



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 6, 2023
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. February 21, 2023 Planning and Zoning Commission Draft Meeting Minutes**

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.

UNFINISHED BUSINESS

NEW BUSINESS

- 1. PUBLIC HEARING Application #23-004: An Application for an Amendment to the Mercy Hospital Master Sign Plan to Include Additional Signage for the Mercy Hospital Ballas Campus Located at 701 South New Ballas Road and Associated Lighting Proposal**

Geralyn Lynch, of Mercy Hospital, has submitted an application for an amendment to the Master Sign Plan for the Mercy Hospital campus. The request is for one additional attached sign and one larger attached sign where one was previously



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CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 6, 2023
6:00 PM

approved. The request will amend the expanded Master Sign Plan that included signage for the new Mercy Ballas campus located at 701 S. New Ballas Road in the "PH" Planned Hospital zoning district. The previous amendment to the Master Sign Plan was approved September 22, 2022. The applicant is also seeking approval of additional decorative building lighting to softly illuminate the penthouse architectural feature of the building. Section 405.680 requires Planning and Zoning Commission approval for the addition of light standards on an existing non-residential development.

WORK AGENDA

1. 39 North Master Plan and Planned Zoning Districts Work Session

Continued review of the 39 North Master Plan and Planned Zoning Districts section of the Zoning Ordinance with the Commission to discuss potential amendments.

DEPARTMENT REPORTS

ADJOURNMENT

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.

Posted by: _____

Date/Time posted: _____



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 6, 2023
6:00 PM**

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 21, 2023
6:00 PM**

CALL TO ORDER

The meeting was called to order at 6:01 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall (Absent)
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang (Vice Chair)
Ms. Rhonda O'Brien
Mr. Thomas Buelter**

The following staff were also present:

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary**

ACCEPTANCE OF THE AGENDA

Mr. Wang made a motion to accept the agenda. Mr. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

1. February 6, 2023 Planning and Zoning Commission Draft Meeting Minutes

Ms. O'Brien made a motion to accept the February 6th, 2023 meeting minutes. Mr. Buelter seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 21, 2023
6:00 PM**

NEW BUSINESS

**1. PUBLIC HEARING Application #23-003 A Conditional Use Permit for a
17,000 Square Foot General Freight Trucking Location, J.A. Freight,
Located at 10750 Baur Boulevard**

Those speaking to the request were sworn in.

Mr. Ralph Magee, 10750 Baur Blvd. Creve Coeur, MO 63141, stated that General Freight Trucking has been a family owned and operated business for 10 years.

He stated that the business is expanding and needs 17,000sqft of warehouse space to accommodate the growth.

Ms. O'Brien asked for clarification on parking lot repairs and lighting. Mr. Magee stated that parking lot will be resurfaced and the lighting has already been improved.

Mr. Buelter asked if there will be train access. Mr. Magee stated there will not be access.

Ms. Bethany Moore, City Planner, stated that the conditional use permit application for JA Freight is for 17,000sqft located in the Light Industrial zoning district.

Ms. Moore stated that JA Freight will only use 17,000sqft of the warehouse space.

Ms. Moore stated that there are no exterior changes to the site proposed.

Ms. Moore stated that there are 105 existing parking spaces and 68 spaces required. She explained that the parking lot will be repaired, resealed, and restriped.

Ms. Moore stated that there are currently no street trees on either side of the lot and there is very little space to add trees. She explained that staff has added a condition to require a landscaping plan with four street trees along Baur Blvd.

Ms. Moore stated that the hours of operation will be Monday - Friday 6:00 AM - 5:00 PM.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 21, 2023**

6:00 PM

Mr. David Caldwell, 257 Brooktrail Ct., Creve Coeur, MO 63141, stated that he owns property to the southwest of the proposed site. and he has concern that large equipment may be parked in the parking lot.

Mr. Caldwell had concerns regarding the lack of street lights in the light industrial zoning district along the roadways and in parking lots but acknowledged that this was not related to the application.

Mr. Magee stated that there are 3 loading docks along Research Industrial Blvd where trucks and trailers will be parked. Mr. Magee stated that currently six trucks are operated.

Ms. O'Brien asked for clarification on lighting options. Ms. Moore stated that the commission could require additional lighting to meet the current zoning code. Mr. Jason Jaggi, Director of Community Development, added that there appear to have been lights on the site that were removed within the past two-three years.

Mr. Bob Hagen, 34 N Brentwood Blvd., St. Louis, MO 63105 was sworn in.

Mr. Hagen stated that he represents the ownership group of the building and has concerns regarding the requirement to add lighting to the parking lot. Ms. LaBonte advised that there are guidelines in place for lighting.

Mr. Hagen stated that new exterior lighting has been added to the outside of the building that shines onto the parking lot. He had concerns that adding lighting to the parking lot may be cost prohibitive for one tenant in a multi-tenant space.

Mr. Jaggi suggested adding a condition that staff must review and approve the lighting plan.

Ms. LaBonte closed the public hearing.

Mr. Lumley offered the exhibits to the record.

Mr. Potashnick made a motion to recommend approval to the City Council of the conditional use permit application as outlined in the draft ordinance with the added condition that staff must review and approve a lighting plan. Ms. O'Brien seconded. All in Favor.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 21, 2023
6:00 PM**

RESULT: APPROVED MOVER: Potashnick SECONDER: O'Brien AYES: AJ Wang, Julie LaBonte, Thomas Buelter, Rhonda O'Brien, Marjorie Richter,

WORK AGENDA

1. 39 North Master Plan and Planned Zoning Districts Work Session

Mr. Jason Jaggi, Director of Community Development, stated that the goal of the work session is to discuss amendments to the 39 North Comprehensive Plan as well as updates to the planned development ordinance.

Mr. Jaggi stated that a major consideration of changes to the comprehensive plan is the sale and re-development of the previously Bayer-owned West Campus. He explained that there has been discussion of a planned mixed-use development.

Mr. Jaggi presented current planning documents that refer to this area as well as the current 39 North Master Plan and zoning district.

Ms. LaBonte asked who is responsible for street maintenance. Mr. Jaggi stated that currently they are private streets.

Mr. Jaggi stated that because the site is currently zoned Research Office, it will require rezoning for development.

Mr. Jaggi presented the transportation section of the master plan and noted sections that could use updating.

Mr. Jaggi stated some positive and negative impacts of the redevelopment of the site.

Ms. LaBonte asked why there have been struggles in the past along Old Olive. Mr. Jaggi explained that there are multiple factors, but visibility could be a main reason.

Mr. Jaggi stated that consultants are already starting to study impacts to traffic in the area.

Mr. Jaggi stated that the Commission should consider the sections of the comprehensive plan that need updating with a focus on the redevelopment of this site and how it will fit the 39 North district.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 21, 2023
6:00 PM**

Ms. O'Brien stated that she is in favor of enhancing the greenway elements.

Ms. LaBonte stated that keeping the buffer intact will be important as there is a lot of wildlife in the area.

Mr. Buelter questioned impacts to the creek.

Mr. Wang suggested requiring wider sidewalks.

Ms. Susan Murphy, 10305 N Sunswept Dr., Creve Coeur, MO 63141, suggested having studies done to find the current capacity of existing commercial and multi-family spaces.

Mr. Potashnick stated that he would like to discuss incorporating the East Olive Corridor into this development. Mr. Jaggi stated that these areas are very different in terms of planning.

Ms. Richter asked if the City could petition to rezone East Olive while updating the planned mixed use development amendment. Mr. Lumley stated that the zoning code and comprehensive plan need to match. He explained that in order to do this, the Commission would need to redo the East Olive Corridor section of the comprehensive plan. He also explained that the East Olive Corridor is affected by subdivision indentures that require residential development on some of the properties.

Ms. Angela Rose, 10335 N Sunswept Dr., Creve Coeur, MO 63141, had concerns with traffic impacts to the neighboring subdivisions.

Mr. Jaggi stated a tentative schedule of next steps.

Mr. Jaggi stated that the second component to consider will be updating the planned development ordinance.

Mr. Jaggi stated that the planned development ordinance has been in the code for years, but has rarely been utilized. He explained that a planned development is site specific and typically is used for large developments.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 21, 2023
6:00 PM**

Mr. Jaggi stated that the planned development ordinance helps to control the density, setbacks, buffers, etc. of a large development.

Mr. Jaggi stated that the previous Bayer west campus site is too large to default to base zoning. He explained that this process will give the City leverage and flexibility in terms of meeting long-term goals.

Mr. Jaggi stated that currently, the ordinance has a planned residential development and a planned commercial development, but neither of these would apply to this sort of development. He suggested adding planned mixed-use as a type of planned development.

Mr. Jaggi stated it would be beneficial for the applicant and the City to require a site concept plan as a first level of review.

He indicated that he would bring this topic back for further discussion.

DEPARTMENT REPORTS

Mr. Jaggi stated that there is one new item on the March 6th meeting agenda and the work session will continue.

Mr. Jaggi updated the commission on the marijuana text amendment decision by the City Council.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. Mr. Wang seconded. All in favor. The meeting adjourned at 7:52 PM.

Submitted by:

Recording Secretary

Chair



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 21, 2023
6:00 PM**



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#23-004: AN APPLICATION FOR AN AMENDMENT TO THE MERCY HOSPITAL MASTER SIGN PLAN TO INCLUDE ADDITIONAL SIGNAGE FOR THE MERCY HOSPITAL BALLAS CAMPUS LOCATED AT 701 SOUTH NEW BALLAS ROAD AND ASSOCIATED LIGHTING PROPOSAL

FOR THE MEETING OF: Monday, March 6, 2023, 6:00 P.M.

LOCATION: 701 South New Ballas Road, zoned PH-Planned Hospital District

REQUEST: Geralyn Lynch, of Mercy Hospital, has submitted an application for an amendment to the Master Sign Plan for the Mercy Hospital campus. The request is for one additional attached sign and one larger attached sign where one was previously approved. The request will amend the expanded Master Sign Plan that included signage for the new Mercy Ballas campus located at 701 S. New Ballas Road in the "PH" Planned Hospital zoning district. The previous amendment to the Master Sign Plan was approved September 22, 2022. The applicant is also seeking approval of additional decorate building lighting to softly illuminate the penthouse architectural feature of the building. Section 405.680 requires Planning and Zoning Commission approval for the addition of light standards on an existing non-residential development.

ADDITIONAL INFORMATION: Section 405.950(J) Master Sign Plans provides for the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References

- Campus and Institutional Place Type Districts

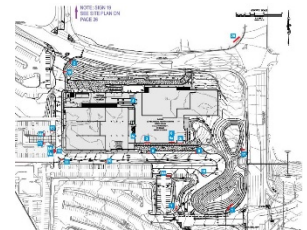
Zoning Code References

- Section 405.310 "PH" Planed Hospital District
- Section 405.955: Master Signage Plans
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Geralyn Lynch
Mercy Hospital
655 Maryville Centre Drive
St. Louis, MO 63141

PROPERTY OWNER: Warren Sign Company
Steve Behrens
2955 Arnold Tenbrook Road
Arnold, MO 63010

50'-7-3/4"
2'-6" Center for Performance Medicine
134.7 Sq.Ft.



REPORT PREPARED BY:

Bethany L. Moore, City Planner

DATE:

3/1/2023

ATTACHMENTS:

Applicant's Materials received February 3, 2023 and February 28, 2023, Draft Ordinance

BACKGROUND AND MASTER SIGN PLAN AMENDMENT PROPOSAL

The Mercy Campus received approval for the current Master Sign Plan in 2012 with an amendment in 2017 for the addition of “Mercy Kids” signage and most recently in 2022 to include the new Mercy Hospital facility at 701 South New Ballas Road. The main hospital campus is across Conway Road at 615 S. New Ballas Road. Since the last master sign plan amendment in 2022 the name of the facility has changed from “Ballas Center” to “Center for Performance Medicine.” This proposal is to amend the existing Master Sign Plan for the new facility at 701 South New Ballas Road to address the name change through 1 new 126.6 square foot wall sign on the West façade facing I-270 and the same size sign on the south façade to replace a previously approved 53.1 square foot sign. The proposed new signs utilize the same brand standards that are used across all Mercy properties in the region. The applicant is also seeking approval of additional decorative building lighting to softly illuminate the penthouse architectural feature of the building. Section 405.680 requires Planning and Zoning Commission approval for the addition of light standards on an existing non-residential development.

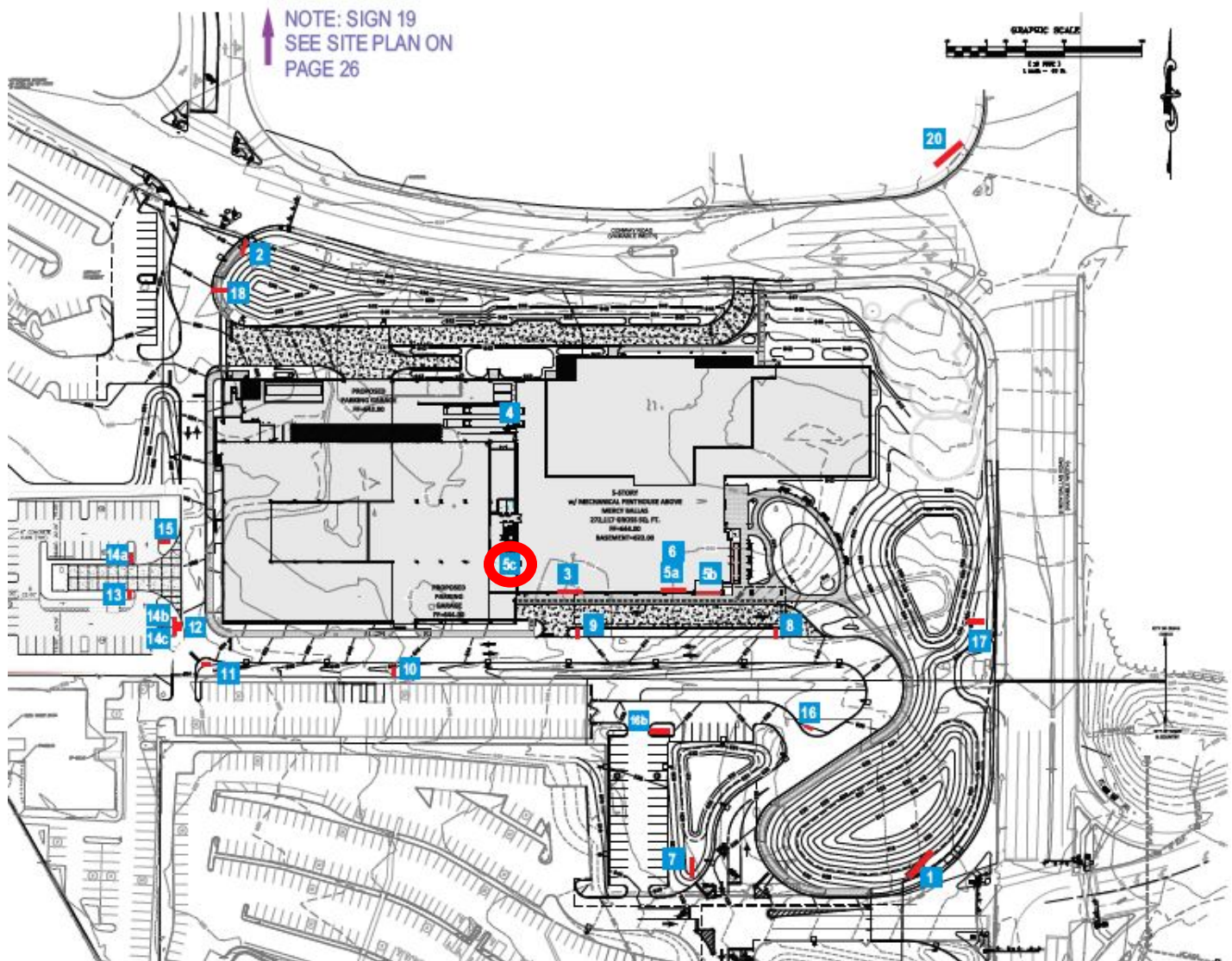


Figure 1: Updated Site Plan for campus signage at 701 South New Ballas Road. New sign marked 5c in red.

Building Signs

West Elevation

The sign plan amendment proposes one new sign on the west elevation where no sign was previously approved. The sign would be placed on the mechanical screen opposite the approved “Mercy” logo sign. The proposed sign would read “Center for Performance Medicine” and be a total of 126.6 ft². The new sign is labeled as sign 5c on the site plan. The applicant has explained the sign placement on this façade is needed so that it may be visible for passing motorists from I-270. The approved “Mercy” logo sign is 128.5 ft² ; bringing the total proposed signage area for the west elevation to just over 255 ft². All signage consists of illuminated channel letters in matching font.

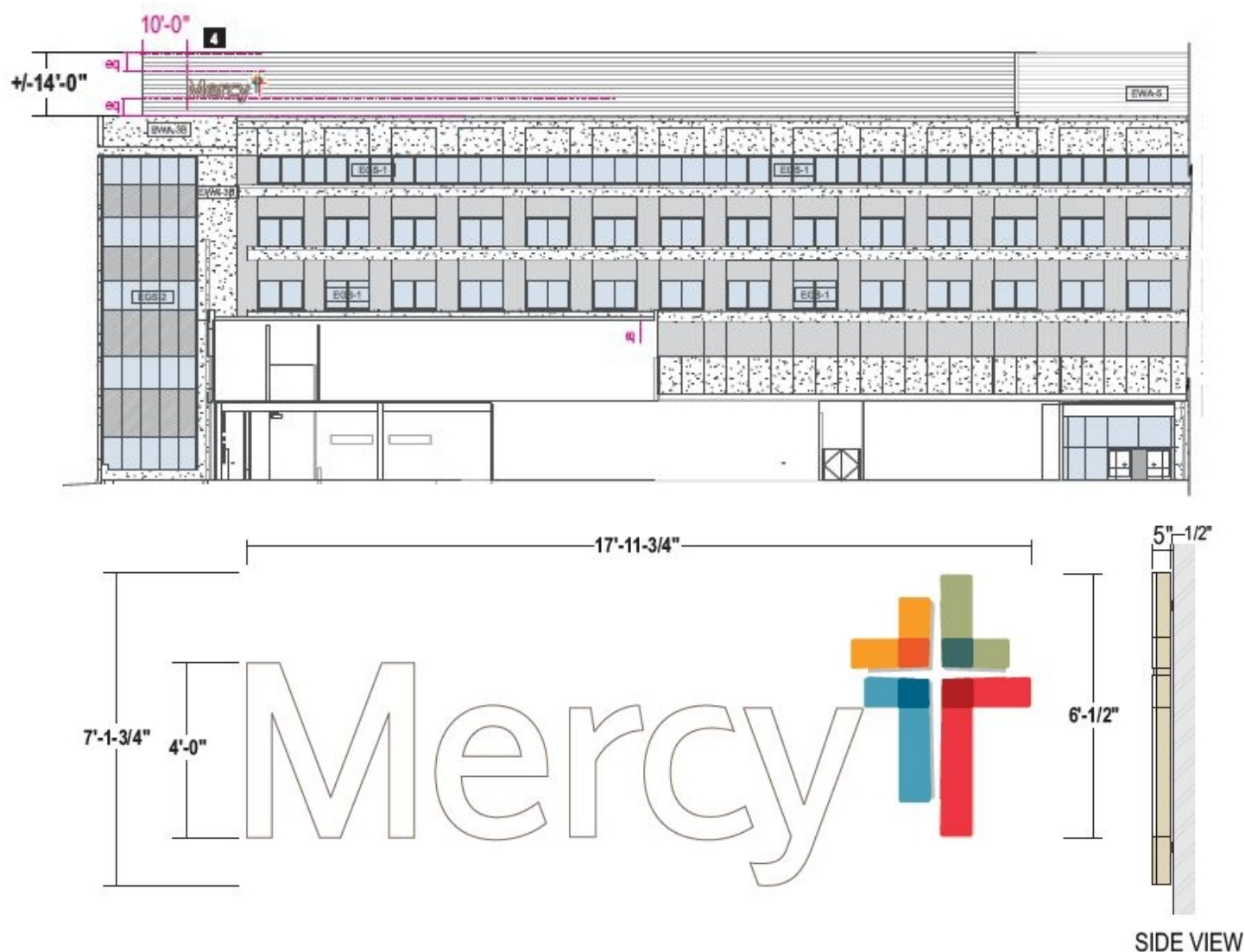


Figure 2: Previously approved West elevation wall signs.

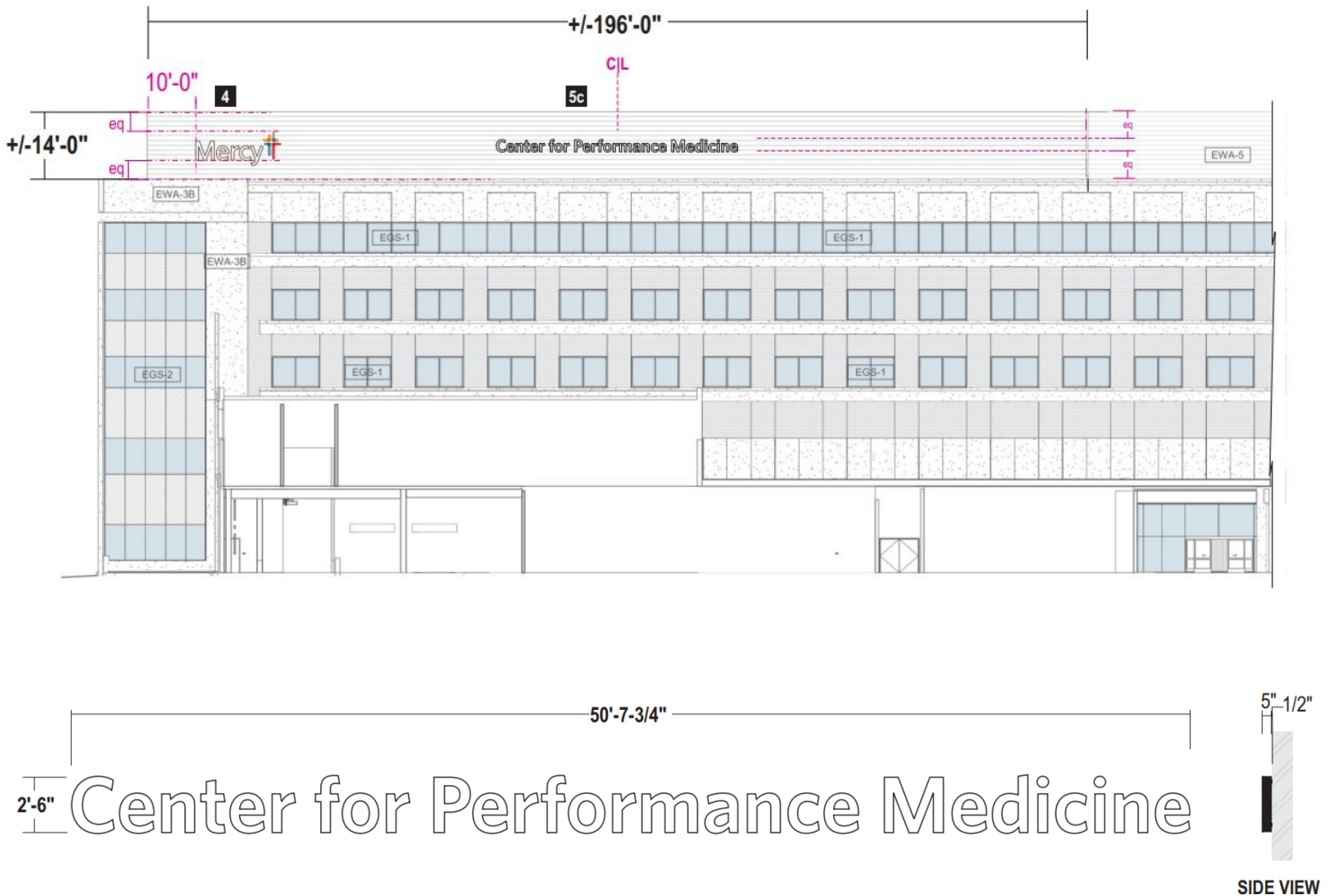


Figure 3: Proposed signage for the west elevation.

South Elevation

The previously approved signage for the south elevation included two wall signs, one "Mercy" logo sign at 128.5 ft² and one "Ballas Center" sign at 53.1 ft². An "Entrance" sign above the main entry was also approved at 33.3 ft². All three signs are illuminated channel letters totaling 214.9 ft². This amendment proposes to enlarge the sign area for sign 5a from 53.1 ft² to 126.6 ft² to accommodate the new name change. This proposal would bring the overall wall signage square footage to just over 288 ft² on the south elevation. Signs 5a and 5c are identical in size and message.

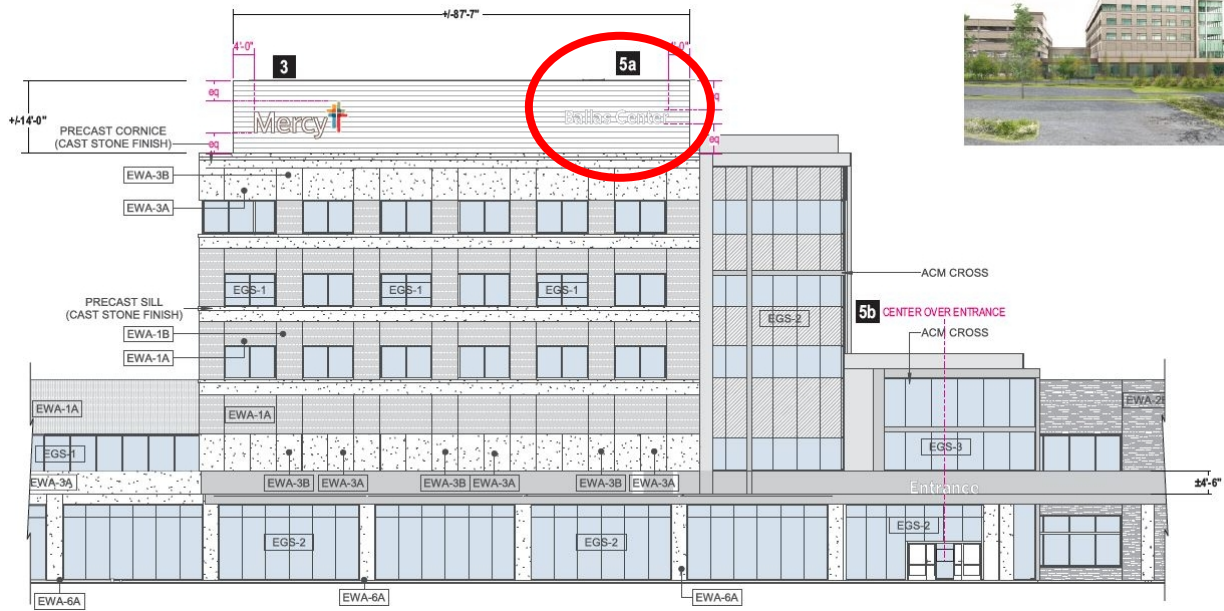


Figure 4: Previously approved south elevation wall signage.

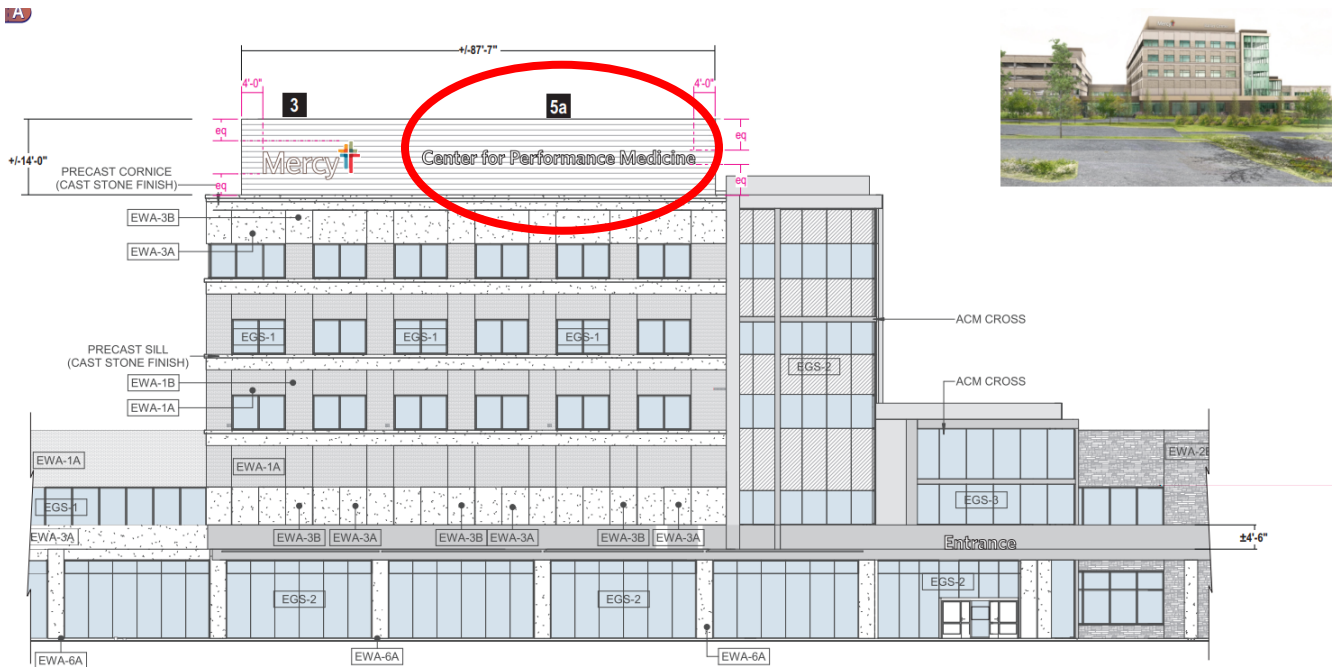


Figure 5: Proposed south elevation wall signage.

Without a Master Sign Plan, a similarly sized office building would be allowed, one sign per street facing façade, with a maximum of 70 ft² per sign per Section 405.950(D)(2). The current signage code does not reflect the signage needs for large-scale campus uses, such as a hospital, and therefore a Master Sign Plan is recommended per Section 405.955. The previous amendment provided additional signage beyond the allowance of one per street facing façade and proposes more square footage than would be allowed for a similar building but staff felt the size and location were not overly distracting or out of character for a building of this size. The request for additional signage reflecting the specific building name on the west elevation does not seem excessive given the size and placement requested. The new sign does not appear to clash with the “Mercy” logo sign or compete for attention and appears to be appropriately scaled for the façade. The size of the sign proposed for the south elevation is a concern for staff. Staff would be more comfortable with a larger sign than was previously approved to support the new building name if the square footage were to be reduced so that the scale of the sign appeared more proportional to the location on the building and the proposed “Mercy” logo sign. The space on the south elevation is significantly smaller than on the west elevation and staff would prefer to see this sign scaled down so as not to compete for attention with the logo sign. A size reduction to 100 square feet might be more appropriate. In response to a request from staff to reduce the size of the signs, the applicant provided a rendering to show size comparisons between the proposed sign and a sign in the same font but no larger than 50 ft² as shown in Figures 6 and 7.

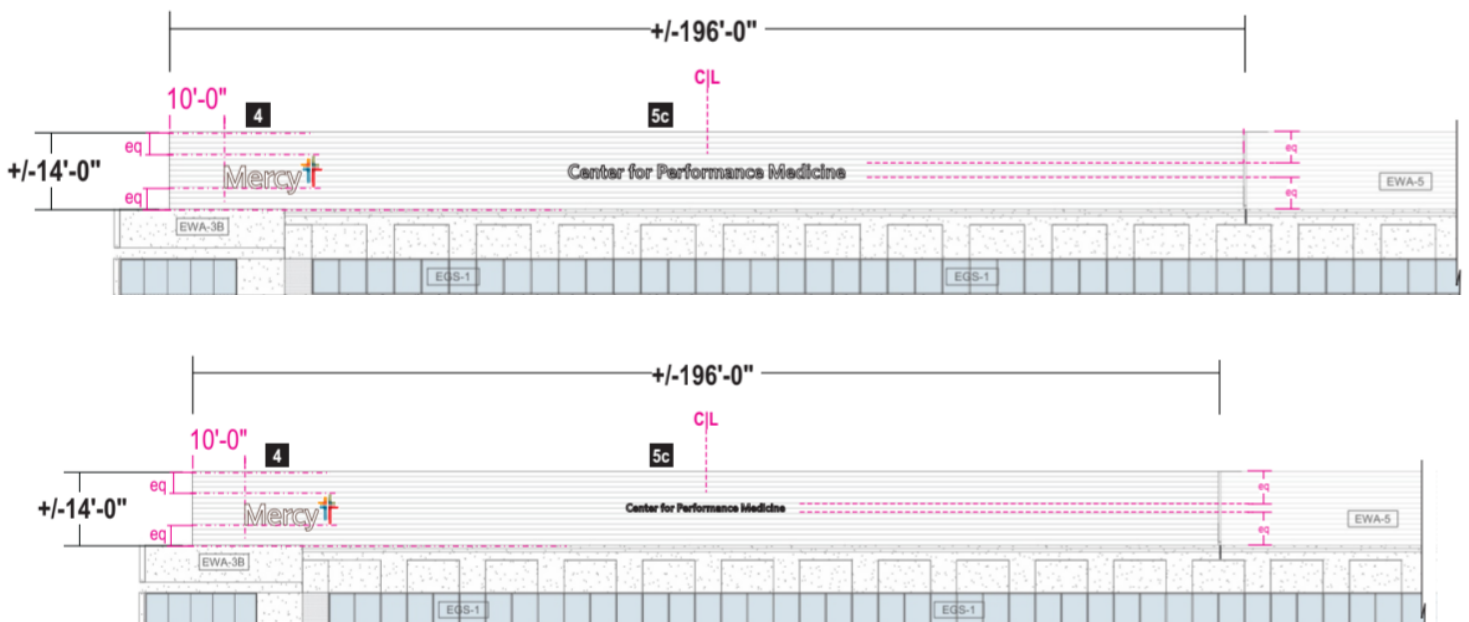


Figure 6: Proposed west elevation signage (top) compared to same sign in 50 ft² (bottom).

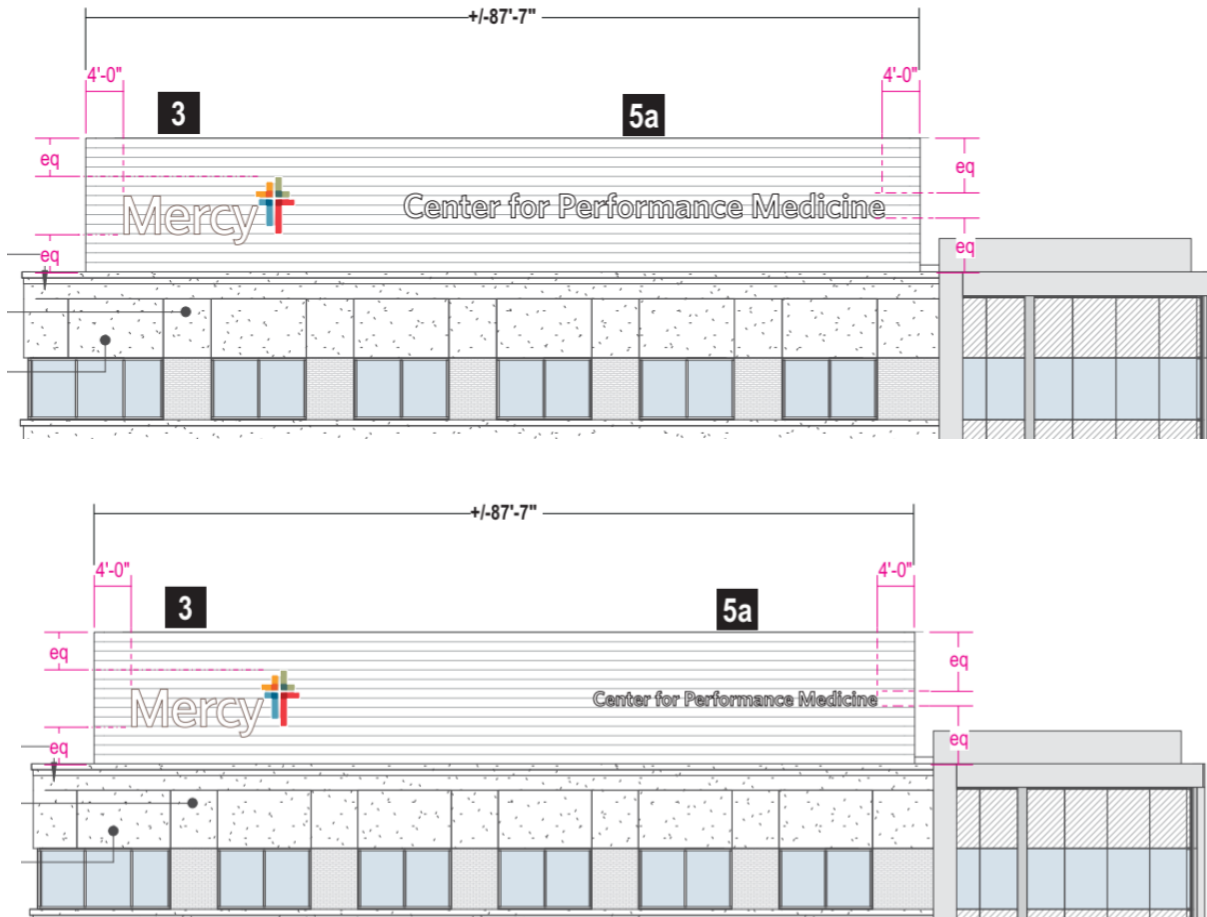


Figure 7: Proposed south elevation signage (top) compared to same sign in 50 ft² (bottom).

