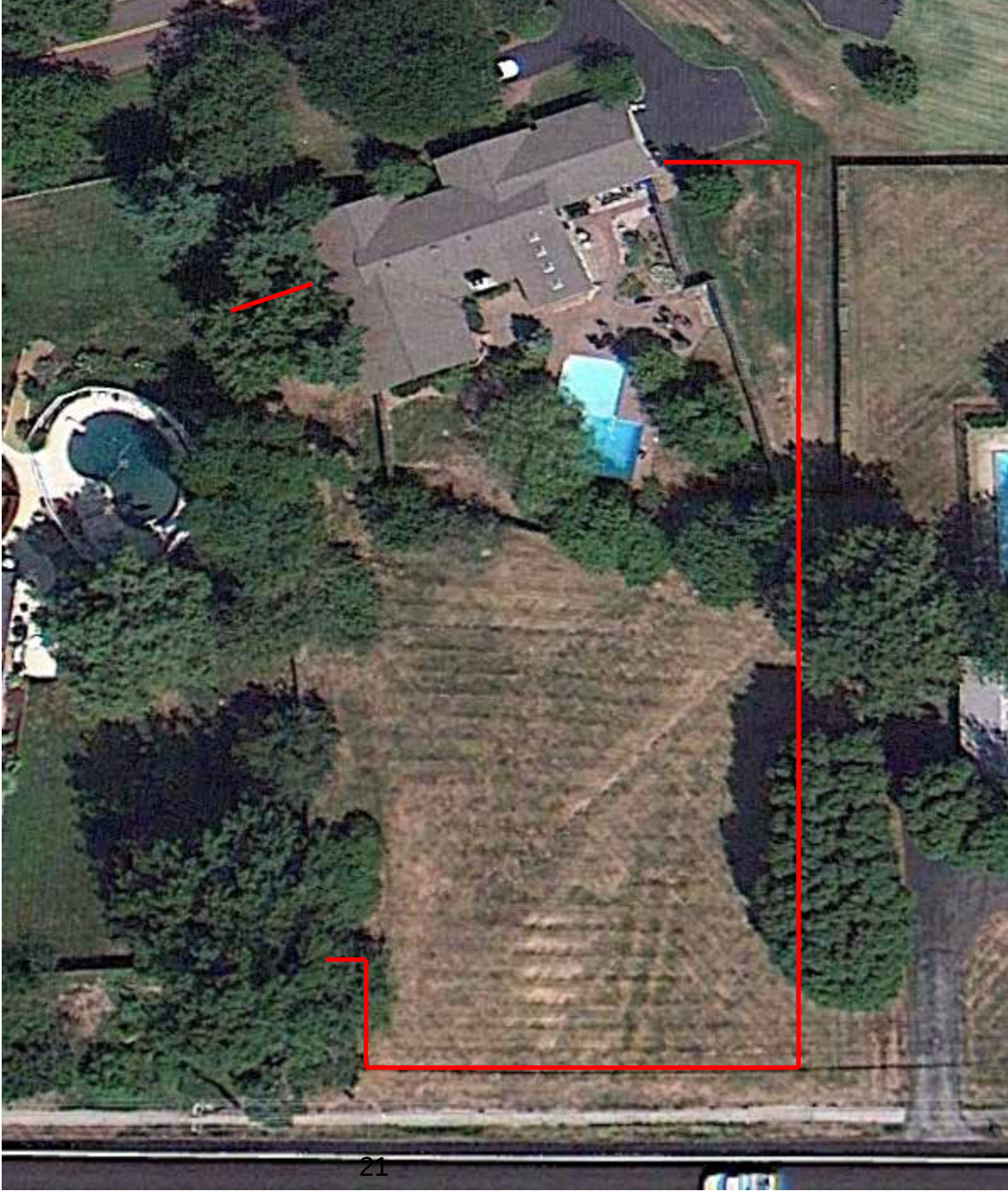
I have attached some aerial and street level photos of neighboring houses that have fences that were allowed to cross the building lines in their back yards. My next door neighbor has fencing close to both Runnymede and Ladue road. My neighbor across Ladue has fencing to his property line bordering Ladue as I have done also. Instead of grass between the fence and sidewalk, I intend to plant bushes that will effectively hide the fence from view from Ladue road. Other neighbors backing to Ladue but closer to Mosley have done this. When I am done with the project the fence will blend well with the other properties on Ladue.

