



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MAY 1, 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. April 17, 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. Application #23-011: Minor Site Plan for a Fence Within the Front-Yard Setback Along Mosley Forest Drive for the Property Addressed as 9 Ladue Meadows

Apollo Carey, homeowner, has submitted an application for a 4.5 foot (54") tall, black aluminum fence, approximately 10 feet from the rear property line, within the area equivalent to the front-yard setback along Mosley Forest Dr. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences*



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Within The Front Yard Section And Along Street Right-Of-Way states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. City Council action is not required.

2. Application #23-012: Site Development Plan For Parking Lot Addition at 633 Emerson Road

Craig Bellew, of Altus Properties, on behalf of DOC-633 Emerson Road MOB, LLC, property owners of 633 Emerson Road, has submitted an application for a roughly 12,500 square foot parking lot expansion to provide an additional 33 parking spaces to the site, with new parking lot lighting. The property was originally developed in 1989, and expanded in 1998. The overall site coverage with this request will increase from 54.3% to 62.3%. The property also has a non-conforming billboard. This request was previously approved at the August 3, 2020 Planning and Zoning Commission but that approval has expired.

3. Application #23-008: Application for a Site Concept Plan for the Creve Coeur Plaza Mixed-Use Development at the Southeast Corner of Olive Boulevard and North New Ballas Road

Toby Martin, of Green Street Real Estate Ventures, has submitted an application for a Site Concept Plan for the Creve Coeur Plaza Mixed-Use Development at 700 N. New Ballas Road and adjacent properties between Will Avenue and Hamm Drive bounded by Olive Boulevard to the north and Studt Avenue to the south in the "CB" Core Business Zoning District to replace the existing shopping center. The project proposes 9 new buildings to create a "town center" type development including a 76,300 square foot hotel, 37,750 square feet of retail space, a 270-unit multi-family building, and two parking structures in addition to surface level parking and a pedestrian plaza and pocket park. The total site area is 10.26 acres. The "CB" Core Business zoning district requires site concept and site development plan approval to guide and control private development and redevelopment of Creve Coeur's major business districts. The applicant will submit a Site Development Plan application at a later date following review and approval of the Site Concept Plan. The subject



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property is also within an area where City Council has authority to review and approve all development or redevelopment plans. The applicant is seeking initial review of the project from the Planning and Zoning Commission with a more detailed submission to follow pending further discussion.

WORK AGENDA

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: _____

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



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CALL TO ORDER

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

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall (Arrived at 6:03 PM)
Mr. Larry Potashnick (Absent)
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien (Absent)
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. Buelter seconded. All in favor.

APPROVAL OF MINUTES

1. March 20, 2023 Planning and Zoning Commission Draft Meeting Minutes

Mr. Wang made a motion to accept the March 20, 2023 meeting minutes. Mr. Buelter seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. FY2024-FY2028 Capital Improvement Program

Mr. Jason Jaggi, Director of Community Development, stated that City Administrator, Mark Perkins, previously presented the FY 24 - FY 28 Capital Improvement Program.



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He explained that Jim Heines, Director of Public Works, will answer any questions and provide an update.

Ms. Muriel Hall arrived at 6:03 PM.

Mr. Jim Heines, Director of Public Works, stated that there have been a few minor changes to the capital improvement budget since the previous meeting, including planting trees along the median on Ballas Road. Mr. Heines explained that these new trees will replace the Ash trees that were removed due to disease.

Mr. Heines stated that other adjustments to the program include public works equipment and updated project timelines.

Mr. Buelter asked what will replace the ash trees that have been removed. Mr. Heines stated that it will be a mixed variety of replacement trees approved by the Horticulture, Environment & Beautification Committee.

Ms. LaBonte asked for clarification on parking lot improvements at Millennium Park. Mr. Heines stated that the improvements will be at the entrance of the park.

Mr. Wang made a motion to recommend approval to the City Council of the proposed capital improvement budget. Mr. Buelter seconded. All in favor.

RESULT: APPROVED

MOVER: Wang

SECONDER: Buelter

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Marjorie Richter, Muriel Hall

NAYS: None

NEW BUSINESS

1. PUBLIC HEARING. Application #23-009: Application for a Conditional Use Permit with Associated Site Development Plan and Amended Site Concept Plan for M1 Bank Located at 11557 Olive Boulevard

Those speaking to the request were sworn in.

Mr. Tyler Stephens, 4501 Lindell Blvd Suite 1A, St. Louis, MO 63108, stated that M1 is a family-owned bank headquartered in Clayton.



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Mr. Stephens stated that the proposed use will reduce the size of the building and parking lot and add additional green space. He explained that the applicant plans to keep the existing loading dock for potential future use.

Mr. Stephens stated that a large plaza will replace part of the current parking area, and other hardscaped areas will be removed. He explained that a large fountain is proposed that will be visible from Olive Blvd.

Mr. Stephens stated that the proposed drive through will run through the existing building, rather than be on the exterior. He explained that there will be three drive-through service lanes from the single entry lane.

Mr. Stephens stated that the materials used for the inside of the building will be consistent with the Clayton and Des Peres branches.

Mr. Buelter asked where the trash enclosure would be located. Mr. Stephens stated that the dumpster will be hidden near the loading dock.

Mr. Buelter asked for sample colors of the building. Mr. Stephens showed samples and stated that the building will be traditional red brick with black metal around the top of the building, limestone accents, and brass screening above the entry and canopies.

Mr. Buelter asked where the utilities would be located. Mr. Stephens stated that the mechanical plan is not yet fully developed. He explained that the equipment will be scaled down to fit the reduced size of the building and smaller needs of a bank compared to grocery.

Ms. Richter asked where the drive-up ATM would be located. Mr. Stevens stated that the last lane stacking lane will have an ATM.

Mr. Wang asked if the spaces will be available to use for civic events. Mr. Stevens stated that given the open plaza space and large lobby, the bank will likely be available to use for civic organizations and functions as are its other locations.

Ms. Bethany Moore, City Planner, stated that the application is for a conditional use permit with an associated site development plan and amended site concept plan.

Ms. Moore stated that the existing pedestrian access will be removed with the proposed plaza put in its place.



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Ms. Moore stated that this use will reduce the amount of site coverage, as the size of the parking lot and building will be reduced.

Ms. Moore stated that 50 parking spaces will remain, and the use requires 25 spaces. She also stated that the site coverage will be reduced to 58.9% and pedestrian access will be added from the parking lot to the plaza.

Ms. Moore stated that the applicant has proposed a large greenspace plaza at the front of the site leading up to the building. She explained that this will include a large fountain with a sculpture to be reviewed by the arts committee at a later date.

Ms. Moore stated that the proposed landscape plan shows 12 street trees being retained and 6 new trees will be added to meet the City's requirements.

Ms. Moore stated that the trash enclosure will be screened to match the building.

Ms. Moore stated that the tunnel for the drive through will have doors that close at night for safety purposes.

Ms. Moore stated that the applicant has provided materials for the screening of the mechanical units on the roof.

Ms. Moore stated that conditions of approval include the hours of operation shall be Monday - Friday 9:00 AM - 5:00 PM, Saturday 9:00 AM - 12:00 PM, and closed on Sundays.

Ms. Moore stated that staff has added a condition that lighting must be cast in a downward position.

Mr. Buelter asked if the landscape will be irrigated. Ms. Moore stated that it will.

Ms. Richter asked if there will be a 24-hour ATM. Mr. Stevens stated that there would be a walk-up ATM station near the overnight drop box.

Mr. Lumley offered the exhibits to the record and the hearing was closed.



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Mr. Wang made a motion to recommend approval of the conditional use permit with associated site development plans and amended site concept plan subject to the conditions outlined in the draft ordinance. Ms. Hall seconded. All in favor.

RESULT: APPROVED

MOVER: Wang

SECONDER: Hall

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Marjorie Richter, Muriel Hall

NAYS: None

**2. PUBLIC HEARING. Application #23-010: Text Amendment to Modify
Section 405.460 Accessory Uses and Structures of the Zoning Ordinance
to Increase the Maximum Height of Accessory Structures from 12 Feet to
15 Feet and Other Amendments.**

Those speaking to the request were sworn in.

Jason Jaggi, Director of Community Development, reminded the commission that this was a topic of discussion at the joint session with City Council in January.

Mr. Jaggi stated that the two most common concerns for homeowners are the height limitations and limitations on square footage of accessory structures.

Mr. Jaggi stated that accessory structures must be placed within the allowable side yard setback of the zoning district and may come within 5ft of the rear property line.

Mr. Jaggi stated that accessory structures are subject to site coverage limitations based on the zoning district.

Mr. Jaggi stated that height is measured from the average existing grade prior to construction to the mean height of the roof.

Mr. Jaggi stated that staff suggests removing the limitation that storage buildings shall not exceed 100 square feet.



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Mr. Jaggi suggested removing the section that limits accessory basement storage for inventory use. Mr. Carl Lumley, City Attorney, added that this limitation was related to home occupations regulations which by new state law are much more limited.

Mr. Jaggi suggested adding a clarifying statement that an accessory structure may feature finished indoor areas but shall not be used as a dwelling unit.

Mr. Jaggi stated that staff suggests changing the height restriction of accessory structures to 15 feet not to exceed the height of the main building. He explained that this adjustment is in line with neighboring city regulations.

Mr. Jaggi stated that currently storage structures are limited to 100 square feet. He stated that staff suggests updating the ordinance to say that the square footage shall not exceed the ground floor area of the main building.

Mr. Jaggi defined an accessory dwelling unit and stated that detached accessory dwelling units are not allowed in the City at this time.

Mr. Jaggi stated that an accessory building attached to a principal building in a substantial manner by a wall or roof shall be considered part of the principal building. He also explained that if the separation of an accessory structure and the primary building is less than 10ft, the accessory structure shall conform to the same yard requirements as the main building.

Additional speakers were sworn in.

Paul Maurer-Batjer, 12647 Conway Rd., Creve Coeur, MO 63141, stated that he tried to add a pool house to his yard, and due to the height restrictions, the proposed structure would have had a nearly flat roof.

Mr. Maurer-Batjer stated that flattening the roof of the pool house is not aesthetically pleasing when compared to the main structure. He explained that the proposed changes to the ordinance will allow the pool house to have a complimentary design with the main house.



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Kevin Smith, 12801 Coulange Ct, expressed his concerns regarding the square footage limitations on sheds. He explained that the current restrictions really limit the ability to store items such as a riding lawn mower, toolbox, and other items.

Stacey Hart, 355 Windsor Oaks Dr, stated that he has been working with City staff to build a pool house, and due to the height restrictions, is unable to build a structure tall enough to be complimentary to the main house. He explained that the current requirements would require the roof of the accessory structure to be almost flat.

Mr. Lumley offered the exhibits to the record and the hearing was closed.

Mr. Wang made a motion to recommend approval of the text amendment to City Council. Ms. Hall seconded. All in favor.

RESULT: APPROVED

MOVER: Wang

SECONDER: Hall

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Marjorie Richter

NAYS: None

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi stated that the May 1st meeting will have a site concept plan for the re-development of the current Creve Coeur Plaza site, a parking expansion at 633 Emerson, and a residential fence review.

Mr. Jaggi stated that the comprehensive plan amendments and updates to the planned district zoning ordinance will be discussed at the May 15th meeting.

Mr. Jaggi stated that he is aware that there has been an advertisement with a proposed rendering of a development for the previous west campus of the Bayer site. Ms. LaBonte stated her frustration that an advertisement has been publicized without an approved plan. Mr. Jaggi indicated he would let the new property owner know of the concern.



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Mr. Jaggi updated the commission on minor changes to the administrative process of emailing project materials to the members in advance.

Mr. Lumley confirmed that the date of the joint session with City Council will be Monday, May 22nd at 6:00 PM.

Megan Waller, Recording Secretary/Administrative Services Supervisor, updated the Commission on proposed changes to the current public notice signs. She stated that staff would like to add a QR code to the signs that links to the "Current Planning Projects" page of the website.

Mr. Lumley suggested identifying that the notice is for a zoning matter on the sign.

Ms. LaBonte suggested adding a tutorial to the upcoming newsletter on how to use the QR Code and navigate the current planning page on the City website.

Mr. Buelter asked for an update on the Chick-Fil-A project. Mr. Jaggi stated that they are currently in the process of applying for permits.

Mr. Buelter asked for an update on the Mexican Barrel House project. Mr. Jaggi stated that the roof of the building was damaged in recent storms, and the applicant is now planning to replace the roof with a different color.

ADJOURNMENT

Mr. Wang made a motion to adjourn. Ms. Hall seconded. All in favor. The meeting adjourned at 7:39 PM.

Submitted by:

Recording Secretary

Chair



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #23-011: MINOR SITE PLAN FOR A FENCE WITHIN THE FRONT-YARD SETBACK ALONG MOSLEY FOREST DRIVE FOR THE PROPERTY ADDRESSED AS 9 LADUE MEADOWS

FOR THE MEETING OF: Monday, May 1, 2023

SUBJECT PROPERTY LOCATION: 9 Ladue Meadows, zoned A-Single Family Residential

REQUEST: Apollo Carey, homeowner, has submitted an application for a 4.5 foot (54") tall, black aluminum fence, approximately 10 feet from the rear property line, within the area equivalent to the front-yard setback along Mosley Forest Dr. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. City Council action is not required.

APPLICANT/ Apollo Carey
OWNER: 9 Ladue Meadows
Creve Coeur, Mo 63141

Key Issues:

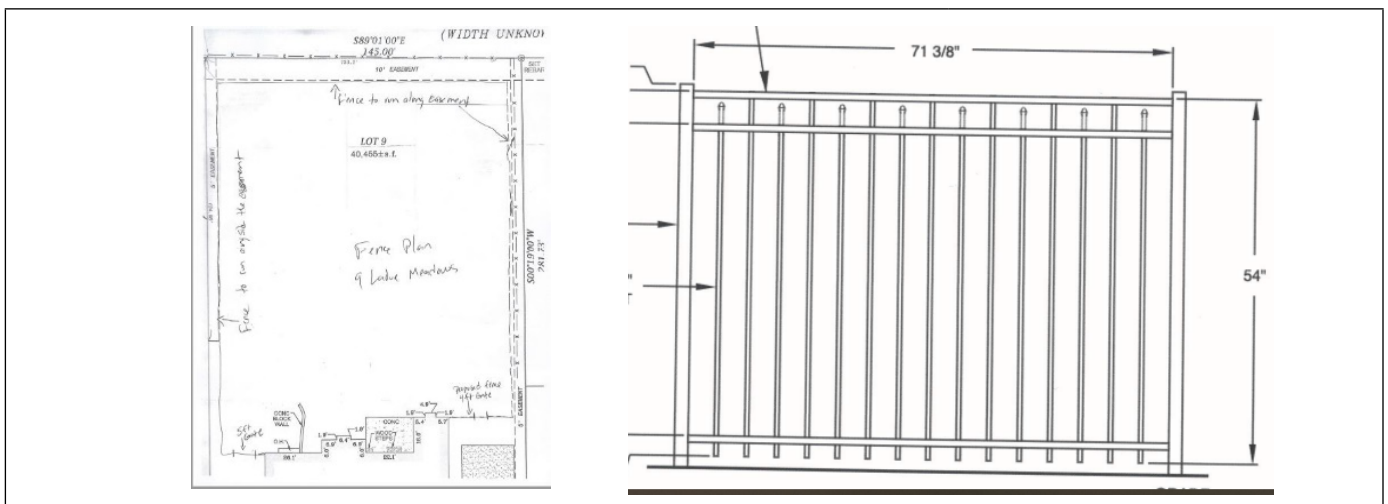
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Estate Neighborhood 2 (ER2)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 4/24/2023

ATTACHMENTS: Applicant's Materials

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A Single Family Residential	Mosley Forest Drive
South	Single family residence	A Single Family Residential	Ladue Meadows
East	Single family residence	A Single Family Residential	NA
West	Single family residence	A Single Family Residential	NA

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 4.5 foot (54") tall black aluminum fence, approximately 10 feet from the rear property line, within the area equivalent to the front-yard setback along Mosley Forest Dr. The fence would be just inside of the existing dense shrubs and not generally visible to those on Mosley Forest Drive. The applicant chose the material in order to match the fencing material of their neighbor at 11 Ladue Meadows who received approval for a similar request in 2021.

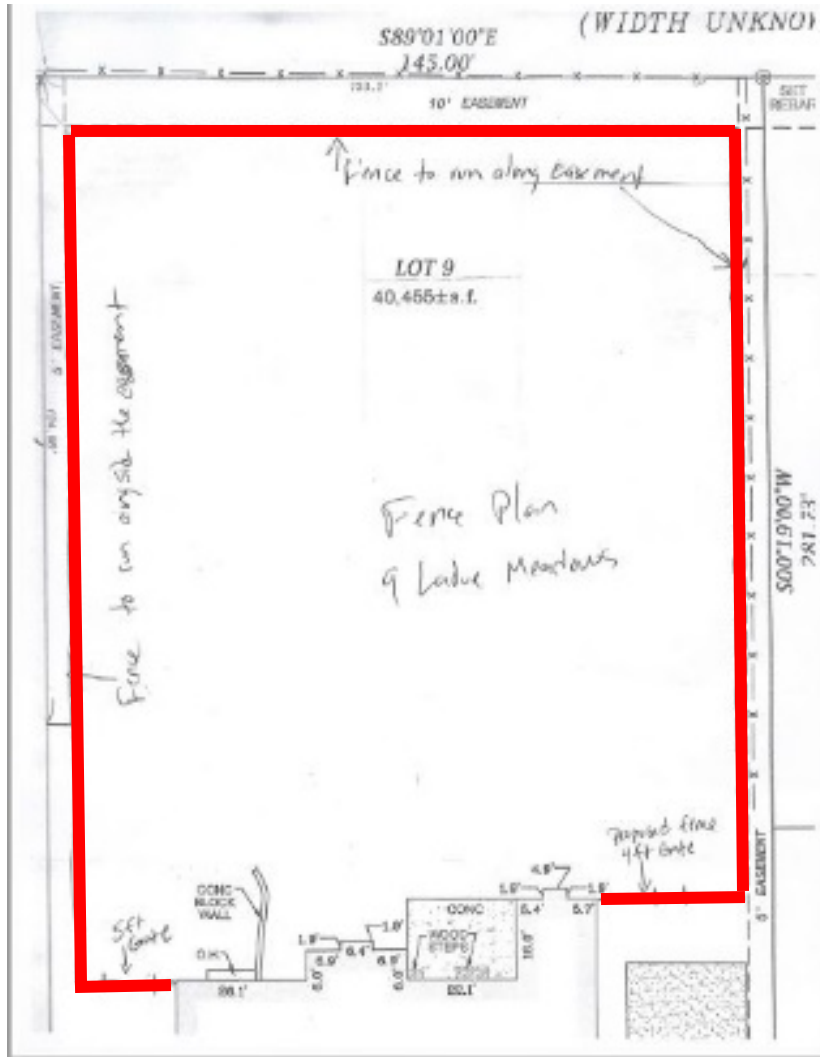


Figure 1: Applicant's Site Plan with fence location in red.