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Mercy Hospital Campus	PH-Planned Hospital	Conway Road
South	Commercial	City of Town and Country	N/A
East	Single-Family Residences	Village of Westwood	S. New Ballas Road
West	Temple Emanuel	A-Single Family Residential	N/A

COMPREHENSIVE PLAN REVIEW

The Mercy Campus is within the Campus (CP) Place Type of the *Creve Coeur 2030* Plan, with a vision for the development of large, multi-building office structures, institutional facilities, research building and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers.

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists, there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17).

The proposed signs are well-designed and in similar style and use of materials to the existing signage on the Mercy Campus. Although the size of the signage on the south elevation is of concern to staff due to the scale of that elevation, staff finds that the existing and proposed signage is mostly in keeping with the Design Guidelines and the Comprehensive Plan and should not have a negative impact to the adjacent residents.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations is to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

Under general standards of Signs in Non-Residential Districts, wall signs are allowed for multi-floor buildings under Section 405.950(D) which provides for each freestanding, single or multi-tenant office building of three (3) or more floors of leasable space to have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three-story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred fifty (150) square feet. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building. Therefore, for a 5-story office building the maximum sign area allowed is 70 square feet.

Section 405.955 *Master Sign Plans* provides that with the intent to allow flexibility in the design of planned developments and large campus developments allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

Staff encourages the Planning and Zoning Commission to discuss the scale of the sign proposed for the south elevation and consider reducing the square footage of the sign to be more compatible with the size of the area for which it is proposed. Staff recommends the sign on the south elevation be reduced to 100 square feet in order to be more appropriately scaled for this façade and to not compete with the logo sign.

Lighting Proposal

The applicant is proposing additional building lighting to softly illuminate the area of the building where the signage is requested. The lights will have the ability to change the color of the lighting but the lighting color chosen will be static and it will not flash or cycle through colors. The lighting will be directed to shine onto the building and will not be cast onto adjacent property or right-of-way. This lighting is in addition to the lighting standards already approved for this building previously. Section 405.680 requires Planning and Zoning Commission approval for the addition of light standards on an existing non-residential development. Staff has no concerns with this request.



Figure 8: Proposed building lighting rendering.

FORM OF THE DRAFT ORDINANCE

Should the Commission find Mercy's Master Sign Plan amendment reasonable, attached is a draft ordinance that contains the following customary conditions:

- Ordinance 5276 as amended by Ordinance 5543 and Ordinance 5802 shall be amended to allow for the signage for the new Mercy campus at 701 South New Ballas Road as proposed in the Applicant's Materials submitted February 3rd, 2023 and February 28th, 2023.
- The Applicant shall submit sign permit and/or building permit applications for the proposed signage.
- The Applicant shall resubmit a final Master Signage Plan reflecting the proposed changes received February 3rd, 2023 and February 28th, 2023, for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the lighting proposal and the Master Sign Plan amendment proposal for the Mercy Hospital Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will

come in the form of a recommendation of approval, approval with conditions, or denial. Separate motions for the building lighting and Master Sign Plan amendment are recommended. The following are examples of appropriate motions for this application, pending on final determination of the requested signs:

“I move to recommend approval of the Master Signage Plan amendment for the Mercy Hospital Campus, submitted with Application #23-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of March 6, 2023” (conditions may be added, eliminated, or modified by separate motion).

And

“I move to approve the proposed building lighting for the building located at 701 South New Ballas Road as proposed with application 23-004 and as described in the staff report for the meeting of March 6, 2023”

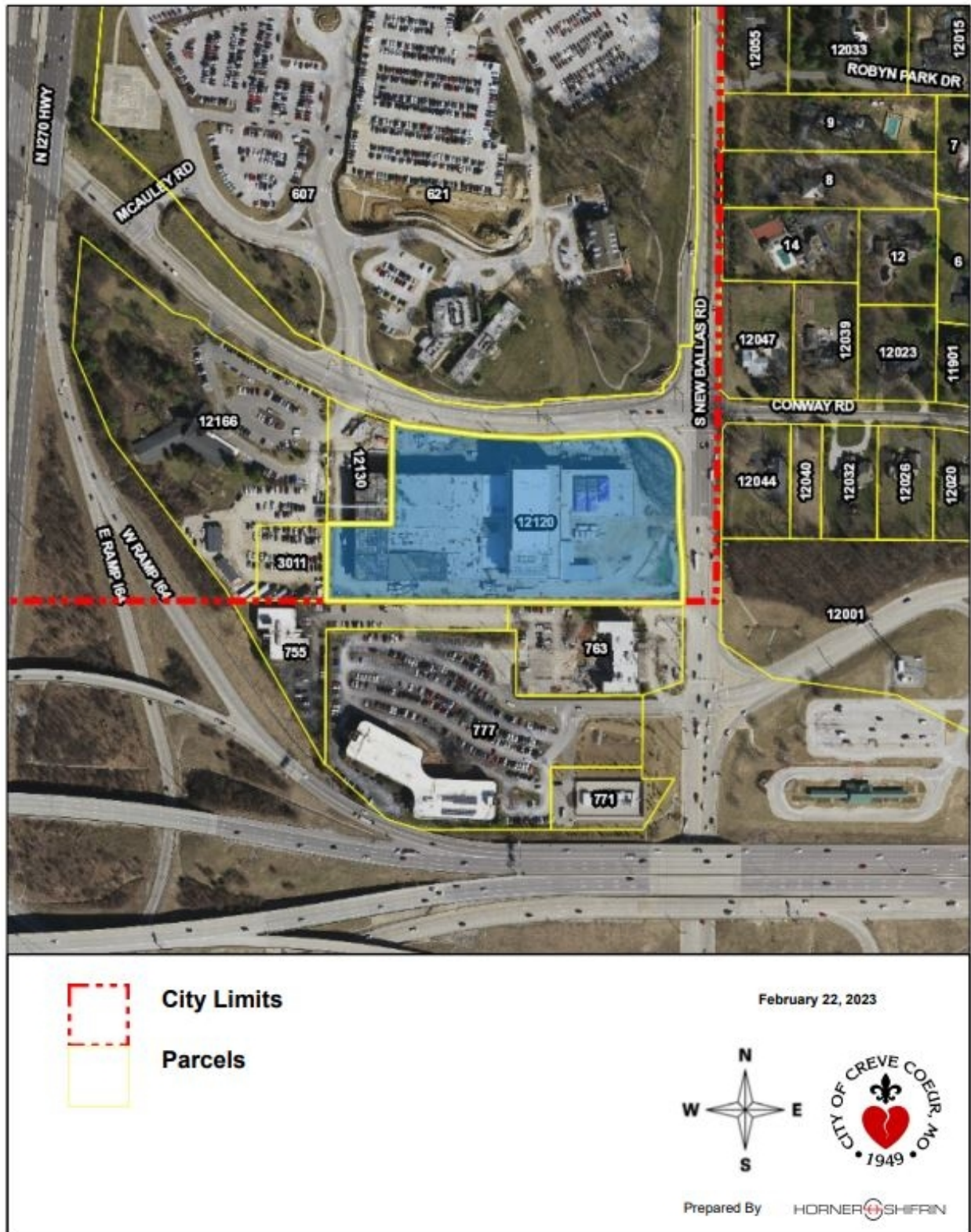
APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A THIRD AMENDMENT TO ORDINANCE NUMBER 5276
AND AUTHORIZING ADDITIONAL SIGNAGE FOR THE BUILDING AT 701 SOUTH NEW
BALLAS ROAD ON THE MERCY HOSPITAL CAMPUS**

WHEREAS, an application was submitted by Geralyn Lynch, of Mercy Hospital, for a third amendment to the Master Sign Plan for the Mercy campus at 615 S. New Ballas Road as authorized in Ordinance Number 5276 and amended by Ordinances Number 5543 and 5802, in the PH-Planned Hospital Zoning District to allow additional signage for the building located at 701 S. New Ballas Road; and

WHEREAS, City Council approved Ordinance Number 5276 on September 24, 2012 authorizing as an alternative to what would otherwise be allowed, a comprehensive plan of signage for the Mercy Campus pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, City Council approved Ordinance Number 5543 on September 25, 2017 authorizing an amendment to Ordinance Number 5276 to allow an additional 155 square foot wall sign on the Children's Hospital Building; and

WHEREAS, City Council approved Ordinance Number 5802 on September 28, 2022 authorizing an amendment to Ordinance Number 5276 to allow signage for the new building located at 701 South New Ballas Road; and

WHEREAS, all new or altered signage on the campus shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur based upon the recommendation of the Planning and Zoning Commission;

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on March 6, 2023, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of the subject amendment at its meeting on March 6, 2023; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the 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 City Council being fully informed finds that approving the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

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

BILL NO. _____

ORDINANCE NO. _____

Section 1: Ordinance No. 5276 is hereby amended to authorize additional signage for the Mercy campus extension at 701 South New Ballas Road as proposed in the Applicant's Materials submitted February 23, 2023 and February 28, 2023, provided the new sign on the south elevation shall be limited in size to 100 sq ft. The Applicant shall submit sign permit applications with structural engineering information showing that it meets with the Building Code for wind and snow loads for the proposed signage. The Applicant shall resubmit and follow the Master Signage Plan received August 10, 2012, as amended by Ordinance Number 5543, Ordinance 5802 and as amended herein, for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur. All other conditions of Ordinance No. 5276 remain in effect.

Section 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city
of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐

Title of Project: Mercy #770

Location of Project: 701 S. New Ballas Road Locator # 190330365

Subject for Agenda: Amend Master Sign Plan

Applicant:

Architect ☐ Engineer ☐ Contractor ☒ Agent ☐ Owner ☐

<u>Applicant:</u>	<u>Applicant's Representative (if applicable):</u>
Mercy	Warren Sign Co. c/o Steve Behrens
Name <u>Geraldyn Lynch</u>	Name <u>Warren Sign Co.</u>
Company (If Applicable) <u>1855 Maryville Ctr Dr.</u>	Company (If Applicable) <u>2955 Arnold Tenbrook Rd.</u>
Address <u>St Louis MO 63141</u>	Address <u>Arnold, MO 63010</u>
Address <u>314 364 3875</u>	Address <u>636-282-1300</u>
Telephone # <u>314 364 3875</u>	Telephone # <u>636-282-1300</u>
Fax #	Fax #
Email: <u>geraldyn.lynch@mercy.net</u>	Email: <u>steve@warrensign.com</u>
<u>Geraldyn Lynch</u> Applicant's Signature	<u>Steve Behrens</u> Applicant's Representative's Signature

<u>Owner's Acknowledgement (if different from applicant):</u>	
Mercy, Geraldyn Lynch	
Name <u>1855 Maryville Centre Drive</u>	Company (If Applicable)
Address <u>314 364 3875</u>	
Phone <u>314 364 3875</u>	Fax
	Email <u>geraldyn.lynch@mercy.net</u>
<u>Geraldyn Lynch</u> Applicant's Signature	<u>EX Director Planning, Design, & Construction</u>

Description of Request (attach additional sheets as needed)

General Description: Revise Signage on the Master Sign Plan

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction
☐ Site plan 4 hard copies	☐ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☐ Landscape plan 4 hard copies	☐ Legal Description in Word format
☐ Floor plan 4 hard copies	☒ Fees: \$250 (non-refundable)
☒ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☒ Other items as requested by staff

Preferred Public Hearing Date: Monday, March 6th, 2023.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete	Received By: _____
☐ All Documents, incl. e-Copies	_____
☐ Fees Paid	Date: _____

Jason Jaggi, AICP, Director of Community Development
Bethany Moore, City Planner
Planning Department (314-872-2501)

Revised: 11/21

**MERCY #770
701 SOUTH NEW BALLAS ROAD
AMEND MASTER SIGN PLAN
REVISE SIGN #5A**

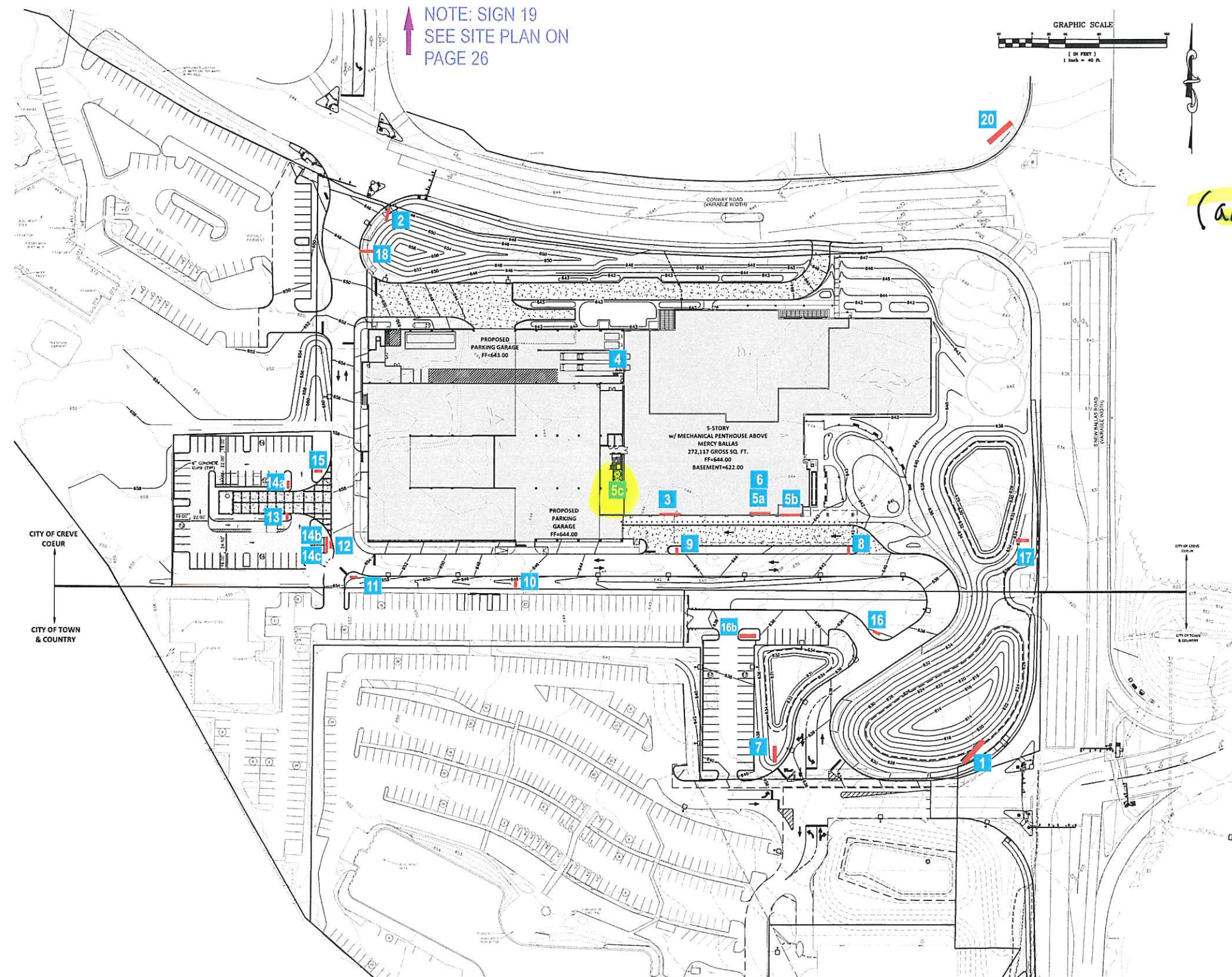
General Description:

We are requesting an amendment to the previously approved master sign plan for wall sign #5a to accommodate for the building's new name. At the same time, we would like to add a similar sign (5c) on the West elevation to be visible to traffic on Highway 270.

Rationale:

Since the plan was approved last year, the name of the building has changed from the "Ballas Center" to "Center for Performance Medicine". We would like to change the wall sign facing south to reflect the correct name with the existing font size for readability. This will be to inform patients traveling on highway 64/40. We would like to put a similar sign on the Western elevation to inform patients of the location who are traveling on highway 270.

SITE PLAN



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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: 
ADDRESS: 701 S New Ballas
St. Louis, MO.63141
PAGE NO.: 3

ORDER NUMBER: 1147742
PROJECT NUMBER: 3703
SITE NUMBER: 770
PROJECT MANAGER: TANYA SCOTT
ELECTRONIC FILE NAME: K:\ACCOUNTS\MMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R27.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 20	412551	01/06/23 LH	Revised layouts per redlines
Rev 27	416220	02/02/23 AP	Added 5c	Rev 21	412985	01/09/23 BLB	
Rev 15	406726	11/18/22 KWK	Add sign 15	Rev 22	413746	01/13/23 BS	
Rev 16	407443	11/11/22 KW		Rev 23	414143	01/17/23 AP	
Rev 17	407903	11/16/22 NS		Rev 24	415261	01/26/23 AS	Revised layouts per redlines
Rev 18	411509	12/19/22 AS	Revise site plan	Rev 25	415618	1/30/23 AP	
Rev 19	411821	12/21/22 PV		Rev 26	415861	01/31/23 BS	

BUILDING ELEVATION - WEST

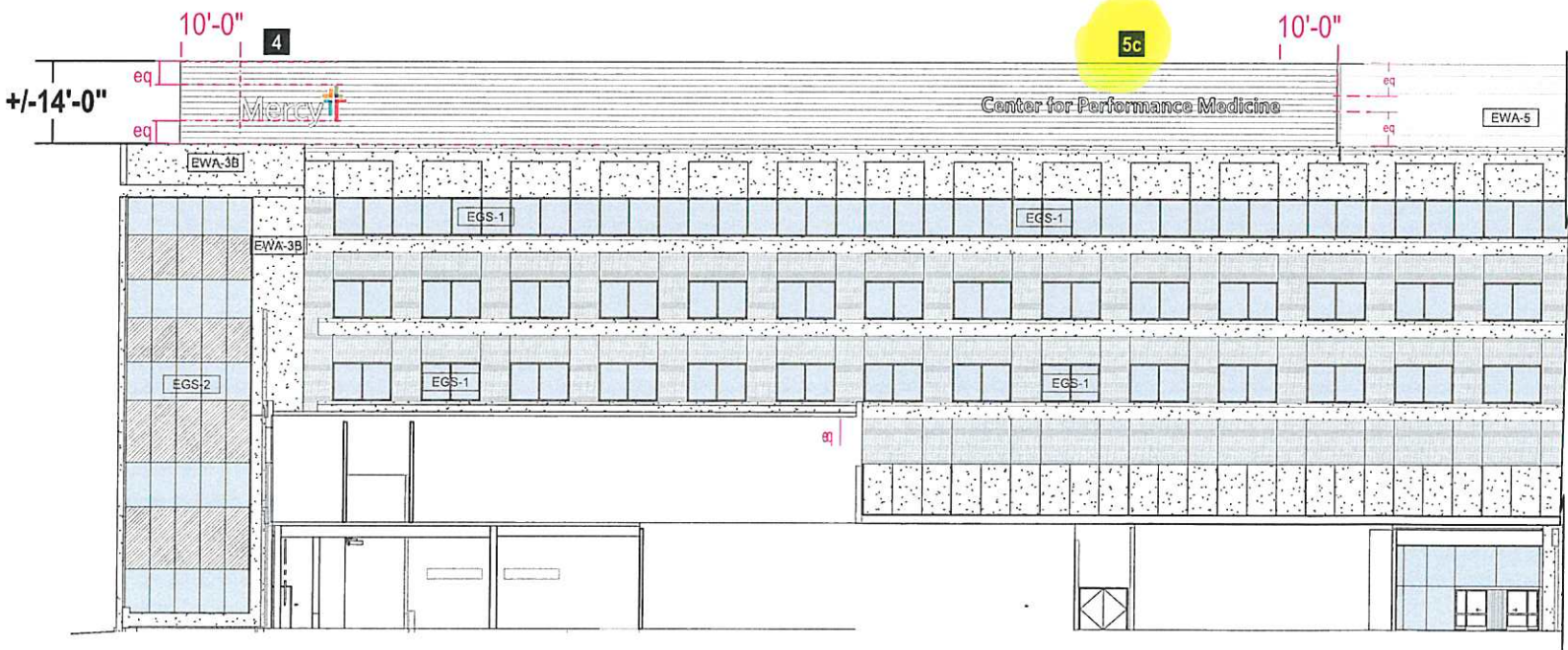
Scale: 1/32"=1'-0"

APPROVED

PROVIDED ARCHITECTURAL RENDERING



additional
Sign # 5C
wall Elevation



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PAGE NO.:
9

ORDER NUMBER:
1147742

SITE NUMBER:
770

ELECTRONIC FILE NAME:
K:\ACCOUNTS\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R27.cdr

PROJECT NUMBER:
3703

PROJECT MANAGER:
TANYA SCOTT

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 20	412551	01/06/23 LH	
Rev 27	416220	02/02/23 AP	Added 30" Channel Letters	Rev 21	412985	01/09/23 BLB	
Rev 15	406726	11/18/22 KWK	Added APPROVED stamp	Rev 22	413746	01/13/23 BS	
Rev 16	407443	11/11/22 KW		Rev 23	414143	01/17/23 AP	Added Architectural rendering
Rev 17	407903	11/16/22 NS		Rev 24	415261	01/26/23 AS	
Rev 18	411509	12/19/22 AS	Remove option 1, move letterset to the left.	Rev 25	415618	1/30/23 AP	
Rev 19	411821	12/21/22 PV		Rev 26	415861	01/31/23 BS	

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CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5c Scale:3/16"=1'-0"
QTY: 1

126.6 Square Feet

additional
Sign 5c
Construction
Drawing

50'-7-3/4"
2'-6" Center for Performance Medicine

NOTE: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories Inc.®
ELECTRIC SIGN

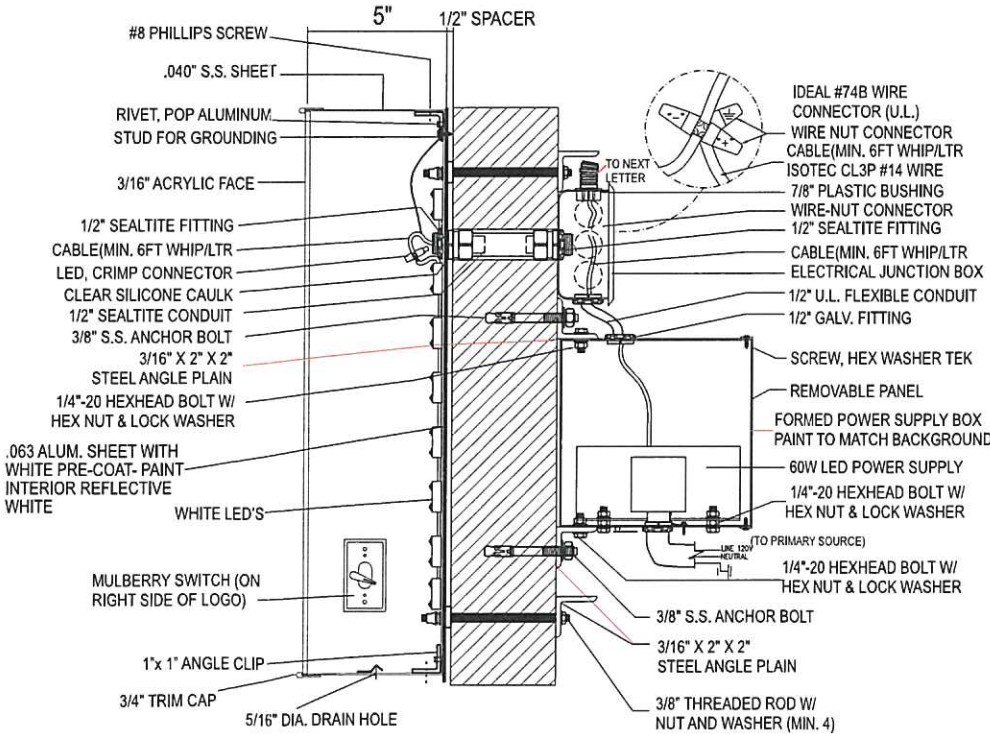
WARNING!
CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS



SIDE VIEW

- FACES: 3/16" #7328 White acrylic
TRIMCAP: 3/4" Black Jewellite
RETURNS: 5" deep .040 alum. - painted Black
BACKS: 063 Alum. - Interior painted White
ILLUMINATION: White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
WALL MATL.: Not Provided
INSTALL: Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
QUANTITY: (1) ONE LETTERSET REQUIRED

COLOR PALETTE
TRIMCAP/RETURNS
Black



LED Letter Section Detail
SCALE: N.T.S.

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CLIENT:
Mercy

ADDRESS:
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St. Louis, MO.63141

PAGE NO.:
12

ORDER NUMBER:
1147742

SITE NUMBER:
770

ELECTRONIC FILE NAME:
K:\ACCOUNTS\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R27.cdr

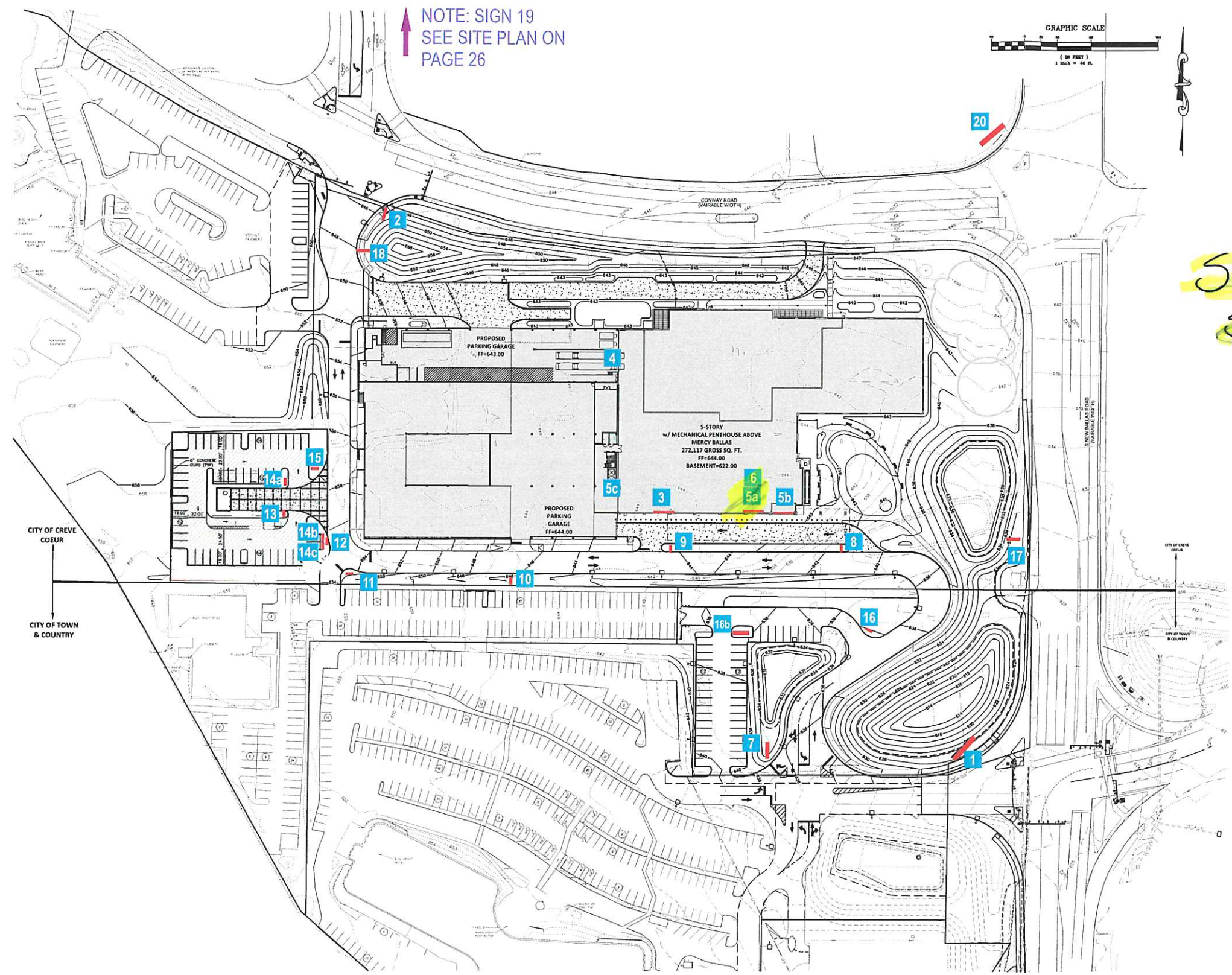
PROJECT NUMBER:
3703

PROJECT MANAGER:
TANYA SCOTT

Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP	
Rev 27	416220	02/02/23 AP	Added additional 30" set
Rev 15	406726	11/18/22 KWK	Added APPROVED stamp
Rev 16	407443	11/11/22 KW	
Rev 17	407903	11/16/22 NS	
Rev 18	411509	12/19/22 AS	
Rev 19	411821	12/21/22 PV	

Rev #	Req #	Date/Artist	Description
Rev 20	412551	01/06/23 LH	
Rev 21	412985	01/09/23 BLB	
Rev 22	413746	01/13/23 BS	Updated sign 5a verbiage
Rev 23	414143	01/17/23 AP	Adjusted to straight-leg Ms
Rev 24	415261	01/26/23 AS	
Rev 25	415618	1/30/23 AP	
Rev 26	415861	01/31/23 BS	

SITE PLAN



Sign # 5A
site plan

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CLIENT:


ADDRESS:
701 S New Ballas
St. Louis, MO.63141

PAGE NO.:
3

ORDER NUMBER:
1147742

SITE NUMBER:
770

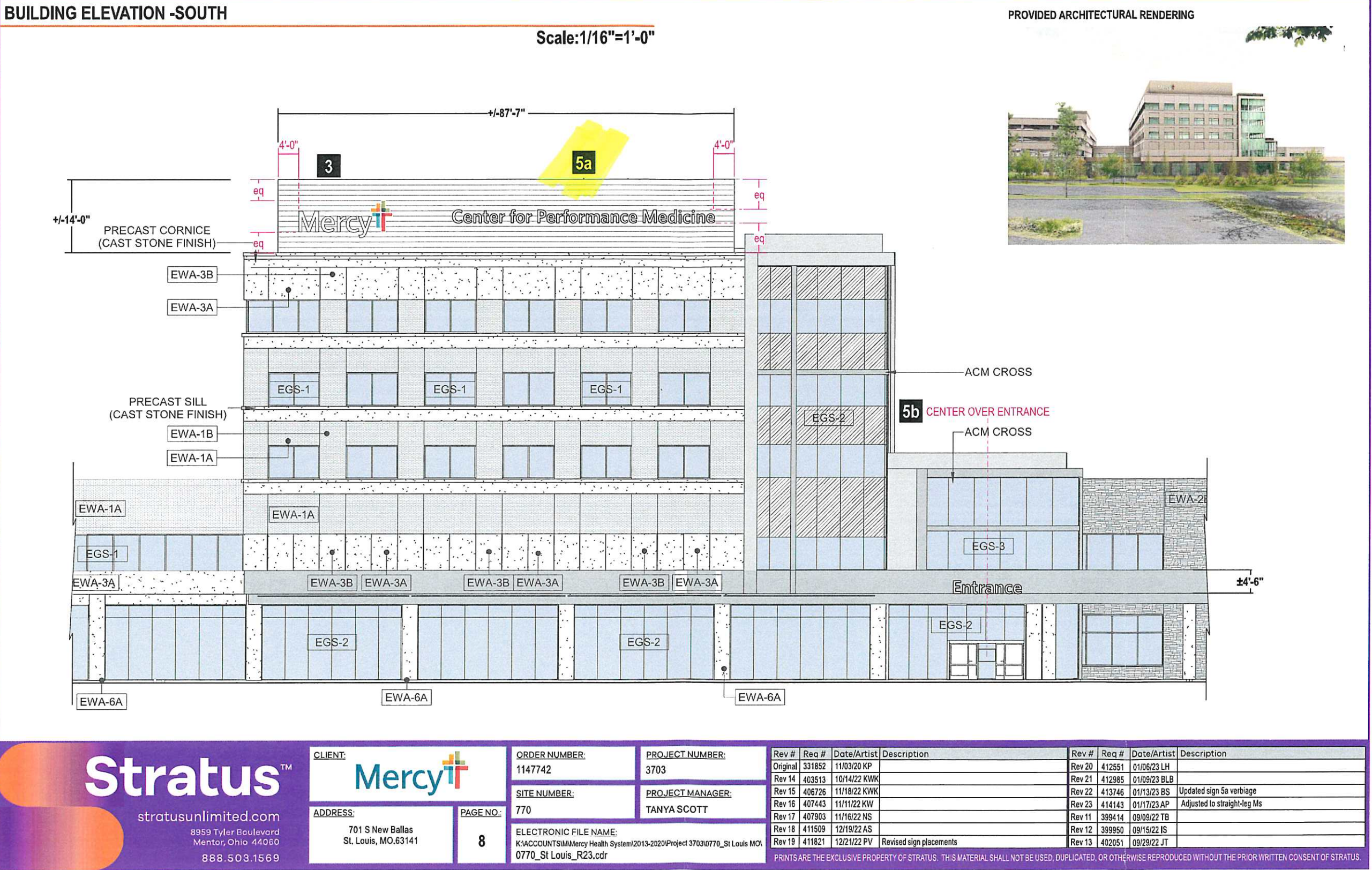
ELECTRONIC FILE NAME:
K:\ACCOUNTS\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R27.cdr

PROJECT NUMBER:
3703

PROJECT MANAGER:
TANYA SCOTT

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 20	412551	01/06/23 LH	Revised layouts per redlines
Rev 27	416220	02/02/23 AP	Added 5c	Rev 21	412985	01/09/23 BLB	
Rev 15	406726	11/18/22 KWK	Add sign 15	Rev 22	413746	01/13/23 BS	
Rev 16	407443	11/11/22 KW		Rev 23	414143	01/17/23 AP	
Rev 17	407903	11/16/22 NS		Rev 24	415261	01/26/23 AS	Revised layouts per redlines
Rev 18	411509	12/19/22 AS	Revise site plan	Rev 25	415618	1/30/23 AP	
Rev 19	411821	12/21/22 PV		Rev 26	415861	01/31/23 BS	

PROPOSED SIGN JANUARY 2023
(Revised Sign #5A)



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CLIENT:

Mercy

ADDRESS:

701 S New Ballas
St. Louis, MO.63141

PAGE NO:

8

ORDER NUMBER:

1147742

SITE NUMBER:

770

ELECTRONIC FILE NAME:

K:\ACCOUNTS\IM\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R23.cdr

PROJECT NUMBER:

3703

PROJECT MANAGER:

TANYA SCOTT

Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP	
Rev 14	403513	10/14/22 KWK	
Rev 15	406726	11/18/22 KWK	
Rev 16	407443	11/11/22 KW	
Rev 17	407903	11/16/22 NS	
Rev 18	411509	12/19/22 AS	
Rev 19	411821	12/21/22 PV	Revised sign placements

Rev #	Req #	Date/Artist	Description
Rev 20	412551	01/06/23 LH	
Rev 21	412985	01/09/23 BLB	
Rev 22	413746	01/13/23 BS	Updated sign 5a verbiage
Rev 23	414143	01/17/23 AP	Adjusted to straight-leg Ms
Rev 11	399414	09/09/22 TB	
Rev 12	399950	09/15/22 IS	
Rev 13	402051	09/29/22 JT	

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Revised Sign #5A
Construction Drawing

CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5a 5b Scale: 3/16"=1'-0"

QTY: 1

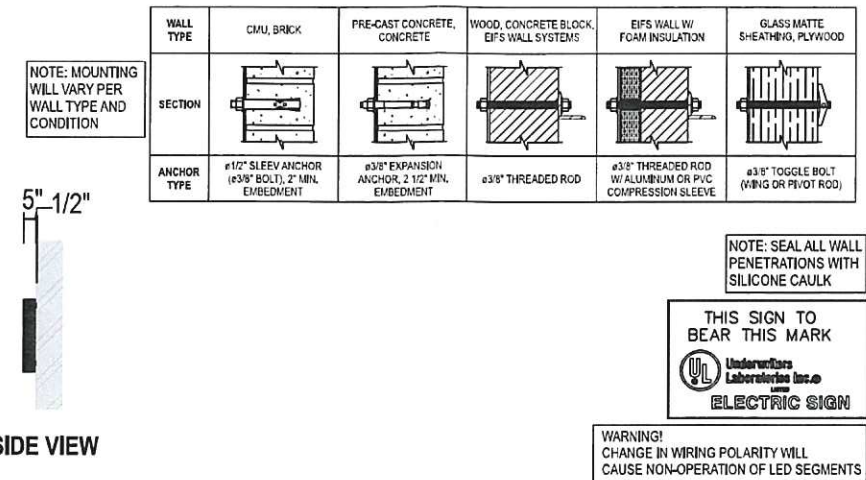
50'-7-3/4"
2'-6" Center for Performance Medicine
134.7 Sq.Ft.