Thank you,

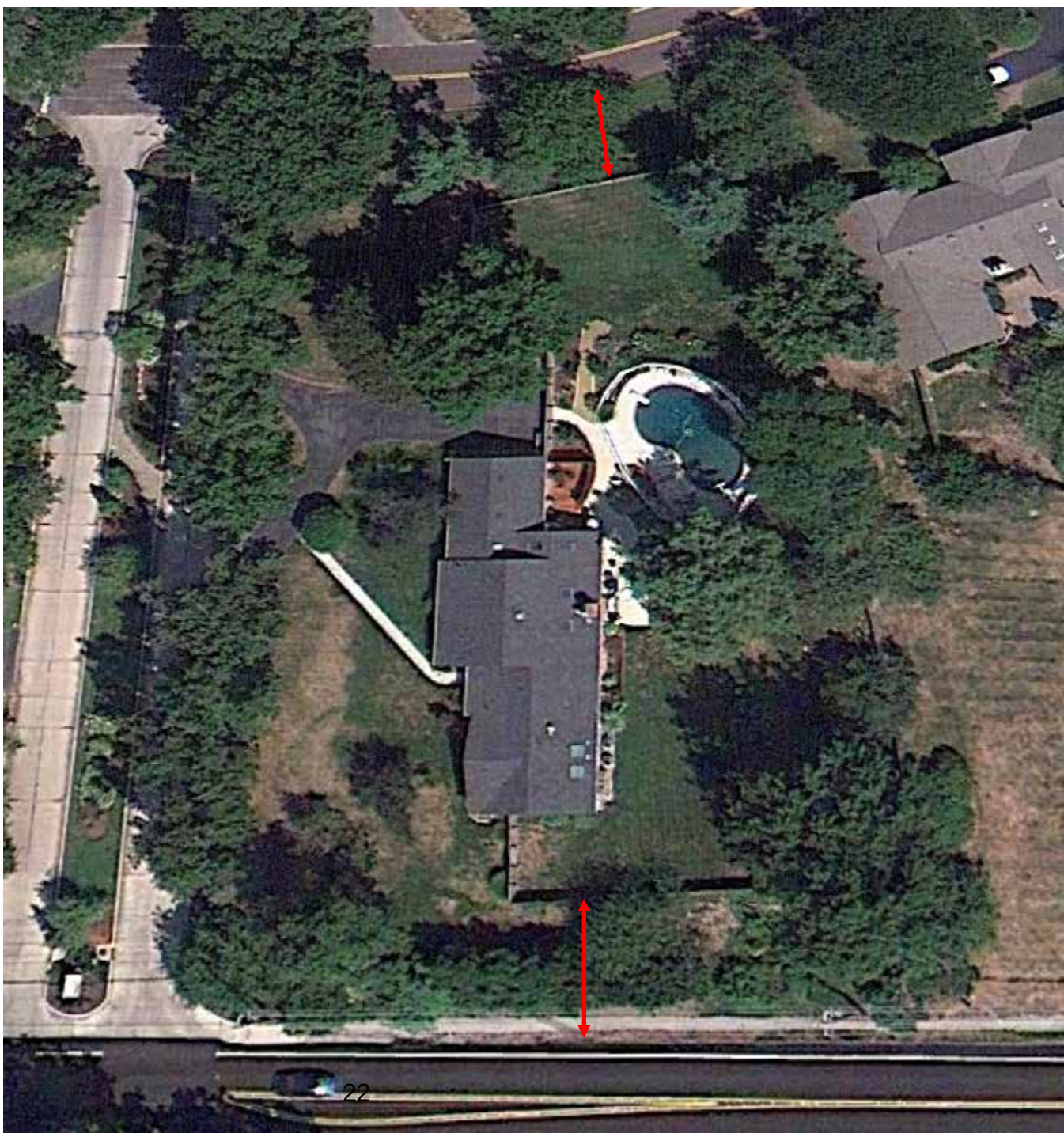
Dan Blasiar
5/21/2012

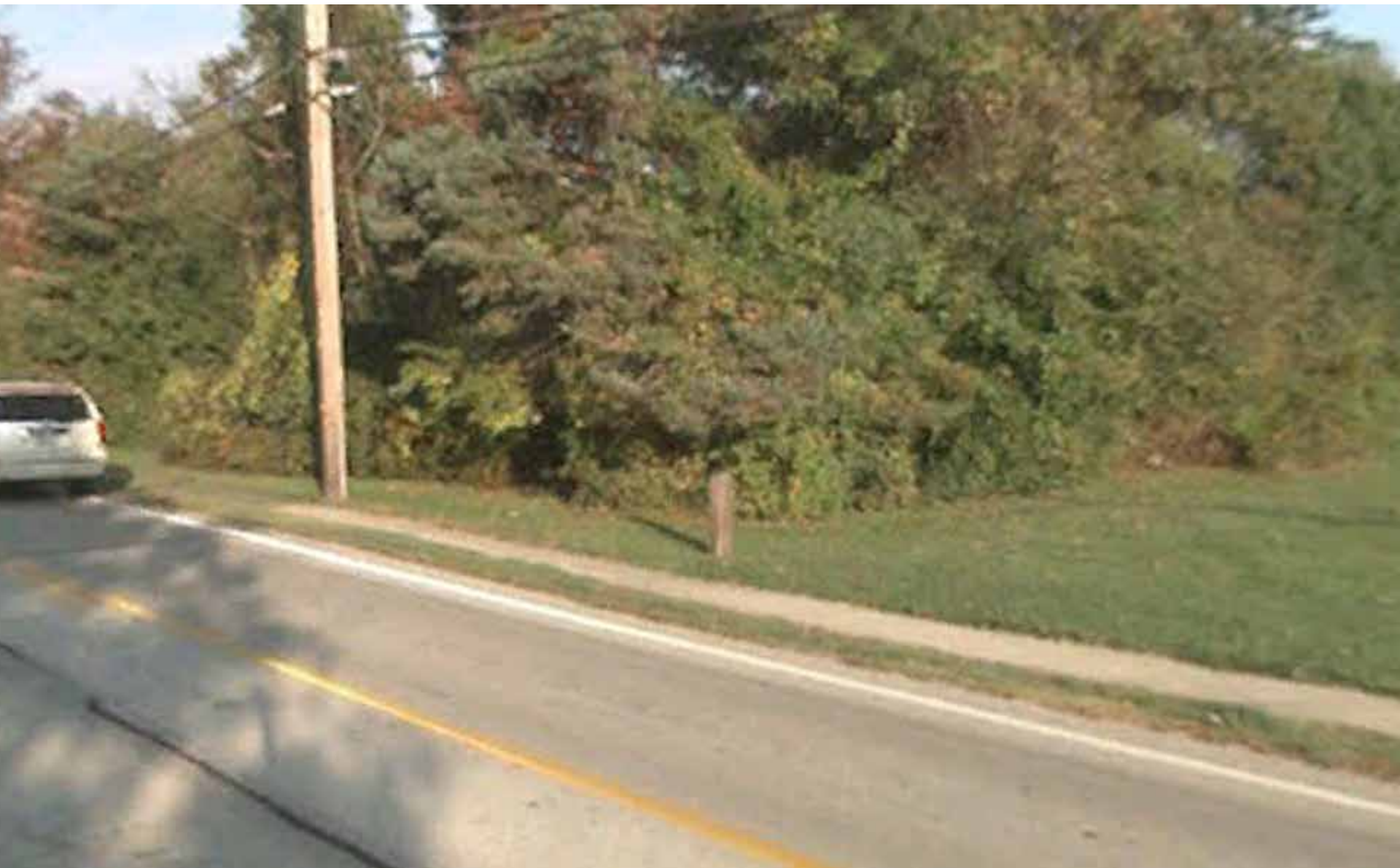
212 Runnymede

Fence plan shown
with red lines



Neighboring house –
fencing not 60' from
Ladue or Runnymede





Fence is hidden with bushes

Neighboring house
across Ladue – fencing
not 60' from road







When project is complete, view from Ladue road will blend with other properties backing to the road.



10 posts already installed in concrete



Chain link fence of
backyard north of
Ladue between
Runnymede and
Mosley



Privacy fence of
backyard north of
Ladue between
Runnymede and
Mosley



Corner of property
backing to Ladue and
property on Ladue
road. Effectively hides
fence.

RECEIVED

APR 16 2012

BUILDING DEPT.

CITY APPROVED PLANS ARE REQUIRED TO BE ON SITE FOR ALL INSPECTIONS



FENCE PERMIT APPLICATION

CITY OF CREVE COEUR

BUILDING DEPARTMENT

Permit **25098**

COMPLETE INFORMATION REQUIRED FOR ALL SECTIONS BELOW.

PLEASE PRINT CLEARLY

Please submit two (2) plot plans showing fence location, house location, property lines and swimming pool (if applicable). Provide trustee approval signatures. Provide a fence detail with dimensions. (minimum pier depth 24")

Application date April 2, 2012 Project address 212 Runnymede Drive
 Subdivision name Runnymede Trustees: ☒ yes ☐ no
 Applicant name Dan Blasiar ☒ owner ☐ agent / contractor
 Applicant address 212 Runnymede Drive City Saint Louis State MO Zip 63141
 Applicant phone 314-749-0638 fax _____

Description of Fence (check all that apply)

Wood _____ Wrought Iron _____ ☒ Vinyl _____ Chain Link _____ Plastic _____ Aluminum _____ Brick _____