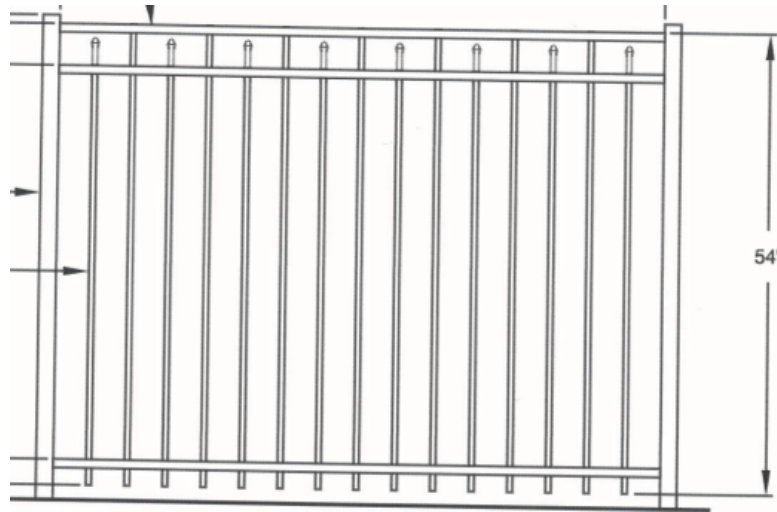


Figure 2: Fence drawing.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front setback under Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.

A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

The *Creve Coeur 2030 Comprehensive Plan* includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Estate Neighborhood 2 (ER2) where the vision is of large lots with stately homes in a park-like setting. Homes should be architecturally harmonious, located to provide large front lawns and preserve existing trees, and built to a consistent setback from the streets. Streets should terminate in cul-de-sacs or circles to create small, secluded neighborhoods and sidewalks are not necessary. Curvilinear streets can be used to preserve landscape vista.

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

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

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

5. In highly visible public areas where fencing is needed, decorative fencing is encouraged.
(p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials. The style of the fence is consistent with the City’s Design Guidelines in that it is decorative and provides open design. The existing landscaping provides significant screening of the fence, and therefore Staff does not anticipate an issue with this request.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the fence location, height, and design sufficient, they can approve it as proposed. If the Commission wishes to revise the location, material or height of the fence, discussion with the Applicant and a revised motion would be necessary. If the request is denied, the Applicant may construction the fence at the 50-foot setback line.

MOTION

The motion for the fence within the front yard setback of Mosley Forest Drive as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

“I move to approve the site plan for a 54 inch-tall, open slatted style, black aluminum fence to be located within the rear yard, within the area equivalent to the front yard setback along Mosley Forest Drive, for the property addressed as 9 Ladue Meadows as discussed within the Staff Report on Application #23-011 for the May 1, 2023, Planning and Zoning Commission meeting” (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Dates: 04/09/2021
 A photograph of a rear yard featuring a green lawn, a stone fireplace on the left, and a black patio table with chairs in the foreground. Bare trees are visible in the background under a clear sky.	Description: Applicant's photo showing rear yard looking towards Mosley Road.
 A photograph of the front of a two-story brick house with a dark roof and white trim. The house is surrounded by mature trees and a well-maintained lawn.	Description: Front of 9 Ladue Meadows.
 A photograph showing dense green vegetation and trees behind a paved area, likely a driveway or road, viewed from Mosley Forest Drive.	Description: Vegetation behind 9 Ladue Meadows from Mosley Forest Drive.

	Description: Similar fence, previously approved, partially visible at 11 Ladue Meadows.
	Description: Vegetation in easement along Mosley Forest Drive.



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: 9 Ladue Meadows Fence Project

Location of Project: 9 Ladue Meadows Locator # 18N440068

Subject for Agenda: Fence Approval

Applicant:

Architect ☐Engineer ☐Contractor ☐Agent ☐Owner ☒

Applicant:	Applicant's Representative (if applicable):
Apollo Carey Name	 Name
 Company (If Applicable) 9 Ladue Meadows	 Company (If Applicable)
 Address Creve Coeur, MO 63141	 Address
 Address	 Address
Telephone # 314-304-4814	 Telephone #
 Fax #	 Fax #
Email: apollo_carey28@sbcglobal.net	 Email:
  Applicant's Signature	 Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):

 Name			 Company (If Applicable)		
 Address					
 Phone		 Fax		 Email	
 Applicant's Signature					

Description of Request (attach additional sheets as needed)

General Description: This will be a fence running from the rear corners of my home along the sides of my lot and along the rear border of my lot. The rear and sides of my home are surrounded by trees and thicket. The fence is designed to be inside of the thicket, which will leave about 10-15 feet of thicket from the fence to the property line on both sides and the rear of the home. It is a 5ft aluminium fence, similar to the one that my neighbor has just to the west of my lot. We chose material that would match his fence exactly so that we could have consistency.

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. There is no impact on the surrounding businesses or residents. This is a project that will take place completely within the boundaries of my lot. The fence will (mostly) not even be visible from the sides or rear of my home because of the thicket. We want to get the 5 ft. fence because we one day want to install a pool and we want the fence to be consistent with the neighbor's yard, who already has a pool.

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, April 17, 2023.

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

Office Use Only

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Revised: 7/22

(WIDTH UNKNOWN)

S89°01'00"E

145.00'

133.2'

10' EASEMENT

SET
REBAR

↑ Fence to run along Easement

LOT 9

40,455±s.f.

Fence Plan
of Ladue Meadows

S00°19'00"W
281.73'

5' EASEMENT

124.86'

Fence to run along side the easement

Proposed fence
4 ft Gate

5 ft Gate

CONC
BLOCK
WALL

O.H.

26.1'

1.9'

6.9'

6.4'

1.9'

6.9'

6.0'

CONC

WOOD
STEPS

22.1'

1.9'

4.9'

1.9'

5.4'

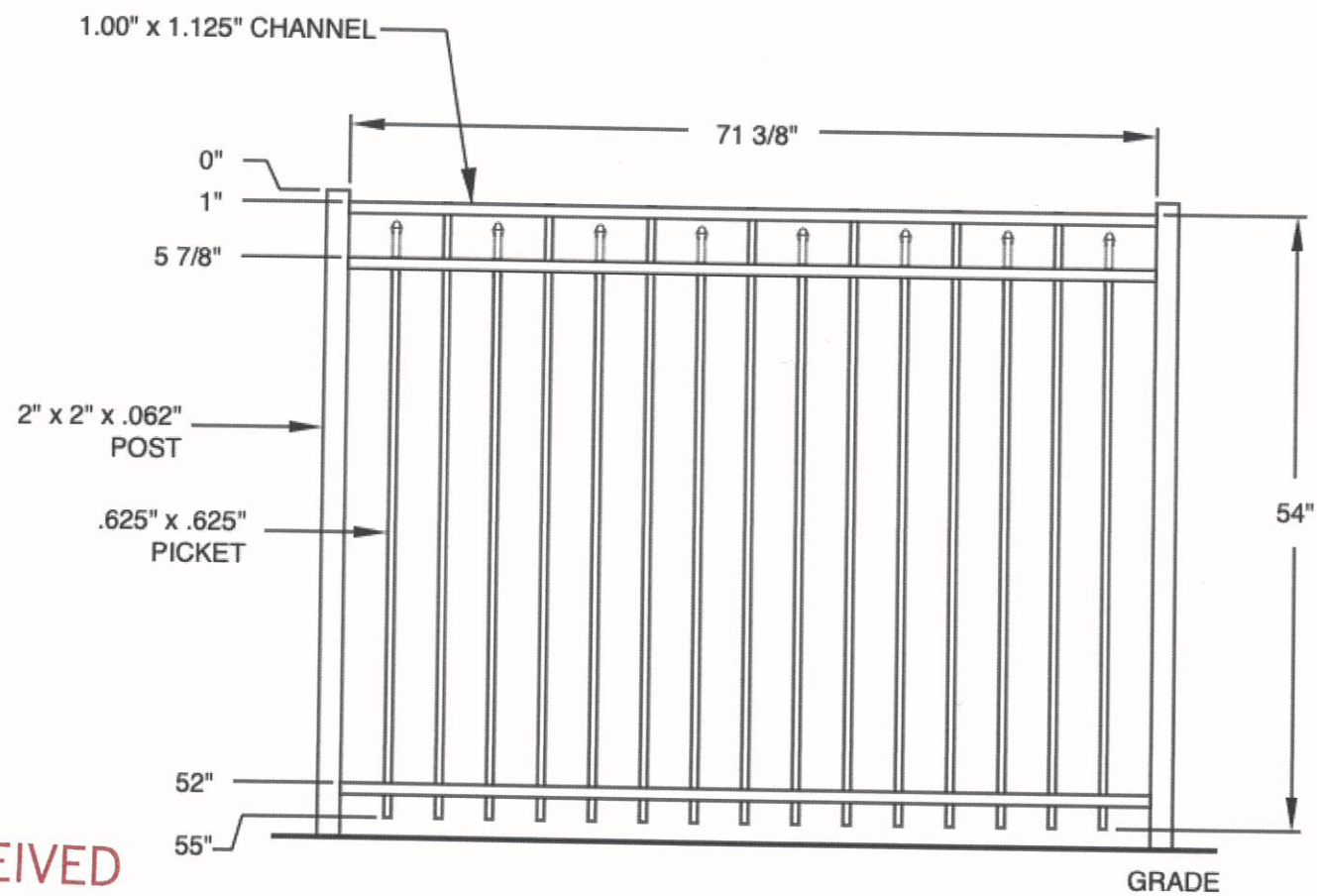
5.7'

16.0'

5' EASEMENT

71.375" PANEL SERIES-C
3-CH 54" RESIDENTIAL

ALUMINUM FENCE SUPPLY	DATE: 03/03/2023
PO/JOB NAME:	ITEM: PANEL
QUOTE NO:	HINGE TYPE: ---
COLOR: BLACK	DAYLIGHT OPENING: ---
APPROVAL SIGNATURE (REQUIRED):	



RECEIVED
MAR 27 2023
PLANNING DEPT.



Bethany Moore <blmoore@crevecoeurmo.gov>

Fw: 9 Ladue Meadows HOA Approval Request Fence Estimate - Soulard Fence

2 messages

Aarnarian Carey <apollo_carey28@sbcglobal.net>
 To: Bethany Moore <blmoore@crevecoeurmo.gov>

Hi Bethany:

See below for Trustee approval for our fence project. Thank you.

Apollo Carey

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

From: anderson.cummings@yahoo.com <anderson.cummings@yahoo.com>
To: Apollo Carey <apollo_carey28@sbcglobal.net>
Cc: miniagggarwal@gmail.com <miniagggarwal@gmail.com>; Gary <gb_stl@yahoo.com>; jillmannis@gmail.com <jillmannis@gmail.com>
Sent: Sunday, April 16, 2023 at 03:51:38 PM CDT
Subject: Re: 9 Ladue Meadows HOA Approval Request Fence Estimate - Soulard Fence

Hi Apollo,

Following up on our conversation in person on Friday afternoon...

The trustees of Ladue Mdws, yours truly, Mini, Gary, and Jill, cc'd on this email, met today. We have reviewed and approved your plans for the back yard f checking in, and appreciate your interest in keeping Ladue Mdws looking good

best regards,

andy cummings
 mobile: 314-324-8476
 email: anderson.cummings@yahoo.com

On Friday, April 14, 2023 at 08:30:59 AM CDT, Apollo Carey <apollo_carey28@sbcglobal.net> wrote:

Sounds good and that works for me. Thanks.

Sent from my iPhone

On Apr 14, 2023, at 8:03 AM, anderson.cummings@yahoo.com wrote:

great, let's meet outside at 4pm today, and thanks for sharing your mobile... my mobile # is below

best regards,

andy cummings
 mobile: 314-324-8476
 email: anderson.cummings@yahoo.com

On Friday, April 14, 2023 at 07:52:59 AM CDT, Apollo Carey <apollo_carey28@sbcglobal.net> wrote:

Yes. We have people coming over for dinner this evening but I can stop by around 4 if that works for you. Or we can chat over the phone if you prefer. My cell is 314-304-4814.

ADC

On Apr 14, 2023, at 7:40 AM, anderson.cummings@yahoo.com wrote:

We have a trustee meeting scheduled for Sunday 4/16... are you available late this afternoon to touch base, 1:1?

best regards,

andy cummings
 mobile: 314-324-8476
 email: anderson.cummings@yahoo.com

On Tuesday, April 11, 2023 at 04:34:59 AM CDT, Apollo Carey <apollo_carey28@sbcglobal.net> wrote:

Hi Andy,

Any luck connecting with another one of the trustees regarding our fence project? W

Apollo C









**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-012 SITE DEVELOPMENT PLAN FOR PARKING LOT ADDITION
AT 633 EMERSON ROAD**

FOR THE MEETING OF: Monday, May 1, 2023

LOCATION: 633 Emerson Road, Zoned CB – Core Business District.

REQUEST: Craig Bellew, of Altus Properties, on behalf of DOC-633 Emerson Road MOB, LLC, property owners of 633 Emerson Road, has submitted an application for a roughly 12,500 square foot parking lot expansion to provide an additional 33 parking spaces to the site, with new parking lot lighting. The property was originally developed in 1989 and expanded in 1998. The overall site coverage with this request will increase from 54.3% to 62.3%. The property also has a non-conforming billboard. This request was previously approved at the August 3, 2020 Planning and Zoning Commission, but that approval has expired.

ADDITIONAL INFORMATION: Section 405.1080 requires site plan review by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. Section 405.370(G)(1)(b) requires City Council review and approval of all development or redevelopment plans, other than minor site plans under 5,000 square feet of new site coverage, for the properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west. Section 405.950(L)(2)(a) of the sign regulations state that all lighting and landscaping of grandfathered billboards shall maintain the previously approved and required landscaping. The proposal will have to remove some of the existing trees for the new parking area.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 References

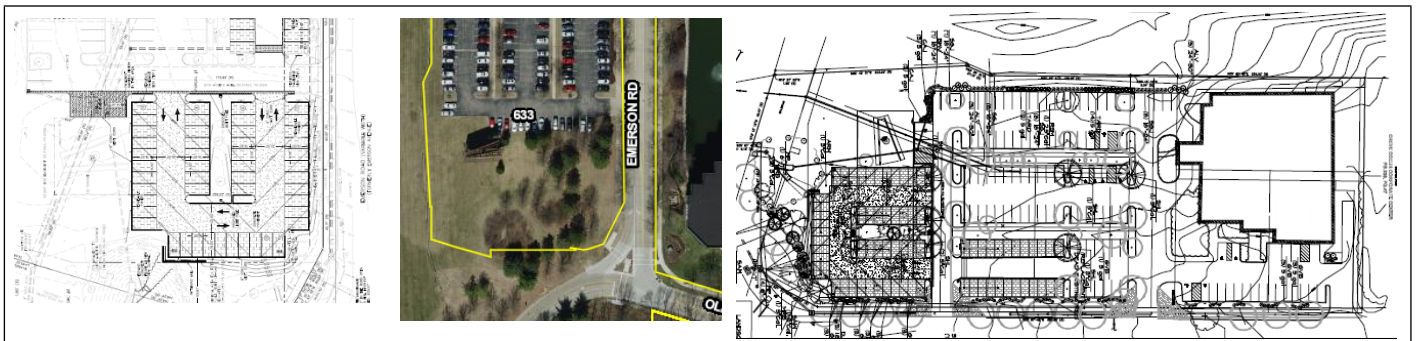
- Central Business District
- Mixed-Use District (MU)

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Article VII Off-Street Parking and Loading Regulations
- Section 405.950(L) Billboards
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT / Craig Bellew
PROPERTY Altus Properties
MANAGER: 231 Bemiston Ave., Suite 650
St. Louis, MO 63105

APPLICANT'S Brandon Harp
REPRESENTATIVE: Civil Engineering Design Consultants
10820 Sunset Office Drive, Suite 200
St. Louis, Missouri 63127



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 04/25/2023

ATTACHMENTS: Applicant's Materials received March 31, 2023
Revised Materials received April 20, 2023
Draft Resolution

BACKGROUND AND PROPOSAL SUMMARY

The property was originally built in 1989. In 1998, the property received approval of a Site Development Plan to enclose the underground parking and construct additional surface parking to the south. A condition of the approval, at that time, included submitting (for staff's approval) a revised landscape buffer to protect the residents on Emerson Road from the sight of the billboard on the subject property and required additional trees at various locations in and around the existing parking areas. However, Staff has not been able to locate the revised landscape plan. In 2013, the Planning and Zoning Commission approved a minor site plan for new landscaping around the base of the building, new entry elements and "Living Fence/Trellis" system at the south elevation and east elevation that was used to break up the blank walls and provide greater interest to the building, a new paint scheme for the property, as well as a boundary adjustment, and right-of-way dedication, to create one, 3.63-acre lot. The property also has a non-conforming billboard on the property. This request was previously approved at the August 3, 2020 Planning and Zoning Commission with conditions, but that approval has expired. Some of the concerns voiced by staff at the time have been addressed and will be explored in the staff report.