13'-1-3/4"
2'-6" Entrance
33.3 Sq.Ft.

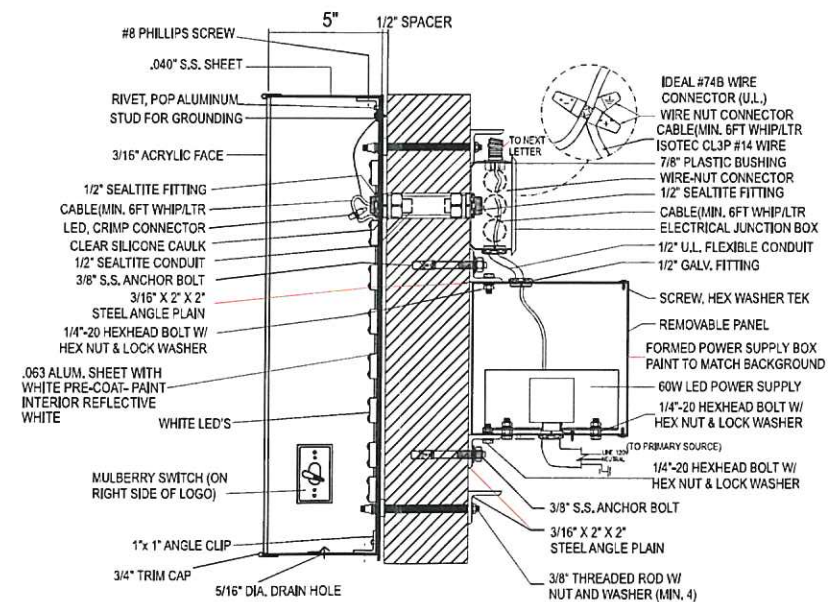
- FACES:** 3/16" #7328 White acrylic
TRIMCAP: 3/4" Black Jewellite
RETURNS: 5" deep .040 alum. - painted Black
BACKS: 063 Alum. - Interior painted White
ILLUMINATION: White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
WALL MATL.: Not Provided
INSTALL: Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
QUANTITY: (2) TWO LETTERSETS REQUIRED
(1) ONE OF EACH LAYOUT SHOWN

COLOR PALETTE

TRIMCAP/RETURNS
Black



SIDE VIEW



LED Letter Section Detail

SCALE: N.T.S.

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CLIENT:

Mercy

ADDRESS:

701 S New Ballas
St. Louis, MO.63141

PAGE NO.:

11

ORDER NUMBER:

1147742

PROJECT NUMBER:

3703

SITE NUMBER:

770

PROJECT MANAGER:

TANYA SCOTT

ELECTRONIC FILE NAME:

K:\ACCOUNTS\IM\Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R23.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 20	412551	01/06/23 LH	
Rev 14	403513	10/14/22 KWK		Rev 21	412985	01/09/23 BLB	
Rev 15	406726	11/18/22 KWK	Added APPROVED stamp	Rev 22	413746	01/13/23 BS	Updated sign 5a verbiage
Rev 16	407443	11/11/22 KW		Rev 23	414143	01/17/23 AP	Adjusted to straight-leg Ms
Rev 17	407903	11/16/22 NS		Rev 11	399414	09/09/22 TB	
Rev 18	411509	12/19/22 AS		Rev 12	399950	09/15/22 IS	
Rev 19	411821	12/21/22 PV		Rev 13	402051	09/29/22 JT	

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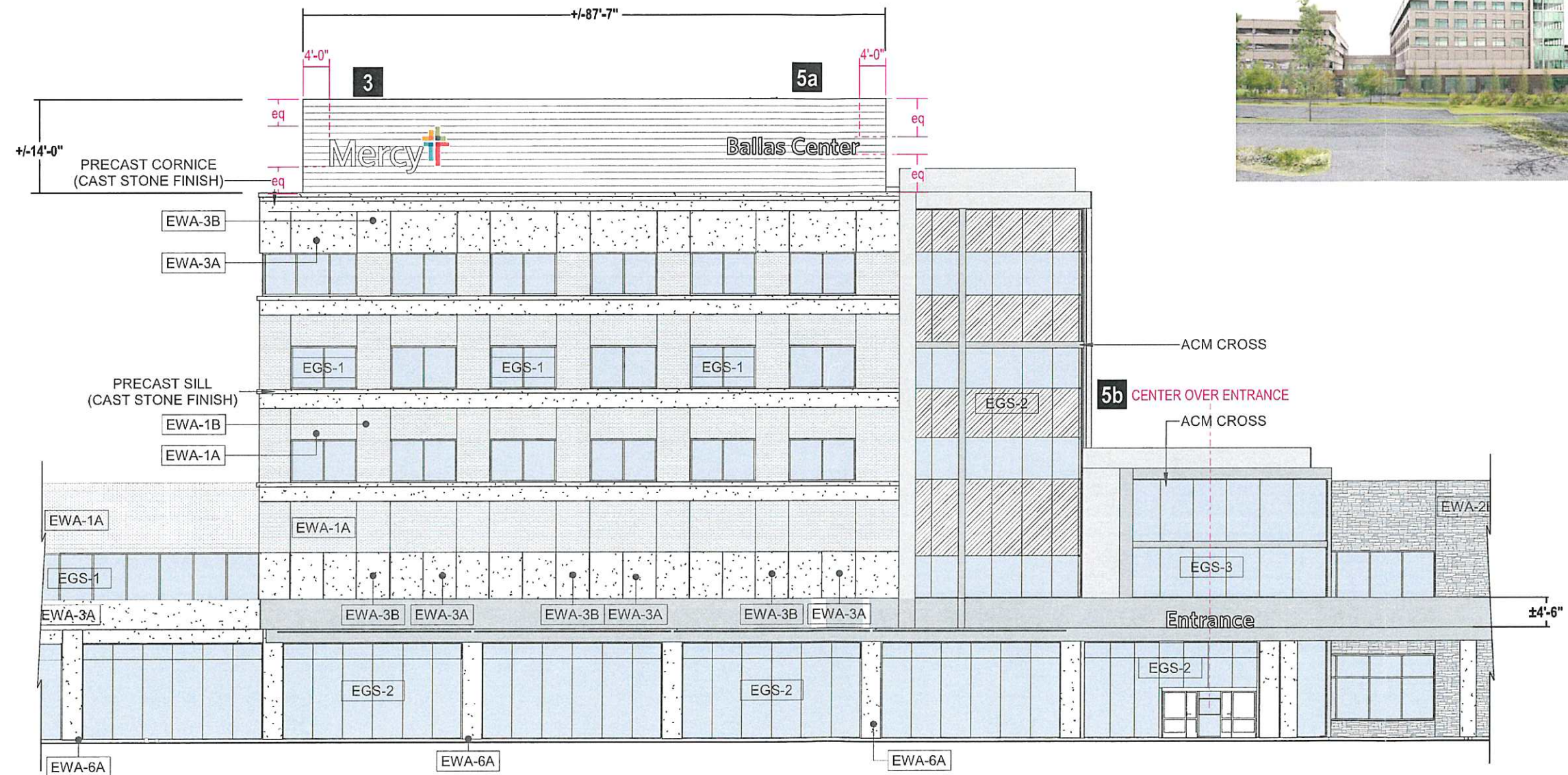
APPROVED SIGN 2022

Sign #5a - as approved on current Sign Plan

BUILDING ELEVATION -SOUTH

Scale:1/16"=1'-0"

PROVIDED ARCHITECTURAL RENDERING





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CLIENT: 

ADDRESS: 701 S New Ballas
St. Louis, MO.63141

ORDER NUMBER: 1147742

SITE NUMBER: 770

ELECTRONIC FILE NAME: K:\ACCOUNTS\Mercy Health System\2013-2020\Project.3703\0770_St Louis MO\0770_St Louis_R21.cdr

PROJECT NUMBER: 3703

PROJECT MANAGER: TANYA SCOTT

Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP	
Rev 14	403513	10/14/22 KWK	
Rev 15	406726	11/18/22 KWK	
Rev 16	407443	11/11/22 KW	
Rev 17	407903	11/16/22 NS	
Rev 18	411509	12/19/22 AS	
Rev 19	411821	12/21/22 PV	Revised sign placements

Rev #	Req #	Date/Artist	Description
Rev 20	412551	01/06/23 LH	
Rev 21	412985	01/09/23 BLB	
Rev 9	392852	07/28/22 KWK	
Rev 10	396723	08/22/22 Z-AP	
Rev 11	399414	09/09/22 TB	
Rev 12	399950	09/15/22 IS	
Rev 13	402051	09/29/22 JT	

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Sign #5A - as approved on current Sign Plan

CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5a 5b Scale: 3/8"=1'-0"

QTY: 1

APPROVED

19'-11-5/8"

2'-6"

Ballas Center

53.1 Sq.Ft.

13'-1-3/4"

2'-6"

Entrance

33.3 Sq.Ft.

- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 3/4" Black Jewellite
- RETURNS:** 5" deep .040 alum. - painted Black
- BACKS:** 063 Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** Not Provided
- INSTALL:** Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (2) TWO LETTERSETS REQUIRED
(1) ONE OF EACH LAYOUT SHOWN



NOTE: MOUNTING
WILL VARY PER
WALL TYPE AND
CONDITION

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	#1/2" SLEEVE ANCHOR (#3/8" BOLT), 2" MIN. EMBEDMENT	#3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	#3/8" THREADED ROD	#3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	#3/8" TOGGLE BOLT (W/ING OR PIVOT ROD)

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK

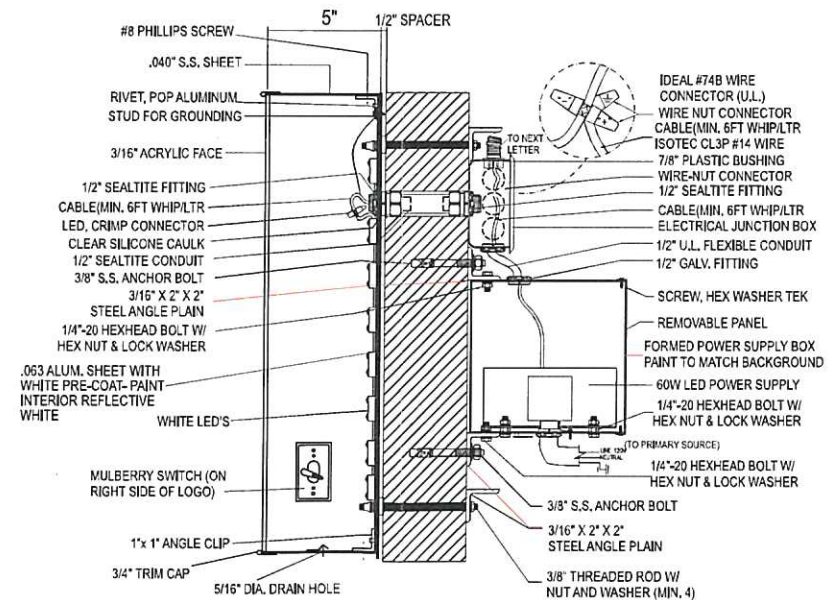


WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS

COLOR PALETTE

TRIMCAP/RETURNS

Black



LED Letter Section Detail

SCALE: N.T.S.

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CLIENT:

Mercy

ADDRESS:

701 S New Ballas
St. Louis, MO. 63141

PAGE NO.:

11

ORDER NUMBER:

1147742

PROJECT NUMBER:

3703

SITE NUMBER:

770

PROJECT MANAGER:

TANYA SCOTT

ELECTRONIC FILE NAME:

K:\ACCOUNTS\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R21.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 20	412551	01/06/23 LH	
Rev 14	403513	10/14/22 KWK		Rev 21	412985	01/09/23 BLB	
Rev 15	406726	11/18/22 KWK	Added APPROVED stamp	Rev 9	392852	07/28/22 KWK	
Rev 16	407443	11/11/22 KW		Rev 10	396723	08/22/22 Z-AP	
Rev 17	407903	11/16/22 NS		Rev 11	399414	09/09/22 TB	
Rev 18	411509	12/19/22 AS		Rev 12	399550	09/15/22 IS	
Rev 19	411821	12/21/22 PV		Rev 13	402051	09/29/22 JT	

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**MERCY #770
701 SOUTH NEW BALLAS ROAD
AMEND MASTER SIGN PLAN
REVISE SIGN #5A**

General Description:

We are requesting an amendment to the previously approved master sign plan for wall sign #5a to accommodate for the building's new name. At the same time, we would like to add a similar sign (5c) on the West elevation to be visible to traffic on Highway 270.

Rationale:

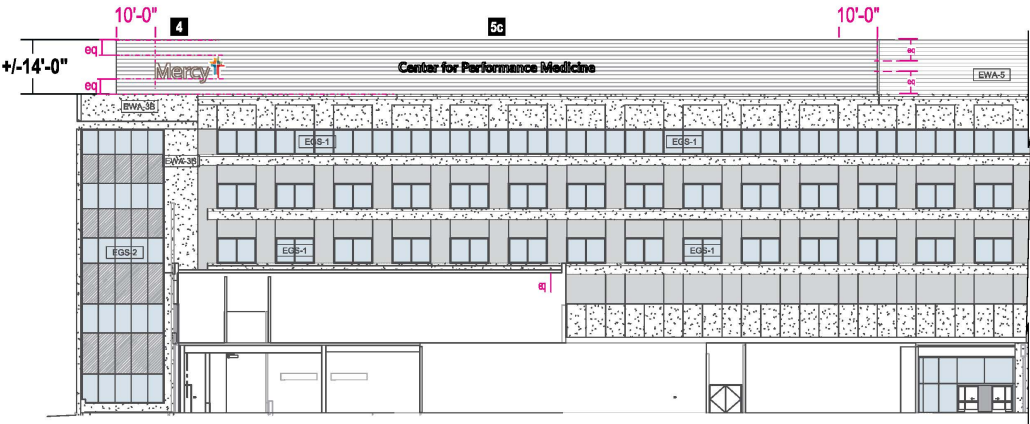
Since the plan was approved last year, the name of the building has changed from the "Ballas Center" to "Center for Performance Medicine". We would like to change the wall sign facing south to reflect the correct name with the existing font size for readability. This will be to inform patients traveling on highway 64/40. We would like to put a similar sign on the Western elevation to inform patients of the location who are traveling on highway 270.

BUILDING ELEVATION - WEST

OPTION B

Scale:1/32"=1'-0"

PROVIDED ARCHITECTURAL RENDERING



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stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: **Mercy**
ADDRESS: 701 S New Ballas
St. Louis, MO.63141
PAGE NO.: **10**

ORDER NUMBER: 1147742
PROJECT NUMBER: 3703
SITE NUMBER: 770
PROJECT MANAGER: TANYA SCOTT
ELECTRONIC FILE NAME: K:\ACCOUNTS\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R27.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 20	412551	01/08/23 LH	
Rev 27	416220	02/02/23 AP	Added 30" Channel Letters - 2nd placement	Rev 21	412885	01/09/23 BLB	
Rev 15	406726	11/18/22 KWK	Added APPROVED stamp	Rev 22	413746	01/13/23 BS	
Rev 16	407443	11/11/22 KW		Rev 23	414143	01/17/23 AP	Added Architectural rendering
Rev 17	407903	11/16/22 NS		Rev 24	415261	01/26/23 AS	
Rev 18	411509	12/19/22 AS	Remove option 1, move letterset to the left.	Rev 25	415618	1/30/23 AP	
Rev 19	411821	12/21/22 PV		Rev 26	415861	01/31/23 BS	

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Stratus™

stratusunlimited.com

888.503.1569

LOCATION NUMBER:

770

SITE ADDRESS:

701 S New Ballas
St. Louis, MO.

63141



Scale: 1/32"=1'-0"

OPTION A



OPTION B

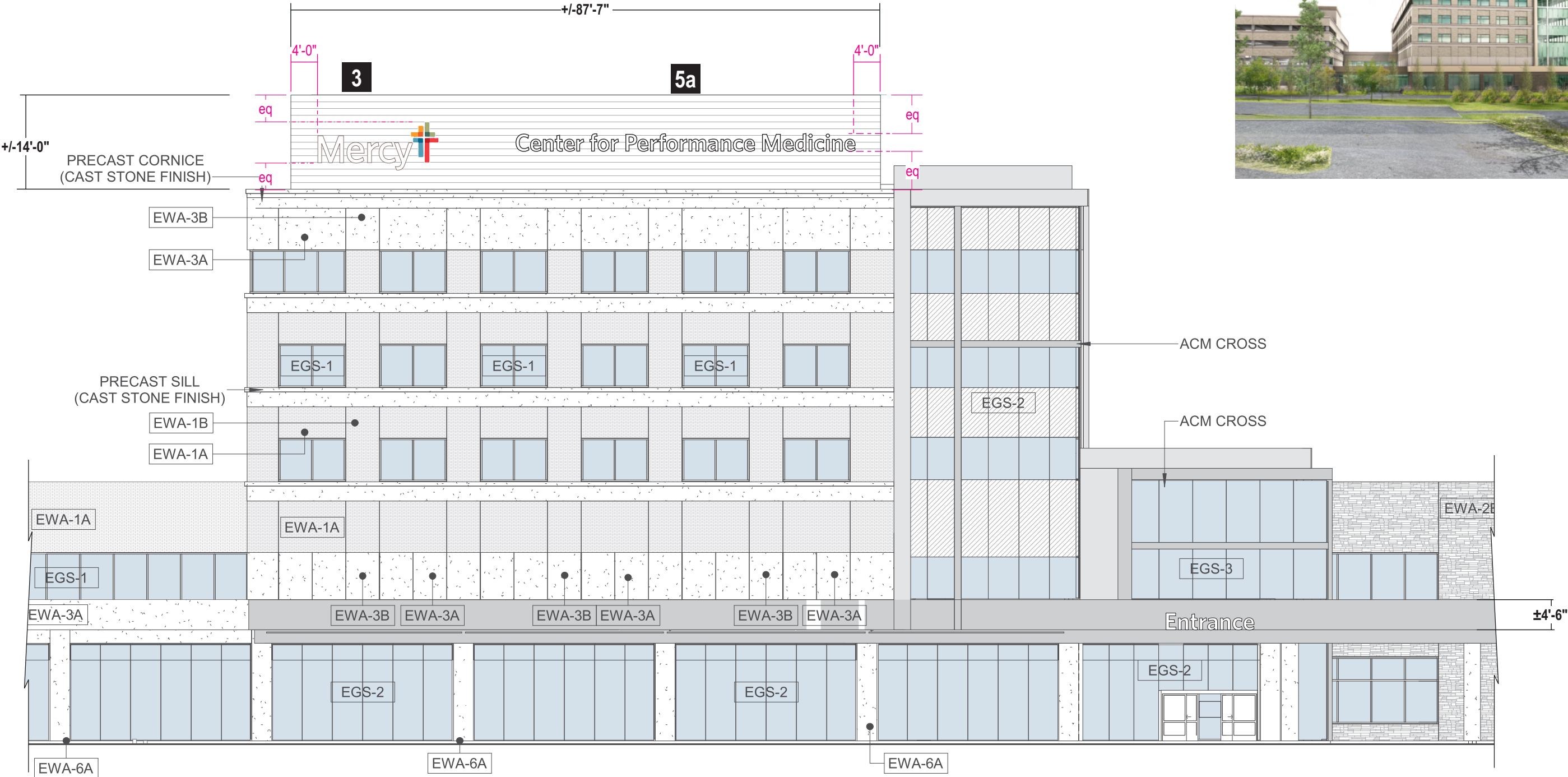


BUILDING ELEVATION - SOUTH

Scale: 1/16"=1'-0"

OPTION A

PROVIDED ARCHITECTURAL RENDERING

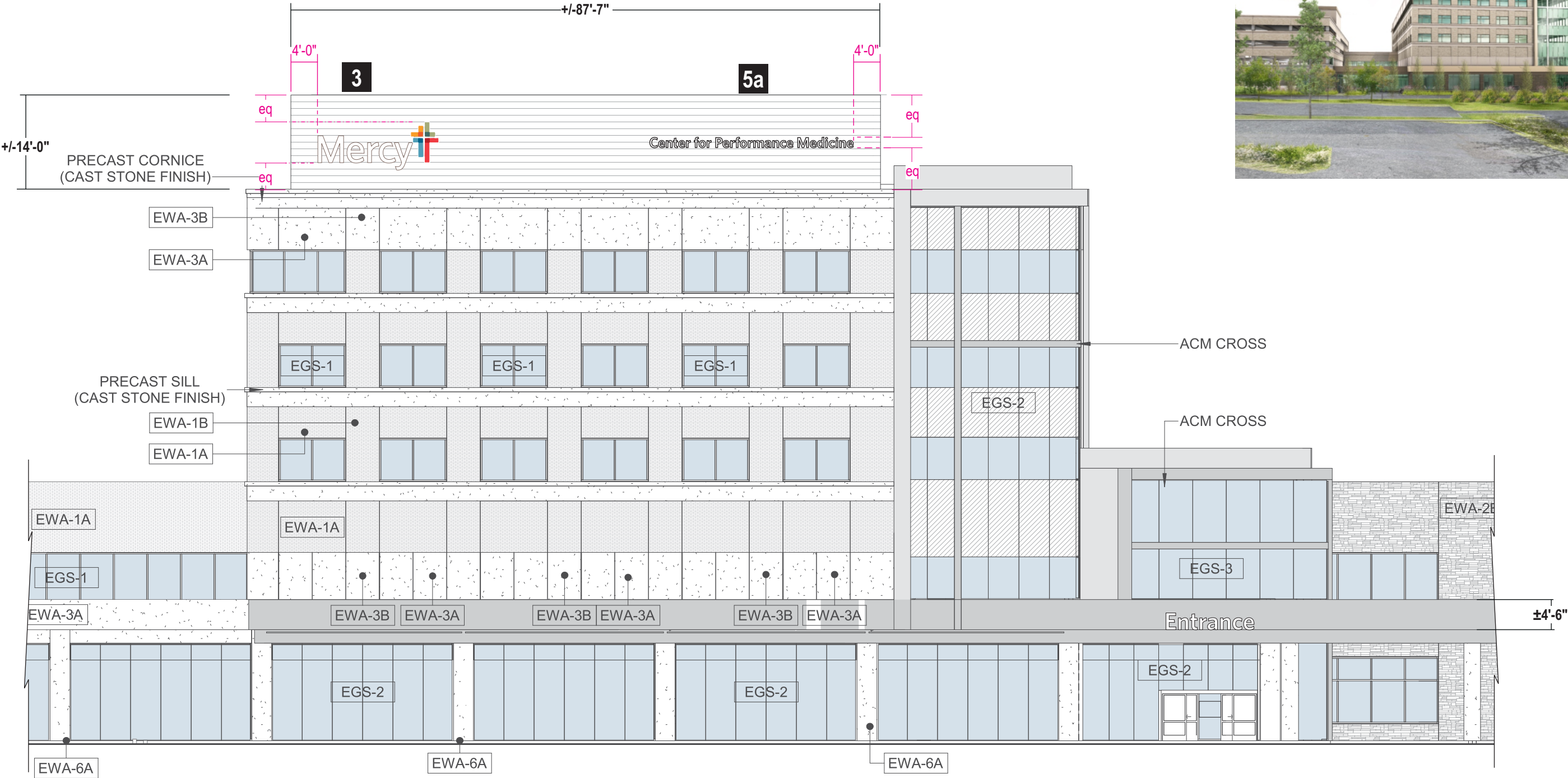


BUILDING ELEVATION - SOUTH

Scale: 1/16"=1'-0"

OPTION B

PROVIDED ARCHITECTURAL RENDERING



Scale: 1/32"=1'-0"

OPTION A



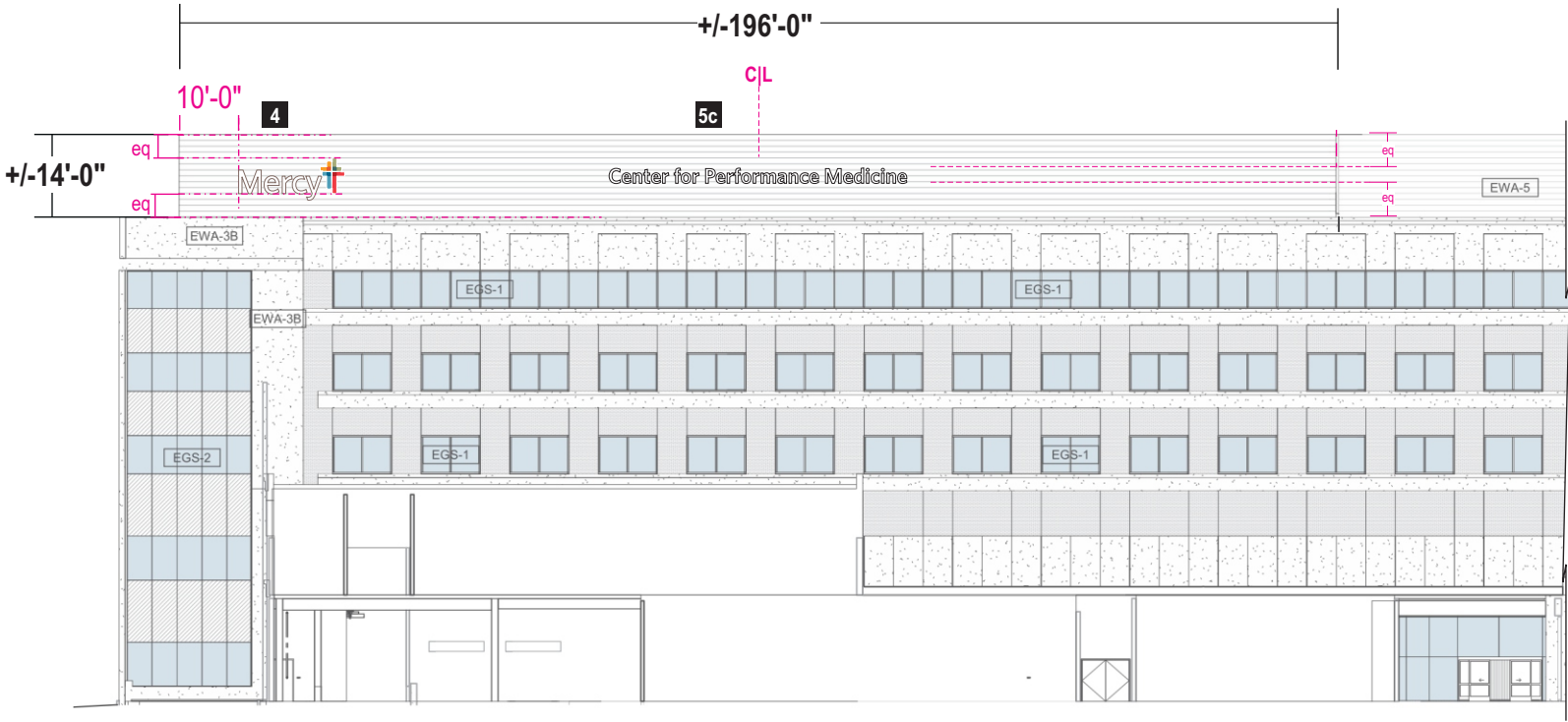
OPTION B



BUILDING ELEVATION - WEST

Scale: 1/32"=1'-0"

OPTION A



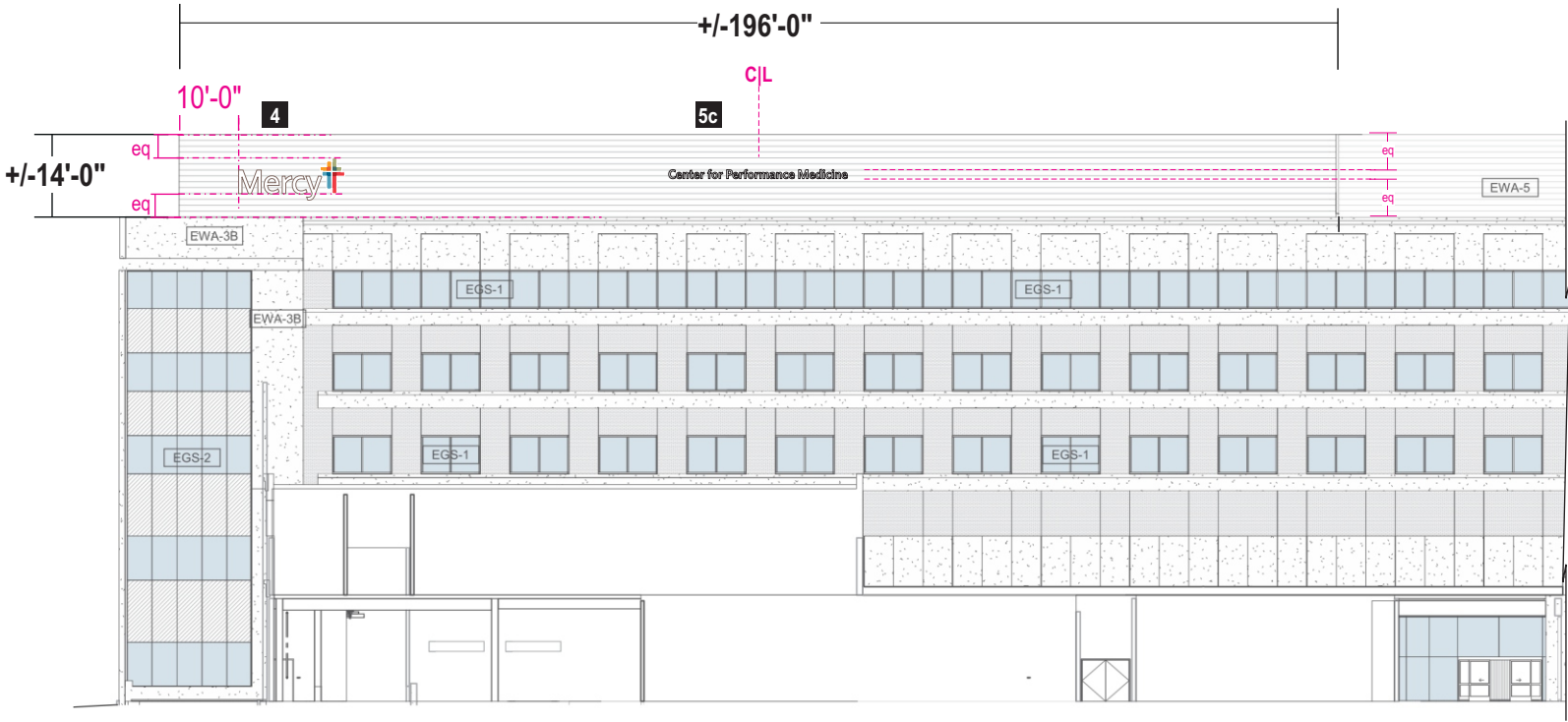
PROVIDED ARCHITECTURAL RENDERING



BUILDING ELEVATION - WEST

Scale: 1/32"=1'-0"

OPTION B



PROVIDED ARCHITECTURAL RENDERING



CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5a 5c Scale:3/16"=1'-0"

45.6 Square Feet

OPTION A

QTY: 2



WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINIUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

NOTE: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK



WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS



SIDE VIEW

- FACES:

3/16" #7328 White acrylic
- TRIMCAP:

1" Black Jewellite
- RETURNS:

5" deep .040 alum. - painted Black
- BACKS:

063 Alum. - Interior painted White
- ILLUMINATION:

White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:

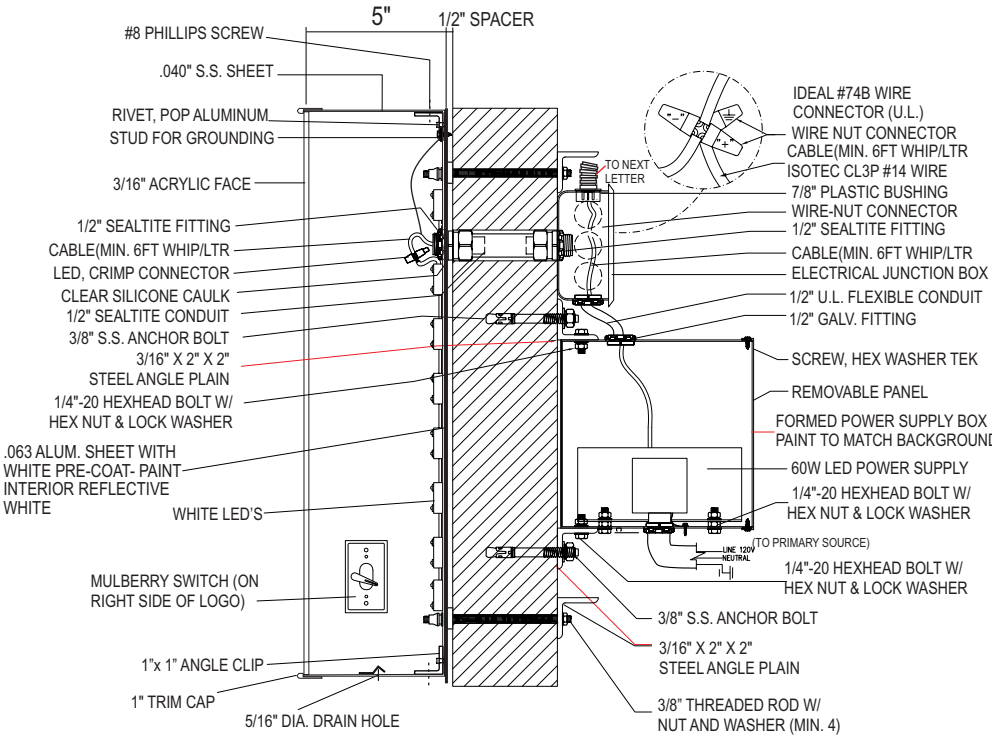
Not Provided
- INSTALL:

Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:

(2) TWO Lettersets required for SOUTH & WEST elevations

COLOR PALETTE

TRIMCAP/RETURNS
Black



LED Letter Section Detail
SCALE: N.T.S.