Split Rail _____ Dog Eared _____ Picket _____ ☒ Solid _____ Shadowbox _____ Lattice _____ Stockade _____

Height of fence: 3 feet _____ 4 feet _____ 5 feet _____ ☒ 6 feet _____ Other _____

Construction site enclosure _____ Swimming pool enclosure _____

☒ Yard enclosure _____

Other descriptive information _____

Owner name Dan Blasiar

Street address 212 Runnymede Drive City Saint Louis State MO Zip 63141

Phone 314-749-0638 Fax _____

Contractor name _____

Street address _____ City _____ State _____ Zip _____

Phone _____ Fax _____ Contact name _____

I certify that I am the owner in fee or agent and am authorized to apply for this permit and that all information is true and correct.

Dan Blasiar

[Signature]
Applicant signature

April 2, 2012

Date

FOR OFFICE USE ONLY

Permit Fee \$ 10.00 PD. 4-16-12
 Inspection Fee \$ 15.00
 TOTAL DUE \$ 25.00

Initial Plan Review Date 4/18/12 Revisions Review Date _____
 Comments : faxed / mailed / phone / none OK to issue / More comments

Plans Reviewed by [Signature] Date Completed 4/18/12
 Date Permit Issued _____ Inspector Assigned Scott Bolls

THIS IS TO CERTIFY THAT PERMISSION WAS GRANTED TO THE PERMIT APPLICANT FOR THE WORK REPRESENTED ON THIS APPLICATION. THIS PERMIT SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT COMMENCED WITHIN 90 DAYS AFTER ISSUANCE OF THE PERMIT, OR IF THE AUTHORIZED WORK IS SUSPENDED OR ABANDONED FOR 90 DAYS, OR IF THE PROJECT IS NOT COMPLETED WITHIN ONE (1) YEAR AFTER THE ISSUANCE OF THE PERMIT. PERMITS MAY BE GRANTED AN EXTENSION UNDER EXTENUATING CIRCUMSTANCES.