Figure 1: 2013 Rendering of the East Elevations for the Living Fence/Trellis system

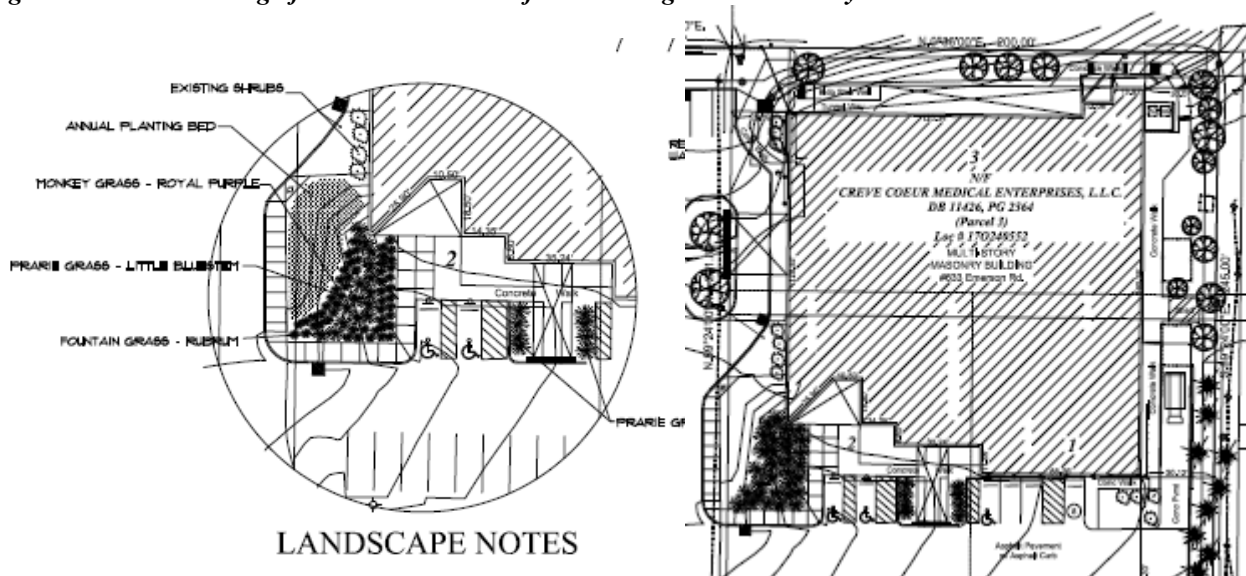
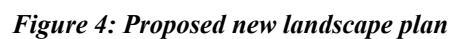
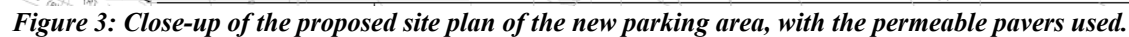


Figure 2: Close-up of the 2013 Landscaping Plan for around the building.

The Applicants are seeking to add 12, 485 square feet to the site in order to provide an additional 33 parking spaces. The overall site coverage will increase from 54.3% to 62.3%. The Applicant has indicated that to offset the effect of this additional impervious area, two sections of pavement in the existing parking are proposed to be removed and replaced with pervious pavers (while still counted as coverage). Landscape measures are proposed to meet Creve Coeur standards and provide adequate screening for the proposed parking to adjacent properties, primarily residential areas to the south, including maintaining screening for the existing billboard sign.



PLANT SCHEDULE			
TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	1	ARMSTRONG RED MAPLE / ACER RUBRUM 'ARMSTRONG'	2.5' CAL.
RO	1	RED OAK / QUERCUS RUBRA	2.5' CAL.
SAV	2	SANTOOTH OAK / QUERCUS ACUTISSIMA	2.5' CAL.
VPP	5	VANESSA PERSIAN PARROTIA / PARROTIA PERSICA 'VANESSA'	3' CAL.
RSM	1	'RED SUNSET' MAPLE / ACER RUBRUM 'FRANKSRED'	2.5' CAL.
SHL	1	'SKYLINE' LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'	3' CAL.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
SGA	3	GREEN GIANT ARBORVITAE / THUJA PLICATA 'GREEN GIANT'	7'-8'
NS	4	NORWAY SPRUCE / PICEA ABIES	6'-7'
HP	5	WHITE PINE / PINUS STROBUS	6'-7'
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
MRB	3	MERLOT REDBUD / CERCIS X 'MERLOT'	2' CAL.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	21	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"
BWV	7	BRANDYWINE VIBURNUM / VIBURNUM NUDUM 'BRANDYWINE'	18"-24"
CAJ	6	COMPACT ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	5 GAL
DJY	10	DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS'	18"-24"
GVB	21	GREEN VELVET BOXWOOD / BUXUS 'GREEN VELVET'	5 GAL
SGJ	49	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	18"-24"
SWN	15	SUMMER WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	5 GAL
TARD	45	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA 'TARDIVA'	5 GAL

Figure 5: Proposed Plant Schedule

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office	CB-Core Business District	NA
South	Residential	C Single Family Residential	Old Ballas Road
East	Office/ Summit Lofts Condominium Residential	CB-Core Business District	Emerson Road
West	Park Provence	PC-Planned Community District	N. New Ballas Road



COMPREHENSIVE PLAN AND DESIGN GUIDELINE REVIEW

The Design Guidelines strongly encourage high quality landscaping that accentuates the building and site, softens the effects of parking in areas and enhances the quality of life of the City; the scale and nature of landscaping material are to be appropriate to the site or structure, with large-scale landscaping complementing the large scale building; and, that there is a consistency of landscape design throughout a development; parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscaped enhancements, including berms; landscaped areas are to be maximized and balanced throughout the site; and live plant material is to be used for ground cover (p. 15-16)

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including along the west property line for the headlight screening of vehicles along I-270, and to fill in where parking lot trees are currently missing. However, the planting around the building is not shown. The plantings on the living trellis have failed to thrive producing an unappealing result. Staff is not requiring that the plantings be added to the trellis due to this result. A condition of approval includes that the final landscape plan shall be updated to include plantings along the building.

ZONING REGULATIONS

As previously discussed, the maximum site coverage is 63%, where the Planning and Zoning Commission may allow for additional coverage of up to 70% in consideration of special or outstanding landscape and site planning features, per Section 405.320(E)(3)(b). The additional parking will bring the site up to a site coverage to 62.3%.

Section 405.370(G) requires Council approval for any and all development or redevelopment plans, other than minor site plans, within the following areas:

- a. The area bounded by the City limits on the north, Olive Boulevard on the south, Craig Road on the east and I-270 on the west.
- b. The area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west.

Minor site development plans are any proposed alteration that would add new impermeable surface in excess of five hundred (500) square feet or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site, per Section 405.1080. As the proposal is adding more than 15,000 square feet of coverage, it will require going before City Council. While the Applicants are utilizing permeable pavers for stormwater, it is still counted as site coverage.

Landscaping

The City's landscaping regulations require that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Section 405.540 Landscaping provides design standards for landscape plans that include a minimum of 1 street tree for every 30 lineal feet of street frontage as well as, that there shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible. Further, no landscaped hedge shall be less than two (2) feet in height and two (2) feet in spread at time of installation; however, no hedge, wall, or berm shall exceed three (3) feet in height within ten (10) feet of any driveway opening. The individual plants used in the development of such a hedge shall be placed so as to be not more than thirty (30) inches on center. Additionally, Section 405.810(A)(5) requires that headlight screening of vehicles from view by an earth berm, a solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means. Such fence or berm and associated landscaping shall be a minimum of eighteen (18) inches in height and an average of three (3) feet in height at the time of planting. Therefore, additional landscaping has been provided along I-270. Some of the trees are showing a 2.5 caliper, and therefore a condition of approval is that all trees are to be a minimum of 3" as required under Section 405.540(F).

In the staff report from 2020, staff indicated that additional landscaping around the base of the billboard and around the perimeter of the new and existing parking lot to shield headlight glare was needed. The applicant's current landscaping proposal includes additional landscaping around the base of the billboard to include 7 viburnum shrubs and a mix of shrubs, including evergreens, along the parking area. Staff is satisfied with this modification. The existing site requires 18 street trees. 12 street trees exist and 6 are proposed to comply with the requirements mentioned above in Section 405.540 although not all are listed as 3 caliper inches at time of planting. This will be addressed with a condition of approval as will the

replacement of the undesirable/invasive trees with trees recommended by the Public Works Department's list of recommended trees.

Billboard

The subject property has a non-conforming billboard. Section 405.950(L)(2)(a) of the sign regulations states that all lighting and landscaping of grandfathered billboards shall maintain the previously approved and required landscaping. Staff does have a concern with the removal of the large evergreens that were required to provide screening for the residents to the south and east of the property and the parking so close to the billboard area.



Figure 7: Google Image of the Existing Landscaping at Emerson and Old Ballas Road



Figure 8: Google Images of existing trees and screening of the billboard looking south at Emerson and Old Ballas Road, and Staff photo of some of the existing trees in poor health.

The new parking area will be very close around the non-conforming billboard, and the new plantings will require time to provide the same screening as the existing on the site. The Applicants have indicated that they feel that additional parking is needed to ensure retention of tenants. They have added additional plantings to the south for screening purposes, and maintaining the existing trees that would be within the parking lot islands. If approved, the final landscape plan for this site will also serve as the required landscaping to satisfy the requirements of the billboard ordinance.

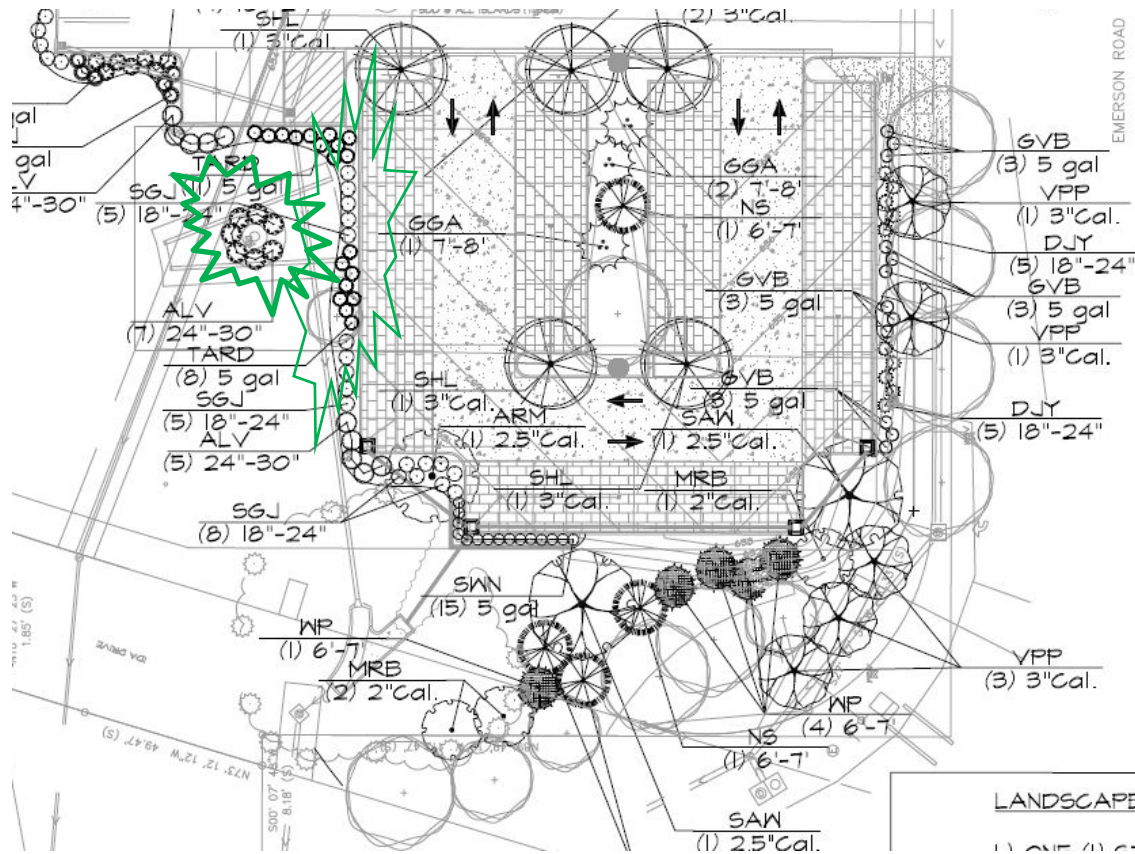


Figure 9: Close-up of the Landscape plan for the new addition and the billboard with highlighted areas of additional landscaping.

Lighting

Section 405.680 Lighting of the Zoning Ordinance provides that the Planning and Zoning Commission shall review all lighting plans that include the type, number, brightness, type of cutoff/shielding and hours of usage of all fixtures. Section 405.680(B) requires that all lighting shall be downcast and fully shielded and shall not cast light upon adjacent property or right-of-way nor shall glare be emitted from an illuminant source. Section 405.680(B)(3) requires that all lighting for non-residential developments shall not exceed twenty-four (24) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by site development plan approval in accordance with Section 405.1080. Additionally, Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations parking lot requires lighting shall maintain a minimum of one (1) foot-candle of illumination at night.

The new parking area is proposed for new lighting that meets with these regulations. However, the site photometric plan indicates that the existing parking lots are flood lights. Therefore, a condition of approval includes that all lighting shall be downcast and fully shielded, and that the existing flood lights shall be replaced with the same light fixtures as the proposed new fixtures. If additional light fixtures are needed, Staff has included a condition that Staff shall have the authority to approve additional light fixtures to meet with the requirements above.

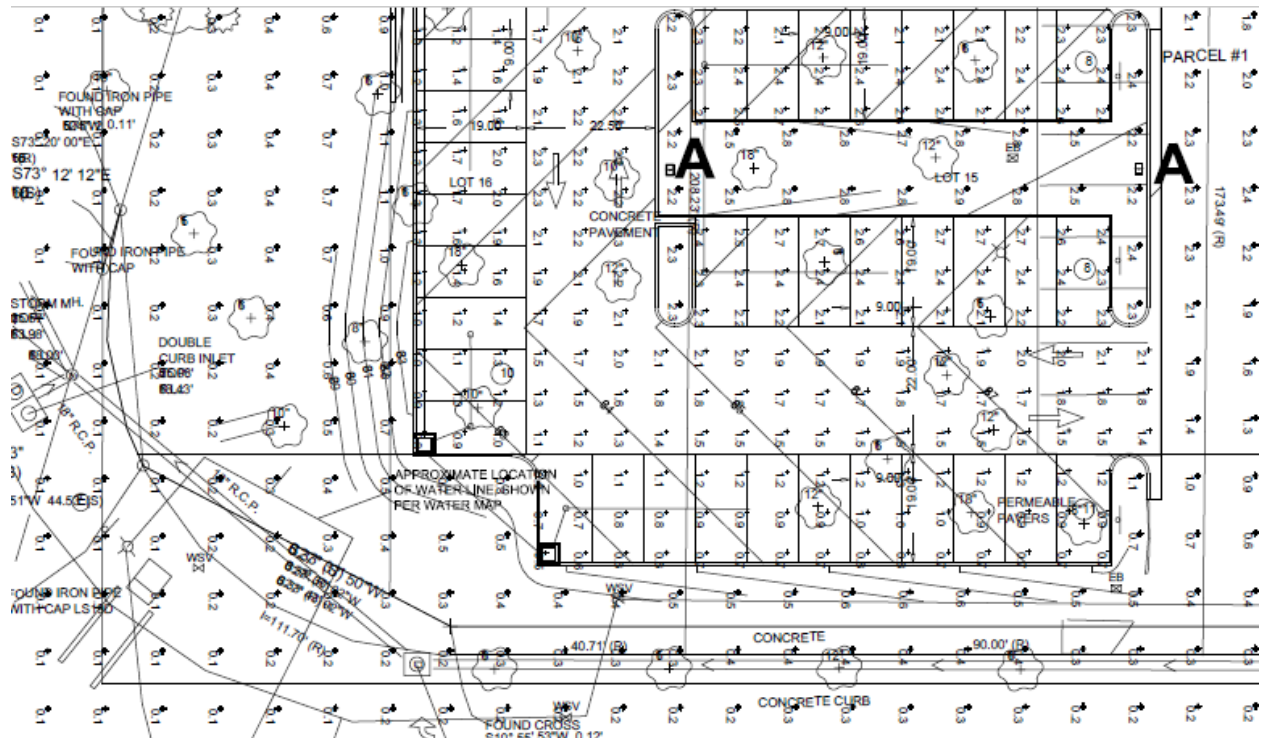
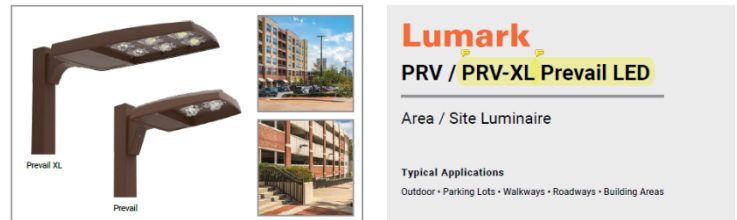


Figure 10: Close-up of the Applicant's Photometric Plan showing that lighting levels to be less than 1 fc at the property line.

Luminaire Schedule			
Symbol	Qty	Label	Description
⌈	2	A	PRV-XL-C75-D-UNV-T5-BZ
⊛	6	EX	EXISTING FLOOD LIGHT POLE

Figure 11: Light Fixture and Schedule



Property Maintenance

While visiting the site, Staff observed that the existing parking lot needs maintenance and parking lot will need to be repaired as needed and resealed. The Public Works Department has also requested that the southernmost driveway entrance, near the area of the new parking spaces, is to be reconstructed to meet with the current ADA requirements as well. Therefore, Staff has included a condition that the entire parking lot be resealed, and that the southern entrance be reconstructed to meet with ADA regulations, as directed by the Department of Public Works.

CONCLUSION

Should the Commission find the proposal in keeping with the Comprehensive Plan and the Design Guidelines and in keeping with the regulations regarding the Section 405.950(L)(2)(a) of the Sign Regulations that require maintenance of the landscaped screening of grandfathered billboards, a motion to recommend approval to the City Council is needed. Below are the bullet points of the main conditions discussed that involve additional landscaping and other site issues as recommended by staff:

- Reconstruction of the southern entrance to meet with ADA standards and repairing and resealing the remaining asphalt parking area.
- Upgrading the existing flood light fixtures with lights that are consistent with the LED lighting proposed for the new parking area, and in compliance with Section 405.680 Lighting. If additional light fixtures are needed, Staff may approve such lighting provided that it meets with all of the requirements of Section 405.680 and Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations.