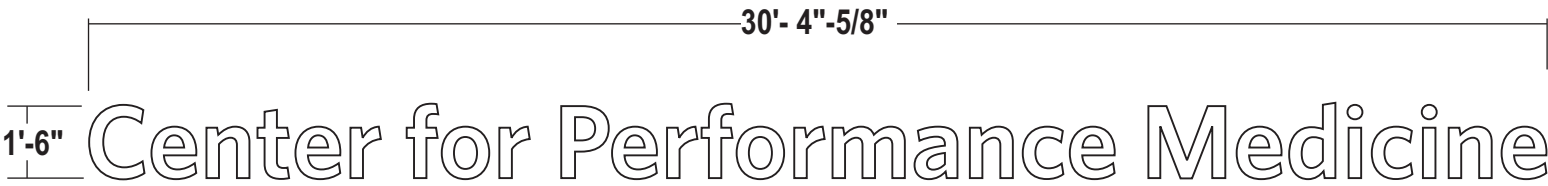


CUSTOM 1'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5a 5c Scale:1/4"=1'-0" 45.6 Square Feet

OPTION B

QTY: 2



SIDE VIEW

- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" Black Jewellite
- RETURNS:** 5" deep .040 alum. - painted Black
- BACKS:** 063 Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** Not Provided
- INSTALL:** Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (2) TWO Lettersets required for SOUTH & WEST elevations

COLOR PALETTE

TRIMCAP/RETURNS

Black

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINIUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

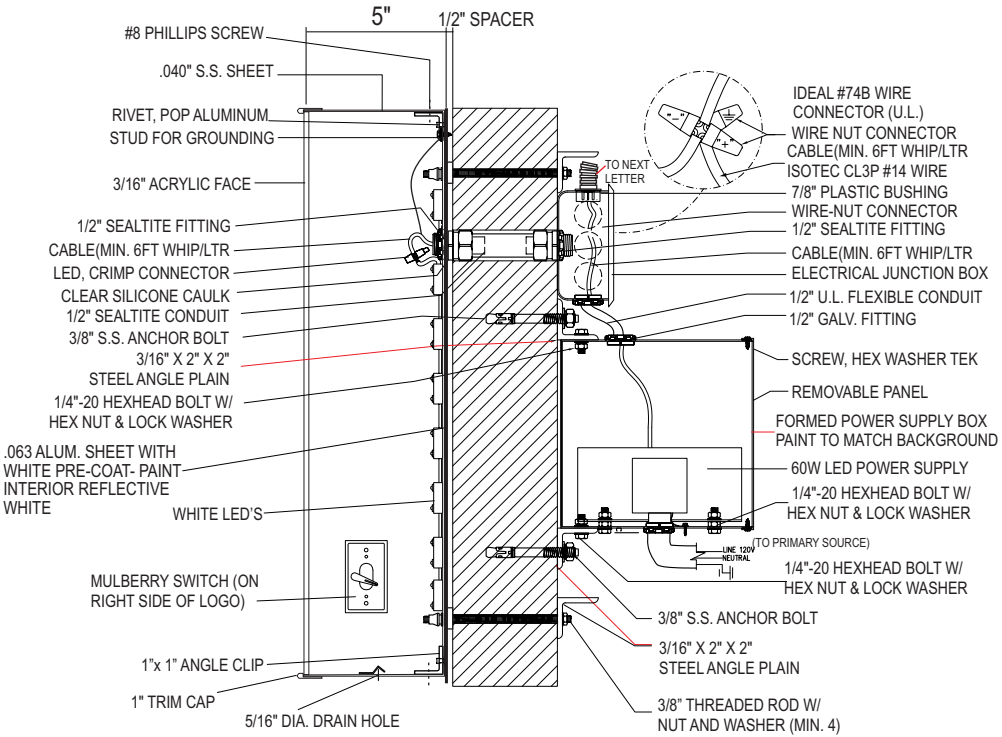
NOTE: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories Inc. ELECTRIC SIGN

WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS



LED Letter Section Detail
SCALE: N.T.S.





View of entry approach - Proposed Penthouse Lighting



View from Highway 64/40 - Proposed Penthouse Lighting



View from Southeast Intersection - Proposed Penthouse Lighting



MERCY BALLAS



2/3/2023

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LOCATION NUMBER:

770

SITE ADDRESS:

701 S New Ballas
St. Louis, MO.

63141



RECOMMENDATIONS

SIGN#:	QTY:	
1	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN193.9 Sq.Ft.
2	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL116.3 Sq. Ft
3	1	LIF-48-W WHITE ILLUMINATED LETTERSET128.5 Sq.Ft.
4	1	LIF-48-W WHITE ILLUMINATED LETTERSET128.5 Sq.Ft.
5a	1	CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS126.6 Sq.Ft.
5b	1	CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS33.3 Sq.Ft.
5c	1	CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS126.6 Sq.Ft.
6	1	DV-1 DOOR VINYL TYP. INSTALLATION (FIRST SURFACE)
6a	1	TF-1-W WALL MOUNTED REGULATORY SIGNS (NO GUN CARRY)1.5 Sq.Ft.
6b	1	TF-1-W WALL MOUNTED REGULATORY SIGNS (NO SMOKING)1.5 Sq.Ft.
7	1	D2 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL40.6 Sq.Ft.
8	1	D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL5.4 Sq.Ft.
9	1	D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL5.4 Sq.Ft.
10	1	D3 ILLUMINATED D.F. NON-BRANDED DIRECTIONAL19.3 Sq.Ft.
11	1	D3 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL19.3 Sq.Ft.
12	1	D3 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL19.3 Sq.Ft.
13	1	D3-NI ILLUMINATED S.F. NON-BRANDED DIRECTIONAL5.4 Sq.Ft.
14a	1	CUSTOM POLE MOUNTED REGULATORY SIGN1.5 Sq.Ft.
14b	1	CUSTOM POLE MOUNTED REGULATORY SIGN1.5 Sq.Ft.
14c	1	CUSTOM POLE MOUNTED REGULATORY SIGN1.5 Sq.Ft.
15	1	D2 ILLUMINATED D.F. NON-BRANDED DIRECTIONAL40.6 Sq.Ft.
16	1	D3-NI ILLUMINATED S.F. NON-BRANDED DIRECTIONAL5.4 Sq.Ft.
17	1	D3 ILLUMINATED D.F. NON-BRANDED DIRECTIONAL19.3 Sq.Ft.
18	1	D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL5.4 Sq.Ft.
19	1	REPLACEMENT PANEL D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
20	1	REPLACEMENT PANEL - CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
21	1	MP-FL-9W-L FACE LIT CHANNEL LETTERS6.1 Sq.Ft.
22	1	MP-DT-HR S/F ALUMINUM PANEL0.6 Sq.Ft.
23	1	DP-CT-CELL S/F ALUMINUM PANEL0.6 Sq.Ft.
24	3	FCO ADDRESS NUMBERS(2) 4.6 - (1) 4 Sq.Ft.



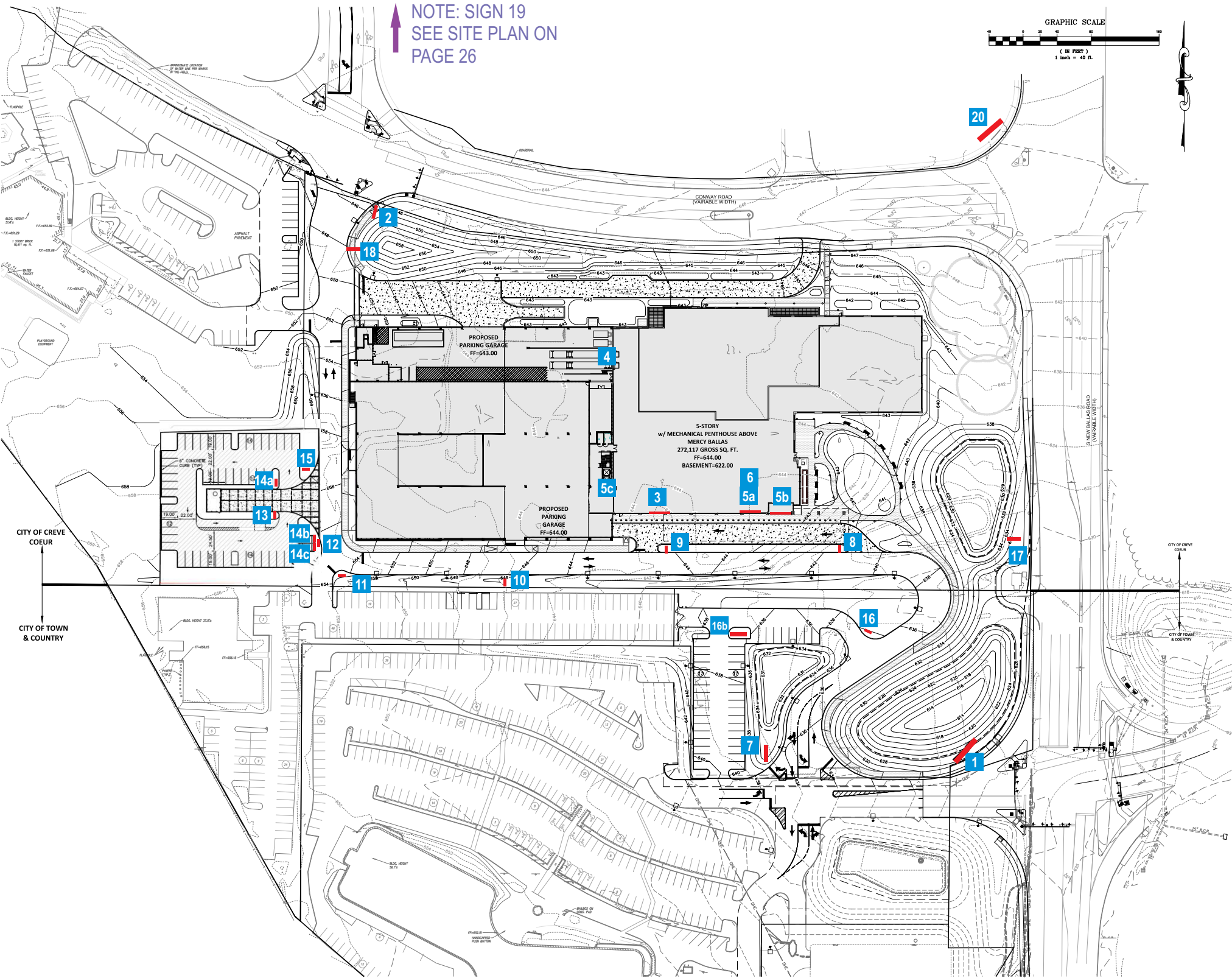
Revise3 recommendations

Add sign #16

Revise recommendations

Revised Scope

Revised sign 15 title to DF directional
Show 50 sf option for 5a



Added 5c
Add sign 15

Revise site plan

Revised layouts per redlines

Revised layouts per redlines



Page 52 of 104

MONUMENT SIGN ELEVATION

1 Scaled propotionally based on 6'-0"H fence

refer to
PRODUCTION SHOP DRAWING
MHS0338D.pdf
for manufacturing details

SIMULATED NIGHT VIEW



EXISTING CONDITION



PROPOSED



Added shop drawing reference stamp

Removed copy from night view, capitalize Care, changed M

Updated sign and night view
Adjusted to straight-leg Ms

Added Elevation Page

Revised main face layout

1 Scale: 1/4"=1'-0" 193.9 Sq.Ft.

Scale: 1/4"=1'-0"

193.9 Sq.Ft.

PLAN VIEW

—16'-0"

—26'-0" VISUAL LENGTH—

**10'-2-1/16" Directional Cabinet
Straight On**

**REAR
ELEVATION
VIEW**

Scale: N.T.S.

This diagram provides a detailed elevation of a hospital sign with the following specifications:

- Overall Dimensions:**
 - Top: 16'-0" Logo Cabinet, 10'-2-1/16" (Total: 26'-2-1/16")
 - Right: 2'-0"
- Internal Dimensions and Components:**
 - Top Section: 13'-5" Address Cabinet, 1'-5" (Total: 14'-10")
 - Left Section: 6'-6-7/8" x 15'-7" FACE CUT, 2'-0", 3'-3-1/2", 1'-8", 6'-3-7/8" VO, 2'-8", 6'-5/8", 10'-5-1/2" Logo Cab, 2'-11-3/8" VO, 3'-0" Address Cab, 8-1/8", 4", 3'-0", 3'-2-3/8" x 15'-7" FACE CUT
- Sign Content:**
 - Top: Mercy logo and "The Mercy Center for Performance Medicine & Specialty Care"
 - Bottom Left: "701 South New Ballas"
 - Bottom Right: "→ EMERGENCY", "→ Hospital Entrance", and "← Center for Performance Medicine"
- Area Calculations:**
 - 104.4 Square Feet (Total Sign Area)
 - 49.3 Square Feet (Directional Sign Area)
- Other Details:**
 - Alignment line labeled "Align"
 - Vertical dimensions on the right: 9", 8-1/2", 5-1/2", 5-1/2"

FLAT FRONT ELEVATION VIEW

40.2 Square Feet

— 1'-4-1/4" x 9'-10-1/2"
FACE CUT

4" 6'-7"
Directional
Cab

LEFT SIDE VIEW

RIGHT SIDE VIEW

COLOR PALETTE

	<u>COPY:</u> 3M 680-10 Reflective White		<u>ACCENT:</u> Mercury Light Orange GF-5-108413
	<u>BACKGROUND:</u> "Mercury" Champaign SW EN1380		<u>FACE 2nd SURFACE:</u> 3M 3630-20 White Translucent Vinyl
	<u>"MERCURY":</u> Oracal 8500-541		<u>FACE 1st SURFACE:</u> 3M 3660 Matte Overlaminate
	<u>GRAPHICS:</u> 3M 680-72 Reflective Red		

CROSS COLOR SPECS:

The diagram illustrates a cross-section of a multi-layered composite laminate. The layers are color-coded and labeled with PMS (Pantone Matching System) codes and material descriptions. The layers are as follows:

- PMS 1375**: Oracal 8800-015 Lt Olive (Top layer, thin)
- PMS 5177**: Oracal 2500-12 Lt Olive (Second layer, thin)
- PMS 172**: Oracal 8500-034 Dk Orange (2) two layers (Third layer, thin)
- PMS 5545**: Oracal 8800-058 Dk Olive (2) two layers (Fourth layer, thin)
- PMS 7470**: Oracal 8500-541 Dk Turquoise (2) two layers (Fifth layer, thin)
- PMS 1907**: Oracal 8500-348 Dk. Red (2) two layers (Sixth layer, thin)
- PMS 549**: Oracal 8500-527 Pastel Blue (Seventh layer, thin)
- PMS 1795**: Oracal 8800-330 Fox Red (Bottom layer, thick)

MESSAGE PANEL DETAIL "COPY"

ROUTED FACE: BACKED-UP GRAPHICS

Aluminum face w/
routed out graphics

Studs Attached to
Aluminum Face

Acrylic Backer



LOGO	26" Deep cab'd aluminum framed cabinet w/ 2" Retainers;
CABINET:	All painted Champaign SEE ENGINEERING DRAWINGS FOR ALL DETAILS
FACES:	.187" Clear polycarbonate with first surface Matte Overlaminate and second surface white translucent vinyl
GRAPHICS:	MERCY and CROSS to be 1/2" clear acrylic with surface applied vinyl stud mounted flush to face TAGLINE COPY to be surface applied translucent vinyl

DIRECTIONAL CABINET: 18" Deep fab'd aluminum framed cabinet w/ routed and backed up copy & graphics except top emergency panel to have 2" retainers for polycarbonate face; All painted Champaign
SEE ENGINEERING DRAWINGS FOR ALL DETAILS

FACES: **Directional faces:** .125" flat alum. panel painted Champaign w/ routed and back 3/16" #7328 White Acrylic;
Emergency face: .150" Flat White polycarbonate w/ surface applied Red trans vinyl overlay with reverse weeded copy to show thru white
Address: .125" flat alum. panel painted Champaign w/ surface applied White reflective vinyl - *Will not illum.*

TAGLINE 16-7/8" Deep fab'd aluminum framed cabinet w/ routed and backed
CABINET: copy & graphics; All painted Champaign
SEE ENGINEERING DRAWINGS FOR ALL DETAILS

GRAPHICS: .125" flat alum. panel painted Champaign
w/ routed and back 3/16" #7328 White Acrylic

ILLUM.: White LED's as required by manufacturer;
Power supplies to be housed within cabinet

ACCENT: (2) Two 10" deep fab'd aluminum accent pieces painted Orange

BASE: Masonry Base by others

INSTALL: New concrete augured foundations with steel supports base plate mounted to foundations. Cabinets to have internal steel supports and will match plate mount to lower support poles (See engineering for all sizes and details)

Revised main face layout, added rear view
Capitalize Care, changed M

Revised per engineering

Revised sizes, copy location and specs per customer redlines
Adjusted to straight-leg Ms

Revised main face layout

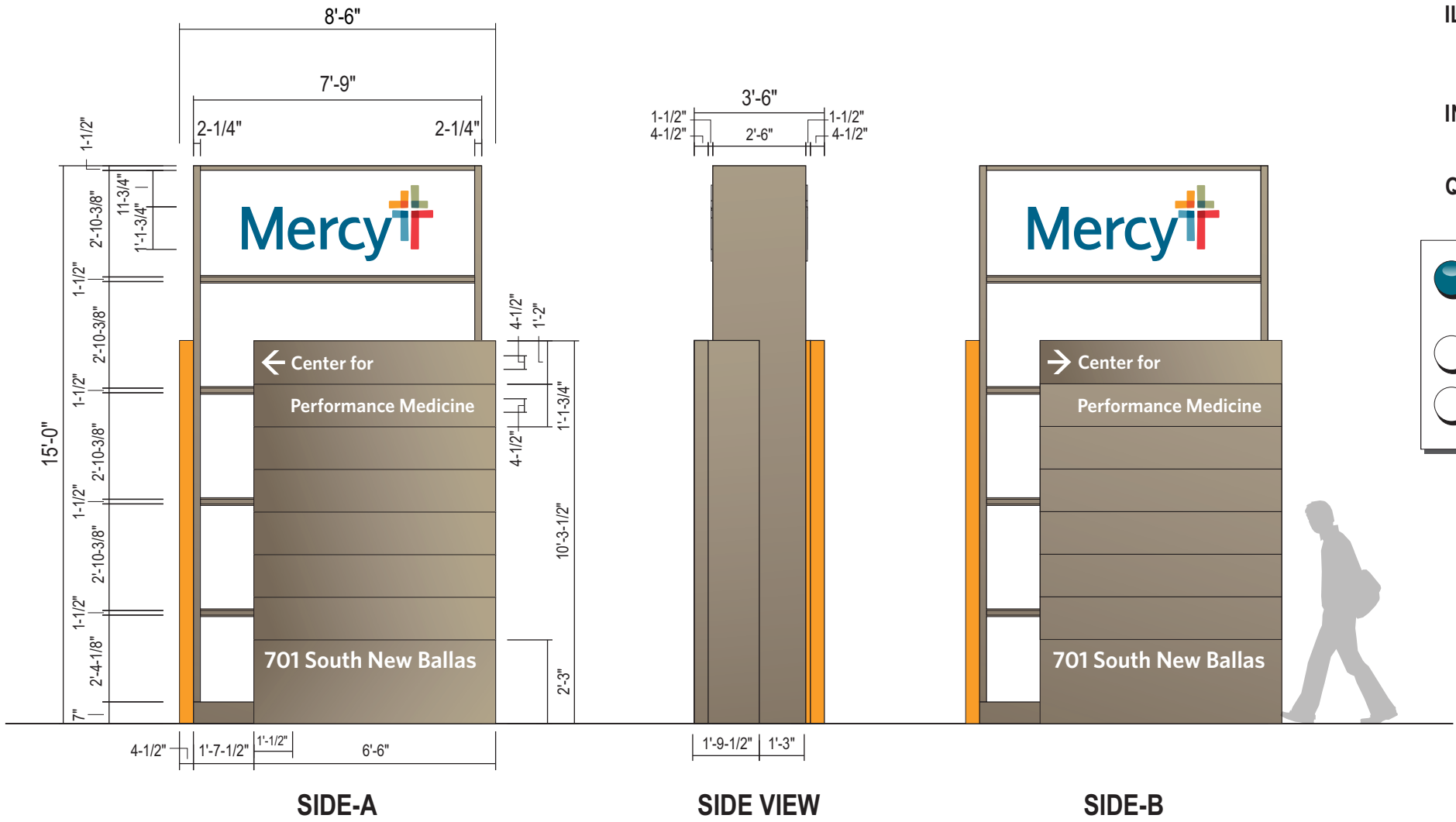
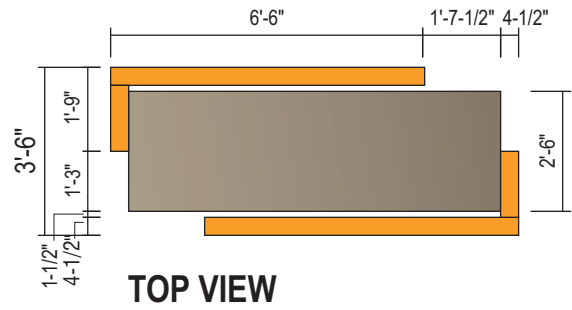
Updated per engineering

D1-B VE Hybrid 15'-0" ILLUMINATED BRANDED DIRECTIONAL

2 Scale:1/4"=1'-0"

116.3 square feet

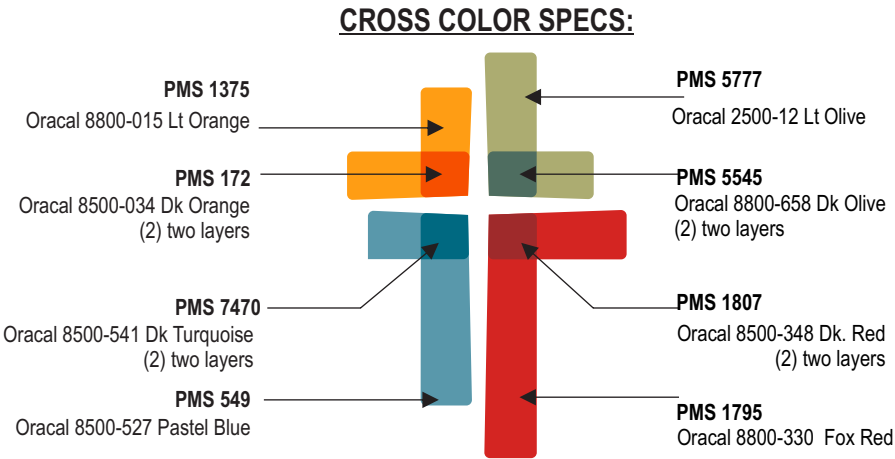
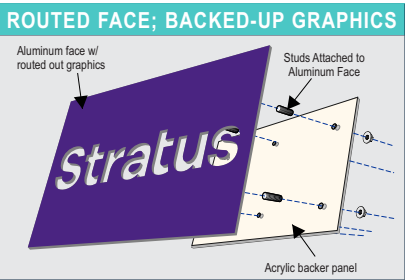
refer to
PRODUCTION SHOP DRAWING
MHS0343B.pdf
for manufacturing details



- CABINET:** 2'-6" deep fabricated alum. cabinet w/ (2) 5" x 5" aluminum tubes, .125 alum skin & 1/2" x 1" aluminum angle retainers painted Champaign Metallic.
- FACE:** .236 Frosted Colorless Acrylic & .177 #7328 white acrylic w/ surface applied translucent vinyls; Mercy & Cross to be 1/2" clear acrylic chem. welded to face
- SECONDARY CABINET:** .125 Fab'd Alum. construction w/ alum. tube frame - painted Champaign Metallic & Mercy Orange
- REMOVABLE TENANT PANELS:** .125 removable alum tenant panels. - painted Champaign Metallic Graphics to be routed from alum. face and backed up w/ 1/8" #7328 white acrylic; Faces secured using welded studs
- ADDRESS:** Surface applied reflective white vinyl
- ILLUMINATION:** White 6500 LED as required by manufacturer
Power supplies housed within cabinet
Client responsible for bringing electrical to site of sign.
- INSTALL:** All installation details to be provided by engineering
- QUANTITY:** (1) ONE pylon sign req.

COLOR PALETTE

 MERCY: Pantone 7470 Oracal 8500-541 Dk Turquoise (2) Two Layers	 CABINET/ RETAINERS: Champaign Metallic paint Semi-Gloss finish
 FACE/COPY: White Acrylic #7328	 RETURNS: Mercy Orange paint Semi-Gloss finish
 ADDRESS: White Reflective Vinyl Arlon 2400-02	

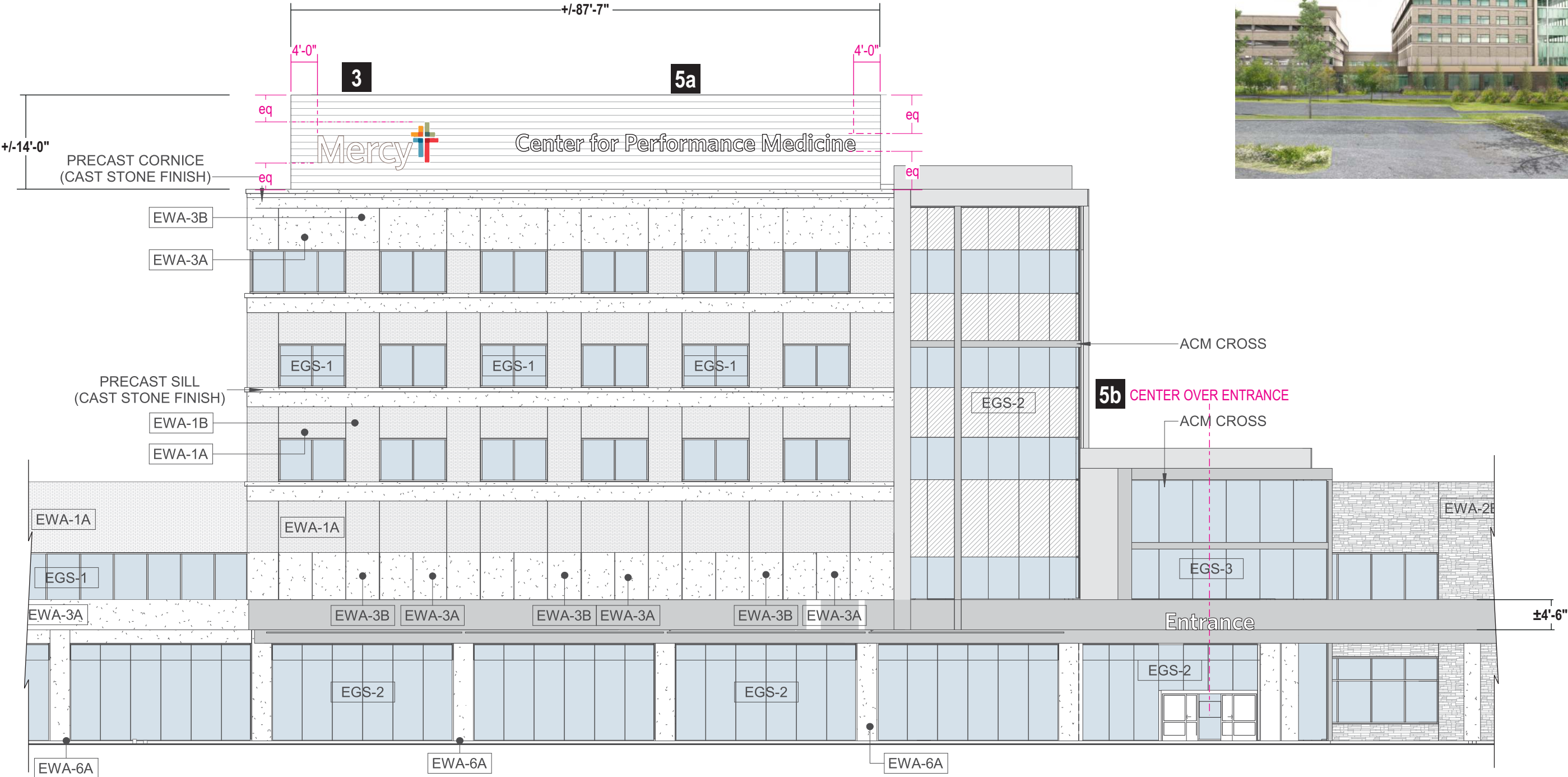


Changed specs

Updated electrical note

Changed panel verbiage
Adjusted to straight-leg Ms

Scale:1/16"=1'-0"



Updated sign 5a verbiage
Adjusted to straight-leg Ms

Revised sign placements

Scale:1/32"=1'-0"

APPROVED

PROVIDED ARCHITECTURAL RENDERING



Added 30" Channel Letters
Added APPROVED stamp
Added Architectural rendering

Remove option 1, move letterset to the left.

LIF-48-W WHITE ILLUMINATED LETTERSET

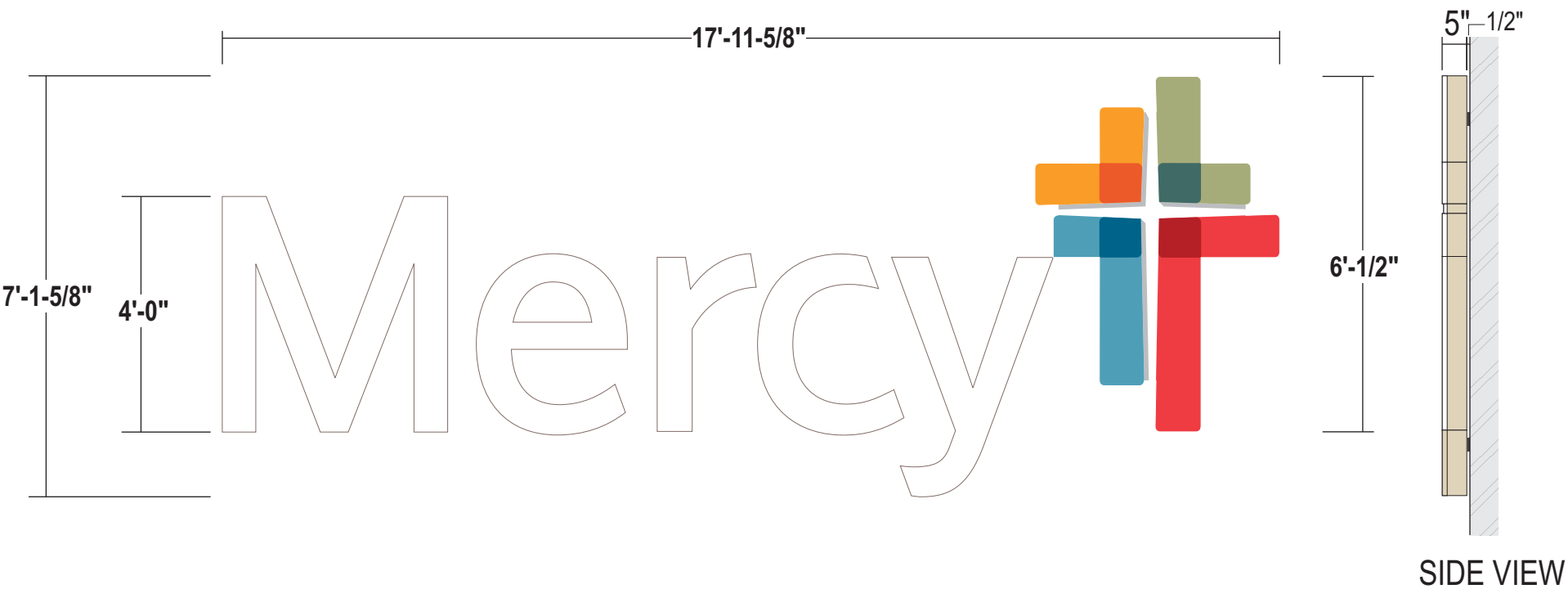
34

Scale:3/8"=1'-0"

128.5 Sq.Ft.

APPROVED

QTY: 2



- FACES:** 3/16" #7328 White acrylic w/trans vinyl overlays to match colors shown
- TRIMCAP:** 3/4" Jewellite Painted to match colors shown
- RETURNS:** 5" deep .040 alum. - painted Champaign
- BACKS:** 063 Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** Not Provided
- INSTALL:** Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) ONE LETTERSET REQUIRED

COLOR PALETTE			
	TRIMCAP-CROSS: White		FACES: White
	RETURNS: "Mercy" Champaign SW EN1380		TRIM CAP-LETTERS: "Mercy" Champaign

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

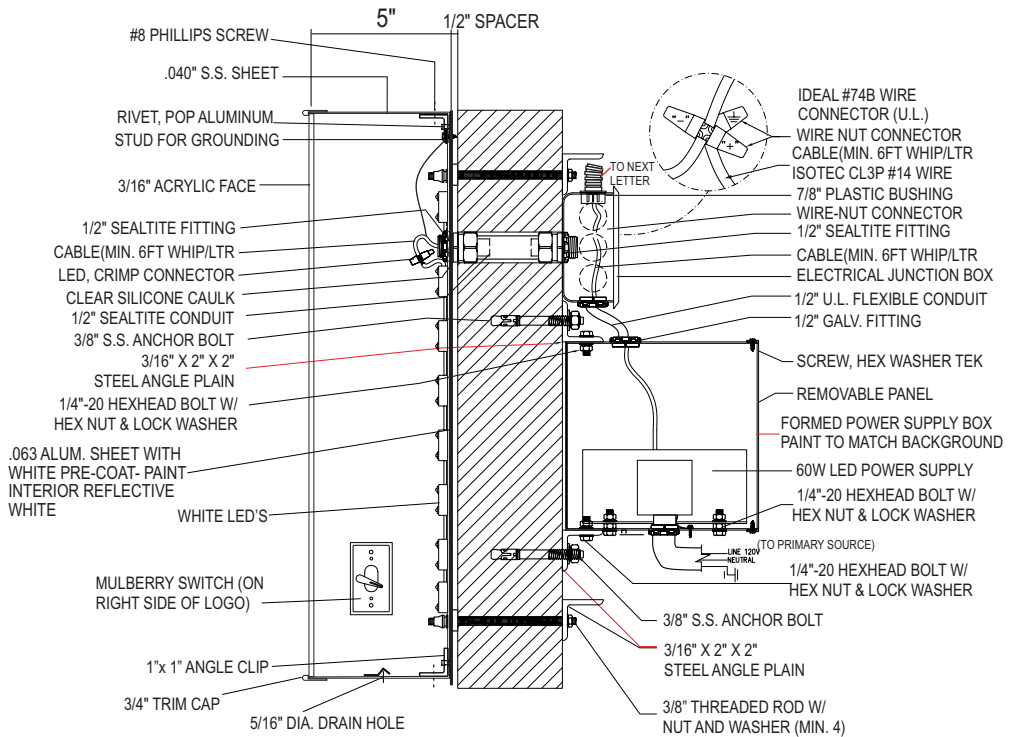
NOTE: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories Inc. ELECTRIC SIGN

WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS



LED Letter Section Detail
SCALE: N.T.S.