Authorized by [Signature] Code Official Date 4/18/12

REQUIRED INSPECTIONS

Site and Pier Inspection Date _____
 (minimum pier depth 24")
 Final Inspection Date _____

AS A CONDITION OF ALL PERMITS, OWNER(S), CONTRACTOR(S) AND APPLICANT(S) AGREE TO OBSERVE AND ADHERE TO ALL MUNICIPAL CODES, ORDINANCES AND REGULATIONS,

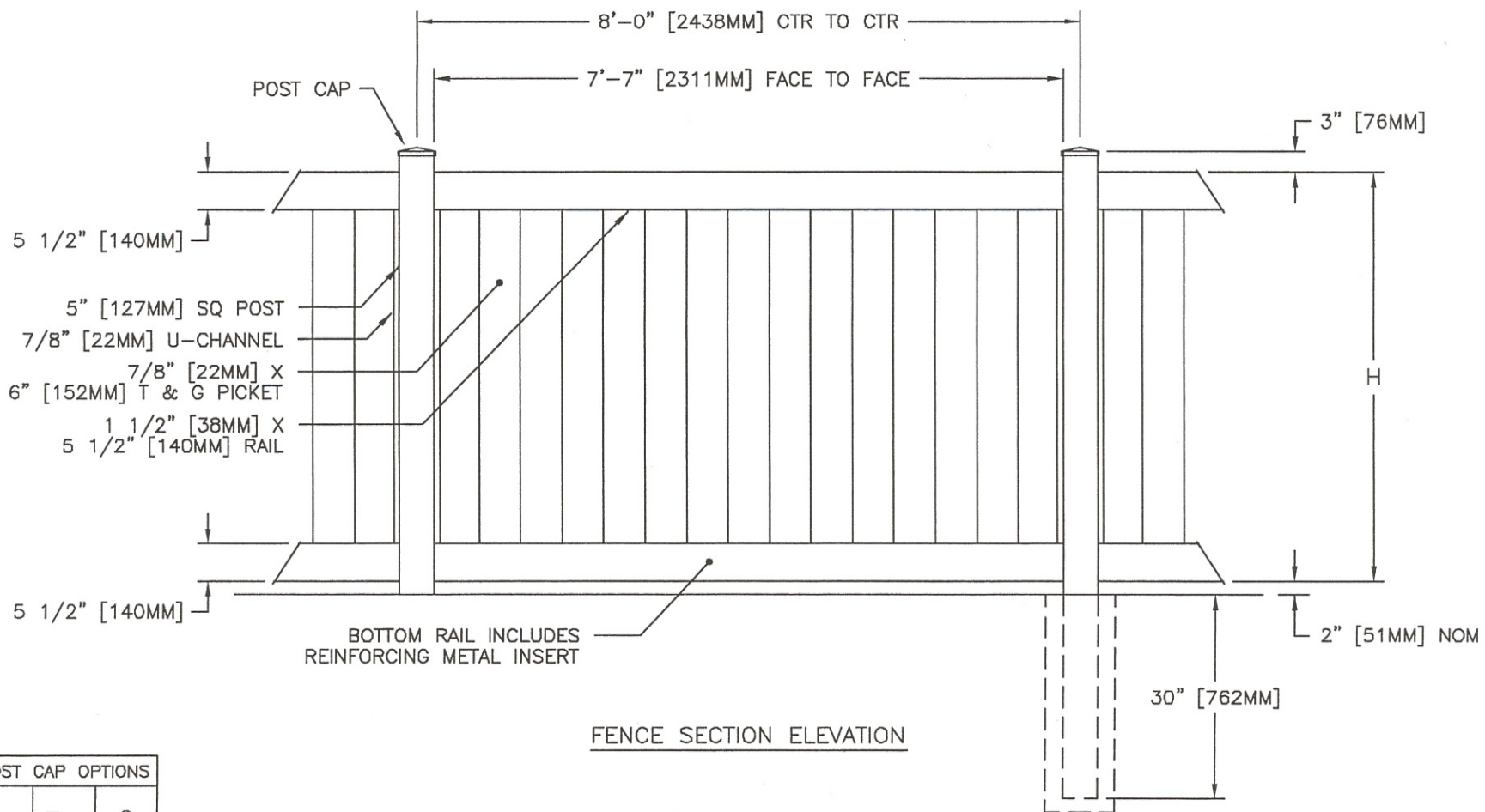
KEEP THESE PLANS IN READABLE
 CONDITION ON JOB SITE UNTIL
 FINAL INSPECTION IS COMPLETE

APPROVED
 IN VIEWING AND APPROVING THESE DRAWINGS FOR PERMIT(S), THE CITY OF CREVE COEUR IN NO WAY ASSUMES ANY LIABILITY FOR THE DESIGN OR ACCURACY. THE OWNER AND/OR INVOLVED AGENTS ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL LAWS, ORDINANCES, CODES AND REGULATIONS WHICH MAY BE APPLICABLE IN THE COMPLETION OF THE PROJECT.