Below are the recommended conditions of approval, including the conditions for Staff approval of the above suggested changes, as well as the customary conditions for this type of project:

1. The Applicant shall submit a site improvement permit for the additional 12,485 square feet of new site coverage for the parking lot at 633 Emerson Road to be in substantial compliance with the site development plans received April 20, 2023, as bound together and submitted in conjunction with Application #23-012 by CEDC, except as modified below.
2. A final landscape shall be submitted to be in substantial compliance with the revised Landscape Plan submitted on April 20, 2023, as bound together and submitted in conjunction with Application #23-012 by CEDC, except as modified below.
3. The Landscape plan shall be revised to include the plantings around the building as consistent with the approved plans in 2013; identify and replace all dead and dying trees and plants in order to provide attractive year-round screening along Emerson Road frontages, and any plant materials listed as an undesirable species, shall be replaced with a Missouri Native tree as recommended by the City's Landscaping Guide and Public Works Department's list of Recommended Trees, for the Zoning Administrator's approval.
4. All trees shall have a minimum caliper of three inches (3") as required under Section 405.540.
5. An underground irrigation system shall be installed for the new landscaped areas as required under Section 405.540(10).
6. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. Upgrading the existing flood light fixtures with lights that are consistent with the LED lighting proposed for the new parking area, and in compliance with Section 405.680 Lighting. If additional light fixtures are needed, Staff may approve such lighting provided that it meets with all of the requirements of Section 405.680 and Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations.
8. The entire parking lot shall be resealed, and the southernmost entrance and adjacent sidewalk shall be reconstructed to meet with ADA regulations, as directed by the Department of Public Works.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the Planning and Zoning Commission or if required City Council before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION

After discussion with the Applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code and all impacts have been addressed, it may vote on a recommendation to the City Council. The following is an example of an appropriate motion for this application:

"I move to recommend approval of the site development plans for an additional 12,485 square feet of parking for the 633 Emerson Road subject to the conditions listed in the Staff Report and Draft Resolution for the meeting of May 1, 2023" (Conditions may be added, eliminated, altered, and/or modified).

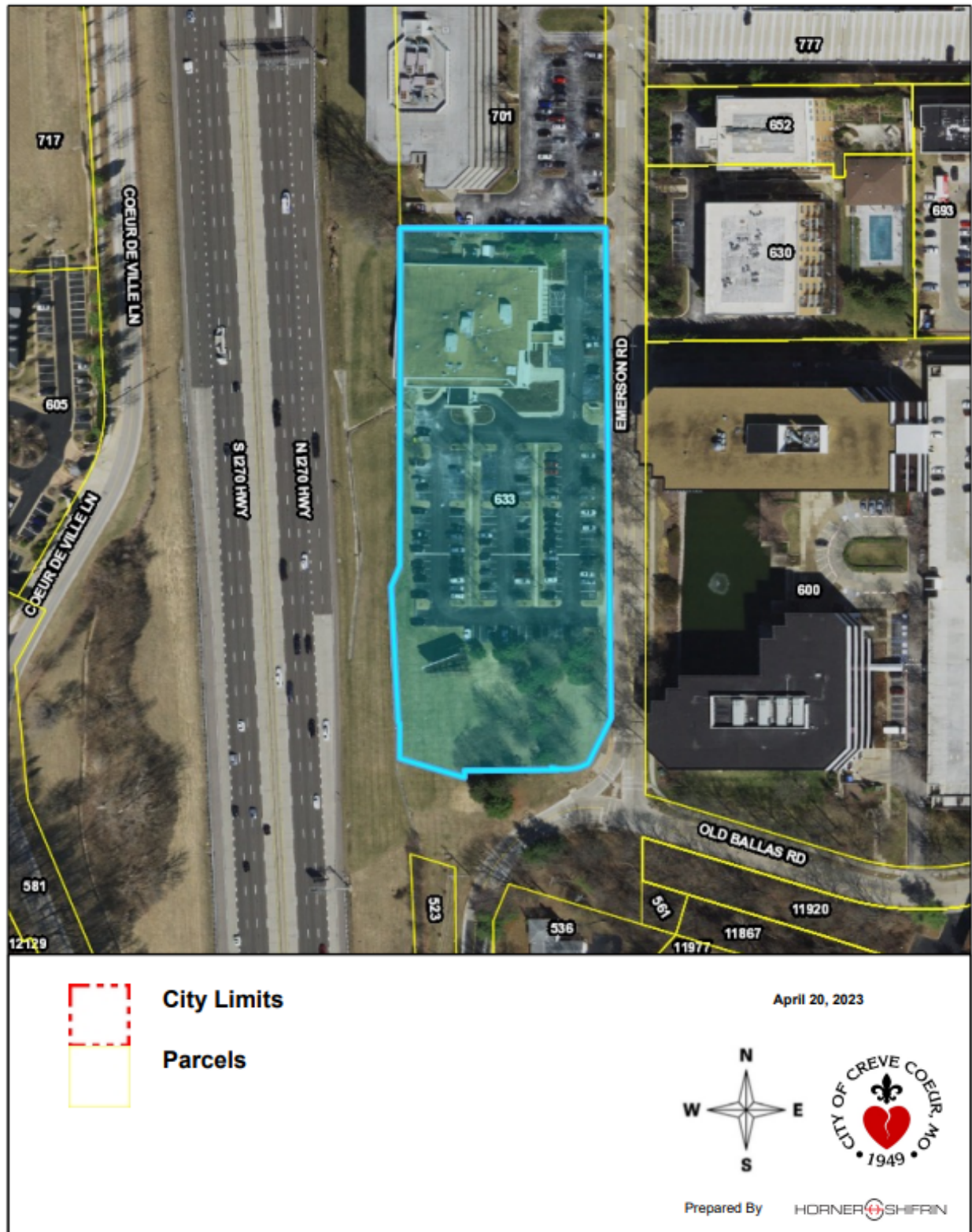
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Date: 4/11/2023
	Description: “Living trellis” system.
	Description: Existing non- conforming billboard.
	Description: Existing street trees and evergreen shrubs along Emerson.

RESOLUTION NO. _____

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A 12,485 SQUARE FOOT, 33 SPACE PARKING LOT ADDITION AT 633 EMERSON ROAD

WHEREAS, Section 405.370(G)(1)(b) states that the City Council will exercise the right, power and authority to review and approve any and all development or redevelopment plans, for the properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west, as provided for in Section 405.1080; and

WHEREAS, an application was submitted by Craig Bellew, of Altus Properties, on behalf of DOC-633 Emerson Road MOB, LLC, property owners of 633 Emerson Road, a 12,485 square foot parking lot expansion to provide an additional 33 parking spaces to the site, with new parking lot lighting; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on May 1, 2023; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed resolution has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed Site Development Plan, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including Section 405.1080 Site Concept, Site Development, and Minor Site Plan Approval.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: The site development plan for the property addressed as 633 Emerson Road is approved subject to the following conditions:

1. The Applicant shall submit a site improvement permit for the additional 12,485 square feet of new site coverage for the parking lot at 633 Emerson Road to be in substantial compliance with the site development plans received April 20, 2023, as bound together and submitted in conjunction with Application #23-012 by CEDC, except as modified below.

RESOLUTION NO. _____

2. A final landscape shall be submitted to be in substantial compliance with the revised Landscape Plan submitted on April 20, 2023, as bound together and submitted in conjunction with Application #23-012 by CEDC, except as modified below.
3. The Landscape plan shall be revised to include the plantings around the building as consistent with the approved plans in 2013; identify and replace all dead and dying trees and plants in order to provide attractive year-round screening along Emerson Road frontages, and any plant materials listed as an undesirable species, shall be replaced with a Missouri Native tree as recommended by the City's Landscaping Guide and Public Works Department's list of Recommended Trees, for the Zoning Administrator's approval.
4. All trees shall have a minimum caliper of three inches (3") as required under Section 405.540.
5. An underground irrigation system shall be installed for the new landscaped areas as required under Section 405.540(10).
6. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. Upgrading the existing flood light fixtures with lights that are consistent with the LED lighting proposed for the new parking area, and in compliance with Section 405.680 Lighting. If additional light fixtures are needed, Staff may approve such lighting provided that it meets with all of the requirements of Section 405.680 and Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations.
8. The entire parking lot shall be resealed, and the southernmost entrance and adjacent sidewalk shall be reconstructed to meet with ADA regulations, as directed by the Department of Public Works.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the Planning and Zoning Commission or if required City Council before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 2: This resolution shall become effective upon approval.

ADOPTED THIS ____ DAY OF May 2023.

ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

EXISTING STORM SEWER

PROPOSED STORM SEWER

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

RIGHT-OF-WAY

EASEMENT

CENTERLINE

EXISTING TREE

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

SWALE

TO BE REMOVED

TO BE REMOVED & RELOCATED

TO BE USED IN PLACE

ADJUST TO GRADE

BACK OF CURB

FACE OF CURB

WATER MAIN

GAS MAIN

UNDERGROUND TELEPHONE

OVERHEAD WIRE

UNDERGROUND ELECTRIC

SILTATION CONTROL

FIRE HYDRANT

POWER POLE

WATER VALVE

LIGHT STANDARD

OWNER

ADDRESS

LOCATOR NUMBER

ZONING

AREA (TOTAL)

WATER SHED

FIRE DISTRICT

SCHOOL DISTRICT

ELECTRIC SERVICE

PROPERTY DATA

= Doc 633 Emerson Road Mob LLC

= 633 EMERSON

= CREVE COEUR, MO 63141

= 170240754

= CB CORE BUSINESS DISTRICT

= 158,291 s.f. or 3.63 ACRES

= CREVE COEUR CREEK WATERSHED

= CREVE COEUR

= PARKWAY SCHOOL DISTRICT

= AMERENUE

INDEX OF SHEETS

SDP1 SITE DEVELOPMENT PLAN

SDP2 OVERALL PLAN

SDP1

SDP2

SITE DEVELOPMENT PLAN

for a

PARKING LOT ADDITION

EMERSON TERRACE OFFICE PARK

LEGEND

ASPHALT PAVEMENT

PERMEABLE PAVERS

CONCRETE PAVEMENT (HEAVY DUTY)

0 20 40

SCALE:

1 inch = 20 ft.

● - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-0"

○ - DENOTES FOUND IRON PIPE

○ - DENOTES FOUND IRON ROD

⊕ - DENOTES FOUND CROSS

⚠ - DENOTES FOUND RIGHT OF WAY MARKER

STORMWATER RUNOFF CALCULATIONS

(15 Yr. / 20 Min. STORM)

TOTAL SITE AREA = 3.63 ac.

EXISTING RUNOFF CALCULATIONS

BUILDING: 0.521 ac. x 3.54 c.f.s./ac. = 1,845 c.f.s.

PAVED: 1.384 ac. x 3.54 c.f.s./ac. = 4,901 c.f.s.

PERVIOUS: 1.728 ac. x 1.70 c.f.s./ac. = 2,933 c.f.s.

3.63 ac. = 9,679 c.f.s.

PROPOSED RUNOFF CALCULATIONS

BUILDING: 0.521 ac. x 3.54 c.f.s./ac. = 1,845 c.f.s.

PAVED: 1.382 ac. x 3.54 c.f.s./ac. = 4,891 c.f.s.

PERVIOUS: 1.728 ac. x 1.70 c.f.s./ac. = 2,933 c.f.s.

1.78 ac. = 9,674 c.f.s.

DIFFERENTIAL RUNOFF:

9,679 c.f.s. - 9,674 c.f.s. = (-0.05) c.f.s.

LEGAL DESCRIPTIONS

(FROM TITLE COMMITMENT)

LEGAL DESCRIPTION

PARCEL #1:
A TRACT OF LAND BEING PART OF LOTS 12, 13, 14, 15, 16, AND 17 OF EMERSON TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DAILY NUMBER 29 ON MARCH 19 1942 IN THE ST. LOUIS COUNTY RECORDS, IN SECTION 3, TOWNSHIP 45 NORTH RANGE 5 EAST ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION ON THE SOUTH LINE OF EWEN DRIVE, 50 FEET WIDE, WITH THE EAST RIGHT-OF-WAY LINE AT INTERSTATE HIGHWAY 270 (FORMERLY 244); THENCE SOUTH 89 DEGREES 12 MINUTES 03 SECONDS EAST 230.78 FEET AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 0 DEGREES 47 MINUTES 57 SECONDS WEST AT 20.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 16.75 FEET ALONG SAID SOUTH LINE OF EWEN DRIVE TO THE WEST LINE OF EMERSON AVENUE AS WIDENED BY A ROAD DEDICATION PLAT RECORDED IN PLAT BOOK 281, PAGE 17 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 324.25 FEET AND SOUTH 27 DEGREES 45 MINUTES 02 SECONDS WEST 60.33 FEET ALONG SAID WEST LINE OF EMERSON AVENUE TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 26 DEGREES 40 MINUTES 53 SECONDS WEST 60.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 45.59 FEET TO THE NORTH LINE OF IDA DRIVE, 40 FEET WIDE; THENCE NORTH 73 DEGREES 08 MINUTES 52 SECONDS WEST 144.29 FEET AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 16 DEGREES 51 MINUTES 00 SECONDS EAST 1820.88 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 40.22 FEET ALONG SAID NORTH LINE OF IDA DRIVE, 40 FEET WIDE, TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 270 (FORMERLY 244); THENCE NORTHWARDLY ALONG SAID RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 270 (FORMERLY 244) THE FOLLOWING COURSES AND DISTANCES: NORTH 02 DEGREES 38 MINUTES 19 SECONDS WEST 162.73 FEET, NORTH 23 DEGREES 12 MINUTES 03 SECONDS EAST 27.19 FEET, AND NORTH 0 DEGREES 30 MINUTES 23 SECONDS EAST 150.05 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY VOLZ ENGINEERING AND SURVEYING INC. ON NOVEMBER 5 1990.

PARCEL #2:
IDA DRIVE (A PRIVATE 40-FOOT-WIDE ROAD) AS SHOWN ON PLAT OF EMERSON TERRACE, A SUBDIVISION RECORDED IN PLAT BOOK 38 PAGE 37, BEING BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF LOT 16 AND PART OF LOT 17 OF AFORESAID EMERSON TERRACE; ON THE SOUTH BY THE NORTH LINE OF THE CREVE COEUR BRANCH OF MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY; ON THE EAST BY THE WEST LINE OF EMERSON AVENUE; ON THE WEST BY THE EAST LINE OF HIGHWAY 270 (FORMERLY 244).

PARCEL #3:
LOTS 1, 2, AND 3 OF EMERSON TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS OFFICE. EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF CREVE COEUR BY DEED RECORDED IN BOOK 8499 PAGE 757.

PARCEL #4:
A TRACT OF LAND BEING PART OF EWEN DRIVE, 50 FEET WIDE, ACCORDING TO "EMERSON TERRACE," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS.

SITE BENCHMARK

NAVD88 ELEV. = 629.07' FTUS

"O" IN THE WORD OPEN ON FIRE HYDRANT NEAR THE SOUTHEAST CORNER OF SUBJECT PROPERTY, AS SHOWN ON SURVEY.

PREPARED FOR:

Physicians Realty Trust

309 N. Waters Street

7th Floor

Milwaukee, WI 53202

PREPARED BY:

CEDC

10820 Sunset Office Drive

Suite 200

St. Louis, Missouri 63127

314.729.1400

Fax: 314.729.1404

www.cedc.net

BRANDON ASHER HARP

REGISTERED PROFESSIONAL ENGINEER

MISSOURI ONE-CALL SYSTEM

BRANDON A. HARP, P.E. E-28650

CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive

Suite 200

Saint Louis, Missouri 63127

314.729.1400

Fax: 314.729.1404

www.cedc.net

CEDC

CIVIL ENGINEERING

DESIGN CONSULTANTS

Site Development Plan for

PARKING ADDITION

633 EMERSON RD.

CREVE COEUR, MO 63141

Proj. # 2401

No. Description Date

TO CITY 03/31/2023

PER CITY 04/20/2023

SITE DEVELOPMENT PLAN

DRAWING NO.

SDP1

LOCATION MAP

(N.T.S.)

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

2.) ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.

4.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MODOT AND M.S.D.

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND MODOT.

6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

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

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

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

10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

11.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.

12.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

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

14.) NO GRADE SHALL EXCEED 3"(H):1"(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.

15.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

16.) ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.

17.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR OR MODOT UPON COMPLETION OF WORK IN THE AREA AFFECTED.

18.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.

19.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).

20.) PARKING CALCULATIONS (PER ZONING SECTION 405.820)

PARKING REQUIREMENTS FOR OTHER HEALTH SERVICES

Four (4) parking spaces per one thousand (1,000) square feet of floor area: 38,277/1,000 * 4 = 153 spaces

TOTAL = 153 SPACES REQUIRED

PRE DEVELOPMENT PARKING = 162 SPACES

POST DEVELOPMENT PARKING PROVIDED ON SITE = 195 SPACES (INCLUDES 11 ADA STALLS)

21.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.

22.) LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.

23.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR AND COUNTY STANDARDS.

24.) ANY SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.

25.) DENSITY CALCULATIONS

SITE COVERAGE:

The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.

PRE DEVELOPMENT

BUILDING AREA = 22,704 s.f.

PARKING & DRIVE AISLES = 63,278 s.f.

85,982 s.f.

SITE COVERAGE = 85,982± s.f. / 158,163±s.f. x 100 = 54.3%

POST DEVELOPMENT

BUILDING AREA = 22,704 s.f.

PARKING & DRIVE AISLES = 75,763 s.f.

98,467 s.f.

SITE COVERAGE = 98,467± s.f. / 158,163±s.f. x 100 = 62.3%

26.) FLOOR AREA RATIO (F.A.R.)

38,277 s.f. BUILDING

158,163 s.f. SITE AREA

= 0.242

27.) ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII. SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TOT HE REMOVAL AND REPLACEMENT OF THE SIGN.

28.) STRUCTURE SETBACKS (PER CORE BUSINESS DISTRICT ZONING)

FRONT 15 FT.

SIDE 10 FT.

REAR 10 FT.

BUFFER YARD 50 FT. (THAT ABOUT THE SINGLE-FAMILY DISTRICT)

29.) AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AS REQUIRED PER SEC. 405.540(10).

30.) PARKING LOT LIGHTING SHALL BE DOWNCAST AND FULLY SHIELDED IN CONFORMANCE WITH SECTION 405.680, LIGHTING OF THE ZONING CODE.

31.) ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII. SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TOT HE REMOVAL AND REPLACEMENT OF THE SIGN.