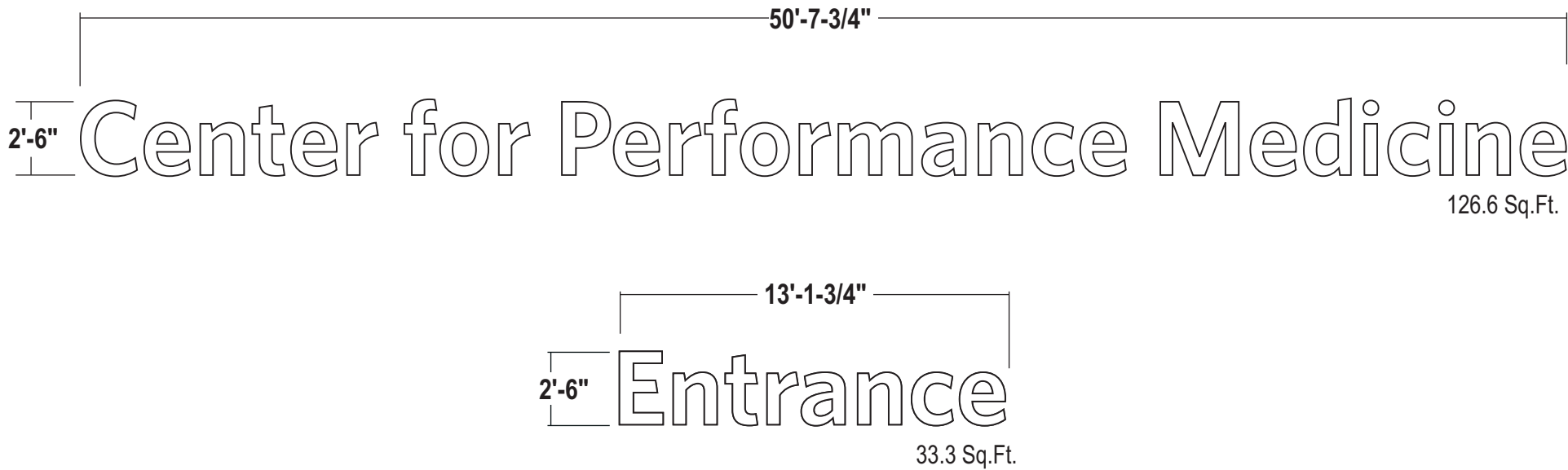


Adeded APPROVED stamp
Corrected dimensions

CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5a 5b Scale:3/16"=1'-0" 159.9 square feet

QTY: 1



- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 3/4" Black Jewellite
- RETURNS:** 5" deep .040 alum. - painted Black
- BACKS:** 063 Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** Not Provided
- INSTALL:** Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (2) TWO LETTERSETS REQUIRED
(1) ONE OF EACH LAYOUT SHOWN

COLOR PALETTE

TRIMCAP/RETURNS

Black

NOTE: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

5" 1/2"

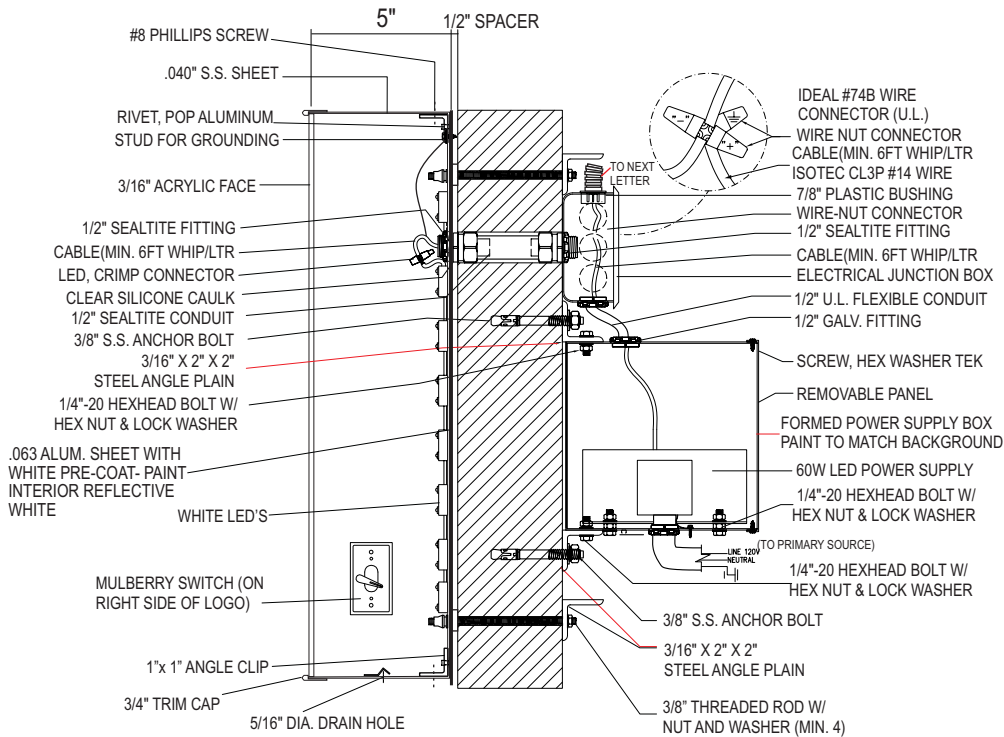
SIDE VIEW

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories Inc. ELECTRIC SIGN

WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS



LED Letter Section Detail
SCALE: N.T.S.



CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5c Scale:3/16"=1'-0"
QTY: 1

126.6 Square Feet



WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

NOTE: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK

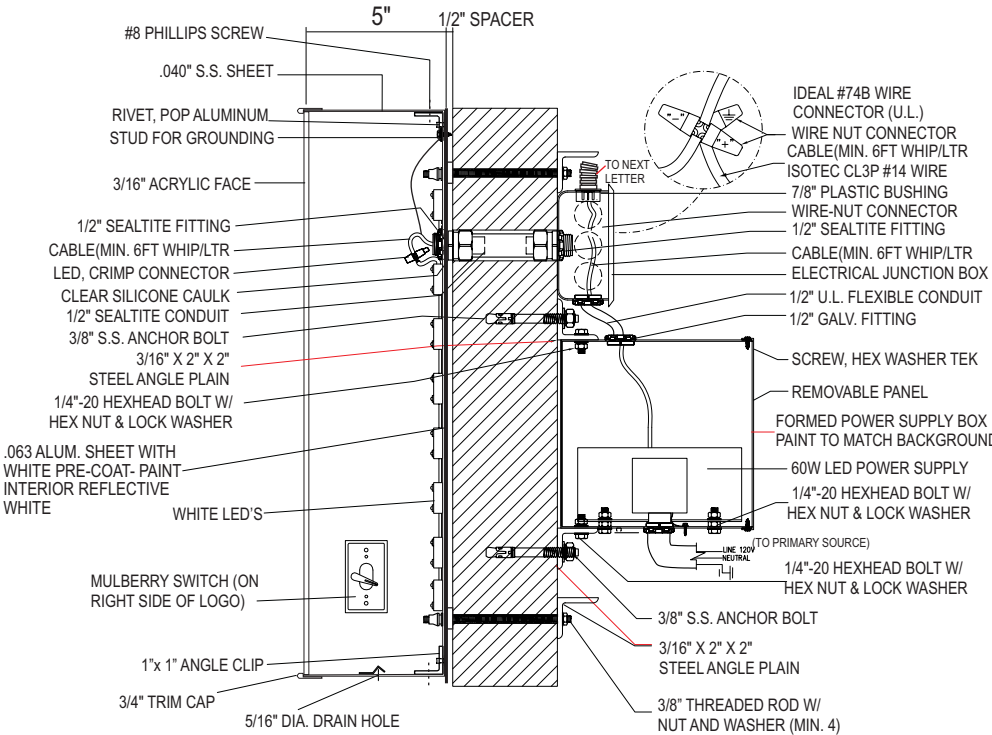
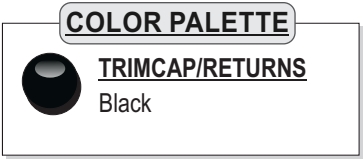


WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS



SIDE VIEW

- FACES:3/16" #7328 White acrylic
- TRIMCAP:3/4" Black Jewellite
- RETURNS:5" deep .040 alum. - painted Black
- BACKS:063 Alum. - Interior painted White
- ILLUMINATION:White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:Not Provided
- INSTALL:Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:(1) ONE LETTERSET REQUIRED



LED Letter Section Detail
SCALE: N.T.S.

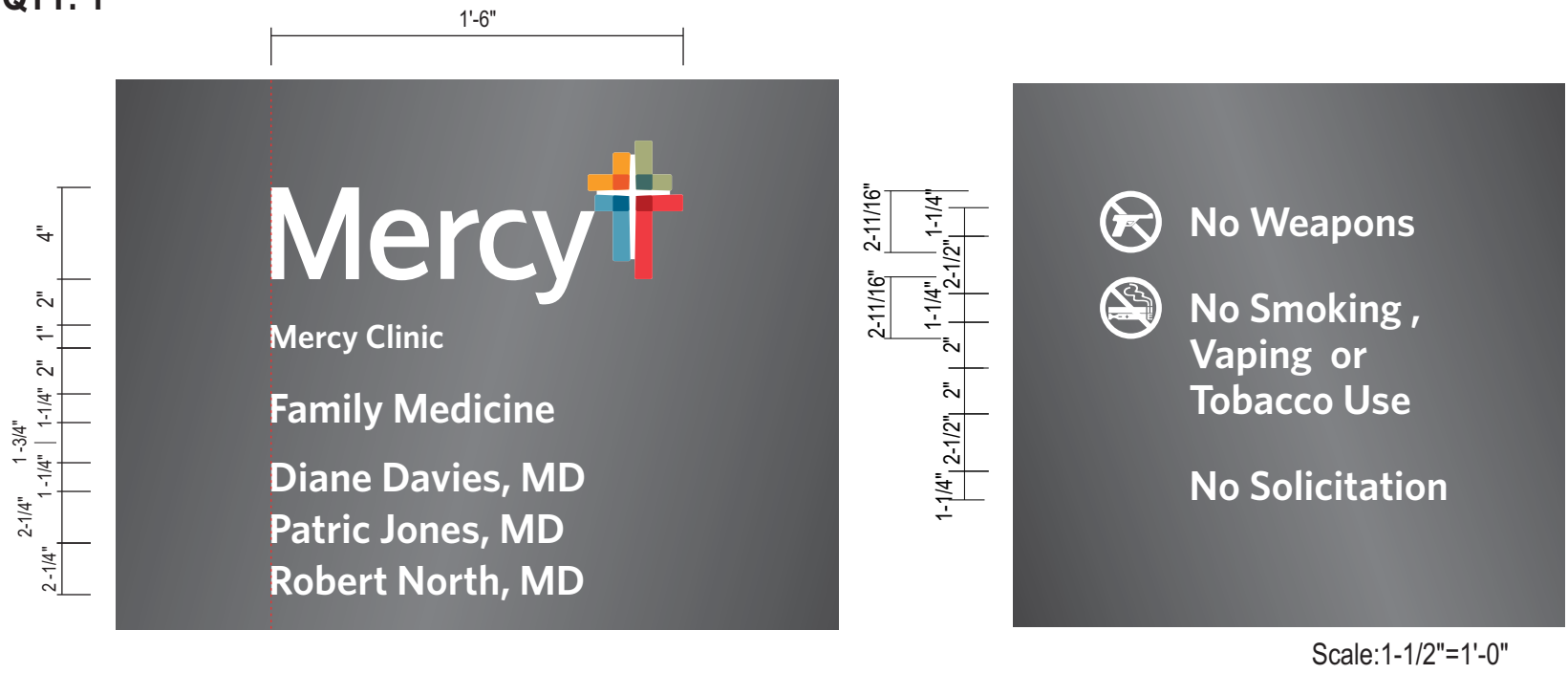


Added additional 30" set
Adeded APPROVED stamp

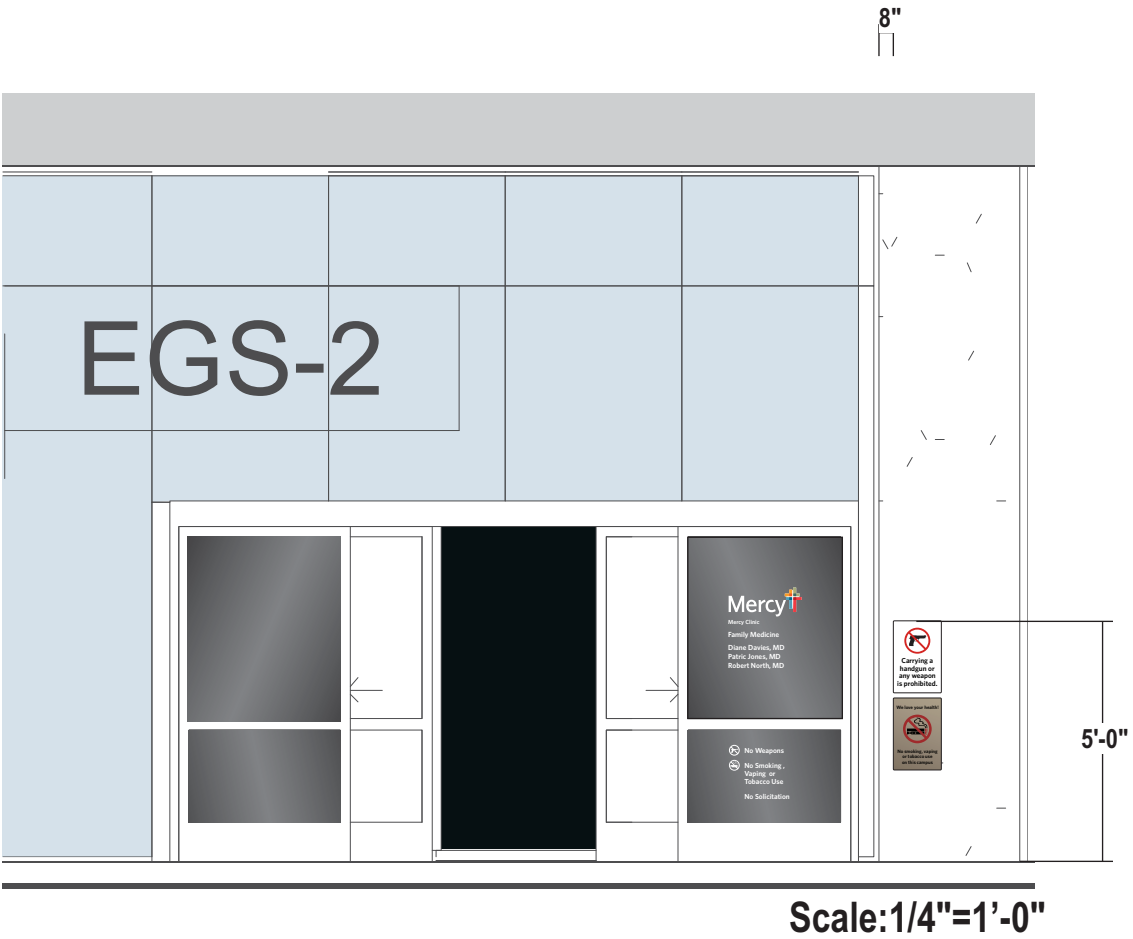
Updated sign 5a verbiage
Adjusted to straight-leg Ms

DV-1 DOOR VINYL TYP. INSTALLATION (FIRST SURFACE)

6
QTY: 1



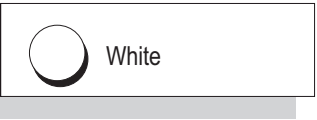
DOOR VINYL COPY TBD



SURFACE APPLIED DIE CUT VINYL GRAPHICS
APPLIED FIRST SURFACE

FONT: Whitney Semi Bold

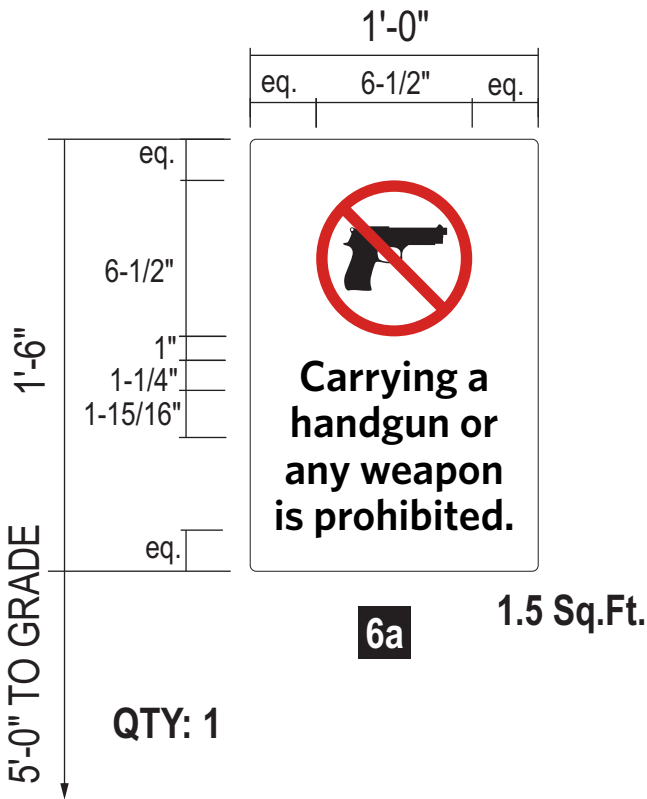
COLOR PALETTE:



Adjusted to straight-leg Ms

TF-1-W WALL MOUNTED REGULATORY SIGNS

Scale:1/2"=1'-0"



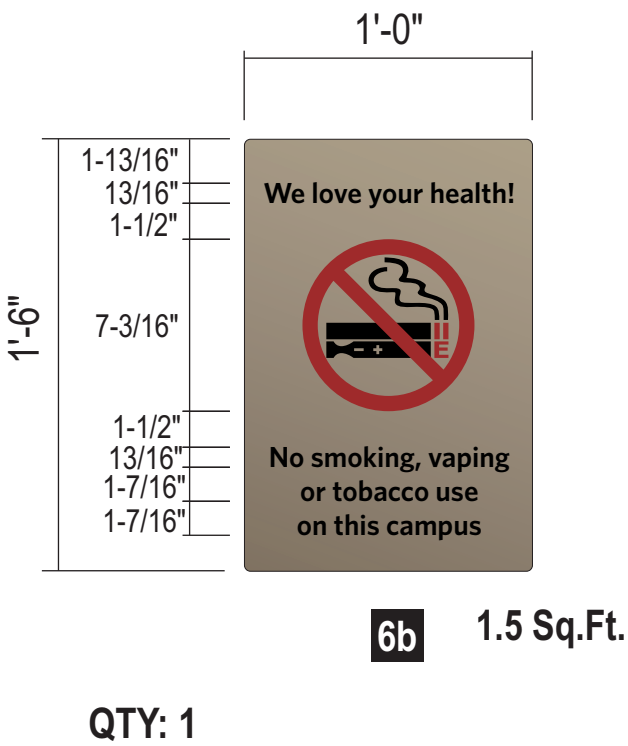
6a

1.5 Sq.Ft.

QTY: 1

COLOR PALETTE:

	COPY: Black		SYMBOL: PMS 1795 Red
	BACKGROUND: White		



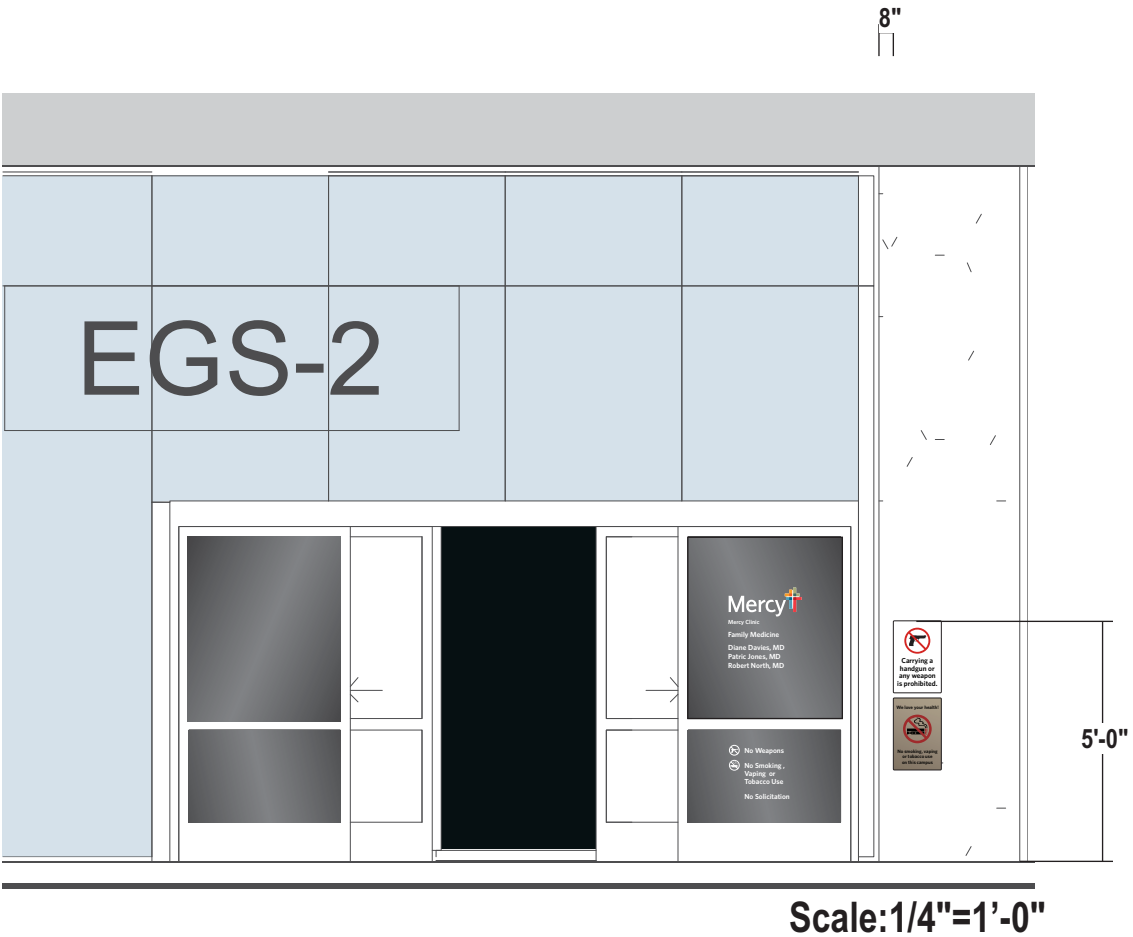
6b

1.5 Sq.Ft.

QTY: 1

COLOR PALETTE:

	COPY: Black		SYMBOL: PMS 1795 Red
	BACKGROUND: "Mercy" Champaign		

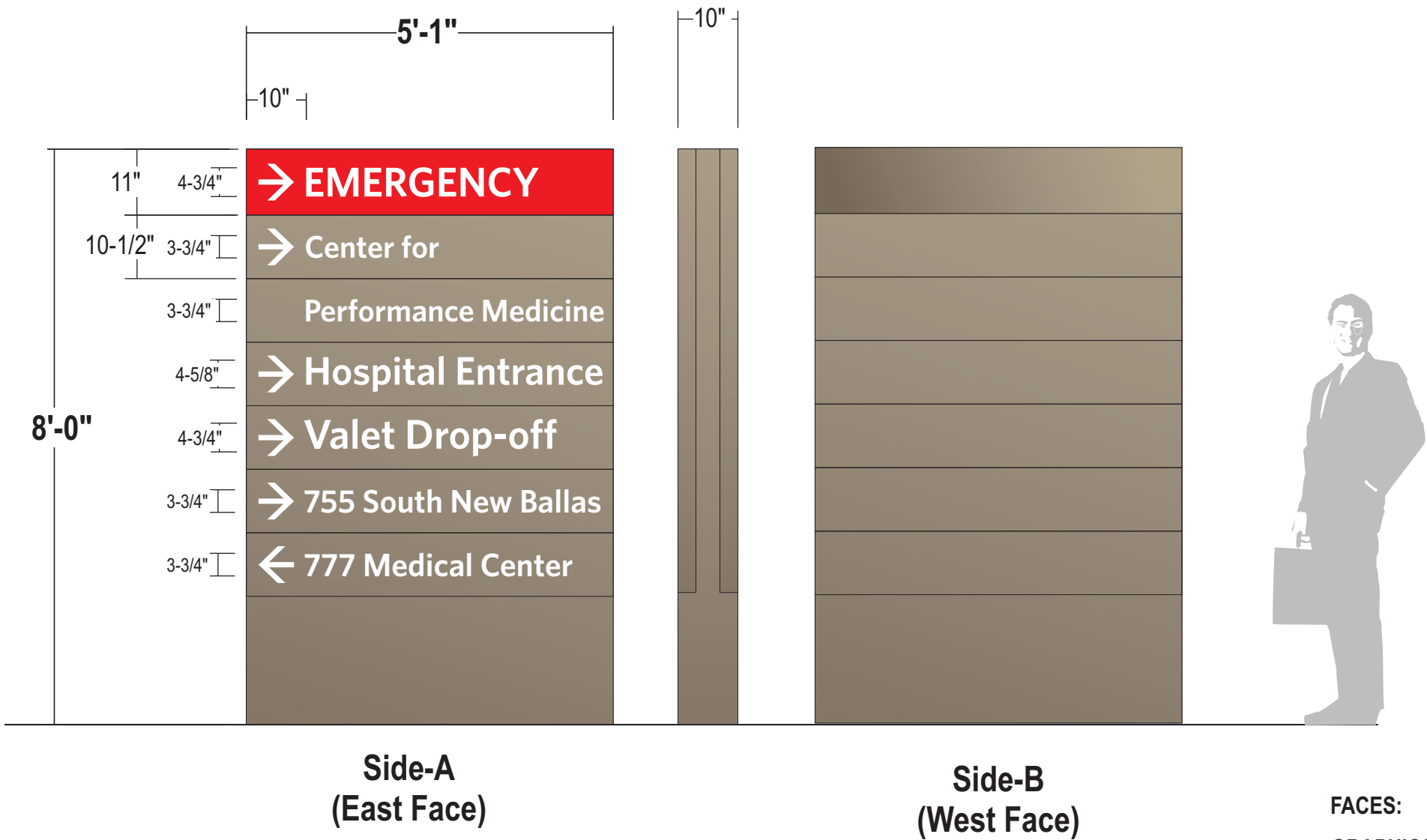


Scale:1/4"=1'-0"

- PANEL: .080 pre finished white aluminum with 3/4" radius corners
- GRAPHICS: Digitally printed to match colors shown
- ATTACHMENT: Faces secured to existing mounting using mechanical fasteners thru face. Paint fasteners to match attachment point on panel.



QTY: 1



COLOR PALETTE:

 COPY: White	 UPPER PANEL: Red
 BACKGROUND: "Mercy" Champaign SW EN1380	

- FACES:** .125" Alum. Routed out / backed up with acrylic
- GRAPHICS:** Surface applied trans vinyl graphics
- ILLUM.:** White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
Client responsible for bringing electrical to site of sign.
- INSTALL:** Installation to meet city code & engineering requirements



Adeded APPROVED stamp

Updated electrical note
Change to 755

Updated verbiage for Ballas panel
Adjusted to straight-leg Ms

QTY: 1

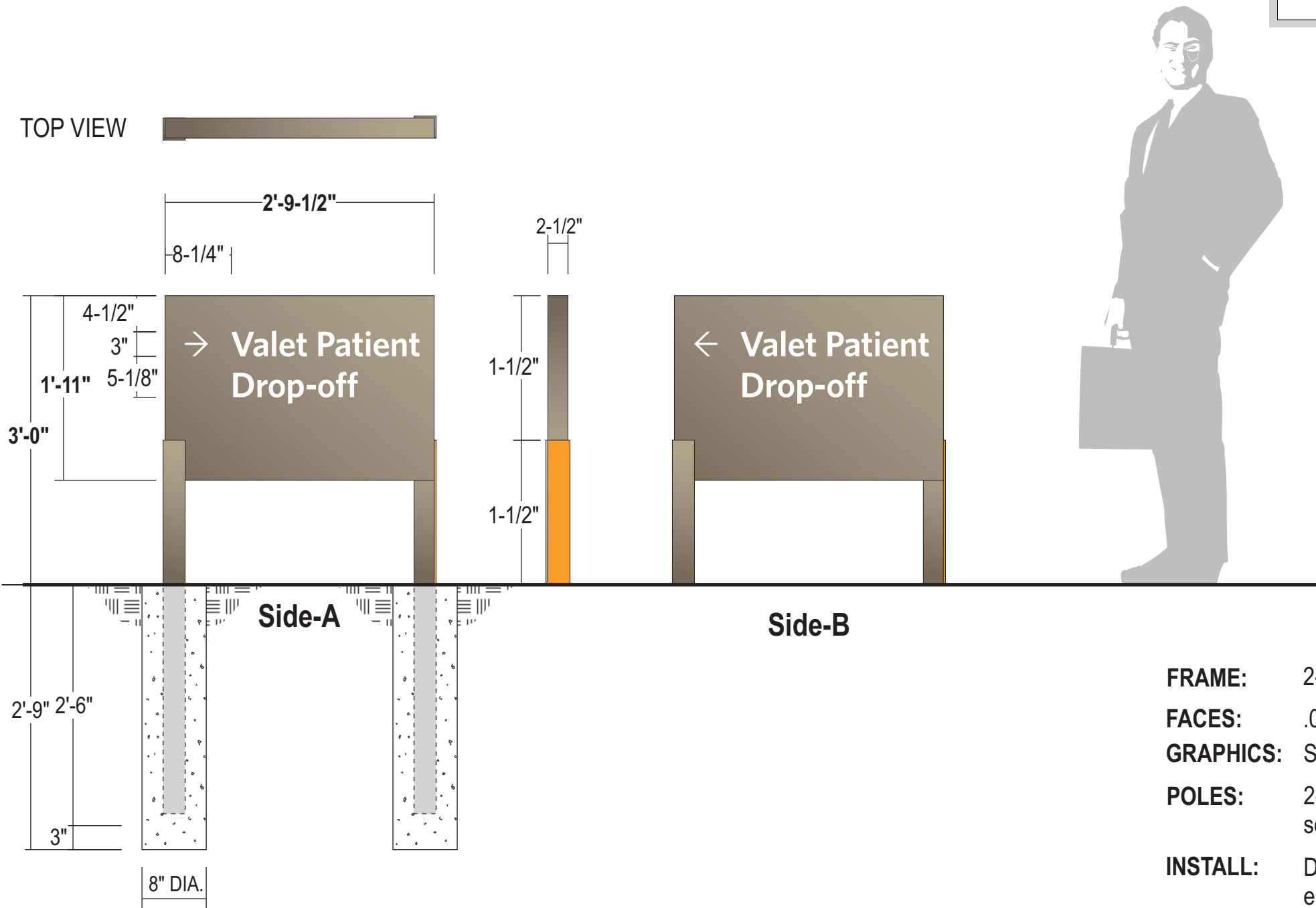
APPROVED

COLOR PALETTE:

**COPY:**
White Reflective Vinyl

**ACCENT:**
Mercy Light Orange
GF5-5108413

**BACKGROUND:**
"Mercy" Champaign
SW EN1380



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2' x 2-1/2" x 1/4" (6063-t52)
square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



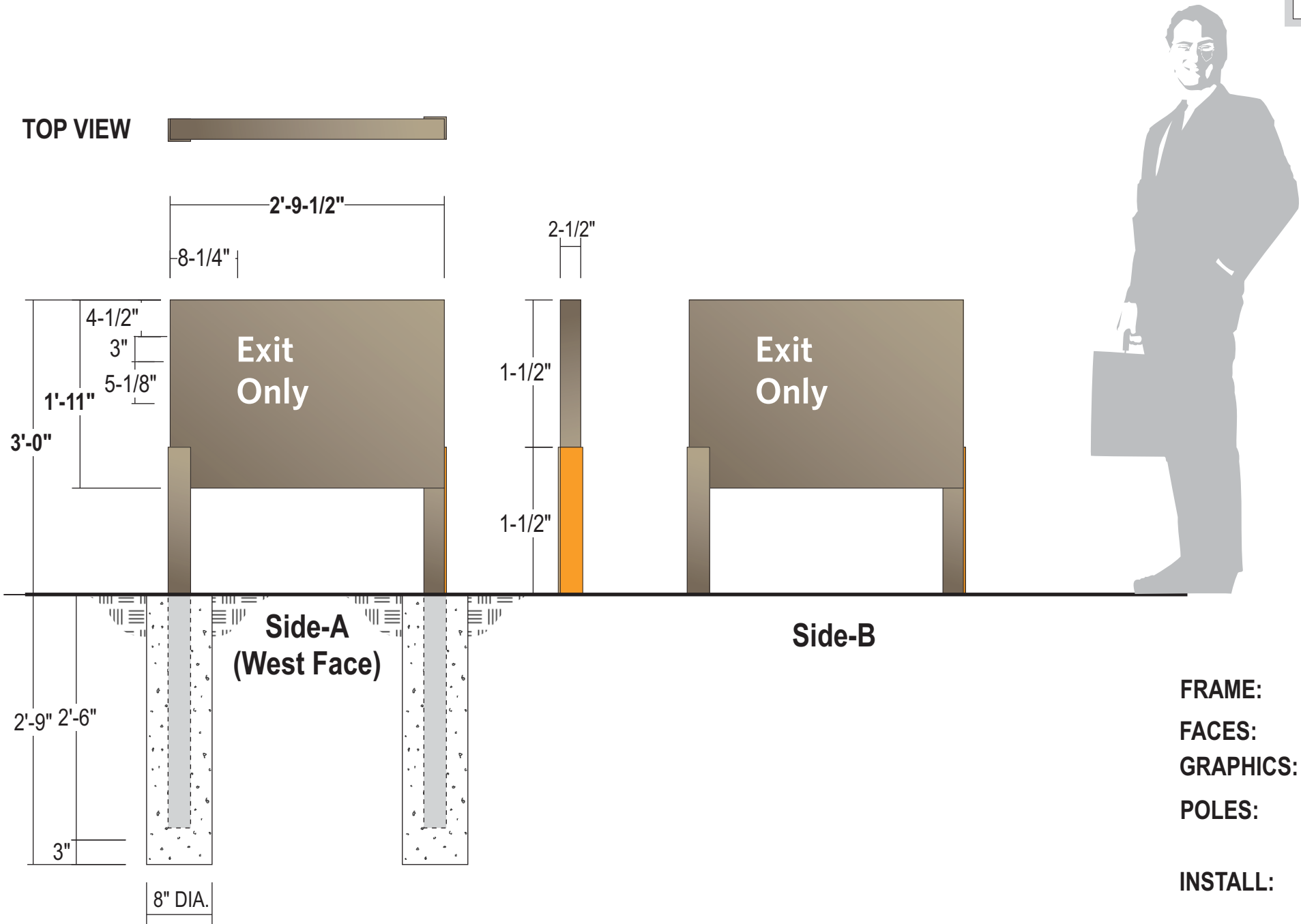
Adeded APPROVED stamp

QTY: 1

APPROVED

COLOR PALETTE:

	COPY: White Reflective Vinyl		ACCENT: Mercy Light Orange GF5-5108413
	BACKGROUND: "Mercy" Champaign SW EN1380		