CITY OF CREVE COEUR, MISSOURI
[Signature]
 DATE 4/18/12

Creve Coeur Zoning Code : Section 26-73, Ordinance 3024 (11/22/04)

- 26-73.1 Height of Fences
 No fence shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- 26-73.2 Fences at Street Intersections
 No fence shall be located within the sight triangle (as defined in Article 2) of a street intersection.
- 26-73.3 Fences within front yard setback or along street right-of-way,
 No fence shall be located within the area equivalent to the front yard setback of the applicable zoning district, unless specifically approved by Site Development Plan Approval in accordance with Section 26-115.
- 26-73.4 Fences Surrounding Swimming Pools
 (a) Every private swimming pool hereafter constructed and maintained anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed in compliance with the Creve Coeur Building Code.
 (b) All gates or doors providing access to such pool shall be self closing and self latching with the latches designed to meet the requirements of the Creve Coeur Building Code.
- 26-73.5 Tennis Court Backstop Fence
 Tennis Courts may have an open chain link fence up to ten (10) feet in height, provided such backstop fence is setback at least twenty (20) feet from any property line abutting a single family residence.



FENCE SECTION ELEVATION

POST CAP OPTIONS		
BALL	FRENCH GOTHIC	PYRAMID
		

- NOTES: 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
 2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
 3. FOOTING WIDTH TO BE (2)X POST WIDTH. MINIMUM DEPTH 30" [762MM].

NOM HEIGHT (H)
46" [1168MM]
58" [1473MM]
70" [1778MM]



LEGEND VINYL SERIES
 by Master Halco
 Orange, CA
 Phone No.: 800-229-5615
www.FenceOnline.com

PRIVACY STYLE FENCE

NOM 8' SECTION LENGTH

BY: JRR
 DATE: 10-19-99
 REV: C
 REV DATE: 09-20-06

DWG: 97-1460
 LAYER: 1
 SCALE: 1/2" = 1'-0"

From: William Mcnew (wtmcnew@att.net)
To: dan.blasiar@att.net;
Date: Sun, April 15, 2012 7:58:49 PM
Cc:
Subject: Fw: Blasiar Request: Approval

Approval by the Trustees of Runnymede of the request by Dan Blasiar is detailed below.

----- Forwarded Message -----

From: William Mcnew <wtmcnew@att.net>
To: John Noce <john_noce@sbcglobal.net>; Kevin Rejent <krejent@rejentlaw.com>
Cc: Kevin Rejent <kjrejent@hotmail.com>
Sent: Thu, April 5, 2012 10:51:35 AM
Subject: Re: Blasiar Request

I, too, concur with approval of the Blasiar request. It being unanimous, I will attach a copy of this e-mail to the city application to constitute the Trustees approval and keep a copy for the file. Please advise if either of you do not think that sufficient. It being documentation of our discussion and approval, I think it eliminates any need to meet further to discuss.

Bill McNew
314.567.4487

From: John Noce <john_noce@sbcglobal.net>
To: Kevin Rejent <krejent@rejentlaw.com>; William Mcnew <wtmcnew@att.net>
Cc: Kevin Rejent <kjrejent@hotmail.com>
Sent: Thu, April 5, 2012 10:28:35 AM
Subject: Blazier Request

I concur with the Blasier request.

John Noce

From: Kevin Rejent <krejent@rejentlaw.com>
To: William Mcnew <wtmcnew@att.net>
Cc: John Noce <john_noce@sbcglobal.net>; Kevin Rejent <kjrejent@hotmail.com>
Sent: Wed, April 4, 2012 10:18:33 PM
Subject: Re: 404 Marford, 212 Runnymede Drive - New Request

I also spoke with Mr. Blasier. If the plans are as he indicated to me, I agree it seems to fit the Bylaws. The Wilbrachts did pay dues. If the wood remains much longer, I think we need to speak w/ the resident who put it there to make sure there is a plan to have it removed.

Kevin J. Rejent
The Rejent Firm LLC
(314) 473-1255
(314) 473-1257 - Fax
(314) 541-0179 - Cell

On Apr 4, 2012, at 10:12 PM, William Mcnew <wtmcnew@att.net> wrote:

Gentlemen,

404 Marford is the Wibracht residence, and it is vacant, but they do pay their dues I believe. Kevin, can you verify? They called me when the dues notices came out saying that a neighbor was taking care of it for them. Mrs. Wibrach called me regarding the dues payment, so I believe we just need to backtrack and contact them.

This evening I received a request from Dan Blasiar at 212 Runnymede for approval of construction of a fence to construct a 6' vinyl fence enclosing their backyard. There is an existing fence there, I believe. He provided the permit request and survey for our review and approval. This lot backs up to Ladue Road and includes a swimming pool.. At your convenience, could you stop by my house and review this matter and review for approval/denial. If you feel we should meet to discuss, please advise. The fact that it replaces an existing fence, is adjacent to a lot with a similar 6' fence, involves securing a swimming pool, and is in their backyard, I believe it would be difficult to deny. But I seek your concurrence.

Thanks,

Bill McNew

314.567.4487

Gentlemen,

A couple of weeks ago a very large tree at this residence fell over. The owners, in the first week, cut the tree up and piled the branches in both their yard and across the street at 404 Marford. The Marford address I believe is vacant. Sections of the tree trunk remain in the front yard. The subdivision declarations Para 17.1 (C) grant the trustees certain powers to take action. Has anyone heard from this family? Do you have any suggestions on how to proceed?