32.) THE TRASH ENCLOSURE SHALL BE BUILT OF MATERIALS THAT ARE CONSISTENT WITH THE BUILDING, SUBJECT TO THE ZONING ADMINISTRATOR'S APPROVAL.

NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS. UTILITIES CONTACT BY MISSOURI ONE CALL WERE:

AMEREN MO ELECTRIC

ATT DISTRIBUTION

CHARTER COMMUNICATIONS

LEVEL 3 NOW CENTURY LINK

EDWARD JONES

MISSOURI AMERICAN WATER

MCI

SPIRE MO EAST

ST. LOUIS METROPOLITAN SEWER

M.S.D. BASE MAP

M.S.D. P-No.

MISSOURI ONE CALL TICKET NUMBER 201011563

Call BEFORE you DIG

TOLL FREE

1-800-DIG-RITE

MISSOURI ONE-CALL SYSTEM, INC.

EMERSON ROAD (VARIABLE WIDTH)

(FORMERLY EMERSON AVENUE)

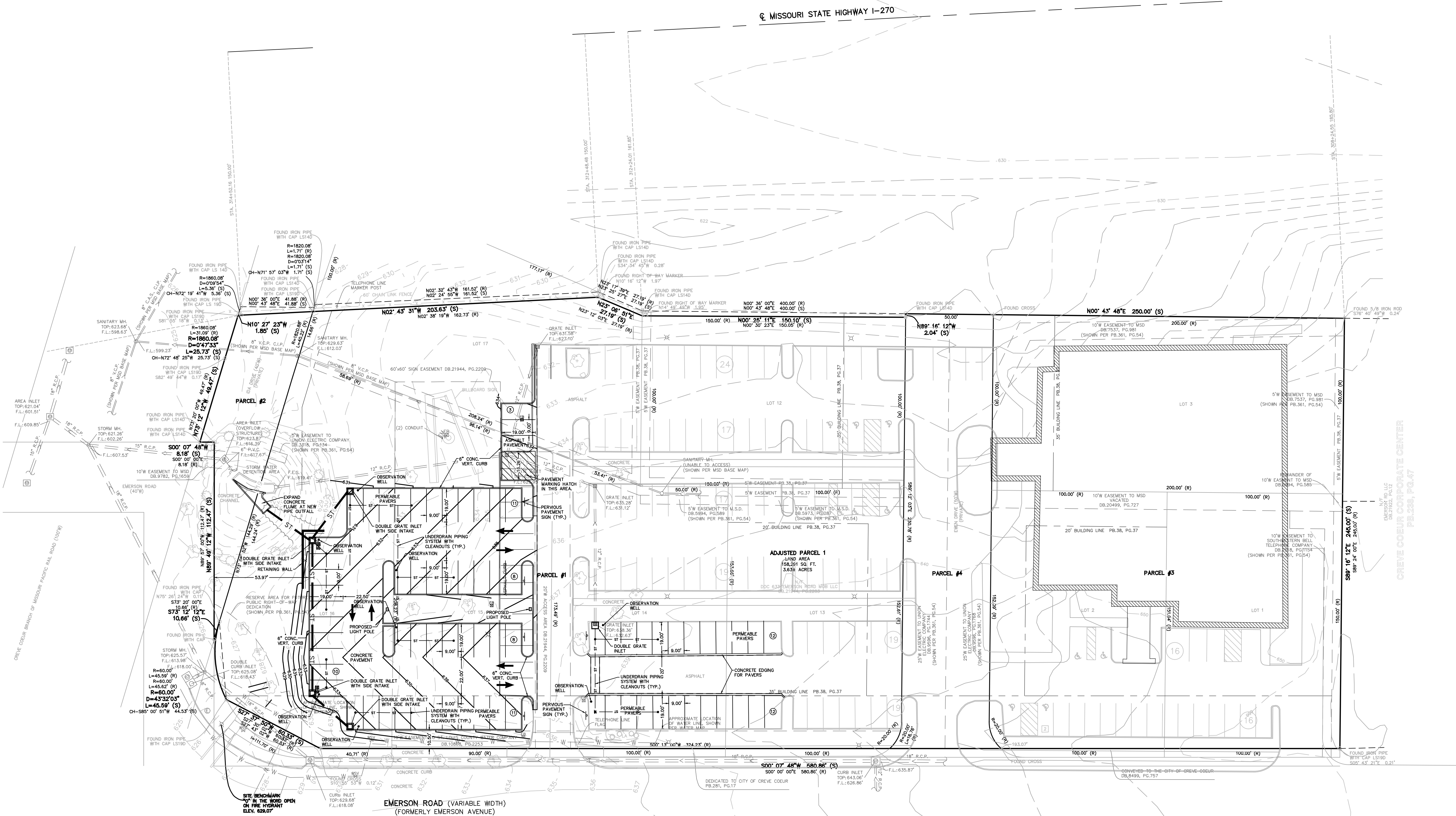
SITE BENCHMARK

"O" IN THE WORD OPEN

ON FIRE HYDRANT

ELEV. 629.07'

Page 42 of 81



SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 204635, DATED APRIL 14, 2020 AT 8:00 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

G. BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AS SHOWN IN PLAT BOOK 38 PAGE 37 AND PLAT BOOK 361 PAGE 54.

H. EASEMENT AGREEMENT RECORDED IN BOOK 21944 PAGE 2209. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)

I. MEMORANDUM OF LEASE RECORDED IN BOOK 22215 PAGE 1122. (NOT A PLOTTABLE ITEM)

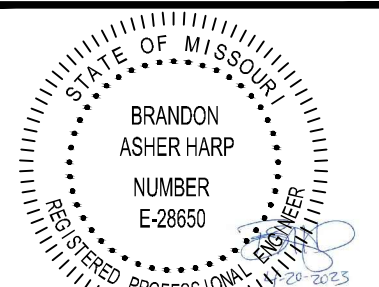
J. VACATION OF EASEMENT RECORDED IN BOOK 20499 PAGE 727 (EASEMENT ORIGINALLY RECORDED IN BOOK 5994 PAGE 585) (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)



0 30 60

SCALE:
1 inch = 30 ft.

- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - DENOTES FOUND IRON PIPE
- - DENOTES FOUND IRON ROD
- ⊕ - DENOTES FOUND CROSS
- △ - DENOTES FOUND RIGHT OF WAY MARKER



BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

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Site Development Plan for
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633 EMERSON RD.
CREVE COEUR, MO 63141

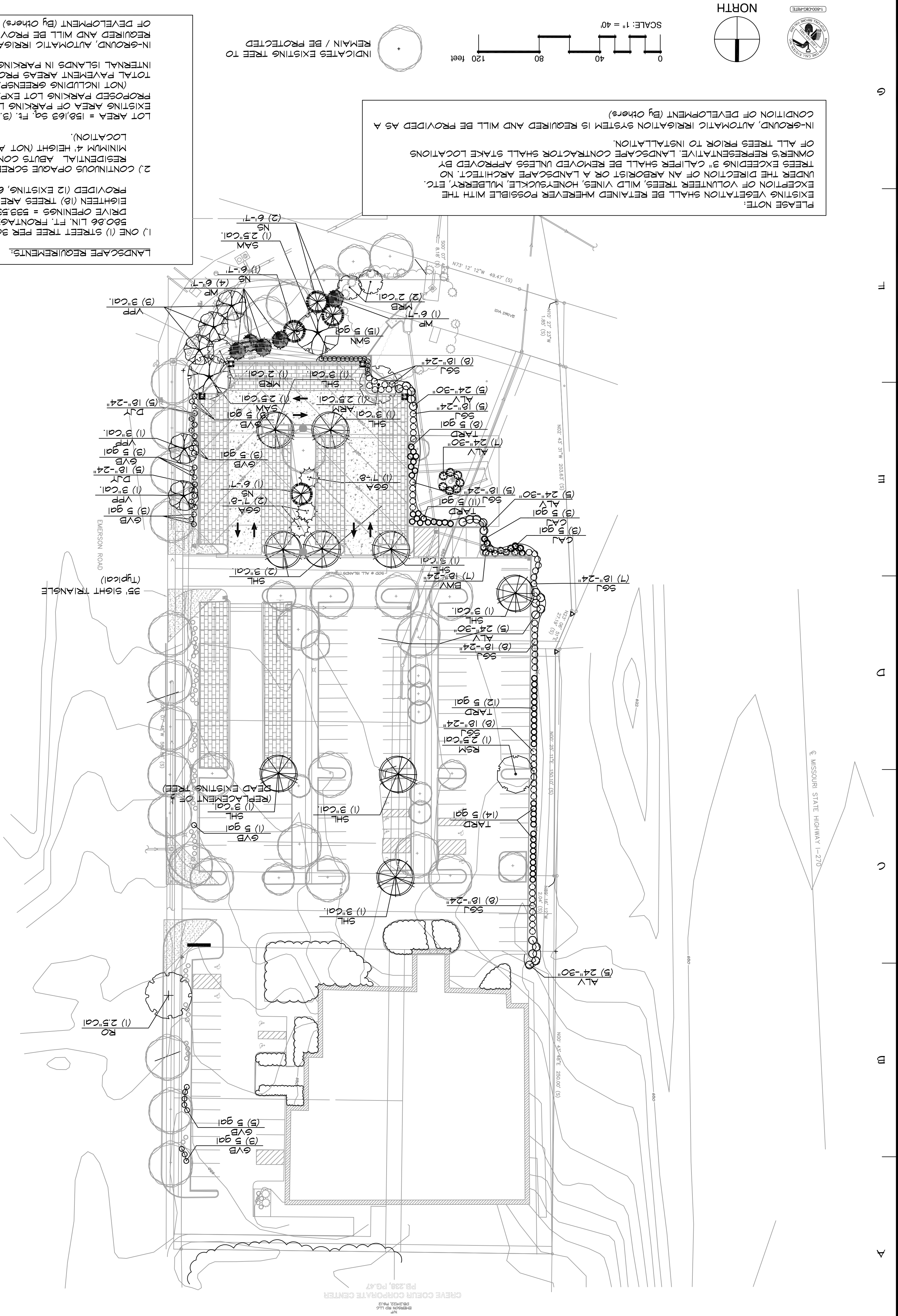
Proj. #	2401
No. Description	Date
TO CITY	03/31/2023
PER CITY	04/20/2023

OVERALL
PLAN

DRAWING NO.

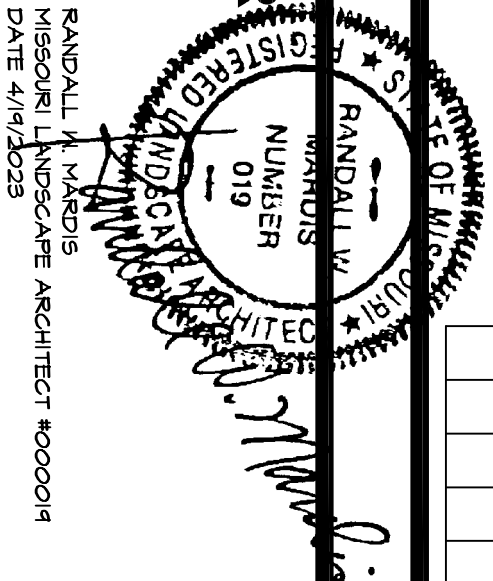
SDP2

M.S.D. BASE MAP
M.S.D. P-No.



TREES			COMMON / BOTANICAL NAME		SIZE	
ARM	1	1	ARMSTRONG RED MAPLE / ACER RUBRUM 'ARMSTRONG'	2.5" CAL.	2.5" CAL.	SIZE
RO	1	1	RED OAK / QUERCUS RUBRA	2.5" CAL.	2.5" CAL.	SIZE
SAM	2	2	SANTOOTH OAK / QUERCUS ACUTISSIMA	2.5" CAL.	2.5" CAL.	SIZE
VPP	5	5	VANESSA PERGIAN PARROTIA / PARROTIA 'VANESSA'	3" CAL.	3" CAL.	SIZE
RSM	1	1	'RED SUNSET' MAPLE / ACER RUBRUM 'FRANKSRED'	2.5" CAL.	2.5" CAL.	SIZE
SHL	9	9	'SKYLINE' LOCUST / GLLEDITSIA TRIACANTHOS 'SKYLINE'	3" CAL.	3" CAL.	SIZE
EVERGREEN TREES			COMMON / BOTANICAL NAME		SIZE	
QTY	3	3	GREEN GIANT ARBORVITAE / THUJA PLICATA 'GREEN GIANT'	7'-8"	7'-8"	SIZE
NS	4	4	NORWAY SPRUCE / PICEA ABIES	6'-7"	6'-7"	SIZE
MP	5	5	WHITE PINE / PINUS STROBUS	6'-7"	6'-7"	SIZE
FLOWERING TREES			COMMON / BOTANICAL NAME		SIZE	
QTY	3	3	MERLOT REDBUD / CERCIS X 'MERLOT'	2" CAL.	2" CAL.	SIZE
SHRUBS			COMMON / BOTANICAL NAME		SIZE	
QTY	27	27	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"	24"-30"	SIZE
BMV	7	7	BRANDYWINE VIBURNUM / VIBURNUM NUDUM 'BRANDYWINE'	18"-24"	18"-24"	SIZE
CAJ	6	6	COMPACT ANDORA JUNIPER / JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	5 GAL	5 GAL	SIZE
DJY	10	10	DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS'	18"-24"	18"-24"	SIZE
GVB	21	21	GREEN VELVET BOXWOOD / BUXUS 'GREEN VELVET'	5 GAL	5 GAL	SIZE
SEJ	49	49	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	18"-24"	18"-24"	SIZE
SNM	15	15	SUMMER WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	5 GAL	5 GAL	SIZE
TARD	45	45	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA 'TARDIVA'	5 GAL	5 GAL	SIZE

PLANTING PLAN FOR THE PROPOSED PARKING EXPANSION FOR
633 Emerson Road
CREVE COEUR, MISSOURI



Landscaping TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
Tel: 636.266.0333
Fax: 636.266.0333
www.landscapingtechnologies.com

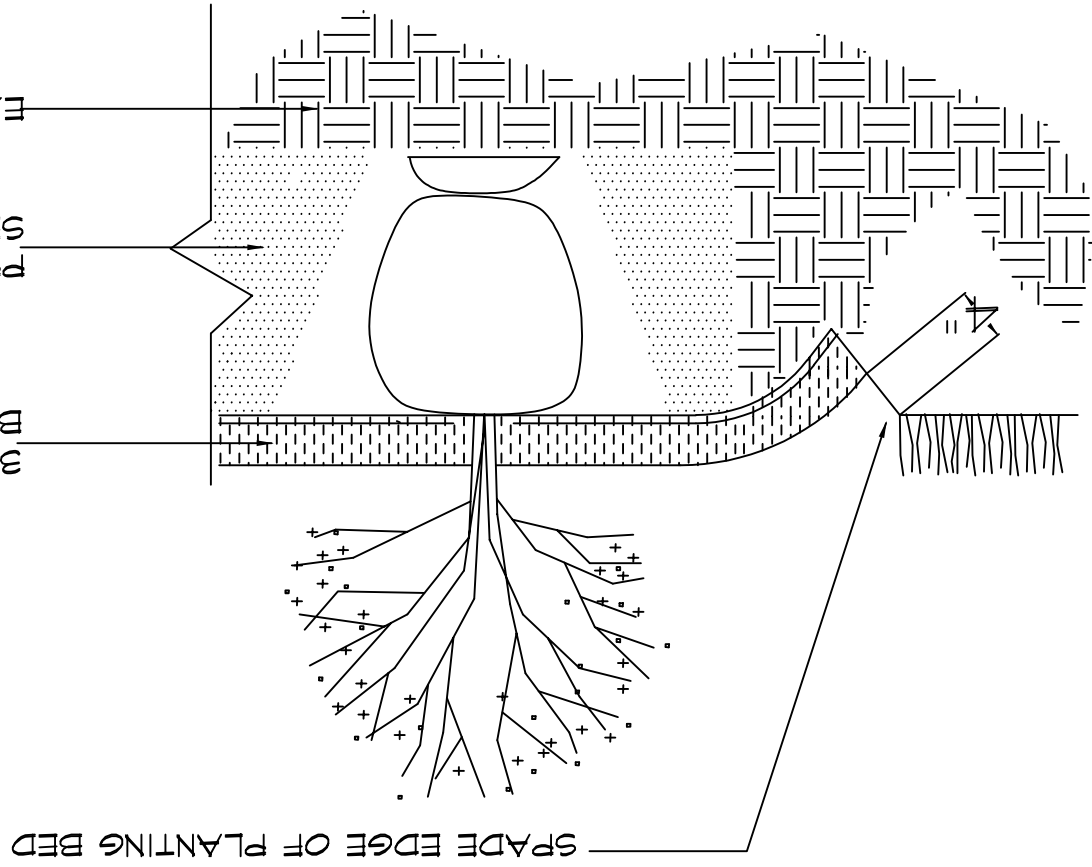
REVISIONS	BY	DATE	DESCRIPTION
1	RWM	7/6/2020	
2	RWM	4/19/2023	

DRAWN	R. WINKLER
CHECKED	R. WINKLER
DATE	7/2/2020
SCALE	1"=40'-0"
JOB NO.	2020-141
SHEET	1-1
OF TWO SHEETS	

LANDSCAPE GUIDELINE SPECS:

- GENERAL:
- 1) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - 2) Underground facilities and utilities must be considered approximately only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of all existing and proposed facilities shown on the drawings prior to commencement of work.
 - 3) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - 4) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
 - 5) Items shown on the drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect. Provide single-stem trees unless otherwise noted in plant schedule.
 - 6) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
 - 7) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - 8) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract or to signing the contract for 12 months. Should outer equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished" areas of plant pits prior to plant material installation.
 - 9) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - 10) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants. Landscape contractor shall kill & remove all existing weeds within the project site.
 - 11) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - 12) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - 13) All substitutions of plant material shall be submitted to landscape architect for approval.
- PRUNING:
- 1) Lightly prune trees at time of planting. Prune only the crossover limbs and lateral branches that may be overgrown. However, do not remove the terminal twigs or buds of branches that extend to the edge of the crown.
 - 2) All pruning shall comply with ANSI A300 standards.
 - 3) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:
- 1) All mulch to be shredded oak bark mulch at 3" depth after compaction unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - 2) No plastic sheathing or filter fabric shall be placed beneath all gravel mulch beds. Back mulch beds, which shall be placed beneath all gravel mulch beds. Edge all beds with spade-cut edge unless otherwise noted.
 - 3) Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:
- 1) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - 2) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
 - 3) Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 72 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.
- SIGHT TRIANGLES:
- 1) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
 - 2) Sight triangles at the intersection of a public street and a private access way (except for single residences) shall also be formed by measuring from the point of intersection of the street curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.
- TOPSOIL:
- 1) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Re-till!
 - 2) Topsoil mix to a depth of 6" minimum and grade smooth.
 - 3) Provide a soil analysis, as requested by an independent soil-testing agency, showing the % of organic, inorganic matter, deleterious material, pH and mineral content.
 - 4) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation.
 - 5) Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - 6) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - 7) Install siltation control prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

- MISC. MATERIAL:
- 1) Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
 - 2) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:
- 1) All disturbed lawn areas to be sodded with a high quality Turf-type fescue. Lawn areas shall be unconditionally warranted for a period of 90 days from date of full acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - 2) Seed and fertilization operations shall occur between May 1 and 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
 - 3) Granular or pelleted fertilizer consisting of 50% water-insoluble slow releases nitrogen, phosphorous and potassium in a 12-12-12 composition.
 - 4) The turf contractor shall be responsible for protection of finished grade, restoration and repair any erosion or water damage and obtain owner's approval prior to seeding or sod installation.
 - 5) Sod shall be freshly cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
 - 6) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded and pegged.
 - 7) All sod shall be placed a maximum of 24 hours after harvesting. Recultivation existing lawn areas damaged by contractor's operations including equipment/material storage and movement of vehicles.
 - 8) Sod contractor to ensure sod is placed below sidewalk and all paved areas elevations to allow for proper drainage.
- WARRANTY:
- 1) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - 2) Within 30 days of notification or in growth season determined to be best for that plant.
 - 3) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
 - 4) Lawn establishment period will be in effect once the lawn has been moved three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - 5) A written guarantee shall be provided to the owner per conditions outlined in #1 above.