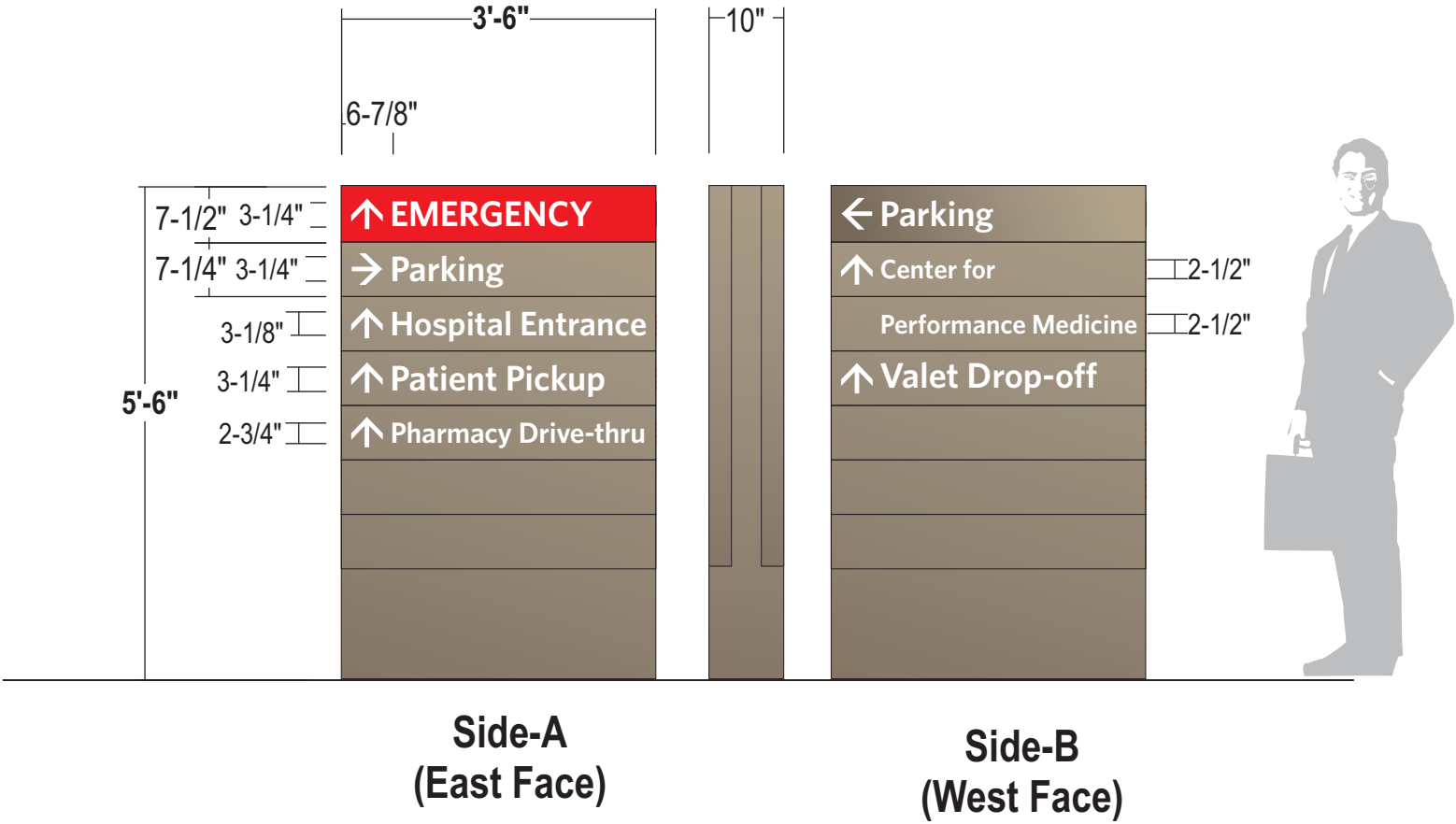


- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2' x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



Adeded APPROVED stamp

QTY: 1



COLOR PALETTE:

COPY:
White

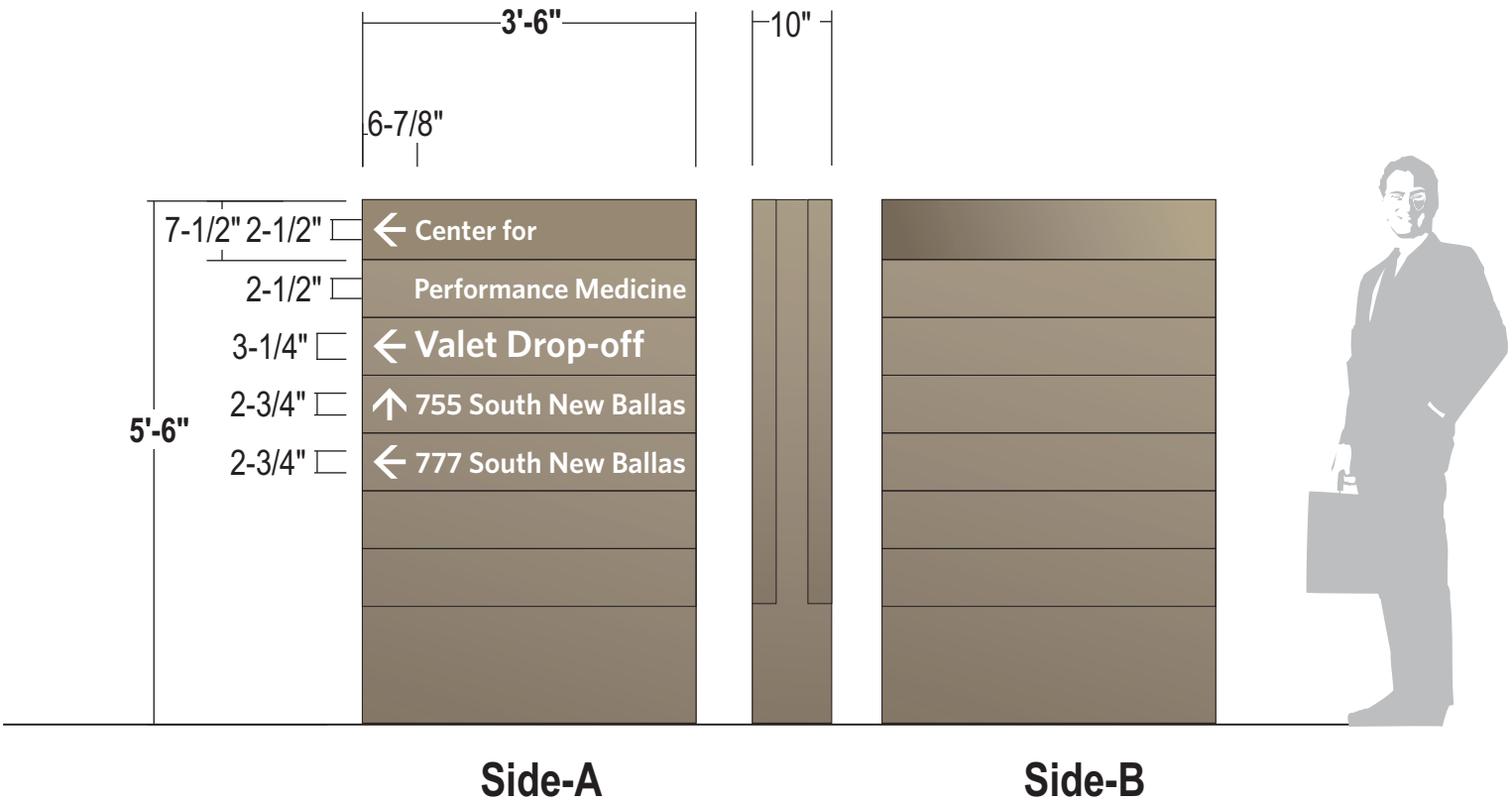
UPPER PANEL:
Red

BACKGROUND:
"Mercy" Champaign
SW EN1380

- FACES: .125" Alum. Routed out / backed up with acrylic
- GRAPHICS: Surface applied trans vinyl graphics
- ILLUM.: White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
Client responsible for bringing electrical to site of sign.
- INSTALL: Installation to meet city code & engineering requirements



QTY: 1



COLOR PALETTE:

COPY:
White

BACKGROUND:
"Mercy" Champaign
SW EN1380



- FACES:** .125" Alum. Routed out / backed up with acrylic
- GRAPHICS:** Surface applied trans vinyl graphics
- ILLUM.:** White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
Client responsible for bringing electrical to site of sign.
- INSTALL:** Installation to meet city code & engineering requirements

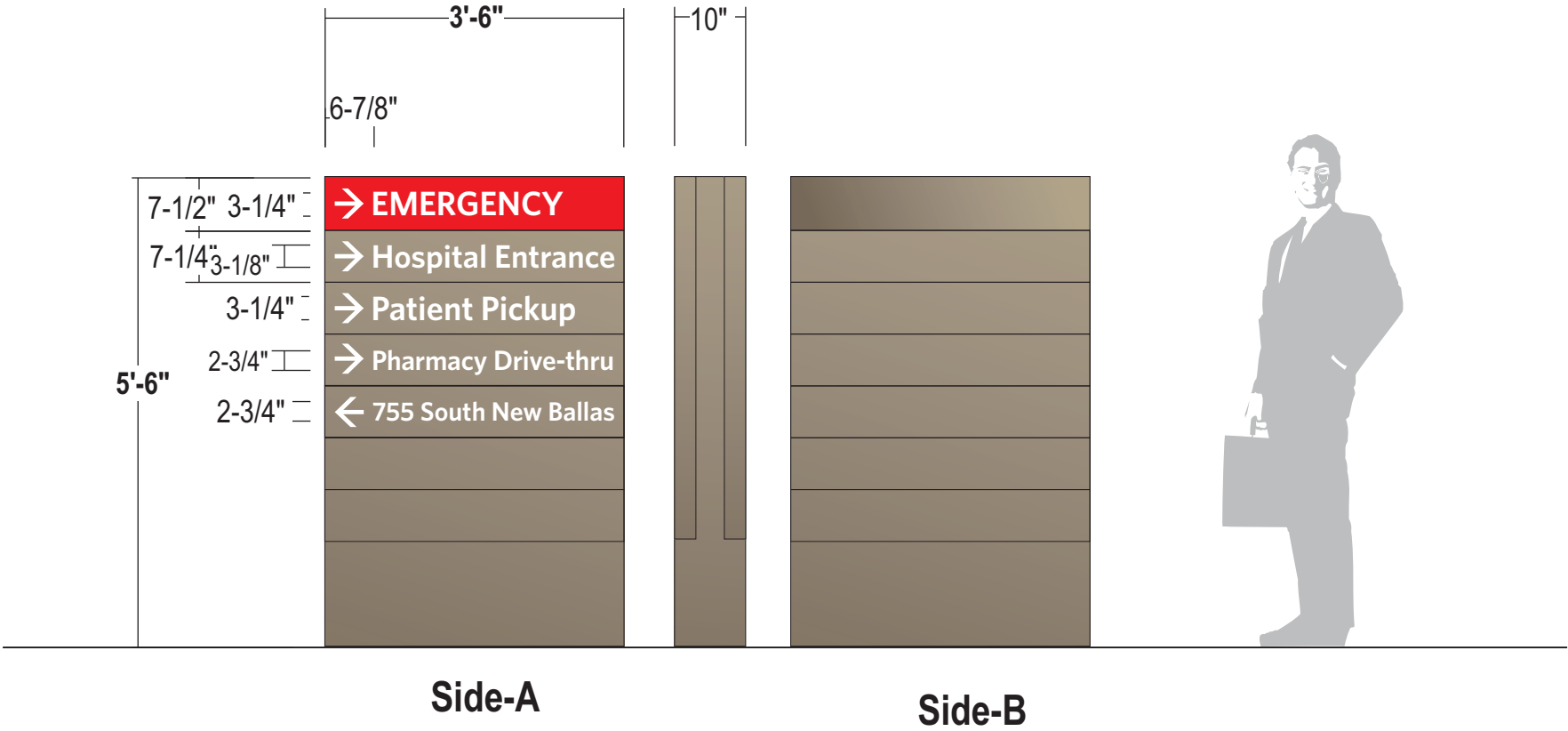
Adeded APPROVED stamp

Updated electrical note
Change to 755

Updated verbiage for Ballas panel
Added New panel to Directional sign

QTY: 1

APPROVED



COLOR PALETTE:

 COPY: White	 UPPER PANEL: Red
 BACKGROUND: "Mercy" Champaign SW EN1380	

- FACES:** .125" Alum. Routed out / backed up with acrylic
- GRAPHICS:** Surface applied trans vinyl graphics
- ILLUM.:** White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
Client responsible for bringing electrical to site of sign.
- INSTALL:** Installation to meet city code & engineering requirements



Adeded APPROVED stamp

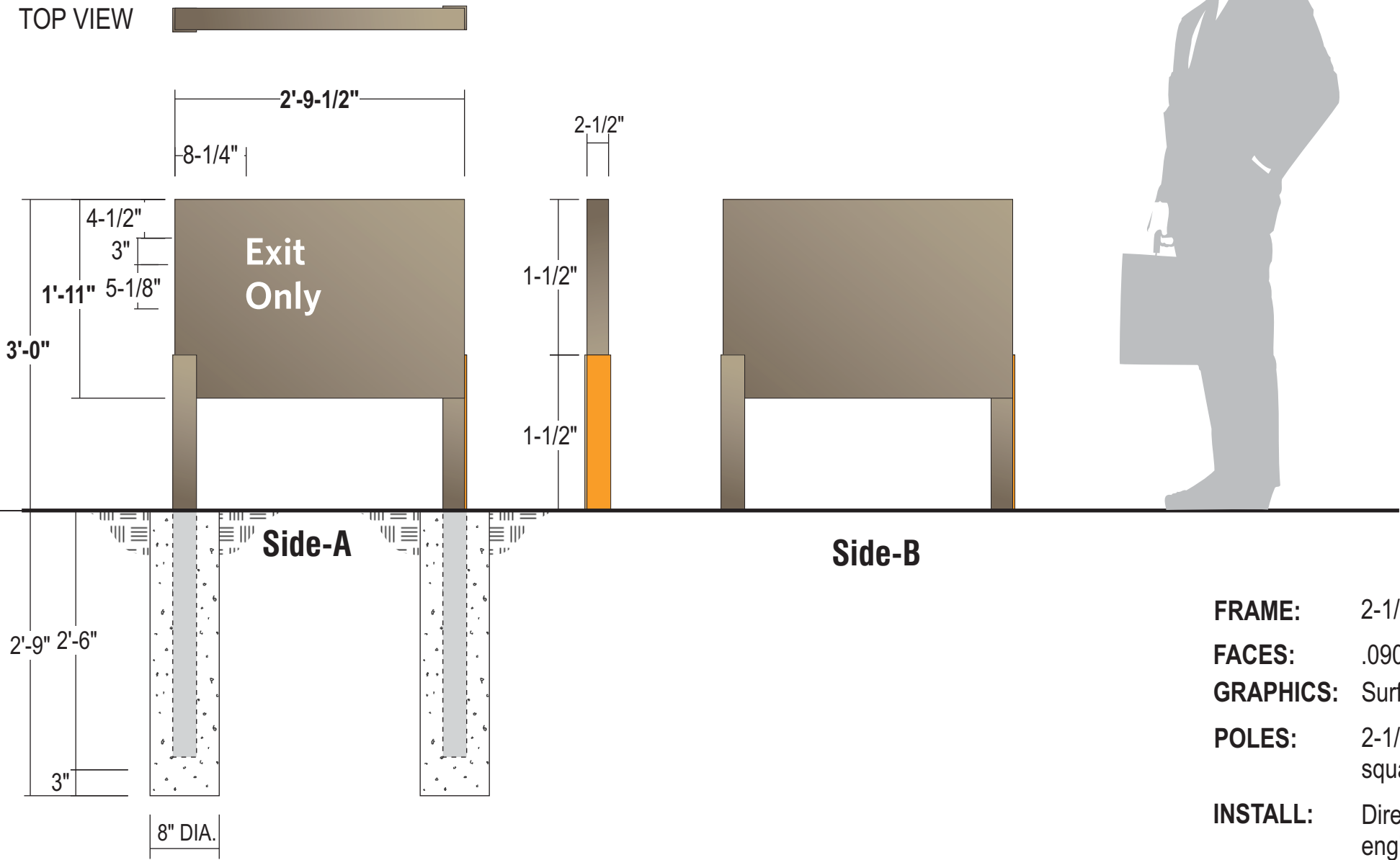
Updated electrical note
Change to 755

QTY: 1

APPROVED

COLOR PALETTE:

	COPY: White Reflective Vinyl		ACCENT: Mercy Light Orange GF5-5108413
	BACKGROUND: "Mercy" Champaign SW EN1380		



- FRAME: 2-1/2" square tube frame
- FACES: .090 Alum. - painted (see color palette)
- GRAPHICS: Surface applied vinyls to match colors shown
- POLES: 2-1/2' x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL: Direct burial installation to meet city code & engineering requirements



Adeded APPROVED stamp

QTY: 1

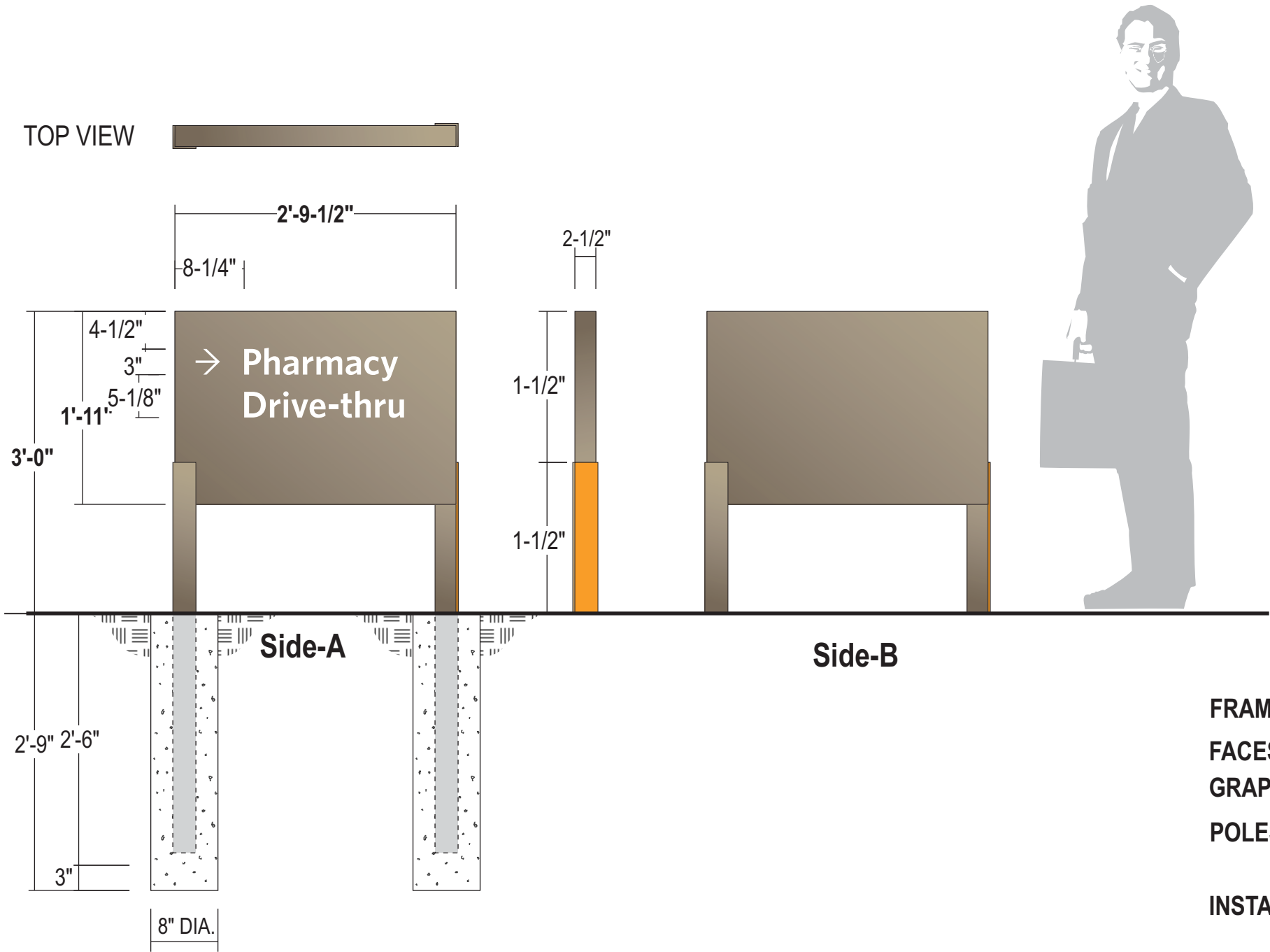
APPROVED

COLOR PALETTE:

**COPY:**
White Reflective Vinyl

**ACCENT:**
Mercy Light Orange
GF5-5108413

**BACKGROUND:**
"Mercy" Champaign
SW EN1380

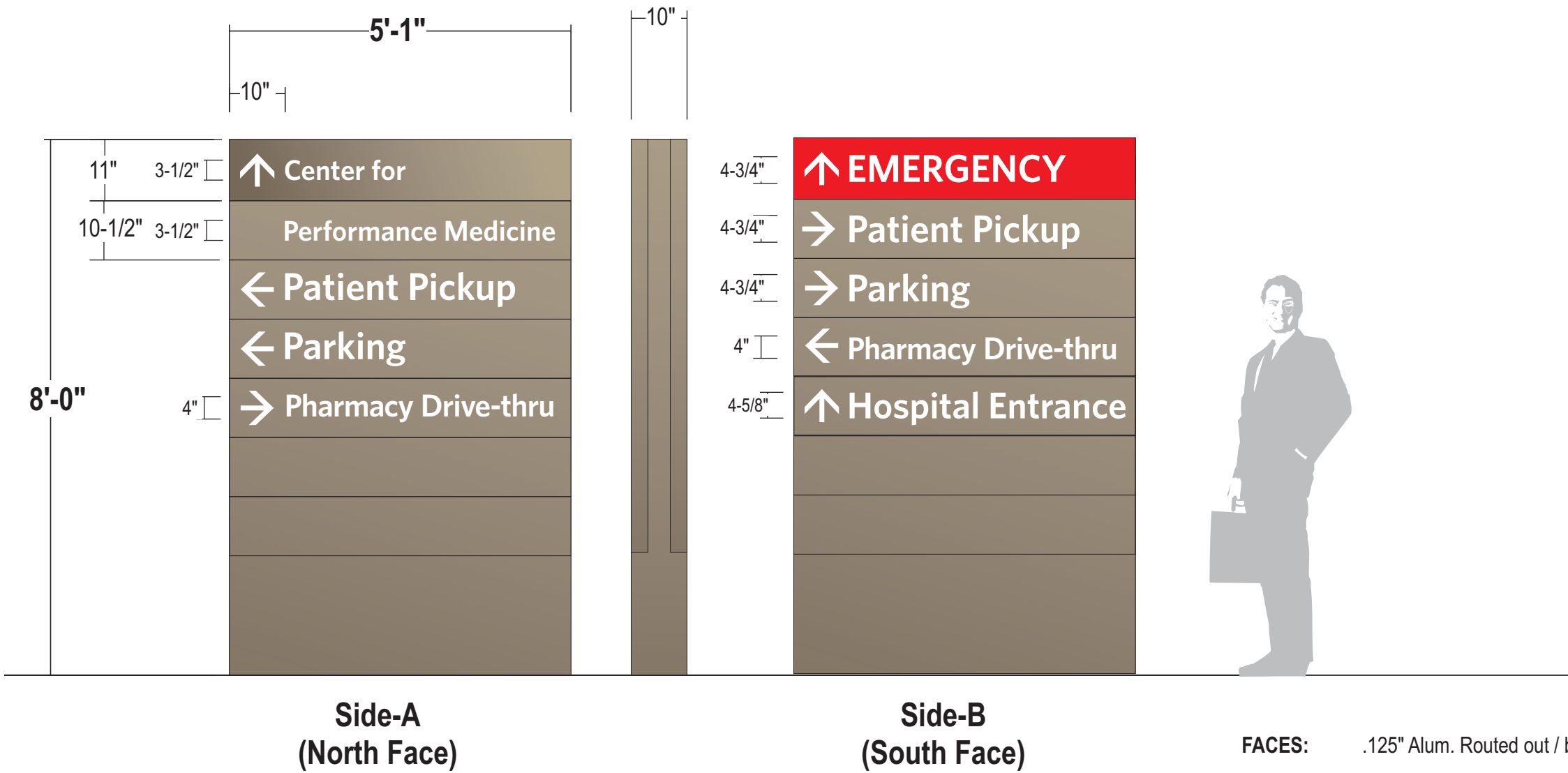


- FRAME: 2-1/2" square tube frame
- FACES: .090 Alum. - painted (see color palette)
- GRAPHICS: Surface applied vinyls to match colors shown
- POLES: 2-1/2' x 2-1/2" x 1/4" (6063-t52)
square alum. posts
- INSTALL: Direct burial installation to meet city code & engineering requirements



Changed sign number to 14a
Adeded APPROVED stamp

QTY: 1



COLOR PALETTE:

**COPY:**
White

**UPPER PANEL:**
Red

**BACKGROUND:**
"Mercy" Champaign
SW EN1380

- FACES:** .125" Alum. Routed out / backed up with acrylic
- GRAPHICS:** Surface applied trans vinyl graphics
- ILLUM.:** White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
Client responsible for bringing electrical to site of sign.
- INSTALL:** Installation to meet city code & engineering requirements

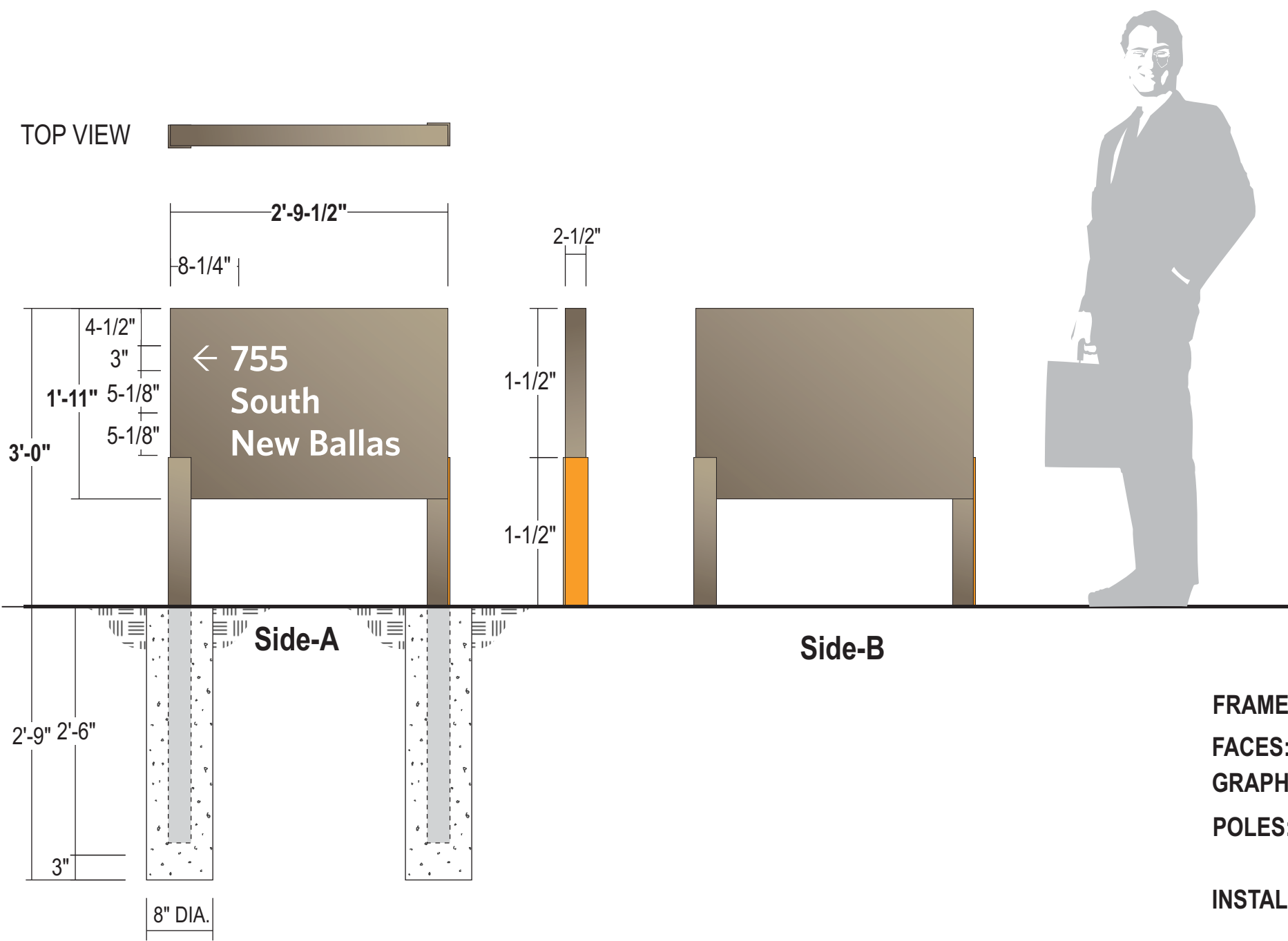


QTY: 1

APPROVED

COLOR PALETTE:

	COPY: White Reflective Vinyl		ACCENT: Mercy Light Orange GF5-5108413
	BACKGROUND: "Mercy" Champaign SW EN1380		



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2' x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



Adeded APPROVED stamp
Add sign #16

APPROVED

QTY: 1

COLOR PALETTE:

COPY:

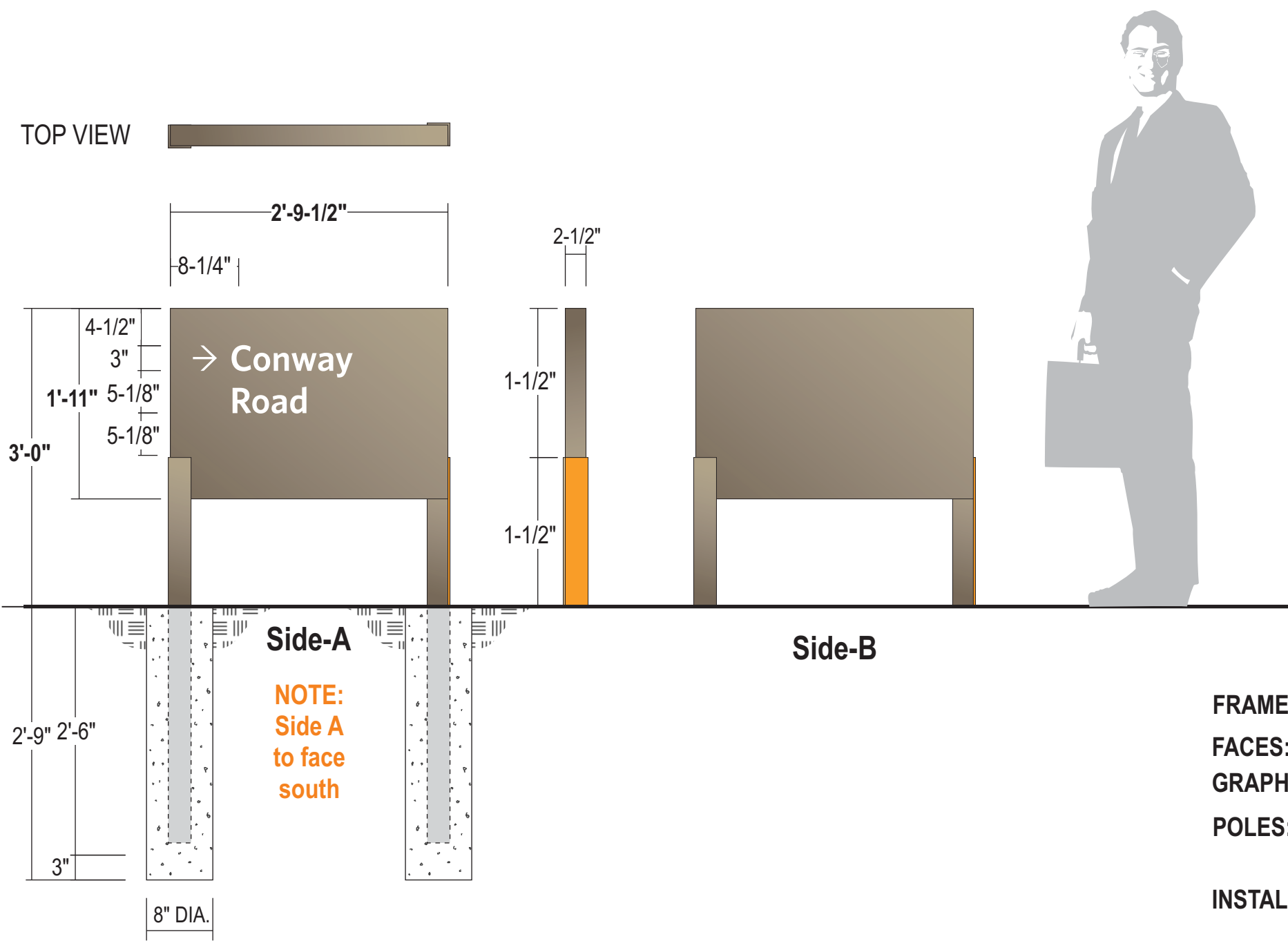
White Reflective Vinyl

BACKGROUND:

"Mercy" Champaign
SW EN1380

ACCENT:

Mercy Light Orange
GF5-5108413



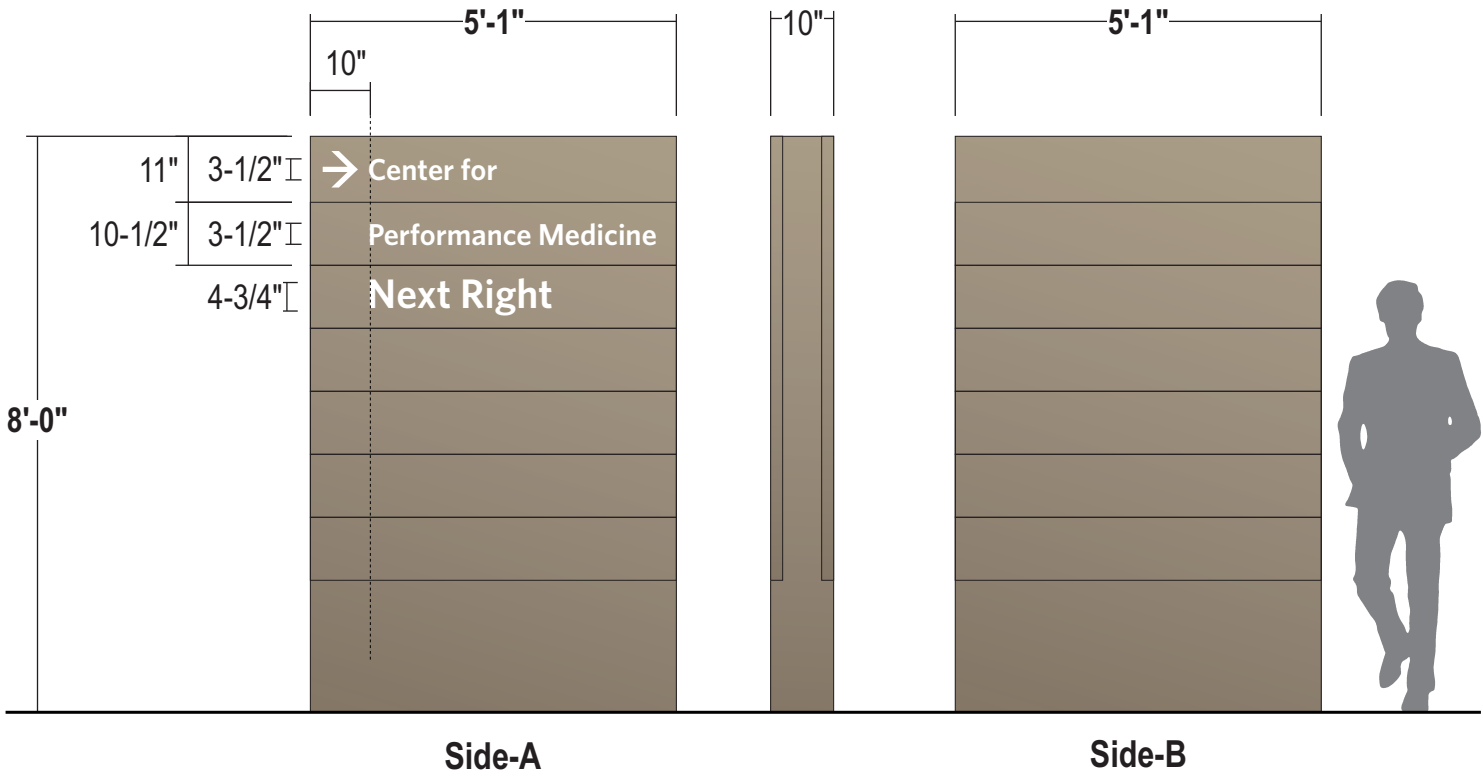
- FRAME: 2-1/2" square tube frame
- FACES: .090 Alum. - painted (see color palette)
- GRAPHICS: Surface applied vinyls to match colors shown
- POLES: 2-1/2' x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL: Direct burial installation to meet city code & engineering requirements



Added side A note
Adeded APPROVED stamp

New

QTY: 1



COLOR PALETTE:

COPY:
White

BACKGROUND:
"Mercy" Champaign
SW EN1380

- CABINET:**6" deep extrusion d/f frame
- PANELS:**2" deep pan formed .125 alum. faces routed to receive tenant copy
painted Mercy Champaign
- COPY:**Backed up 1/8" #7328 white translucent acrylic
- ILLUM.:**White LED's per manufacturers specifications;
Client responsible for bringing electrical to site of sign.
- INSTALL:**Internal 3" x 3" x .25" steel tube; Base plate mounted to concrete footer 6" below grade
See Engineering prints for details.