John Noce





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

STAFF MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

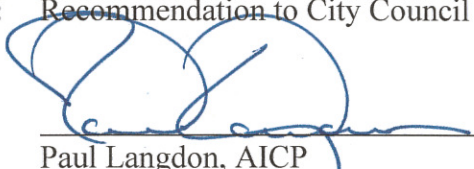
Meeting Date: June 4, 2012

Subject: Easement Vacation

Location: King's Landing Apartment Complex

Requested Action: Recommendation to City Council

Prepared by:


Paul Langdon, AICP
Director of Community Development

6/4/2012
Date

BACKGROUND

The City has been advised by the engineering consultant representing the owners of King's Landing apartments, King's Landing L.L.C., that an easement from the prior development is still in place under the current development. The prior development was a small cul-de-sac subdivision of single-family houses called Ballas Homes Place (see attached documents). In order to clear up any confusion regarding the easement, the City and the utility companies are being asked to formally vacate their interest in the easement. For the City's part, the Revised Statutes of Missouri Section 82.190 requires an ordinance to be passed to vacate an easement, after Planning Commission review per RSMo Section 89.380.

DISCUSSION

The original easement was intended to provide a location for all utilities serving Ballas Homes Place, a development that no longer exists. The current development, King's Landing Apartments is now served by separate utility easements, as are all developments around it. Further, a review by City staff cannot determine any reason why the City would wish to exercise any rights under the old easement, given the dramatic change in conditions on the ground. As such, staff recommend vacation of the easement, per the attached draft ordinance.

ACTION

If the members of the Planning Commission are satisfied that the easement is no longer necessary to ensure the orderly development of the City nor to ensure the proper provision of utilities and services, they should vote on a motion to recommend approval of the attached draft ordinance. An example motion is:

"I move to recommend vacation of the easement granted by the Ballas Homes Place subdivision as described in the draft ordinance attached to the staff memorandum on Application 12-016, dated June 4, 2012."

Attachments: Draft ordinance
Supporting documentation submitted by property owner.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO VACATE AN EASEMENT LOCATED ON ADJUSTED LOT 1 OF BALLAS HOMES PLACE .

WHEREAS, the Ballas Homes Place Plat was recorded in Plat Book 75, Page 45 and subsequently re-subdivided by a boundary adjustment plat recorded in Plat Book 352, Page 605.

WHEREAS, the property owner of Adjusted Lot 1 has requested an easement located on said property to be vacated as identified by cross-hatching and labeling on "Exhibit A" attached hereto; and

WHEREAS, this easement has either been vacated or is in the process of being vacated by the Metropolitan Sewer District, AT&T, Laclede Gas, and AmerenUE; and

WHEREAS, the vacation of this easement was approved by the Planning & Zoning Commission at their meeting held on June 4, 2012;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AS FOLLOWS:

SECTION 1: Pursuant to the provisions of Section 82.190, RSMO, the easement shown by cross-hatching and labeled "5' w EASEMENT PB.75 PG45 (TO BE VACATED)" on the attached "Exhibit A" is hereby vacated and the City Administrator is authorized to execute Exhibit A on behalf of the City and the City Clerk is authorized and directed to attest thereto. The vacation document as executed shall be in substantially the form of Exhibit A, with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, and the matters herein authorized.

SECTION 2: This ordinance shall become effective pursuant to Section 3.11(g) of the City Charter.

Passed this ____ day of June 2012.

Robert Hoffman
President of City Council

Approved this ____ day of June 2012.

Barry Glantz
Mayor

Attest:

Deborah Ryan, MRCC
City Clerk

Space Above Line Reserved For Recorder's Use

1. Title of Document: Termination Agreement – Permanent Easement
2. Date of Document: _____, 2012
3. Grantor: City of Creve Coeur, a Missouri municipal corporation
- 4, Grantee: King's Landing LLC, a Delaware limited liability company
5. Statutory Mailing Addresses: Grantor:
300 N. New Ballas Road
Creve Coeur, Missouri 63141

Grantee:
c/o MLP Management, LLC
1242 Strassner Drive
Brentwood, Missouri 63144
6. Legal Description: See Exhibit A
7. Reference(s) to Book,(s) and Page(s): Plat Book 75, Page 45

Note: The terms "Grantor" and "Grantee" as used in this Cover Page are for recording and indexing purposes only, The instrument itself may refer to the parties by other designations.

VACATION AGREEMENT – PERMANENT EASEMENT

THIS VACATION AGREEMENT – PERMANENT EASEMENT (the "Agreement") made as of this ___ day of ,2012, by and between the CITY OF CREVE COEUR, a Missouri municipal corporation and instrumentality of the State of Missouri ("City"), and KING'S LANDING LLC, a Delaware limited liability company ("King's Landing").

WITNESSETH, THAT:

WHEREAS, King's Landing is the owner of the real property described on Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the City of Creve Coeur was granted Easements by the plat of “Ballas Home Place”, as recorded in Plat Book 75, Page 45 of the St. Louis County, Missouri Recorder’s Office.

WHEREAS, the City no longer needs and has agreed to release, abandon and vacate the portion of the Easement shown hatched on the attached exhibit “A”.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City shall and does hereby release, abandon and vacate the Easement, and remise, release and forever quit claim all of its right, title and interest in and to the Property, free and discharged of and from the Easement, to King's Landing.