SPADE-CUT EDGE DETAIL

SEE SHRUB PLANTING FOR DETAILS.

3" SHREDDED HARDWOOD BARK MULCH

EXISTING SUB-SOIL

PREPARED PLANTING BED

N.T.S.

PLANT PINE VARIETIES TOP OF BALL AT 4"

ABOVE SURROUNDING GRADES.

CROWN OF ROOT BALL SHALL BEAR SAME RELATION (OR SLIGHTLY ABOVE) TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE

3" MINIMUM BARK MULCH

CREATE SOIL SAUCER W/ TOPSOIL-6" MINIMUM

FOLD DOWN BURLAP @ TOP OF ROOT BALL & REMOVE TOP 1/3 OF BURLAP. REMOVE ANY NON-BIODEGRADABLE MATERIAL

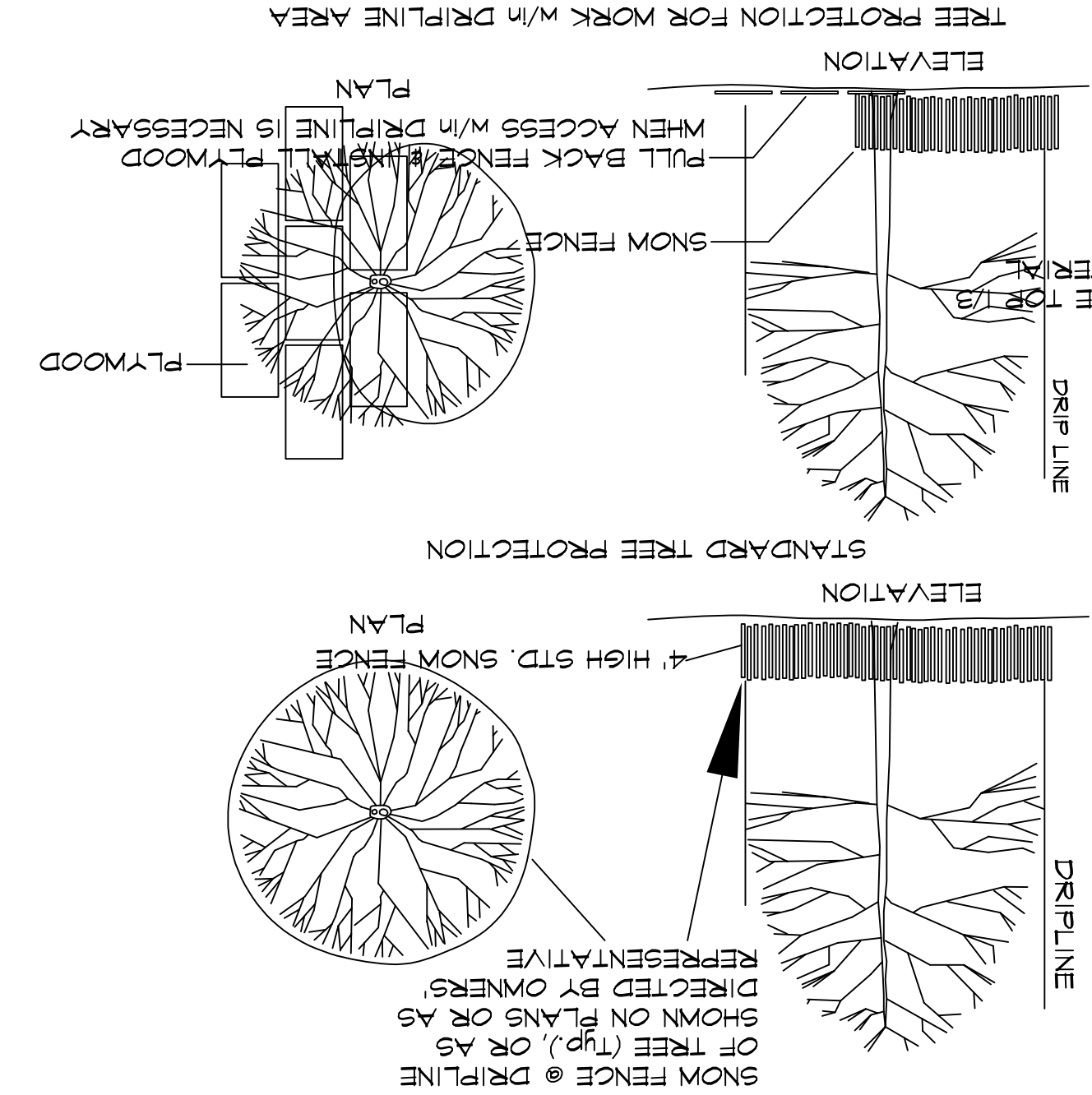
PREPARED SOIL BACKFILL

PREPARED AD MIXTURE BACKFILL OR NATIVE SOIL

2X BALL DIAMETER MINIMUM

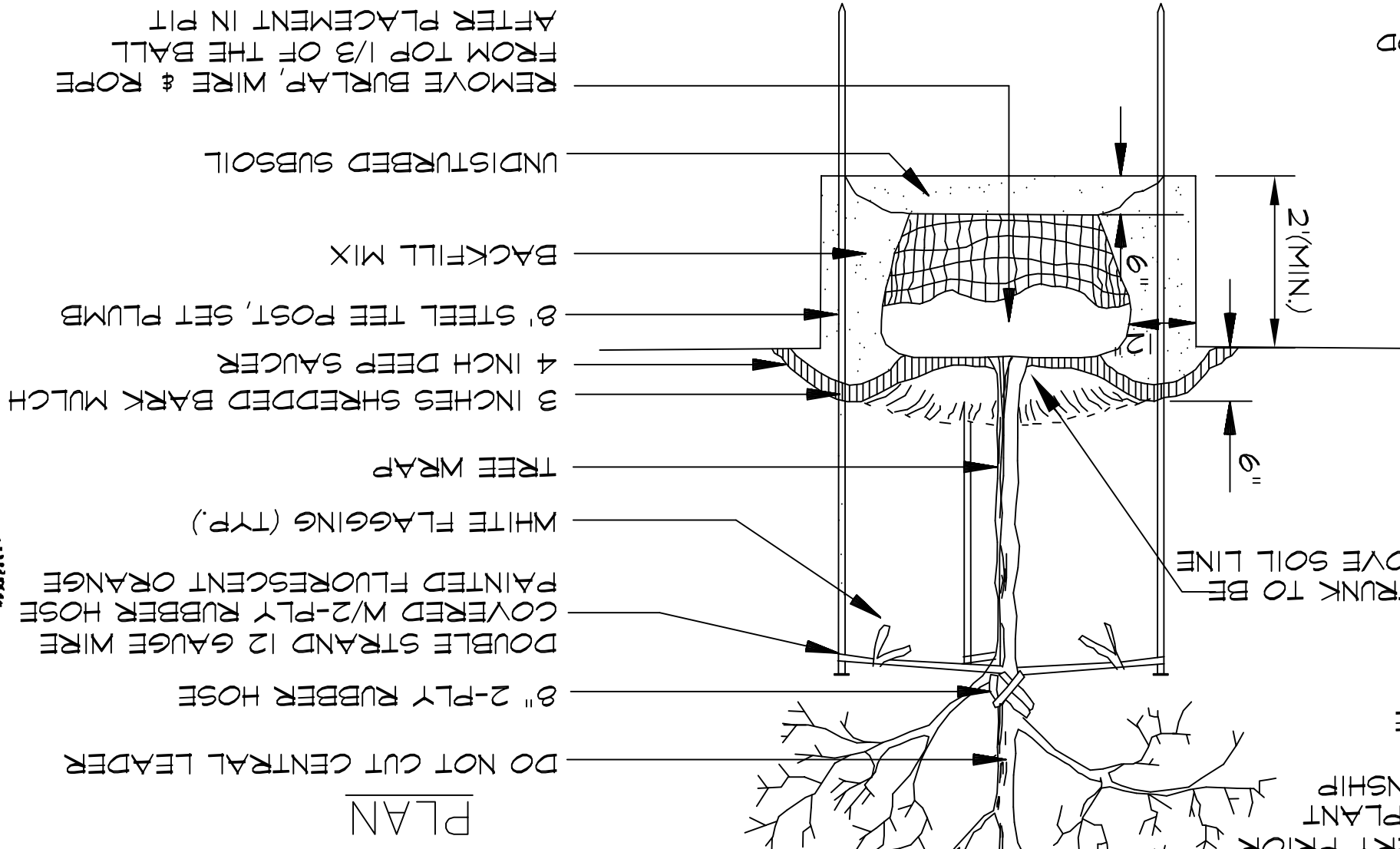
N.T.S.

EVERGREEN TREE PLANTING

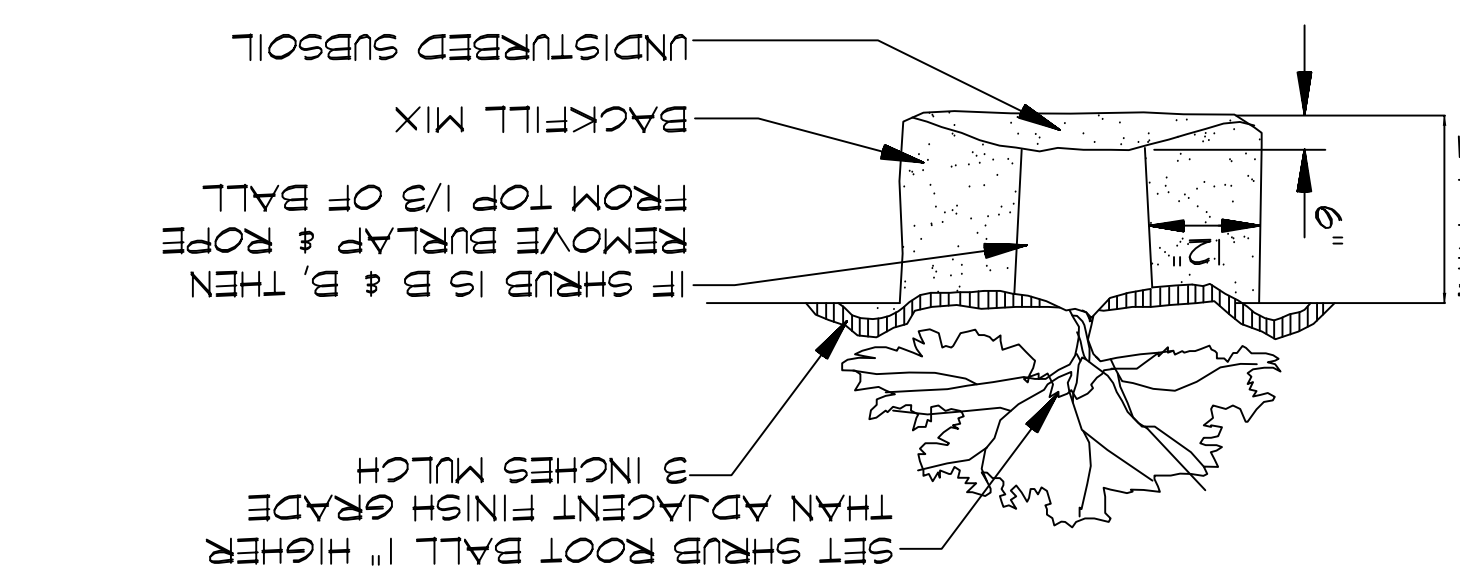


DECIDUOUS TREE PLANTING

N.T.S.



SHRUB PLANTING



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL

BACKFILL MIX

UNDISTURBED SUBSOIL

24" MIN.

3 INCHES MULCH

SET SHRUB ROOT BALL 1" HIGHER THAN ADJACENT FINISH GRADE

DO NOT CUT CENTRAL LEADER

8" 2-PLY RUBBER HOSE

DOUBLE STRAND 12 GAUGE WIRE COVERED W/2-PLY RUBBER HOSE

PAINTED FLUORESCENT ORANGE WHITE FLAGGING (TYP.)

TREE WRAP

3 INCHES SHREDDED BARK MULCH

4 INCH DEEP SAUCER

8" STEEL TEE POST, SET PLUMB

BACKFILL MIX

UNDISTURBED SUBSOIL

REMOVE BURLAP, WIRE & ROPE FROM TOP 1/3 OF THE BALL AFTER PLACEMENT IN PIT

SNOW FENCE @ DRIPLINE OF TREE (TYP.), OR AS SHOWN ON PLANS OR AS DIRECTED BY OWNERS REPRESENTATIVE

4" HIGH STD. SNOW FENCE

DRIP LINE

ELEVATION

PLAN

STANDARD TREE PROTECTION

PULL BACK FENCE/PLANTING PLYWOOD WHEN ACCESS W/IN DRIPLINE IS NECESSARY

DRIP LINE

ELEVATION

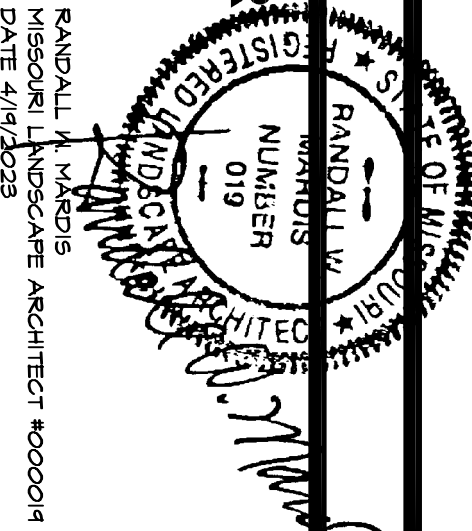
PLAN

TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION DETAIL

PLANTING PLAN FOR THE PROPOSED PARKING EXPANSION FOR
633 Emerson Road
CREVE COEUR, MISSOURI



REVISIONS	BY	DATE	REVISIONS
	RWN	7/16/2020	
	RWN	4/19/2023	

633 Emerson Road
Creve Coeur, Missouri 63158
Phone: 636-526-1230
Fax: 636-526-1231
Email: info@landscape-tech.com
Website: www.landscape-tech.com