SEE CONTROL DRAWINGS FOR PRODUCTION & ATTACHMENT DETAILS
([Mercy_Sign_Design_Control_Drawings_08_15_11.pdf](#))

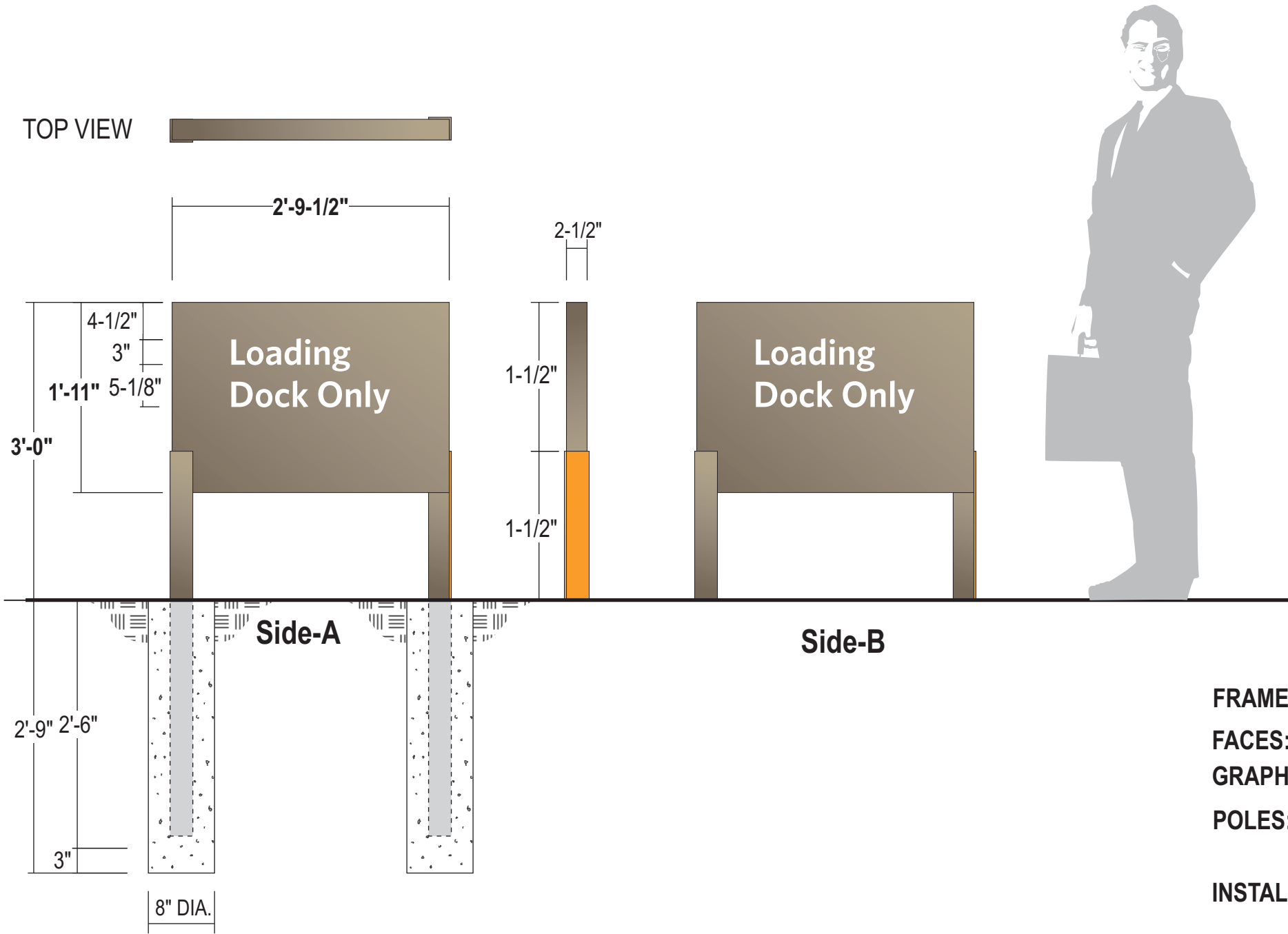


QTY: 1

APPROVED

COLOR PALETTE:

	COPY: White Reflective Vinyl		ACCENT: Mercy Light Orange GF5-5108413
	BACKGROUND: "Mercy" Champaign SW EN1380		



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2' x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



Adeded APPROVED stamp

REPLACEMENT PANEL D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

19

QTY: 1

APPROVED

Scale:3/8"=1'-0"



Site Plan

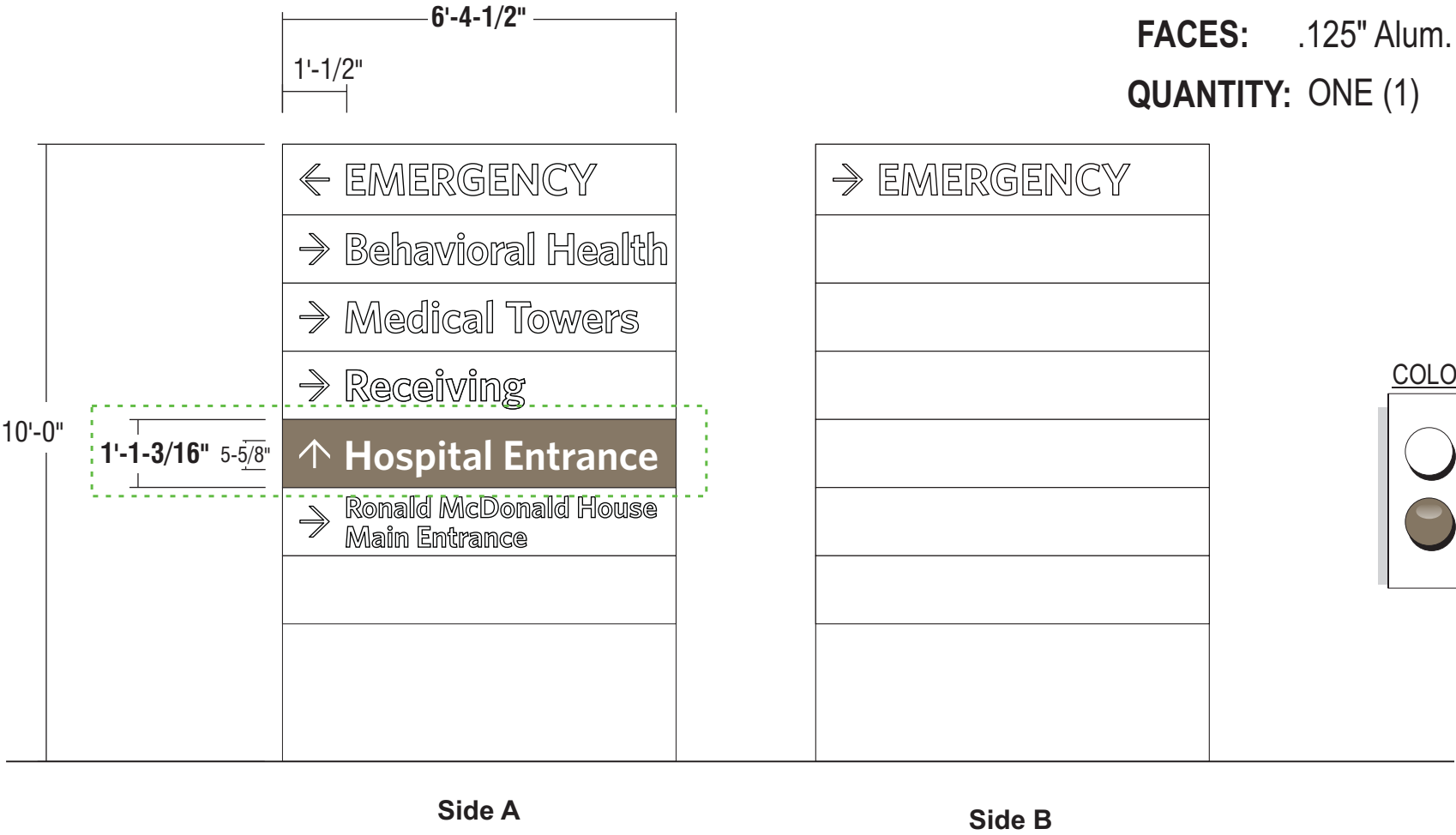
EXISTING CONDITION



Side B



Side A



FACES: .125" Alum. Routed out / backed up with acrylic

QUANTITY: ONE (1)

COLOR PALETTE:

- COPY: White
- BACKGROUND: "Mercy" Champaign SW EN1380

PROPOSED



Adeded APPROVED stamp

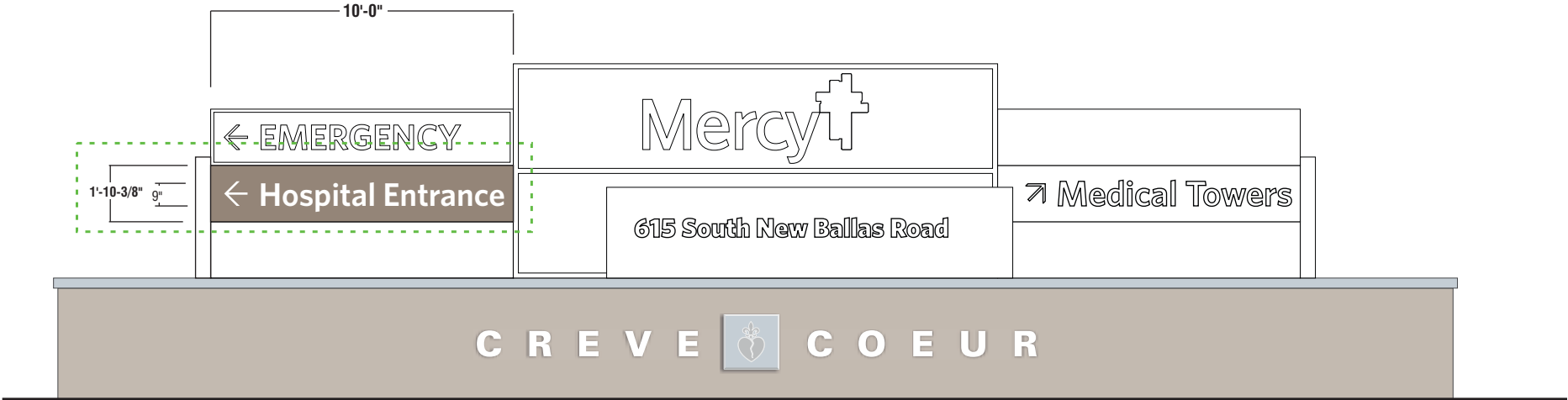
Updated face height
New sign added

REPLACEMENT PANEL - CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN

Scale:3/16"=1'-0"

APPROVED

EXISTING CONDITION



FRONT VIEW

COLOR PALETTE:

COPY:
White

BACKGROUND:
"Mercy" Champaign
SW EN1380

FACES: .125" Alum. Routed out w/ Push-Thru / backed up with acrylic

QUANTITY: ONE (1)



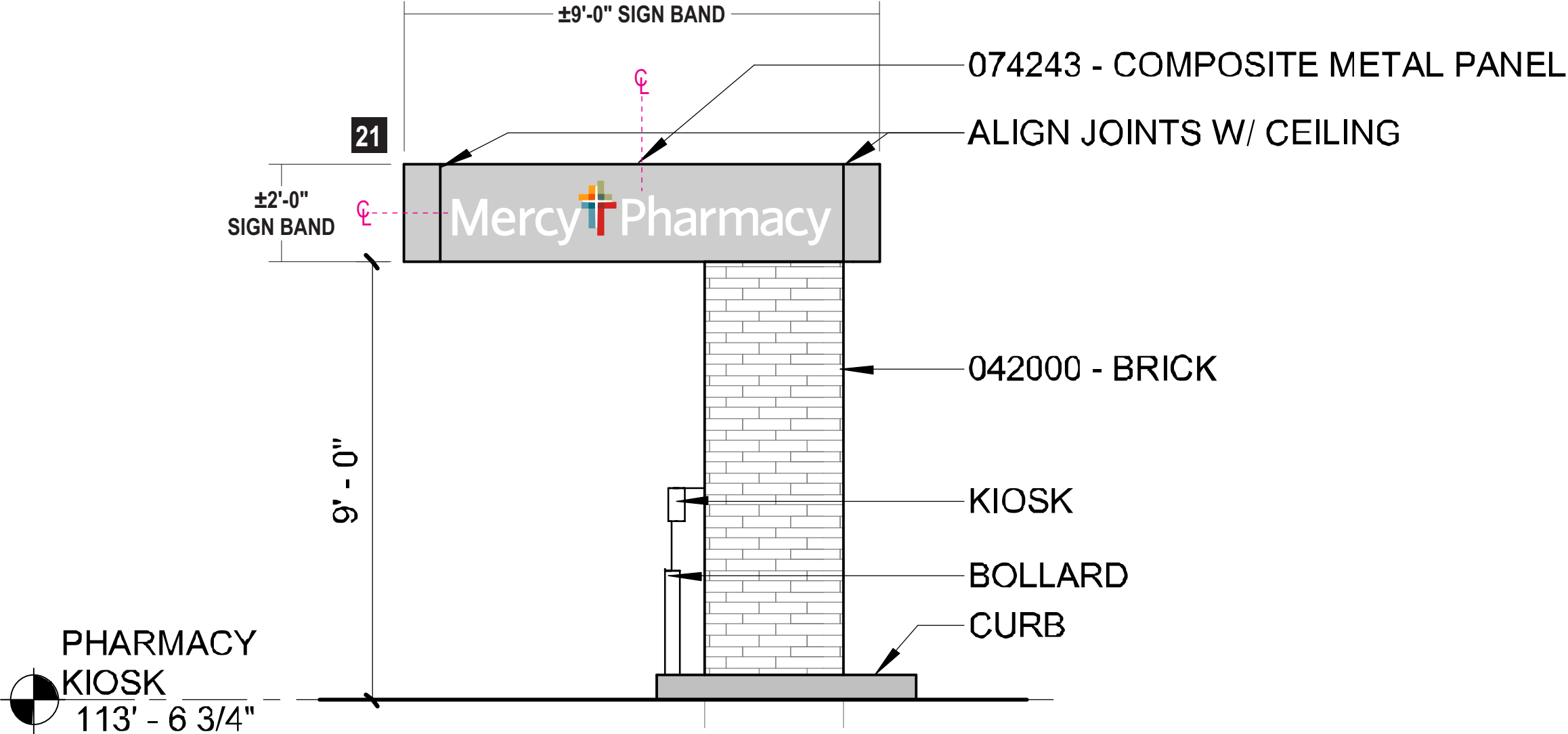
PROPOSED



Adeded APPROVED stamp

New sign added

Client responsible for confirming lettering will fit in space shown and bringing electrical to site of sign.



Changed survey note

Changed dimensions to black, added '±' symbol

MP-FL-9W-L FACE LIT CHANNEL LETTERS

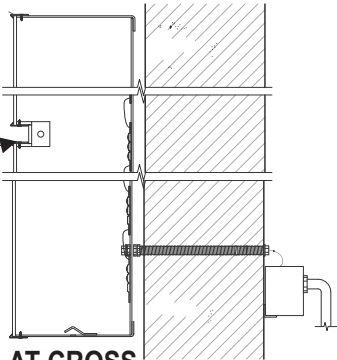
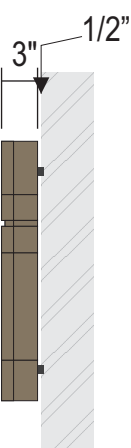
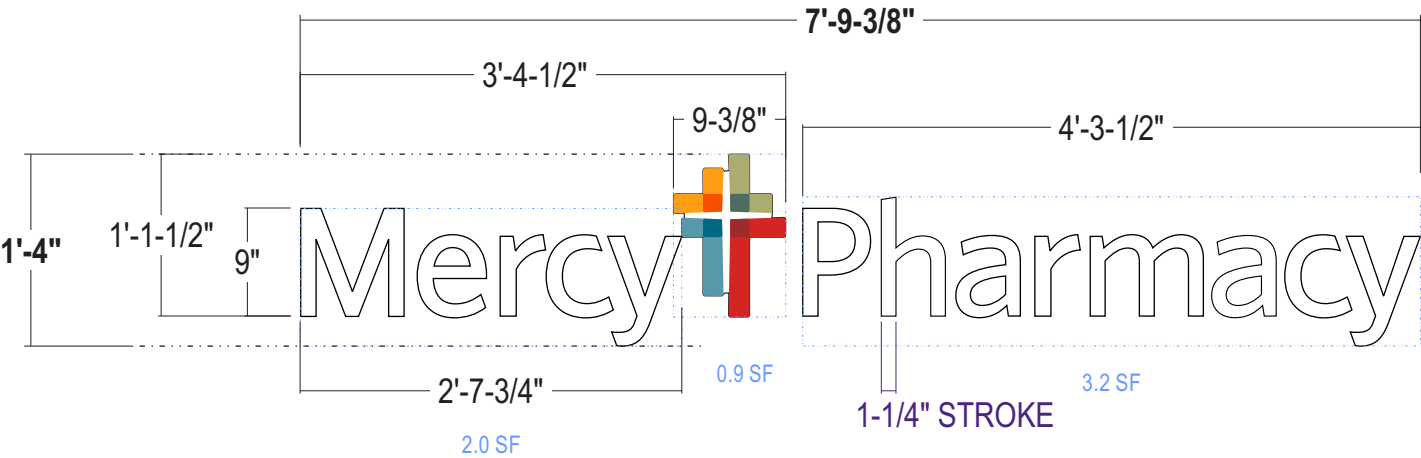
6.1 Sq.Ft.

21

Scale: 3/4"=1'-0"

QTY: 1

Simulated night time view



SECTION AT CROSS

- CROSS FACE:** 3/16" #7328 white acrylic w/ surface applied translucent vinyls
Face to be chemically welded to .177 opaque polycarbonate "returns" to face to accept trimcap bordered sections; tabs at 4 points of center cross
- CROSS TRIMCAP:** 3/4" jewelite White jewelite trimcap
- LETTER FACES:** 3/16" #7328 white acrylic
- LETTER TRIMCAP:** 1" jewelite trimcap #313 Bronze

RETURNS: 3" deep .063 alum. painted to match "Mercy" Champaign Metallic
Cross returns to be held back depth of trimap at 4 points of center cross

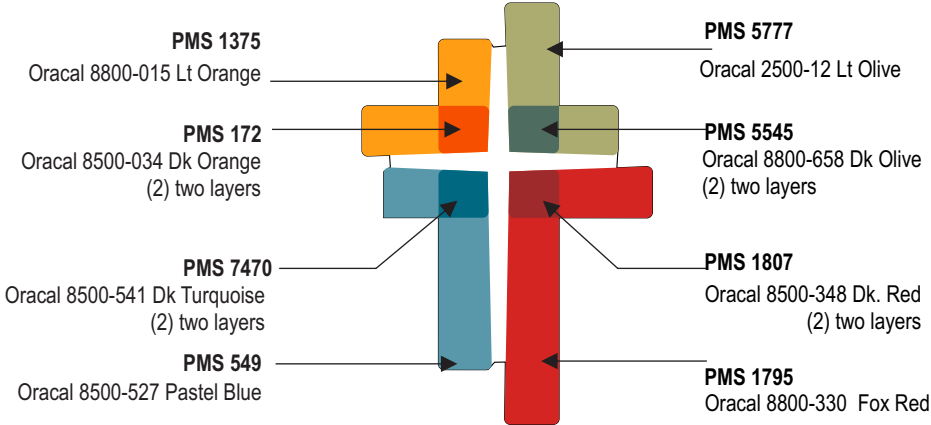
BACKS: .090 alum. backs; insides painted light enhancement White /
exposed exteriors painted Black

ILLUMINATION: White Agilight LED illumination as required manufacturer
Remote power supplies.

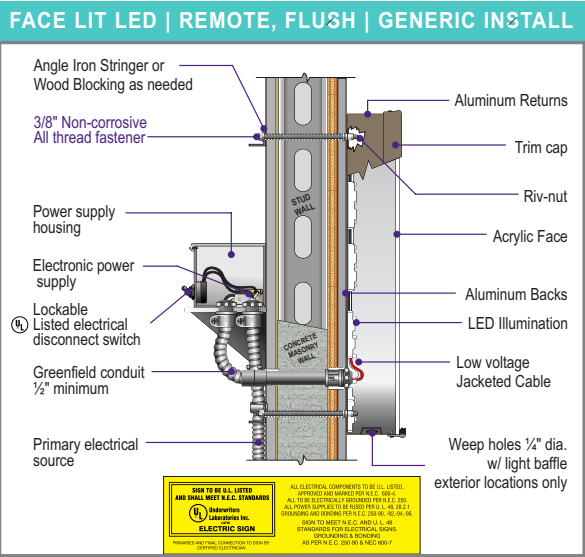
WALL MATERIAL: Not available at this time

INSTALL: Thru bolted using all thread into blocking as required
1/2" alum. spacers at anchor points to allow for greenfield connections
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent

CROSS COLOR SPECS:

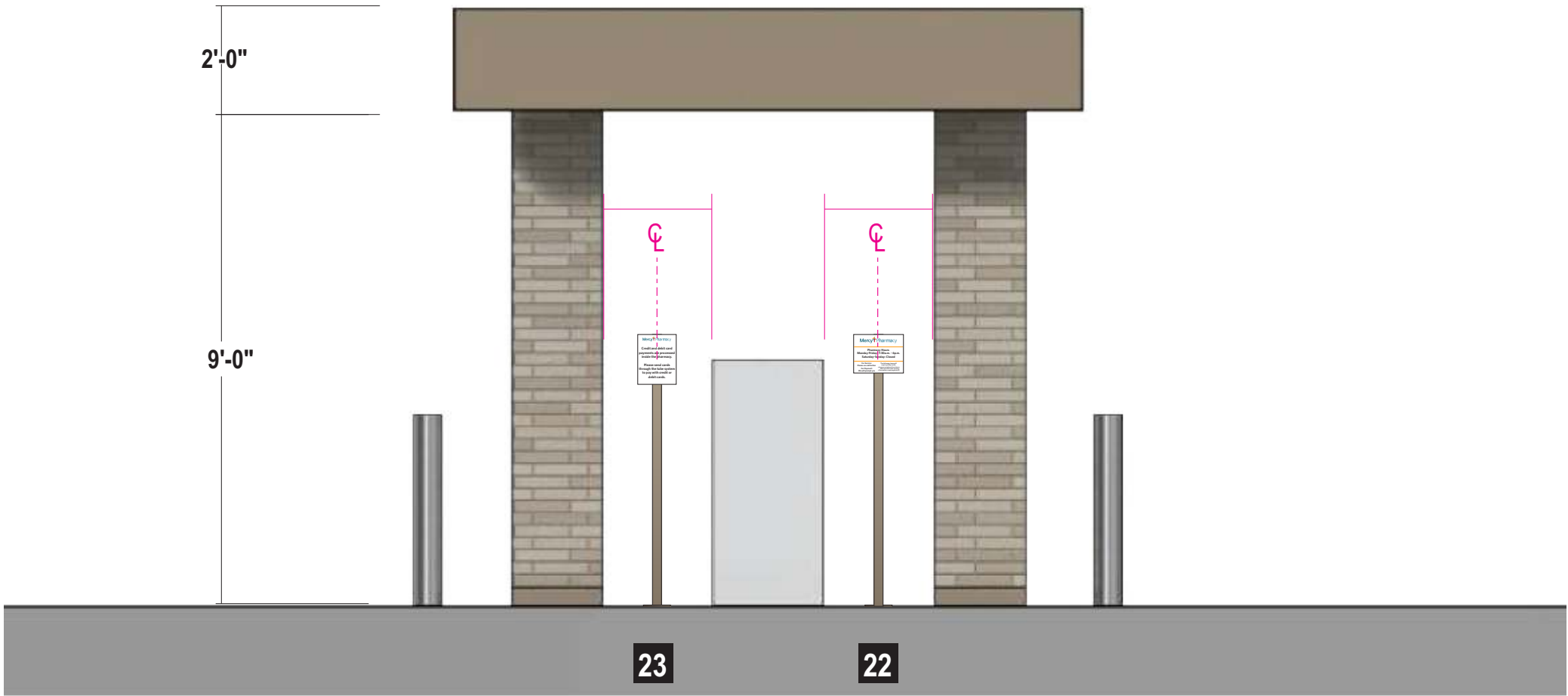


COLOR PALETTE



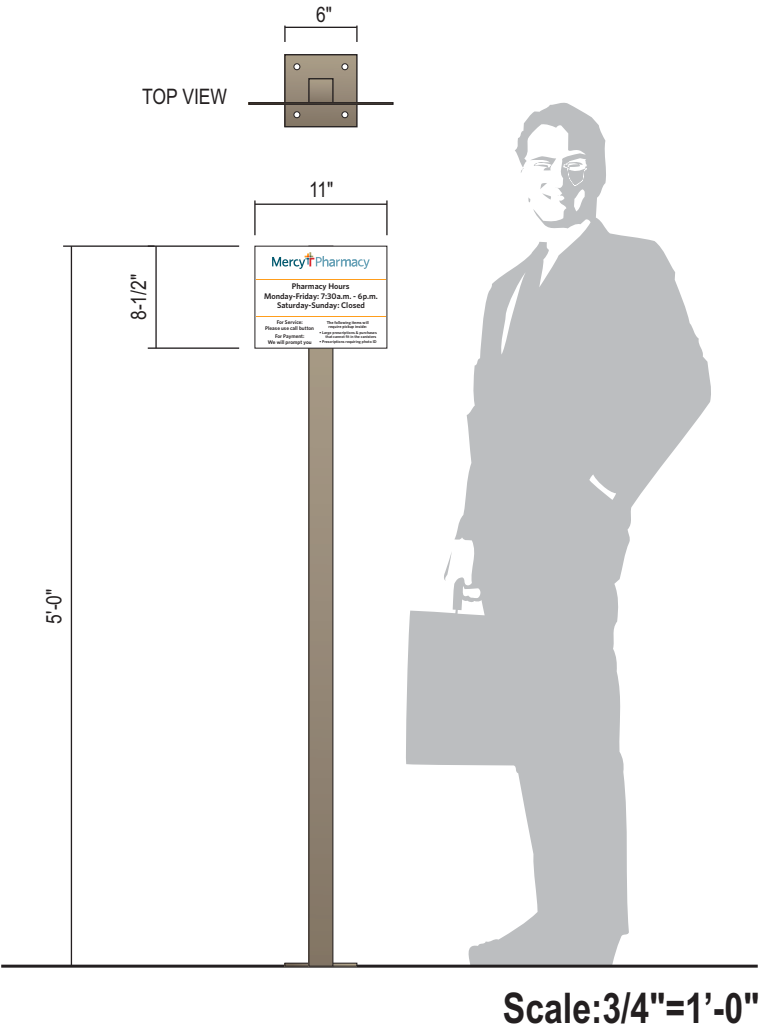
Changed depth to 3"

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



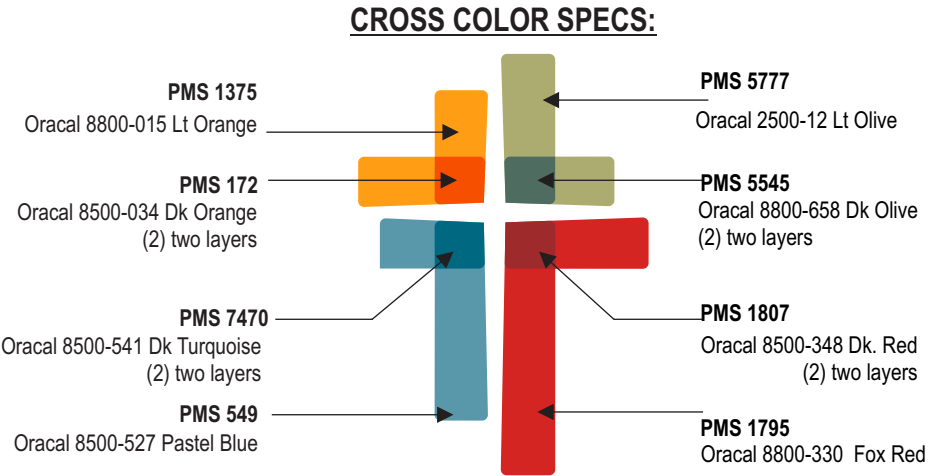
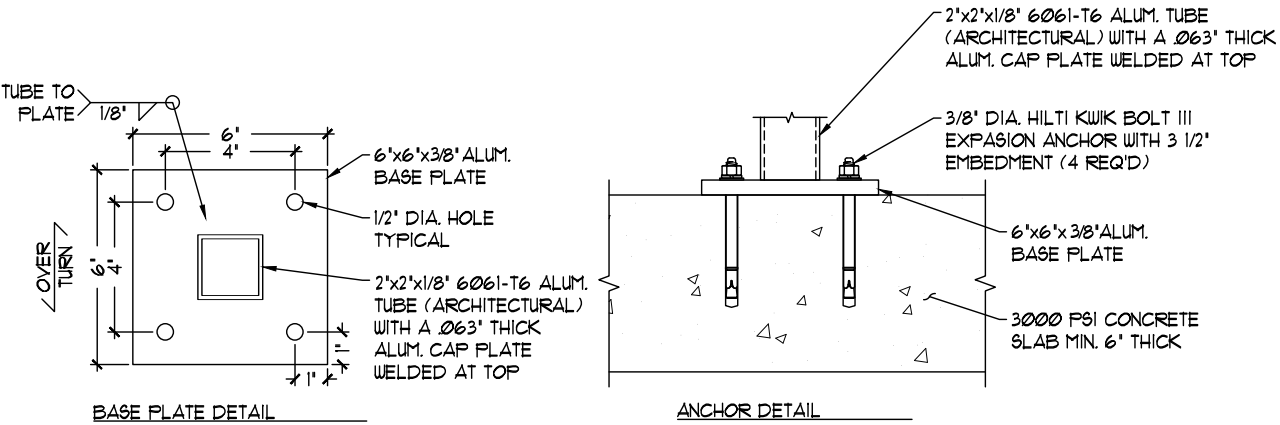
Changed to SOUTH elevation

QTY: 1



- PANEL:** .080 alum. panel with pre-drilled holes centered top and bottom- painted White
- GRAPHICS:** Surface applied digitally printed graphics applied directly to face of panel
- FONT:** Whitney Semibold
- POLES:** 2" x 2" square alum. posts with 6" x 6" x 3/8" aluminum base plate painted "Mercy" Champaign
- INSTALL:** Anchored to concrete with (4) 3/8" Hilti concrete expansion anchors; 3-1/2" embedment

COLOR PALETTE			
	MERCY: Pantone 7470 Dark Turquoise		BACKGROUND: White
	PHARMACY: Pantone 549 Light Blue		DIVIDER LINES: Pantone 1375 Light Orange
	COPY: Pantone 3830-22 Black		POLE: "Mercy" Champaign Metallic SW EN1380 - Satin-gloss Finish

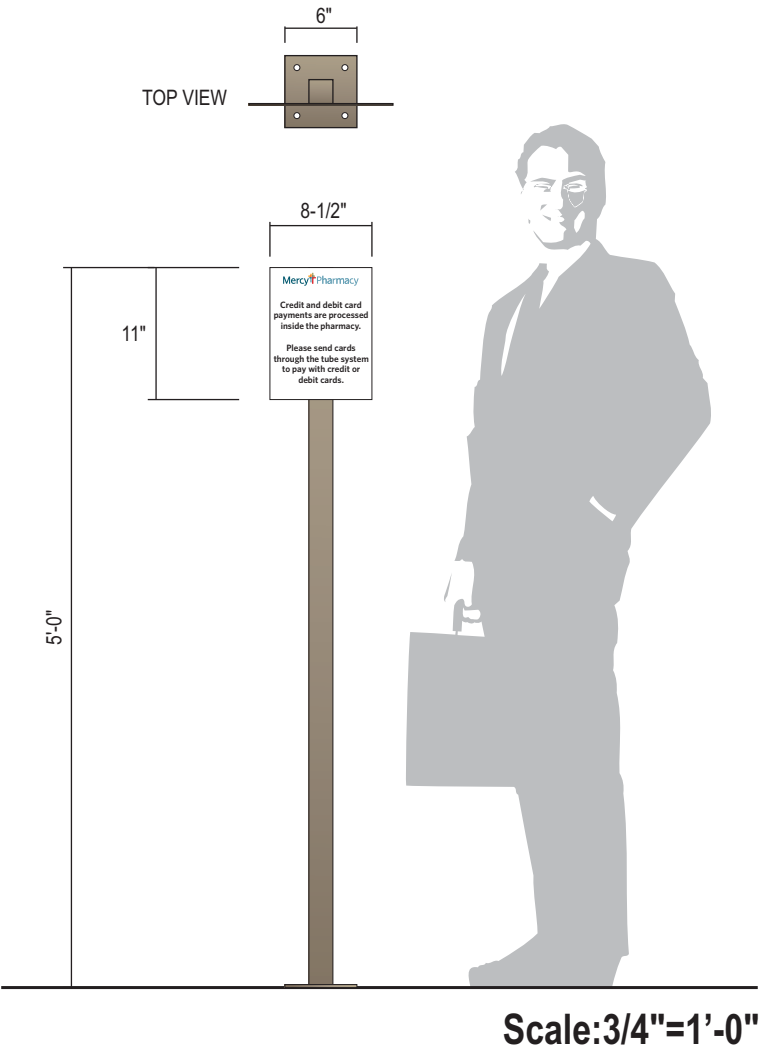
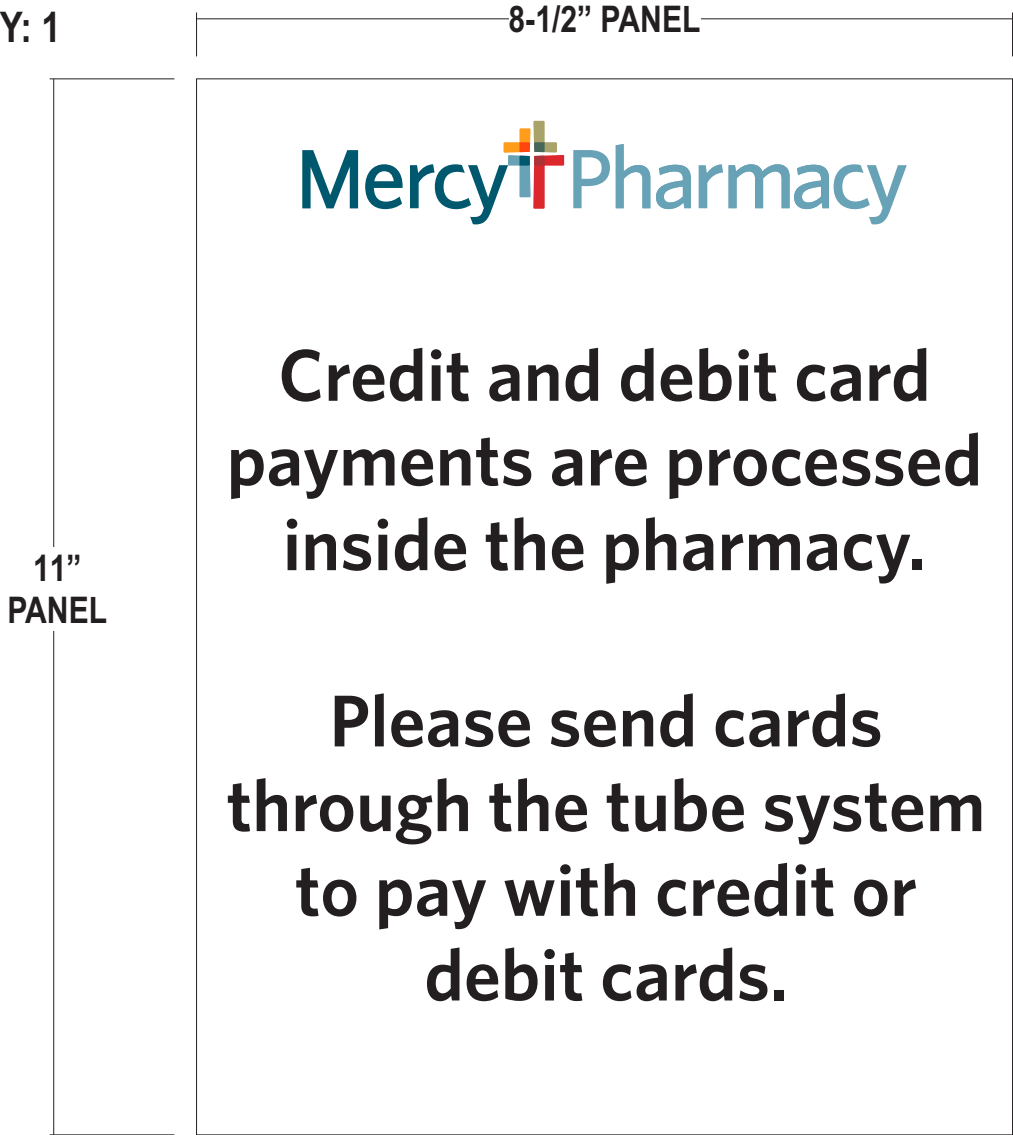