IN WITNESS WHEREOF, the City has executed this Agreement in the County of St. Louis, State of Missouri, the day and year first above written.

CITY OF CREVE COEUR, a Missouri municipal
corporation and instrumentality of the State of
Missouri

BY: _____
Name:

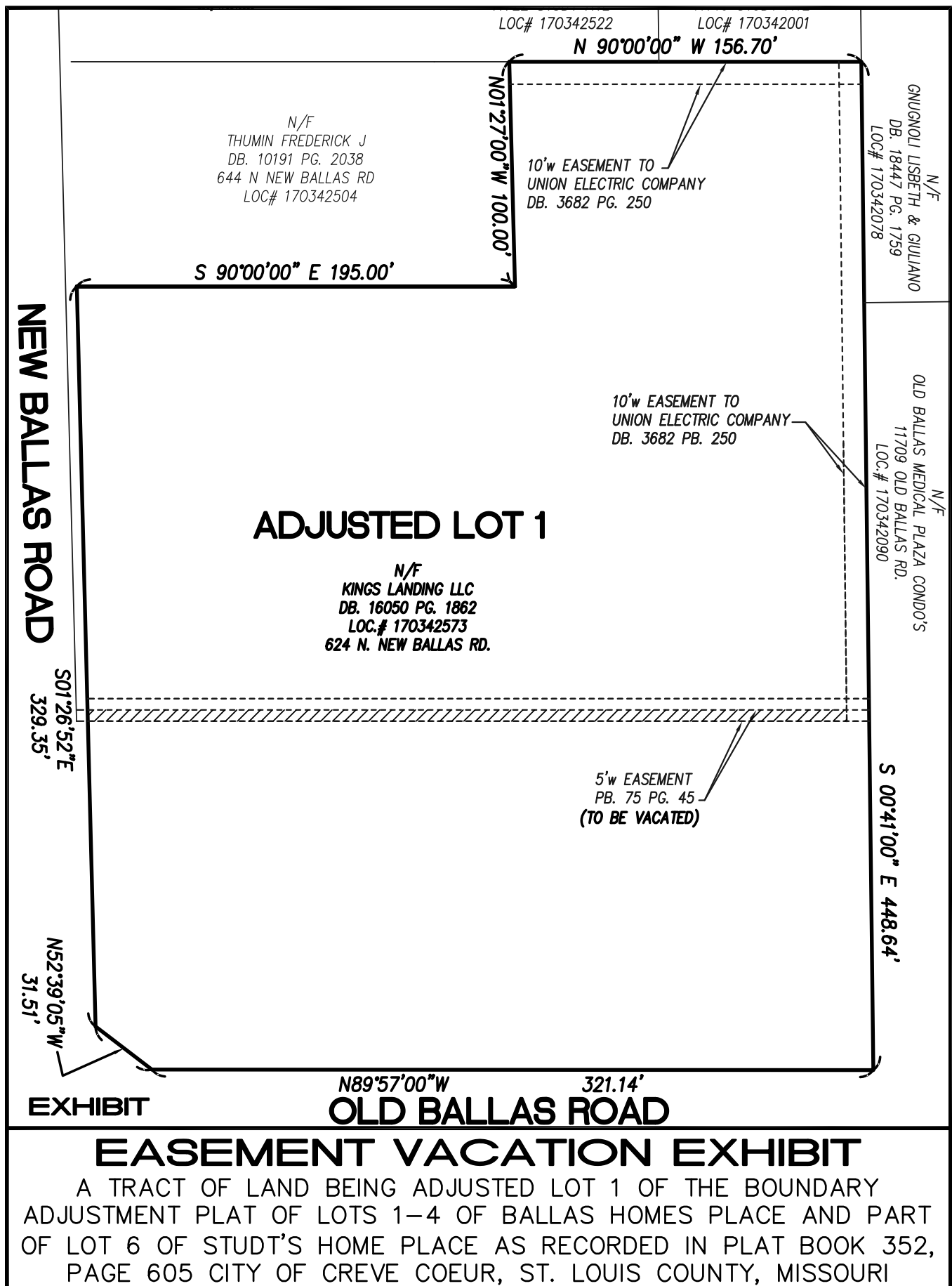
STATE OF MISSOURI)
) ss
COUNTY OF ST. LOUIS)

On this the ___ day of ,2012, before me personally appeared. _____ of the City of Creve Coeur, known to me to be the person who executed the foregoing in behalf of said City by authority of its City Council and acknowledged to me that (s)he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunder set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires _____



DATE 5/14/12

2484-VAC2.DWG

STOCK & ASSOCIATES
Consulting Engineers, Inc.

May 14, 2012

City of Creve Coeur
300 North New Ballas Road
St. Louis, MO 63141

Attention: Mr. Paul Langdon
Director of Planning

Re: Proposed vacation of utility easements.
(Stock Project No. 201-2484)

Dear Mr Langdon:

On behalf of our client King's Landing LLC, owner under contract, we are requesting the vacation a portion of a utility easement as established by Ballas Home Place as recorded in Plat Book 75, Page 45 of the Recorder of Deeds office of St. Louis County, Missouri. This area has subsequently been re-subdivided by a Boundary Adjustment Plat recorded in Plat Book 352, page 605. Copies of these plats are included. I have included an exhibit with the portion of the easement to be vacated shown hatchured.