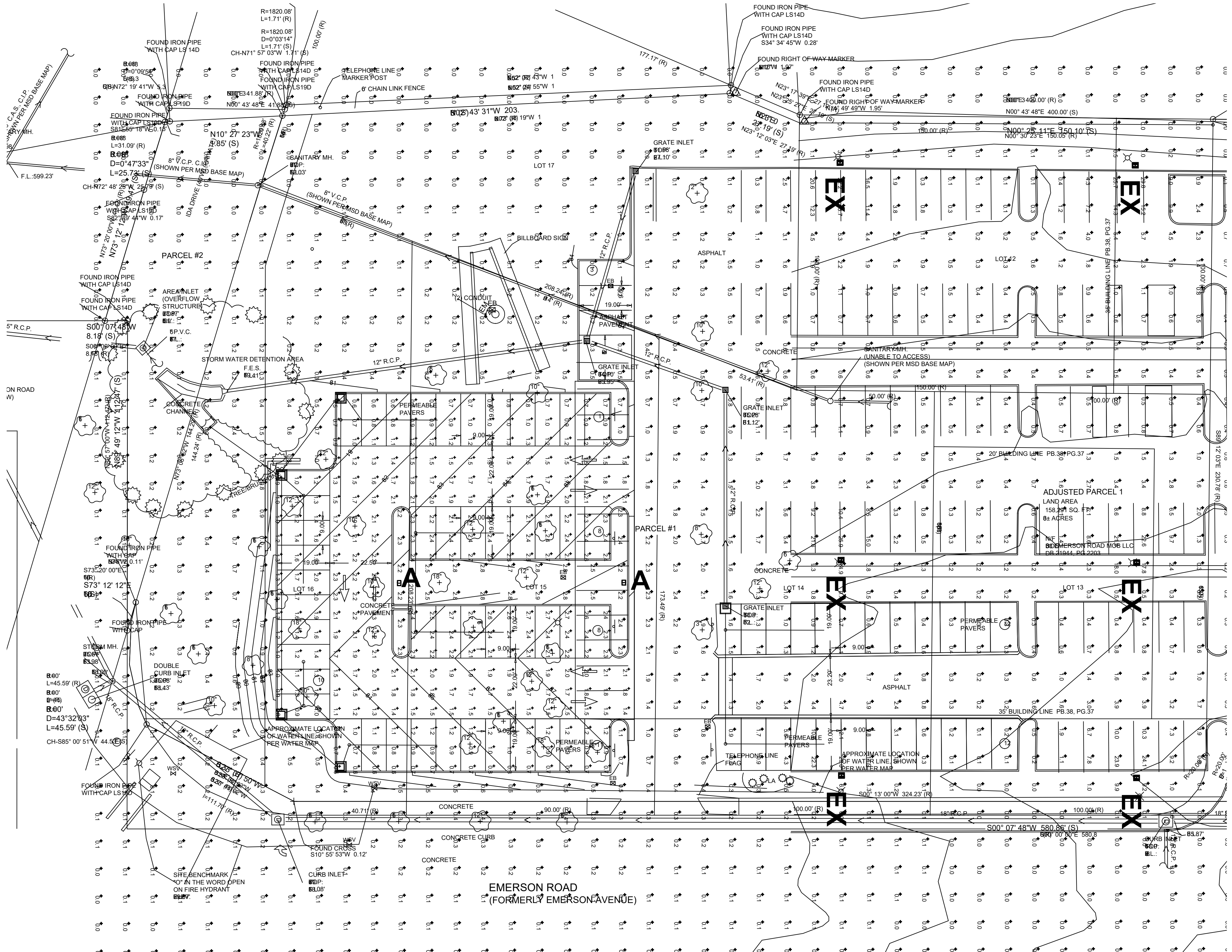
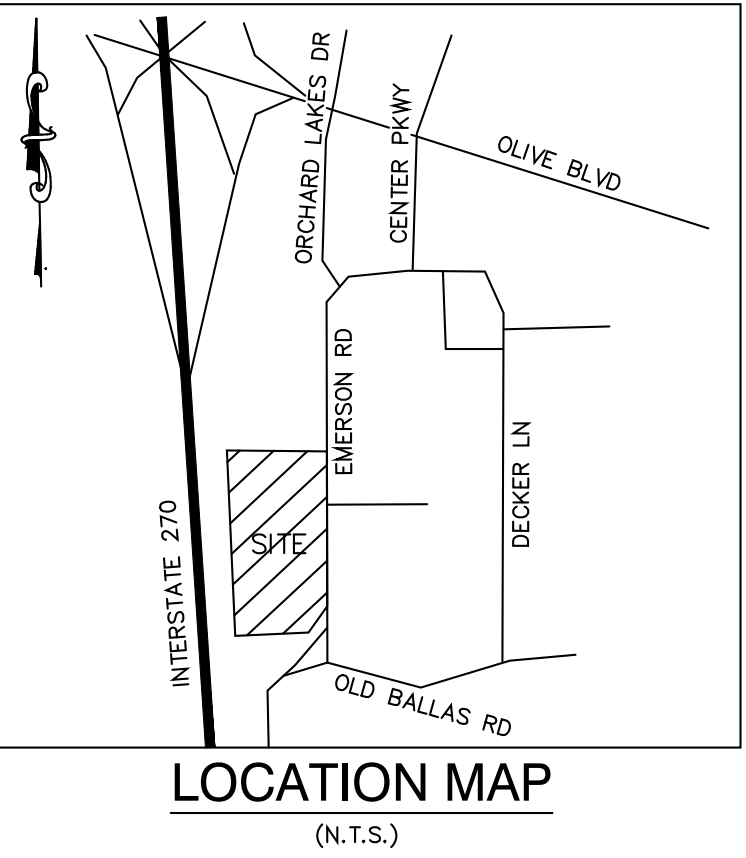
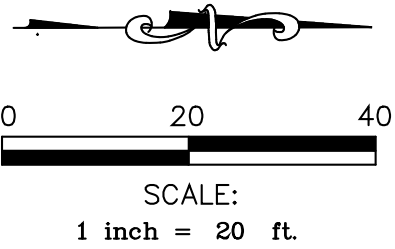
RANDALL N. NIELDS
PROFESSIONAL ENGINEER
STATE OF MISSOURI
LICENSE NO. 019
DATE 4/19/2023

OF TWO SHEETS
L-2
SHEET
JOB NO. 2020-141
SCALE
DATE 7/16/2020
CHECKED R. NIELDS
DRAWN R. NIELDS

PHOTOMETRIC PLAN
for a
PARKING LOT ADDITION

EMERSON TERRACE OFFICE PARK

Luminaire Schedule			
Symbol	Qty	Label	Description
1	2	A	PRV-XL-C75-D-UNV-T5-BZ
6	6	EX	EXISTING FLOOD LIGHT POLE



Photometric Plan for
PARKING ADDITION
633 EMERSON
CREVE COEUR, MO 63141

No.	Description	Date
		06/29/2020

PHOTOMETRIC
PLAN

DRAWING NO.

P1

PREPARED BY:
GUARANTEE ELECTRIC
3401 Bent Ave
St. Louis, MO 63116

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications



Product Features

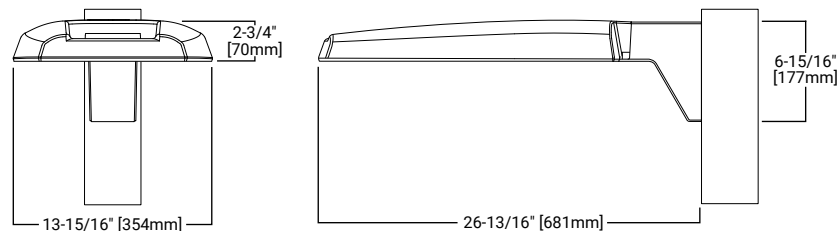


Quick Facts

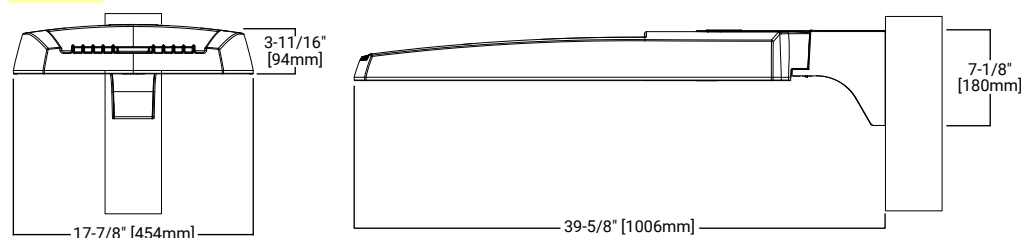
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family ^{1,2}	Light Engine ³	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	D =Dimming (0-10V)	UNV =Universal (120-277V) 347 =347V 480 =480V ⁴	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =Standard Versatile Arm MA =Mast Arm WM =Wall Mount Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ¹⁷			
7030 =70 CRI / 3000K CCT ⁵ 7050 =70 CRI / 5000K CCT ⁵ HSS =House Side Shield ⁶ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV/10kA UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁷ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{8,9} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{8,9} MSP-L12 =Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{8,9} MSP-L30 =Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{8,9} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{9,10} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{9,10} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{9,10} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ^{9,11,12} ZW-SWPD4XX =Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{9,11,12,13} ZW-SWPD5XX =Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{9,11,12,13} LWR-LW =LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{9,14} LWR-LN =LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{9,14} (See Table Below) =LumenSafe Integrated Network Security Camera ^{15,16}			PRVWM-XX =Wall Mount Kit ⁸ PRVMA-XX =Mast Arm Mounting Kit ⁸ PRVSA-XX =Standard Arm Mounting Kit ⁸ PRVXLSA-XX =Standard Arm Mounting Kit (for Prevail XL) ¹⁵ PRVXLWM-XX =Wall Mount Kit (for Prevail XL) ¹⁵ PRVXLMA-XX =Mast Arm Mounting Kit (for Prevail XL) ¹⁵ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD =House Side Shield ^{6,18} VGS-F/B =Vertical Glare Shield, Front/Back ¹⁸ VGS-SIDE =Vertical Glare Shield, Side ¹⁸ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V ISHH-01 =Integrated Sensor Programming Remote ¹⁹ FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁰ SWPD4-XX =WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{12,13,21} SWPD5-XX =WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{12,13,21} WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²²			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Standard 4000K CCT and 70CRI. 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Use dedicated IES files on product website for non-standard CCTs. 6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package. 7. Not available with C60 lumen package. 8. Only available in PRV configurations C15, C25, C40 or C60. 9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW or LWR). 10. Utilizes the Wattstopper sensor FSP-211. 11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 12. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 13. Replace XX with sensor color (WH, BZ, or BK). 14. LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information. 15. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 16. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatability information. 17. Replace XX with paint color. 18. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). 19. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 21. Requires Wavelinx-enabled 4-PIN twistlock receptacle (ZW) option. 22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW or LWR).						

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

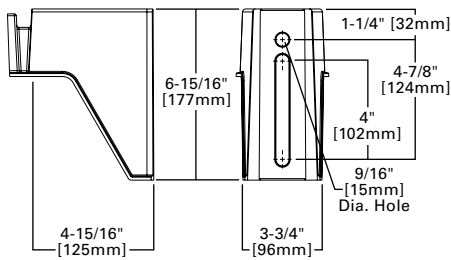
Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	D =Dome Camera	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card E =Ethernet Networking

Stock Ordering Information

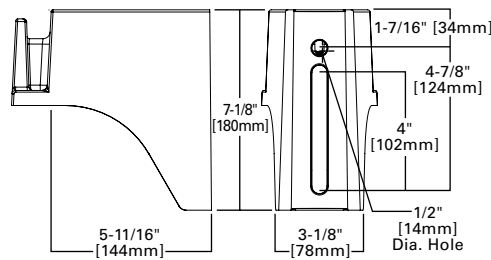
Product Family ¹	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV	MSP/DIM-L30 =Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height ²
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens			
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.				

Mounting Details

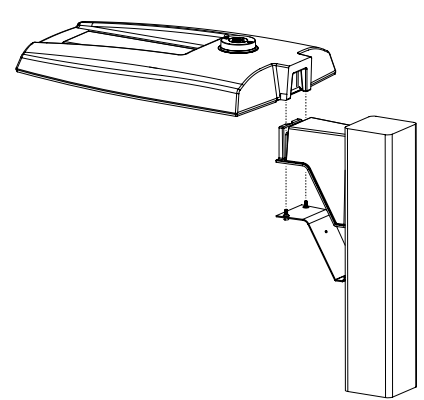
Pole Mount Arm (PRV)



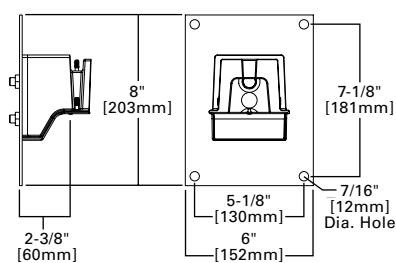
Pole Mount Arm (PRV-XL)



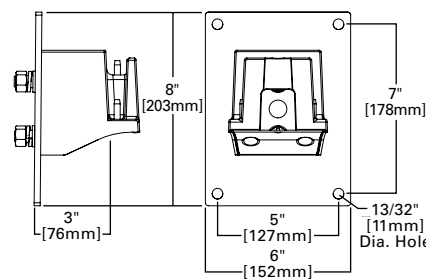
Versatile Mount System



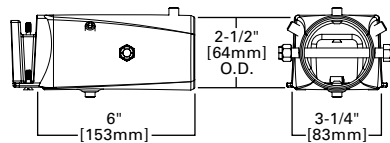
Wall Mount (PRV)



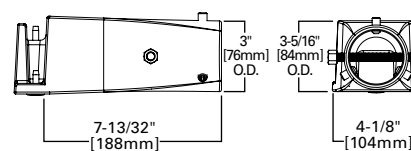
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount

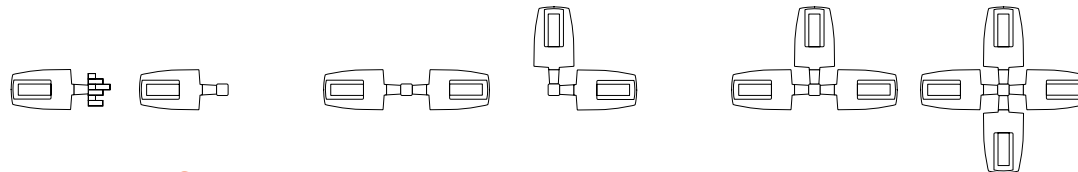
Arm Mount Single
EPA 0.92 (PRV)
EPA 1.12 (PRV-XL)

Arm Mount 2 @ 180°
EPA 1.35 (PRV)
EPA 2.25 (PRV-XL)

Arm Mount 2 @ 90°
EPA 1.42 (PRV)
EPA 2.13 (PRV-XL)

Arm Mount 3 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)

Arm Mount 4 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)



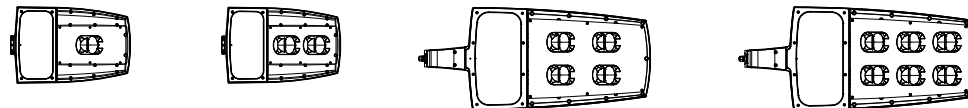
Optical Configurations

PRV-C15
(7,100 Nominal Lumens)

PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)

PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)

PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion

- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

Power and Lumens (PRV)

[View PRV IES files](#)

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25°C	91.30%	194,000
Up to PRV-C60 at 40°C	87.59%	134,000
Up to PRV-XL-C175 at 25°C	91.40%	204,000
Up to PRV-XL-C175 at 40°C	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Power and Lumens (PRV-XL)

[View PRV-XL IES files](#)

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Control Options

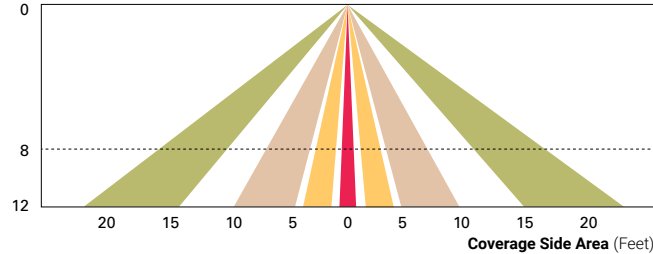
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

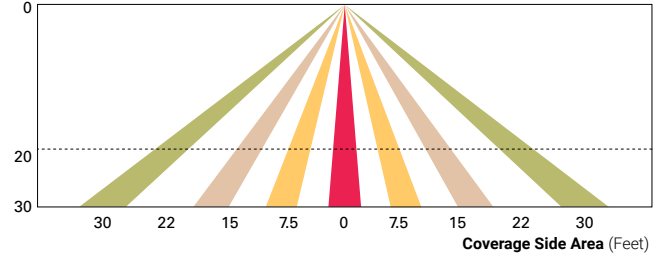
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

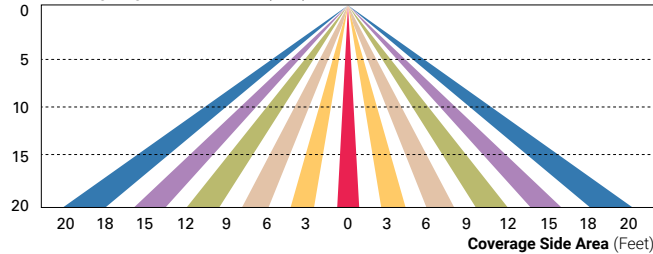
For mounting heights from 8' to 12' (-L12)



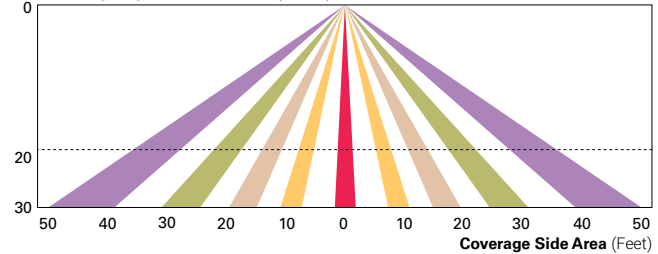
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

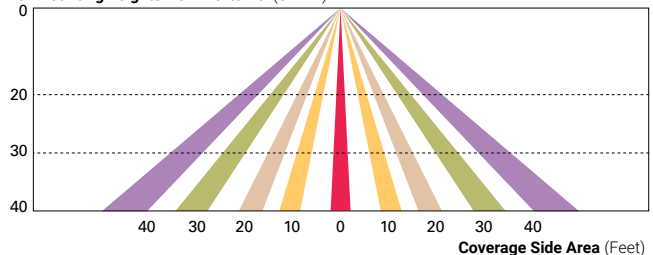


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

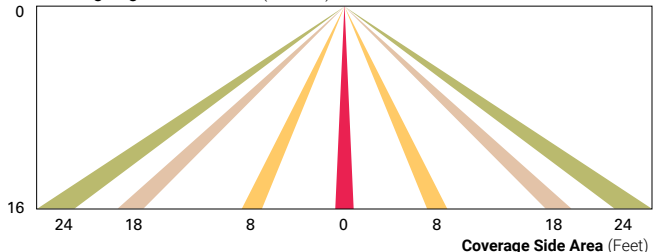
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

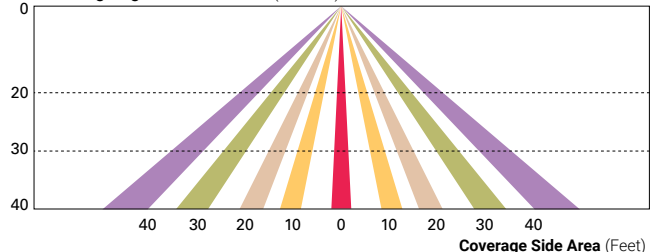


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-008: APPLICATION FOR A SITE CONCEPT PLAN FOR THE
CREVE COEUR PLAZA MIXED-USE DEVELOPMENT AT THE
SOUTHEAST CORNER OF OLIVE BOULEVARD AND NORTH
NEW BALLAS ROAD**

FOR THE MEETING OF: Monday, May 1, 2023

LOCATION: Southeast Corner of Olive and N. New Ballas (see attached map).
Zoned CB Core Business District

REQUEST: Toby Martin, of Green Street Real Estate Ventures, has submitted an application for a Site Concept Plan for the Creve Coeur Plaza Mixed-Use Development at 700 N. New Ballas Road and adjacent properties between Will Avenue and Hamm Drive bounded by Olive Boulevard to the north and Studt Avenue to the south in the “CB” Core Business Zoning District to replace the existing shopping center. The project proposes 9 new buildings to create a “town center” type development including a 76,300 square foot hotel, 37,750 square feet of retail space, a 270-unit multi-family building, and two parking structures in addition to surface level parking and a pedestrian plaza and pocket park. The total site area is 10.26 acres.