Added post

Updated hours

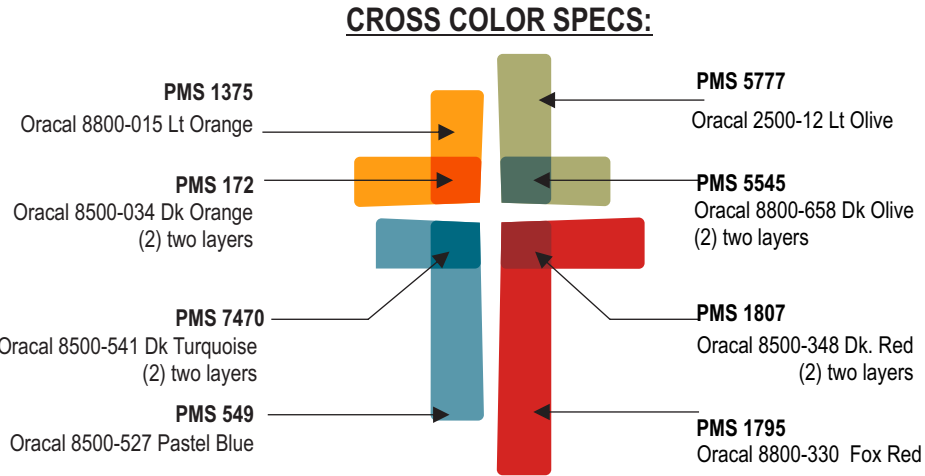
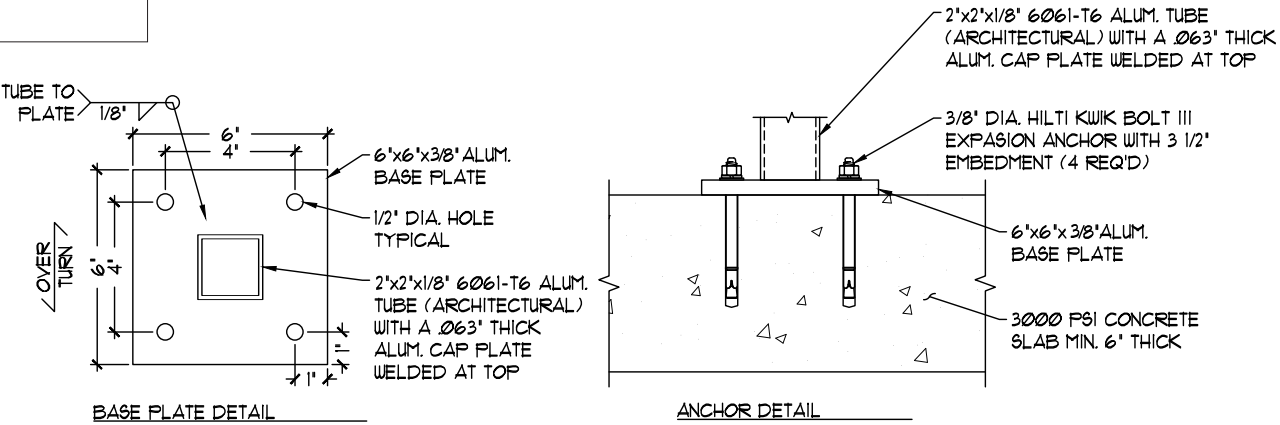
Decreased OAH. Changed to baseplate mount

QTY: 1



- PANEL:** .080 alum. panel with pre-drilled holes centered top and bottom- painted White
- GRAPHICS:** Surface applied digitally printed graphics applied directly to face of panel
- FONT:** Whitney Semibold
- POLES:** 2" x 2" square alum. posts with 6" x 6" x 3/8" aluminum base plate painted "Mercy" Champaign
- INSTALL:** Anchored to concrete with (4) 3/8" Hilti concrete expansion anchors; 3-1/2" embedment

COLOR PALETTE			
	MERCY: Pantone 7470 Dark Turquoise		BACKGROUND: White
	PHARMACY: Pantone 549 Light Blue		DIVIDER LINES: Pantone 1375 Light Orange
	COPY: Pantone 3830-22 Black		POLE: "Mercy" Champaign Metallic SW EN1380 - Satin-gloss Finish



Added post, removed pgs. 35-38

Decreased OAH. Changed to baseplate mount



MEMORANDUM TO PLANNING AND ZONING COMMISSION

Meeting Date: March 6, 2023

Subject: **Second Work Session—Planned Development District Zoning Amendments and 39 North Comprehensive Plan Updates**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: 39 North Comprehensive Plan Update Outline
Planned Development District Ordinance Summary

At the last Planning and Zoning Commission meeting, staff held a work session to discuss two items related to the future review of the Bayer West redevelopment proposal. The first item was the need to consider updates to the comprehensive plan/39 North Master Plan as they relate to this property and the second item was to review updates to the Planned Development District ordinance.

At this second work session, staff will present additional information related to these two topics for further review. Please see the attached documents for review prior to the meeting.

At this work session, Staff would request any additional comments from the Commission. The next steps would be to prepare complete drafts of the comp plan amendment and the revised PD ordinance and make them available for public review. Direction from the Commission to staff to proceed with preparing the formal documents and scheduling a public hearing for both items is requested.

39 North Comprehensive Plan Amendment

“Bayer West” Site

Draft Outline

Introduction and Background

- The Bayer West property is a prominent site within the 39 North District and occupies 96-acres or approximately 17% of the 575-acre District.
- A developer has approached the City with the intention of redeveloping the site as a “master planned development” consisting of a mixture of uses with a variety of commercial and residential components.
- The comprehensive plan and 39 North Master plan did not contemplate the sale and redevelopment of this site and, therefore, no guidance with respect to future uses was provided for this property.
- Amendments to the comprehensive plan and 39 North Master Plan specific to this site are needed given its size and location within the 39 North District planning area to establish future land use and redevelopment goals and recommendations.

Goal

- Encourage redevelopment that contributes to the continued growth of the 39 North innovation district and serves the broader community.

Objectives

- Support a quality development that is commensurate with the size and location of this site within the local and regional context.
- Support a mixed-use planned development that provides a higher density component within an overall pedestrian friendly development.
- Utilize the existing topography and natural features of the site.
- Provide appropriate buffering to the adjacent, existing single family residential uses.

Recommendations

Future Land Uses

- Redevelopment of this site should be considered with respect to its location within the 39 North AgTech Innovation District.
- Due to the size and prominent location within the 39 North District, this site can support multiple uses. These uses can further the established goals as outlined in the 39 North Master Plan by providing supporting amenities to the employment base such as housing, retail, hotel, and commercial uses and services.

- Additional office and/or research uses should be encouraged to support the growth of the 39 North employment base.
- Due to the size of this site, a coordinated development approach is recommended. The City's Planned Development District procedure, currently under review for amendments, would be an appropriate zoning mechanism for the City to review redevelopment of this site.

Transportation and Connectivity

- **Pedestrian Safety and Accessibility**
 - Safe, pedestrian access throughout the site and on adjacent roadway shall be provided. Connections to surrounding areas should also be explored, and if feasible, implemented. Of particular importance is to provide a pedestrian crossing from the site across Olive Boulevard to connect this site with the other areas of the 39 North District.
- **Traffic Generation and Site Access**
 - Future development should evaluate the traffic impacts on the adjacent roadways based upon the proposed land uses and the identification of any necessary roadway improvements to accommodate redevelopment.

Recreation and Open Space

- **Greenways and Trails**
 - Given its size, the site should provide an internal trail system. To further goals of connectivity, how this site can connect to a future 39 North Greenway system should be explored.
 - Trail connections to tie into existing or planned trail networks throughout the City should be studied, and if feasible, should be provided.
 - Passive open space through undisturbed wooded areas is encouraged to support the existing wildlife and which can also serve as buffers from adjoining residential neighborhoods
- **Public Plazas and Streetscapes**
 - Public plazas should be incorporated at the appropriate locations to encourage community gatherings and create a sense of place.
 - Active streetscapes are encouraged to create a welcoming environment conducive to pedestrian activity.

Site Development Standards

- **Architecture and Materials**
 - All buildings should be well-designed with similar architectural treatments and materials to create a cohesive appearance.
 - Quality exterior materials such as masonry and glass are preferred. Metal, cementitious siding, and EIFS should not be used as the primary material on building.
 - Review of proposed elevations for all buildings and structures should be evaluated against the City's Design Guidelines.

- The appearance of the site, including building design and landscaping treatments as viewed from Olive Boulevard and Lindbergh Boulevard should be considered in addition to the design elements internal to the site.
- **Density**
 - Due to the size and location of the site adjoining two major roadways, overall density of development is encouraged; however, taller buildings (generally over 4 stories) and the most intense uses should be located toward the center, north and east portions of the site to minimize impacts to adjoining residential neighborhoods.
- **Stormwater**
 - Existing stormwater courses should be maintained. Any improvements to the stormwater system to accommodate redevelopment should be carefully reviewed given the topography on the site and the adjoining residential neighborhoods
 - Low impact stormwater BMP's in compliance with MSD standards should be implemented where appropriate based on the overall design.
- **Parking**
 - The use of parking structures is encouraged to support multiple uses.
 - The availability of shared parking based upon uses and location within the site should be considered to provide an appropriate amount of parking.
 - Public parking should be encouraged to provide access to any trail or greenway system within or adjacent to the site.
- **Landscaping, Tree Preservation and Buffering**
 - High quality landscaping throughout the site should be provided. Landscaping elements include street trees, foundation plantings around the buildings and within common areas, public plazas and outdoor seating areas.
 - Incorporation of native landscaping, where appropriate, and the landscaping palette and designs provided within the 39 North Old Olive Great Streets Plan should be considered to build toward the identity of the 39 North District.
 - Existing trees in good condition should be preserved where possible.
 - Wooded areas that are not planned for development should be protected and preserved.
 - Appropriate buffering of all areas adjacent to established single family residential neighborhoods must be provided. Where possible, existing wooded areas are to be preserved which will continue to serve as a desirable buffer from any new development. Careful review of all new development near residential and the required buffering and screening to minimize impacts is necessary.
- **Placemaking**
 - Consideration should be given to Incorporate placemaking elements of the 39 North District within this site to provide a visual connection to the district. Design elements such as hardscapes and landscaping concepts as provided in the 39 North Old Olive Great Streets Plan can serve as the foundation for these connections.

Planned Zoning Districts Ordinance Amendments

Summary

The Planned Zoning Districts ordinance amendments would involve changes to the following key areas:

Adding a Third Type of Planned Development

The current ordinance has two types of planned developments: Residential and Commercial. The proposed revision would create a third type of planned development—a Planned Mixed-Use Development that would allow any combination of the following uses: commercial, hotel, residential, offices. For clarity, the current description of the Planned Commercial type would be revised to eliminate any residential component.

Providing a Minimum Site Size for all Types of Planned Developments

The current ordinance requires a minimum site size of 5.0 acres for a residential planned development and 3.5 acres for a planned commercial development. Staff proposes make the minimum site size of 3.5 acres apply to all planned development types, including the mixed-use planned development.

Eliminating the Eligibility Criteria Based on Adjacent Land Uses

The current ordinance prohibits a commercial planned development if more than 50 percent of the adjacent land uses are single family residential. This provision is extremely limiting in the use of this zoning mechanism. As an alternative approach, a qualification of a planned development application would consider the base zoning district. For example, the existing base zoning district would need to be commercial to qualify for a commercial planned development or a mixed-use development. For a residential planned development, the base zoning could be based on the existing residential zoning district or in the case of multi-family, the CB Core Business District which allows multi-family by right if under 20 units per acre or by conditional use if over 20 units an acre.

Design Criteria

The current ordinance lists specific design criteria that appears to predetermine the appropriateness of a proposed development. These standards which limit several aspects of a development include density, floor area ratio, setbacks and buffer yard dimensions. Planned Developments, by their very nature, are intended to allow site flexibility and relief from certain aspects of the zoning code on a case-by-case basis. Staff proposes to eliminate the specific dimensional requirements but to keep the general design criteria in place.

Site Concept Plan

For multi-phased projects on large development sites, introducing a site concept plan requirement that serves as the basis for approval of the rezoning to the planned district would be beneficial. Currently, the ordinance requires a fully developed site development plan to be prepared and submitted with the

rezoning request. A site concept plan is a higher-level site plan that provides the essential information for a proposed large-scale development. This information includes in a general form: minimum setbacks, location and maximum height of all buildings on the site, parking areas, buffers, open space, access points, pedestrian circulation and land uses. A more detailed site development plan would still be required for review and approval by the Planning and Zoning Commission prior to construction of each phase as shown on the site concept plan. It is important to note that each site development plan must be consistent with the approved site concept plan. If there are substantial departures, then the site concept plan must be revised. The zoning code already requires a site concept plan for development proposals on large sites or within a campus setting located in the Core Business, Planned Hospital, and Higher Education districts.



MEMORANDUM TO PLANNING AND ZONING COMMISSION

Meeting Date: February 21, 2023

Subject: **Work Session—Planned Development District Zoning Amendments and 39 North Comprehensive Plan Updates**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Zoning Ordinance Section 405.390 Planned Zoning Districts
Creve Coeur 2030 Comprehensive Plan—Mixed-Use Innovation Campus District
Section (hyperlink within body of memo)
39 North Master Plan (hyperlink within body of memo)

Last year, Bayer sold the 95-acre west campus to a new ownership entity, Fireside Capital. The new owner has approached the City with an ambitious plan to redevelop the property into a mixed-use, master planned development. The development contemplates a wide variety of uses including commercial (retail and restaurants), multi-family and attached single family residential, senior living, and open space.

As discussed at the Joint Work Session on January 23, 2023, the 39 North Master Plan, a component of the City's comprehensive plan, and the Planned Development ordinance are in need of review and updates. While the proposed development is the driving force for this review, staff feels that the Planned Development ordinance would benefit from updates, regardless of the status of this development. With respect to the 39 North Master Plan, the sale of the Bayer West campus represents a significant change in the district, where the sale and redevelopment of this site was not contemplated at the time the plan was developed. A review and update to the 39 North Master Plan is recommended in light of these recent changes.

The purpose of this Work Session is to provide a high-level review to understand the function of the Planned Development ordinance and how it fits within the Zoning Code. Staff will highlight areas of the ordinance that are suggested for further review and amendments.

The second component of the Work Session will be to review the 39 North Master Plan to understand the framework of the plan and the future development recommendations to support the innovation district model. Staff will present land use goals for the Bayer West campus for initial review and discussion.

This memo will serve as a primer for the discussion with staff presenting more detailed information at the meeting.

Planned Development District Ordinance Overview

Section 405.390 of the Zoning Ordinance outlines the procedure for Planned Zoning Districts. This rezoning option is available to facilitate innovative, high-quality development that implements the goals of the comprehensive plan and other land use objectives in exchange for flexibility from the specific requirements of the zoning ordinance. The planned development ordinance is a useful option for larger, complex developments where strict adherence to the zoning code is not possible, but that could result in a desirable development. Approval for planned developments involves rezoning to the Planned District with approval of a site-specific development plan and ordinance that can regulate nearly all aspects of the development including uses, parking, building heights, setbacks, signage, etc.

Planned developments are classified into two types: Planned Residential Development (PRD) and Planned Commercial Development (PCD). PRD's allow all forms of residential as well as small service commercial intended to serve the immediate area. The minimum site size is 5.0 acres and applications are subject to several standards for development including density, setbacks, buffers, and open space. The Vue apartments on Old Olive is a recent project that was approved under the PRD procedure.

PCD's allow a mixture of commercial, office, miscellaneous service activities and multi-family residential uses. The minimum site size is 3.5 acres with several standards that the applicant must demonstrate compliance. The HBE hotel project was a recent application under the PCD procedure; however, that project did not receive approval by the City Council.

The updates that will be presented by staff involve the following main components:

- Eliminating the prohibition of a commercial planned development if more than 50 percent of the adjacent land uses are single family residential. Instead, a qualification of a planned development application would be the base zoning district. For example, the existing base zoning district would need to be commercial to qualify for a commercial planned development. Buffering requirements from adjacent residential uses already exist within the ordinance.
- Adding a third type of planned development—Mixed-Use Planned Development. The PCD and PRD types do not directly allow for full mixed-use projects that would include a significant residential component and other forms of residential development in addition to or in place of multi-family.
- For multi-phased projects on larger sites, introducing a site concept plan requirement that serves as the basis for approval of the rezoning to the planned district. Currently, the ordinance requires a fully developed site development plan to be prepared and submitted with the rezoning request. A site concept plan is a higher-level site plan that provides the essential information for a proposed large-scale development. This information includes in a general form: minimum setbacks, location and maximum height of all buildings on the site, parking areas, buffers, open space, access points, pedestrian circulation and land uses. A more detailed site development plan would still be required for review and approval by P&Z and City Council prior to construction of each phase as shown on the site concept plan. It is important to note that each site development plan must be consistent with the approved site concept plan.

Attached is the Planned Development Ordinance, Section 405.390 of the Zoning Ordinance for further review prior to the Work Session.

Comprehensive Plan Update—39 North District

As previously discussed, there is a need to update the City's comprehensive plan to establish general land use goals of the Bayer West campus with respect to its role within the 39 North District.

This site is located within the boundaries of the 39 North planning area and is identified as such in the comprehensive plan and the 39 North Master Plan. However, neither plan contemplated the redevelopment of a portion of the Bayer campus and; therefore, future land use goals have not been established. This property represents a significant portion of the overall 500+ acre 39 North District. Staff would envision a targeted update to the comprehensive plan/39 North Master Plan to provide general goals and objectives for this site prior to reviewing any proposal for redevelopment.

The topics that could be included in such an update are as follows:

- **Transportation and Connectivity**—specifically improved connectivity within the site and to the north side of Olive; impacts to existing transportation modes.
- **Public Greenways and Open Space**—expansion of the planned 39N Greenway into this area; passive and active public open spaces.
- **Future Land Uses**—Supporting retail—shifting/expanding the retail service district envisioned on Old Olive to south of Olive. This could serve as a new focal point for the district with supporting amenities and residential opportunities. AgTech Office Uses—support and encourage office, lab, research facilities to support expansion and growth of the employment base.
- **Buffering**: Maintain appropriate levels of buffering to adjacent single family residential areas. Focus density to middle, north and east sides of site.
- **General Development Guidance**: provide general recommendations on ways to achieve high-quality development such as exterior building materials, landscaping, district signage, etc.

The [comprehensive plan](#) (Pages 96-99) and the [39 North Master Plan](#) can be viewed on the City's website.

Next Steps

After this Work Session, staff would hold another work session to present an outline of the recommended amendments. From there a formal public hearing would be scheduled at the Planning and Zoning Commission to consider the amendments to the comprehensive plan and planned development ordinance. Attached is a draft timeline for the Commission's review.

Section 405.390. Planned Zoning Districts. [R.O. 2008 §26-46.1 — 26-46.13; Ord. No. 5057 §2, 9-4-2008; Ord. No. 5134 §§1 — 3, 4-26-2010; Ord. No. 5165 §7, 12-13-2010; Ord. No. 5243 §4, 2-13-2012; Ord. No. 5300 §§16 — 17, 4-22-2013]

- A. *Definitions Of Terms.* Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in the following clauses for the purposes of this Section. Where a conflict arises between these definitions and those contained in Section 405.120, Definitions, the wording in this Section shall prevail only to the extent needed to interpret and enforce the regulations of this Section. Further, words and phrases which are not defined by this Section nor Section 405.120, Definitions, shall be given their usual meaning except where the context clearly indicates a different or specific meaning.

PLANNED ZONING DISTRICT — A designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers and industrial parks, all within one (1) contained development or subdivision.

PREDOMINATELY NON-RESIDENTIAL — A descriptive phrase that applies to areas in which less than fifty percent (50%) of the adjoining land area (excluding streets) within five hundred (500) feet is developed as single-family residences, either detached or attached (the latter includes only stand-alone development of four (4) attached units or less).

PREDOMINATELY RESIDENTIAL OR INSTITUTIONAL — A descriptive phrase that applies to areas in which fifty percent (50%) or more of the adjoining land area (excluding streets) within five hundred (500) feet is developed as either:

1. Residential uses, or
2. Institutional uses consisting of non-profit or quasi-public uses, such as a religious institution, library, public or private school, hospital or government-owned or government-operated structure or land used for public purposes.

UTILITIES — All lines and facilities related to the provision, distribution, collection, transmission or disposal of water, storm and sanitary sewage, oil, gas, power, information, video, telecommunication and telephone.

- B. *Purpose.* The purpose of the Planned Zoning District is to allow innovative design, solve problems on difficult sites, meet market niches, encourage housing in different price ranges, promote well designed developments and encourage infill and redevelopment within the existing urban area. Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:

1. Fulfillment of the goals and objectives of the Comprehensive Plan;
2. Creation of a more desirable environment than would be possible through application of conventional City land use regulations;
3. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development including aesthetic amenities;

4. Combination and coordination of architectural styles, building forms and building relationships;
 5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, preferably by means of natural erosion control and stormwater control best management practices;
 6. Use of design, landscape or architectural features consistent with the City's design guidelines; and
 7. Mutually desired elimination of obsolete or deteriorated structures or incompatible uses through redevelopment.
- C. *Eligibility.* A development proposal shall be eligible for consideration under the planned zoning district process if the Zoning Administrator finds that it cannot be approved under any other Zoning District and that the applicant has provided credible evidence that the proposal is an appropriate implementation of the Comprehensive Plan due to the fulfillment of the purpose of this Section, the substantial incorporation of the design criteria for each the applicable district type identified in this Section 405.390 and the provision of a substantial tangible public benefit(s) to the City including, but not limited to, the following:
1. Provision of public or quasi-public parking facilities;
 2. Provision of on-street and off-street pedestrian facilities linking surrounding business, office and residential uses;
 3. Consolidation and/or elimination of overhead utility wires;
 4. Inclusion of landscaped gardens, plazas or parks available for public use;
 5. Provision of alternative street connections or the dedication of land for additional street right-of-way;
 6. Fountains, statuary, public art;
 7. Architectural distinction and significance that would make the building(s) noteworthy;
 8. Extensive use of high quality building materials that would add to the assessed valuation of the structures.

It should be noted that the benefits listed may not necessarily satisfy the public benefit requirement as final discretion falls on the City Council, upon receipt of a recommendation of the Planning and Zoning Commission, in determining the level of benefit derived.

D. *Relationship Of Planned Districts To Zoning Map.*

1. *A mapped district.* The planned zoning district designation shall not be attached to existing zoning districts as an overlay. The planned zoning districts, as detailed in this Section, are separate zoning districts and applied to

a specific parcel or parcels of land following a public hearing and all other requirements of Section 405.1060 Zoning Changes and Text Amendments.

2. *Types of planned zoning districts.*

- a. *Planned residential development (PRD).* A "planned residential development" shall mean a development on a plot of land, containing a limited mixture of uses and building types, which may include single-family houses, clustered housing, multi-family dwellings, open space and small service commercial (boutique style business uses) that complement the area. Although no particular combination of the aforementioned uses is predetermined, all applications for PRD zoning must contain a clear statement and placement of the specific uses within the district with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PRD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PRD is five (5.0) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land.

Design criteria.

- (1) Adjoining areas should be predominately residential or institutional.
- (2) Housing densities may not exceed six (6) units per acre for new single-family residential nor thirty (30) units per acre for new multi-family residential. For the purpose of calculating density, acreage shall not include areas located in a 100-year floodplain. **[Ord. No. 5333 §1, 9-9-2013]**
- (3) Includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (4) The floor area ratio (FAR) shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed thirty-three percent (33%) of the site area and the sky exposure plane requirement is met. **[Ord. No. 5333 §2, 9-9-2013]**

- (5) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
 - (6) No new residential building may be located closer than twenty (20) feet to any required buffer yard.
 - (7) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
 - (8) Balances increased structure densities for the subject property with more cohesive and organized open space.
 - (9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
 - (10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
 - (11) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
 - (12) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section. **[Ord. No. 5381 §1, 7-14-2014]**
 - (13) Provides effective landscaping or screening in or around the separate developments within the PRD.
 - (14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
 - (15) Functionality and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.
- b. *Planned commercial development (PCD)*. A "planned commercial development" shall mean a development on a plot of land containing a mixture of commercial, office, miscellaneous service activities and multi-family dwellings when acceptable to the area. The purpose of a PCD is to provide sites for the development of commercial retail and office uses in a manner which is attractive for such uses and compatible with surrounding neighborhoods. The PCD will also encourage the efficient use of land and resources, offer a mix of amenities for the populace of the

area and promote greater efficiency in public and utility services. Although no particular combination of the aforementioned uses is predetermined, all applications for PCD zoning must contain a clear statement and placement of the specific uses within the district, with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PCD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PCD is three and one-half (3.5) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land. In addition, a PCD may not be requested for properties described by the Central Business District land use plan.

Design criteria.

- (1) Adjoining areas must be predominantly non-residential as defined for this district and the project shall have primary access, from Olive Boulevard, Lindbergh Boulevard, North New Ballas Road or any street within the "LI" Light Industrial zoning district, and may also have secondary access to a side road or from any street within the "LI" Light Industrial zoning district. **[Ord. No. 5578, 4-9-2018]**
- (2) Proposed development adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (3) The floor area ratio (FAR) for new developments shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed forty percent (40%) of the site area and the sky exposure plane requirement is met.
- (4) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of thirty-five (35) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (5) No new residential building may be located closer than fifteen (15) feet to any property line or any required buffer yard.
- (6) No new commercial building may be located closer than forty (40) feet to any required buffer yard.

- (7) Makes efficient use of parking and storage areas including cooperative parking facilities.
- (8) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (9) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
- (10) Incorporates pocket parks, small plazas and places for public art where appropriate.
- (11) Locates buildings in appropriate relation to sidewalks or public parks and plazas.
- (12) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (13) Allows for on-street parking and locates surface parking to the side and rear of buildings.
- (14) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (15) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section. **[Ord. No. 5381 §1, 7-14-2014]**
- (16) Provides effective landscape or screening in or around the separate developments within the PCD.
- (17) Functionally and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with surrounding development.

E. *Submittal Requirements.* For a planned zoning district to be accepted for review, the application must be accompanied by a complete site development plan submitted in accordance with Section 405.1080 with the information listed below placed either on the plan or on a separate sheet accompanying the plan, unless otherwise approved by the Zoning Administrator.

- 1. All submissions to the City's Planning and Zoning Commission and City Council shall be properly sealed and signed by a licensed architect, professional engineer or land surveyor registered in the State of Missouri, as applicable, pursuant to laws and regulations established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. An original seal, signature and print date shall appear on each page of one (1) original submittal set as evidence that the submitted material was prepared under the direction of

- a licensed architect, professional engineer or land surveyor. All other submissions shall be copies of the original set.
2. Title block including name of the proposed project, name, address and phone number of preparers and project applicant or owner.
 3. The location, dimensions and total area of the site.
 4. The location, height, floor area, type of construction and intended use of each proposed building or structure.
 5. Architectural elevations depicting size, shape and special design elements proposed as well as proposed exterior finish materials to be used.
 6. A plan of the entire planned zoning district shall be drawn at a scale of 1" = 20' or larger bearing a minimum of two (2) surveyed points located in conformance with the Missouri Coordinate System ("State Plane Coordinates").
 7. Two (2) cross sections at ninety degrees (90°) from each other through the proposed site and building(s).
 8. The number, location and dimensions of parking spaces, surface lot or structures and loading docks, in relation to the applicable parking regulations in Article VII, with means of ingress and egress. Layout of physically disabled parking and accessibility shall be included.
 9. The proposed traffic circulation pattern within the area of the development including the location and description of public improvements to be installed including any streets and access easements.
 10. The location and purpose of any existing or proposed dedication, easement or right-of-way (public or private) within the boundaries of the site.
 11. Location and dimensions of adjacent properties, abutting public rights-of-way and easements and utilities serving the site.
 12. Location of existing and proposed sewage treatment, stormwater runoff collection and detention and preliminary stormwater runoff calculations (amount of detention required and provided).
 13. Existing and proposed contour lines or elevations based on mean sea level datum at two (2) foot intervals and extending one hundred (100) feet beyond the property line.
 14. Site coverage data in a percentage form (a ratio of non-impervious to impervious area).
 15. Ratio of floor area to site area (FAR).
 16. Location and height of all light poles and trash enclosures including detailed sketches or cut sheets.

17. The proposed treatment of open spaces including existing and proposed landscaping.
 18. When the planned development is to be constructed in stages or units, a schedule for the development of stages or units stating the approximate beginning and completion time for each stage or unit.
 19. Copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned zoning district.
 20. A narrative addressing each of the standards set forth in Section 405.390(F) Review Criteria and such additional standards, if any, as may be applicable under the specific provisions of these planned zoning district regulations. The statement shall explain specifically how the proposed planned zoning district relates to and meets each such standard.
 21. A traffic impact analysis prepared by a Missouri registered traffic engineer depicting the project's impact on vehicular and pedestrian traffic.
- F. *Review Criteria.* The Planning and Zoning Commission shall recommend to the City Council approval, approval with conditions or denial of a planned zoning district application primarily based upon satisfaction of Section 405.390(C), Eligibility and meeting the applicable design criteria in Section 405.390(D)(2), Types of Planned Zoning Districts. Supplemental to these items, every application shall also be reviewed for conformance with the standards set forth below:
1. The proposed development is in harmony with the general purpose and intent of this Chapter and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan and CBD land use plan.
 2. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.
 3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.
 4. Existing or proposed utility services are adequate for the proposed development.
 5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
 6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.
 7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.
 8. The proposed development preserves any significant architectural and

environmental features of the property.

9. Operating and delivery hours are compatible with adjacent land uses.
10. The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.
11. The proposed development complies with all other applicable codes and ordinances.
12. The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.
13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405.390(B).

G. Review Procedure For A Planned Zoning District.

1. *Finding of eligibility.* The Zoning Administrator shall make a written finding of eligibility under Section 405.390(C), Eligibility, within fifteen (15) days following submittal of a proposal by an applicant.
2. Following a positive finding of eligibility by the Zoning Administrator, an application for approval of a planned zoning district shall be reviewed and presented at a public hearing according to the procedures outlined in Section 405.1060.
3. Once approved by the City Council, the planned zoning district, including the associated site development plan, replaces all prior zoning regulations on the property and should be noted on the Zoning Map.
4. Any applicable time limitations shall be met, such as those pertaining to proposed wireless communications facilities and support structures under Section 67.5090 RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.¹ [**Ord. No. 5381 §1 7-14-2014; Ord. No. 5620, 12-10-2018**]

H. Conditions Of Approval.

1. The City Council shall consider the same criteria as set forth for the Planning and Zoning Commission review (Section 405.390(F), Review Criteria) and may impose such conditions and limitations including, but not limited to, those recommended by the Planning and Zoning Commission, as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the planned zoning district, upon the City as a

1. Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.

whole or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, maintenance, operational elements that would impact adjoining land uses and other matters relating to the purposes and objectives of these planned zoning district regulations. Such conditions shall be expressly set forth in the ordinance and depicted, as appropriate, on the associated site development plan authorizing the planned zoning district.

2. The ordinance approving a planned zoning district shall contain a legal description of the subject property to the planned zoning district, all imposed conditions of approval and the site development plan. The ordinance and the approved development plan shall be recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof to the City of such recording before any permits may be issued.
 3. Following planned zoning district approval, the development plan, rather than any other provision of this Chapter, shall govern the use, parking, loading, sign, bulk, space and yard regulations applicable to the subject property and no use or development, other than temporary uses, shall be permitted within the area of the planned zoning district pursuant to the zoning district regulations otherwise applicable to such area.
- I. *Reapplication.* In the event the City Council denies an application for planned zoning district, no application for the same or substantially similar proposal will be accepted for a period of at least one (1) year from the date of denial by the City Council, unless the City Council affirmatively waives this restriction for good cause.
 - J. *Final Building, Construction And Site Improvement Plans.* Once a planned zoning district and its included site development plan receives final approval by the City Council, further review of the final building, construction and site improvement plans by the Planning and Zoning Commission or the City Council will not be required, provided those final plans are consistent with and in substantial conformance with the approved planned zoning district and its included site development plan.
 - K. *Building Permit Issuance.* A copy of the approved planned zoning district shall be retained in the records of the Department of Community Development and all building and occupancy permits issued by the City shall conform to the provisions of the approved planned zoning district.
 - L. *Violations.* Failure to comply with any of the conditions and/or provisions of an approved planned zoning district plan shall constitute a violation of this Chapter, punishable as provided in Section 405.1150 of this Chapter. The City may seek judicial remedies to compel compliance.
 - M. *Amendments.* No amendments shall be made in the construction, development or use permitted under a planned zoning district except as follows:

1. *Minor amendments.* During build-out of the planned zoning district, the Zoning Administrator may authorize minor adjustments to the approved site development plan when such adjustments appear necessary in light of technical or engineering considerations and the project will remain in substantial conformance with the original approval.
2. *Major amendments.* If the Zoning Administrator determines that the proposed amendment will result in a major change to the site development plan (not in substantial conformance with the original approval) or any change to the list of permitted uses, the matter shall be subject to review as a new application under the provisions of these planned zoning district regulations.

February 7, 2023

Comprehensive Plan Update and Planned Development (PD) Ordinance Update Timeline

Proposed Timeline

- **February 21, 2023: P&Z Work Session.** Provide general framework for comp plan update and PD ordinance amendments for review and discussion.
- **March 6, 2023:** Second Work Session at P&Z. Follow up and continued refinement of amendments based on feedback received at first work session.
- *March 9th Deadline for April Resident Newsletter for Text Amendment and Comp Plan Update*
- **March 13, 2023:** Update on amendments to City Council (Business from CA)
- **April 17, 2023:** Public Hearing at P&Z for Comp Plan and PD Ordinance
- **May 1, 2023:** P&Z Vote on Comp Plan Amendments and Recommendation of PD Text Amendments to City Council
- **May 8, 2023:** 1st City Council Meeting Text Amendments
- **May 22, 2023:** 2nd City Council Meeting and Final Approval Text Amendments