Please advise the undersigned if your company has any objections to this proposed vacation, have any existing facilities located within the proposed vacated area or have any future facilities planned for the vacated area which would require an easement reservation. Please provide a description of the easement to be reserved, if an easement is required.

Please contact the undersigned at (636) 530-9100 with any questions regarding the proposed vacation. Thank you for your cooperation and consideration in this matter.

Sincerely,

Daniel Ehlmann

Daniel Ehlmann, P.L.S.

Attachment

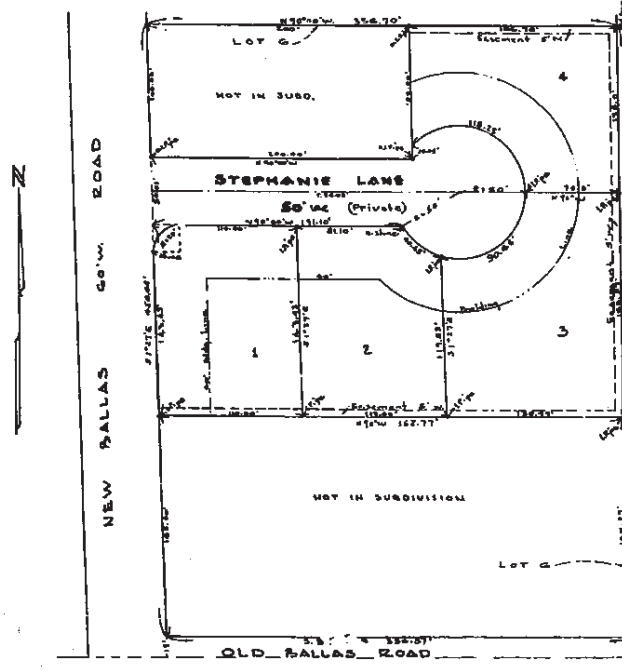
Cc: George M. Stock, P.E., President

PB# 75/45

BOOK PAGE
FILED FOR RECORD
MAY 31 1956
RECORDS OF DEEDS
-152-

BALLAS HOMES PLACE

CITY OF CREVE COEUR, MO.



GEORGE W. KROPP & ASSOCIATES

Engineers & Surveyors 2025 Forsyth, Clayton, Mo.
We hereby certify that we have in the month of April, 1956 made a survey and subdivision of part of Lot 4 of Shultz Home Place, St. Louis County, Mo., and that the results of said survey is shown herein.

George W. Kropp & Associates

By George W. Kropp & Associates

We the undersigned owners of a tract of land herein plat'd and further described in the foregoing Surveyors Certificate have caused same to be subdivided in the manner as shown herein and said subdivision shall hereafter be known as 'BALLAS HOMES PLACE'. Stephanie Lane 30' wide and its circular end is hereby established as a Private Road for the benefit and use of the lot owners in Ballas Homes Place. The easements shown on this plat are hereby established for the benefit and use for public utilities, drainage and sanitary sewer purposes. The building lines as shown on this plat are hereby established. The right to use Stephanie Lane is hereby granted to the platting parties solely for utility purposes.

IN WITNESS WHEREOF, we have hereunto set our hands this 2 day of MAY 1956.

Lester E. Mackmann
Lester E. Mackmann

Theresa M. Mackmann
Theresa M. Mackmann

STATE OF MISSOURI } S.E. On this 2 day of MAY 1956, before me personally appeared Lester E. Mackmann and Theresa M. Mackmann, his wife, to me personally known, who being by me duly sworn did acknowledge their signatures to be their present and true.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

My Commission Expires 2/18/57

James F. Marshall
Notary Public

The owners and holders of a certain Deed of Trust, dated APRIL 13, 1956, recorded APRIL 17, 1956, in Vol. Book 3555, Page 376, in the St. Louis County Recorder's Office, hereby joins in the above plat of subdivision and releases from the lien created thereby the street and easements as shown on this plat.

Julius E. Niedringhaus, Lorella M. Niedringhaus, Milton E. Niedringhaus, Eileen Niedringhaus
Julius E. Niedringhaus, Lorella M. Niedringhaus, Milton E. Niedringhaus, Eileen Niedringhaus.

STATE OF MISSOURI } S.E. On this 2 day of MAY 1956, before me personally appeared Julius E. Niedringhaus, Lorella M. Niedringhaus, Milton E. Niedringhaus, Eileen Niedringhaus, his wife, to me personally known, who being by me duly sworn did say their signatures to be their present and true.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

My Commission Expires 2/18/57

James F. Marshall
Notary Public

Approved by City of Creve Coeur Planning Commission this 28 day of MAY 1956.

CITY OF CREVE COEUR PLANNING COMMISSION

John Mackmann
Chairman

The foregoing Subdivision plat was approved on this 28 day of MAY 1956, by the Board of Aldermen, City of Creve Coeur, Mo., by Ordinance No. 1000 and sealed on behalf of the City of Creve Coeur, Mo.

Paul Egan
City Clerk

THIS PLAT IS TRULY COPIED FROM THE ORIGINAL.

RECORDED

BY DEPUTY REC'D. 5/27/56

Exception 8