ADDITIONAL INFORMATION: The “CB” Core Business zoning district requires site concept and site development plan approval to guide and control private development and redevelopment of Creve Coeur’s major business districts. The applicant will submit a Site Development Plan application at a later date following review and approval of the Site Concept Plan. The subject property is also within an area where City Council has authority to review and approve all development or redevelopment plans. The applicant is seeking initial review of the project from the Planning and Zoning Commission with a more detailed submission to follow pending further discussion.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the proposal meet the requirements of the “CB” Core Business District?

**Creve Coeur 2030 Plan
References**

- Community Center District (CC)
- Central Business District (CBD)
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Toby Martin
Green Street Real Estate Ventures
4565 McRee Ave, Suite 100
St. Louis, MO 63105

PROPERTY OWNER: GS 11700 Olive Investors LLC and Creve Coeur Plaza Associates, LLC
100 S. 4th Street
St. Louis, MO 63102



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 04/27/2023

ATTACHMENTS: Applicant’s Materials received February 17, 2023
Revised Materials received April 14, 2023

BACKGROUND AND PROPOSAL SUMMARY

The subject property is a 10.26-acre collection of parcels including the Creve Coeur Plaza shopping center development and adjacent parcels to the east within the “CB”-Core Business zoning district. The applicant has assembled the adjacent parcels in order to redevelop them, in tandem with the shopping center, in order to create a mixed-use development. The project would require the demolition of the shopping center complex building and the Milbradt Lawn Equipment building and the removal and replacement of the existing cell tower within the subject area in order to construct the 9 buildings proposed. The existing firehouse on Olive Boulevard will remain and is not part of the project. The developer has held preliminary discussions with the Fire District with respect to their needs and the relocation of the telecommunications tower.

The proposal includes the following elements:

- 37,750 square feet of retail/restaurant space located in 7 buildings
- A 52,191 square foot, 270-unit 5-story apartment building
- A 15,260 square foot, 5-story hotel with 136 rooms
- Surface and structured parking
- A civic plaza for public gatherings and a pocket park.

This proposal represents roughly 25% of the area outlined in the *Creve Coeur 2030 Comprehensive Plan* as the Community Center District for a potential town center location within a suburban context. The “CB” zoning district requires site concept and site development plan approval of developments and redevelopments within its boundary. The subject property is also subject to further review and approval by the City Council due to its location bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west. The applicant is not seeking a decision on the proposal but is instead seeking initial review of the project from the Planning and Zoning Commission with a more detailed submission to follow pending further discussion; at which time a decision and recommendation to City Council will be required. Following review and approval of the Site Concept Plan, the developer intends to submit a Site Plan Development application for Planning and Zoning Commission and City Council approval.

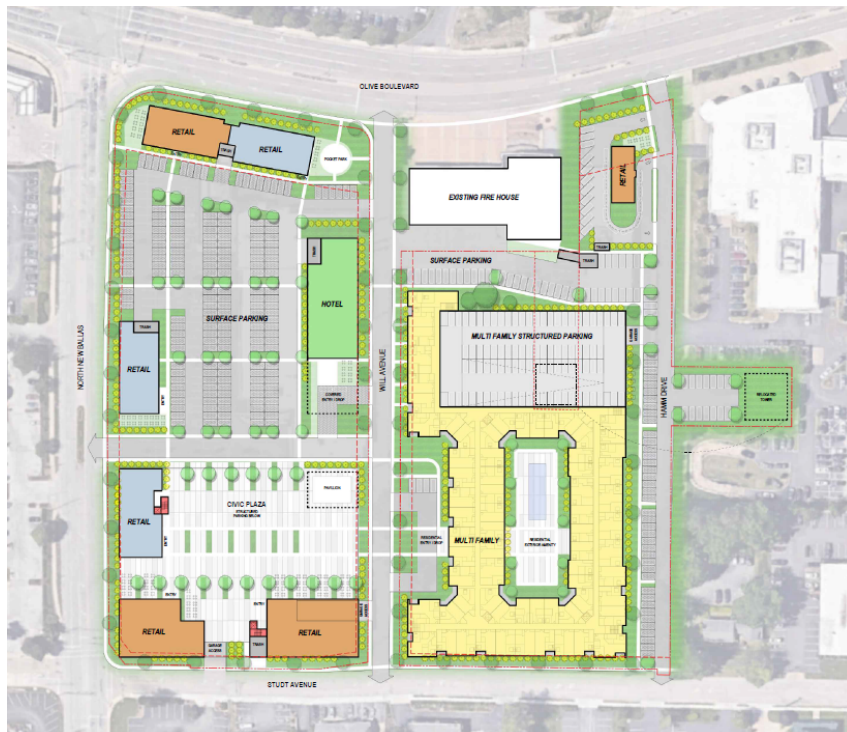


Figure 1: Contextual Site Plan showing all parcels in the proposal and surrounding area.**Figure 2: Existing Conditions with cell tower to be moved shown highlighted****LAND USE AND ZONING OF SURROUNDING PROPERTIES**

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business District	Olive Boulevard
South	Commercial	CB-Core Business District	Studt Avenue
East	Commercial	CB-Core Business District	Hamm Drive
West	Commercial	CB-Core Business District	N. New Ballas Road

COMPREHENSIVE PLAN AND DESIGN GUIDELINES REVIEW

The subject property is located within the Central Business District and the Community Center District of the *Creve Coeur 2030 Comprehensive Plan*. The Community Center District is a smaller, more concentrated portion of the larger Central Business District bounded by Olive Boulevard to the north; Old Ballas Road to the south; Old Ballas Road to the east, and N. New Ballas Road to the west. The Community Center District is identified as the potential location for a town center, which followed along the lines of the previous 2002 comprehensive plan recommendations, and the PO-Planned Office zoning district to the east is identified as an alternative town center location. The Vision for Creve Coeur's Central Business District is to create a vibrant, walkable, amenity-rich mixed-use commercial center for the community surrounding a high-intensity Downtown core that will provide a central gathering place for community events and serve as the identifiable heart of Creve Coeur (p.72.) The recommendations for the Community Center District include active ground floor uses, storefront commercial buildings that are 3-6 stories to support a mix of uses, structured and shared parking behind buildings with parking fronting on primary streets to be prohibited, consistent landscaping, lighting and sidewalk widths to promote walkability and public site amenities including outdoor dining, plazas, fountains, bicycle parking, "parklets", and other elements to promote district vibrancy (p.76.) The comprehensive plan also recommends buildings have defined, limited front setbacks, no site coverage limit and the establishment of a front-build-to line to encourage consistent location and orientation of building façade frontages to Primary Streets.

The project includes a large assemblage of land, 10.26 acres in total, for the purpose of developing a mixed-use project on a larger scale than working parcel by parcel over time with a variety of owners and individual developments as the comprehensive plan anticipated due to the current conditions. The size of the area within a single project scope offers the unique ability to create a cohesive development that can achieve more of the Community Center District's goals than if the area was developed piece by piece. This development site represents approximately 25% of the land area identified in the Community Center district for the location of a downtown area. Such a proposal includes unique challenges as the development would be creating a community gathering space with supporting retail and mixed uses without an existing downtown context. The site also must work around the existing fire house on Olive Boulevard that will stay in place and is outside the scope of the project.

The project proposal includes many, but not all, of the elements recommended in the comprehensive plan. The project is located at the intersection of two streets identified within the plan as Primary Streets, North New Ballas Road and Olive Boulevard forming the eastern and northern boundaries, Studt Avenue, a Secondary Street, forming the southern boundary and Service Streets Will Avenue and Hamm Drive running vertically through the development and create the eastern boundary. The focal point of the development is focused internally toward Will Avenue, a Service Street as shown in the comprehensive plan, effectively turning Will Avenue into the de facto Primary Street within the development. Will Avenue will be the main entry street into the development along with a new access point from N. New Ballas. The apartment complex and hotel would front onto Will Avenue as would the focal point of the civic plaza complex which creates a more inward focus to the development.

Although the comprehensive plan focuses on the building frontage being shifted to the Primary Streets, such as Olive Boulevard and N. New Ballas Road, and recommends prohibiting surface parking fronting onto Primary Streets, the traffic flow along these two busy streets presents challenges to a walkable downtown-style environment with main entrances directly fronting them. The Kings Landing development at 618 N. New Ballas Road is an example of a multi-family development with ground floor retail built up to the street within the Community Center District. It largely represents the form as envisioned by the comprehensive plan, but it has proven difficult to access the retail from N. New Ballas

due to the configuration of the on-street parking and limited convenient parking. For this project, by shifting the main activity points of the development to Will Avenue, the applicant is able to cultivate a walkable, less trafficked internal street that creates a more protected and interesting pedestrian experience more along the lines of other mixed-use developments such as The Boulevard in Richmond mentioned as an example of the vision and best practices in the comprehensive plan for the Community Center District.



Figure 3: Kings Landing development along N. New Ballas (left) and The Boulevard in Richmond Heights (right).

Another example mentioned in the plan is the Town Square development in Southlake, Texas. This development is on a much larger scale than what is proposed for Creve Coeur Plaza, but it represents similarities for a suburban downtown development without the existing urban context. This development is internally focused around a central public gathering space, similar to but on a larger scale than the proposed civic plaza, yet it also has buildings that are designed to have additional storefronts, but not entrances, along the more heavily trafficked East Southlake Boulevard that is similar to Olive Boulevard (refer to Figure 4: Southlake, Texas Town Square on the next page). This development is more along the lines of a downtown/town center development that would be appropriate in the suburban context of Creve Coeur. Southlake's development is setback from the street and also includes surface parking against the primary street; however, the facades are well-articulated which represents a model for this type of development.

Even with the structured parking provided for the multi-family building and the underground structured parking provided under the civic plaza, the development still has to utilize surface parking to accommodate the parking requirements for the uses and some of the surface parking lot is proposed to have frontage on a Primary Street, N. New Ballas Road. This arrangement is not favored by the comprehensive plan which recommends that parking be avoided along primary streets. With that being said, particularly within a suburban context, it is unrealistic to not have any surface parking along the street and it is noted that a majority of the North New Ballas frontage features buildings placed near the street.

The retail buildings are proposed as 1 story instead of the 3-6 stories with vertical mixed-uses as suggested by the plan. Staff have discussed with the applicant the recommendation to add stories to these buildings for additional retail or office space above the proposed retail and restaurant uses. Parking requirements are a concern for the applicant, but staff recommend continuing to pursue the consideration of additional stories and shared parking options in order to achieve this request. Sidewalks are provided within the development although they do not appear to be detached. Landscaping is also provided on the

plans, but a full landscaping plan is not required at this stage. The large civic plaza with a pavilion is planned for the southwest corner of the project and serves as a central gathering space for the public that can serve many community functions including promoting outdoor dining for the restaurants facing the plaza and district vibrancy. Creve Coeur lacks such a space and its inclusion at the heart of this development is a big step forward in creating a central gathering space as advocated for in the comprehensive plan. Staff also recommend that the hotel drop off area be moved to Will Avenue so that the hotel lobby can open up onto the civic plaza to add vibrancy to this focal point within the development. The additional pocket park along Olive Boulevard is also a positive feature in promoting walkability and active streets. Staff have been working with the applicant on the project's compliance with the comprehensive plan and have discussed the unique challenges to the site and recommendations mentioned above for their consideration.

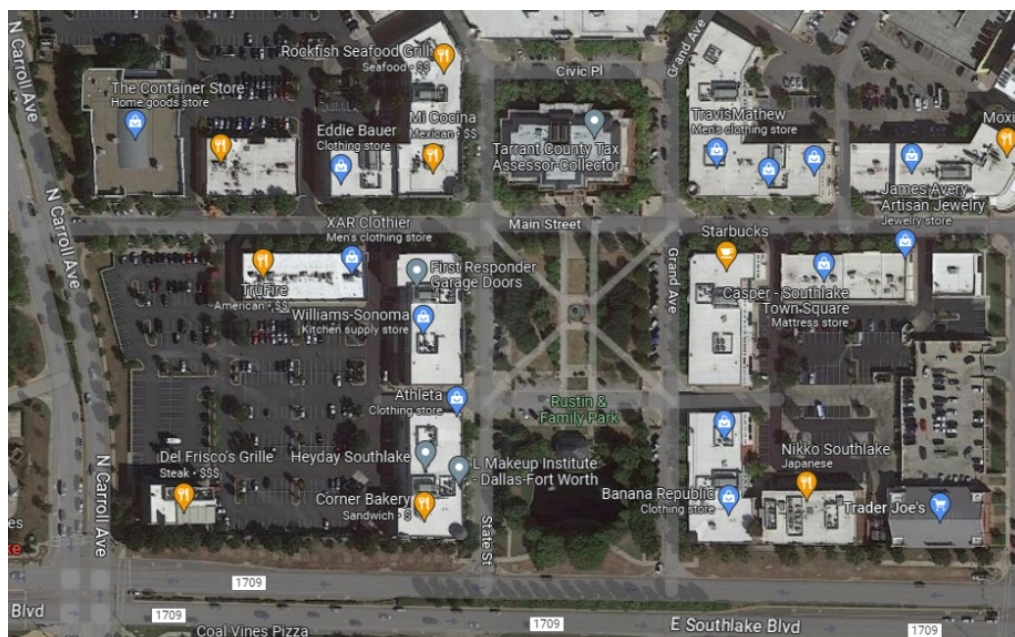


Figure 4: Southlake, Texas Town Square

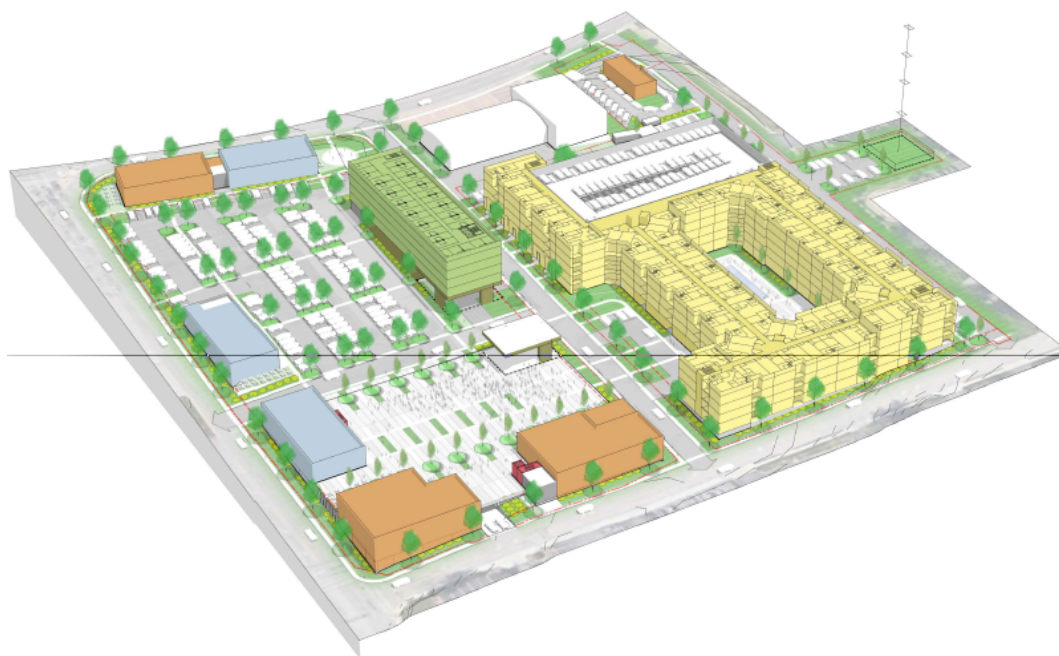


Figure 5: Perspective Rendering of the Proposed Site Plan.**Figure 6: Site section.****Design Guidelines**

The Design Guidelines strongly encourage active and walkable developments that avoid spatial gaps or interruptions along the streetscape, include pedestrian open spaces such as courtyards, plazas, and areas for public assembly and outdoor dining, and reduce the need for multiple curb cuts through the use of shared parking facilities (p.4 and 5.) Building frontages should provide at least one public entrance from the street coordinated with streetscape landscaping and street trees. Active building fronts with large window openings at ground level with transparent, non-reflective, minimally tinted glass are strongly encouraged (p.5.) Pedestrian access routes should be buffered from the street, vehicular traffic and parking areas with direct access from the street and from parking areas to the principal structure (p.6). The detail provided in a site concept plan does not provide building architectural design, but Chapters 2-3 should be heavily relied upon by the applicant when creating the site development plans. The site concept plan does provide information on mass, scale and site circulation. The Design Guidelines recommend compatibility with the neighboring developments and providing a human scale to buildings through the use of height variation, articulated transitions, and other building elements to offset the mass (p.7.) Shopping centers should incorporate a unified architectural design with limited large expanses of surface parking, with outdoor gathering and dining spaces and buildings located at the street perimeter to reinforce and strengthen the streetscape while screening off-street parking areas (p.12.) Off-street parking areas should be broken up into palatable spaces intermixed with pedestrian spaces and landscaping, located to the side or rear of commercial buildings where possible with on-street parking areas desirable. Underground parking or the use of parking structures to replace large open asphalt parking areas in commercial areas are strongly encouraged (p.19.)

The proposal provides many of the desirable features outlined in the Design Guidelines including walkability, pedestrian areas such as the large civic plaza and the pocket park, buildings placed against the street and structured parking. There are some areas of concern including creating an active store front design along N. New Ballas, part of the parking lot situated against the street, a large expansive parking

lot and lack of separate sidewalks along the primary streets; however, these concerns can be addressed when the details are provided in the Site Development Plan submittal. Staff encourages the applicant to review the Design Guidelines when creating the site development plan for the project as they relate to architectural design and specific uses.

ZONING REGULATIONS

The project is located in the “CB” Core Business zoning district which requires site concept and site development plan approval by the Planning and Zoning Commission as well as review and approval by the City Council due to its location bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west. Section 405.370 lists the requirements for developments within the “CB” district. The minimum lot area of 21,870 square feet, and minimum lot width and depth of 100 feet are exceeded. The maximum site coverage in this district is 63% with the option of a site coverage bonus of 70% with Planning and Zoning Commission approval in consideration of special or outstanding landscape and site planning features. The project is compliant with 63% site coverage shown on the plans as it is applied to the entire development area.

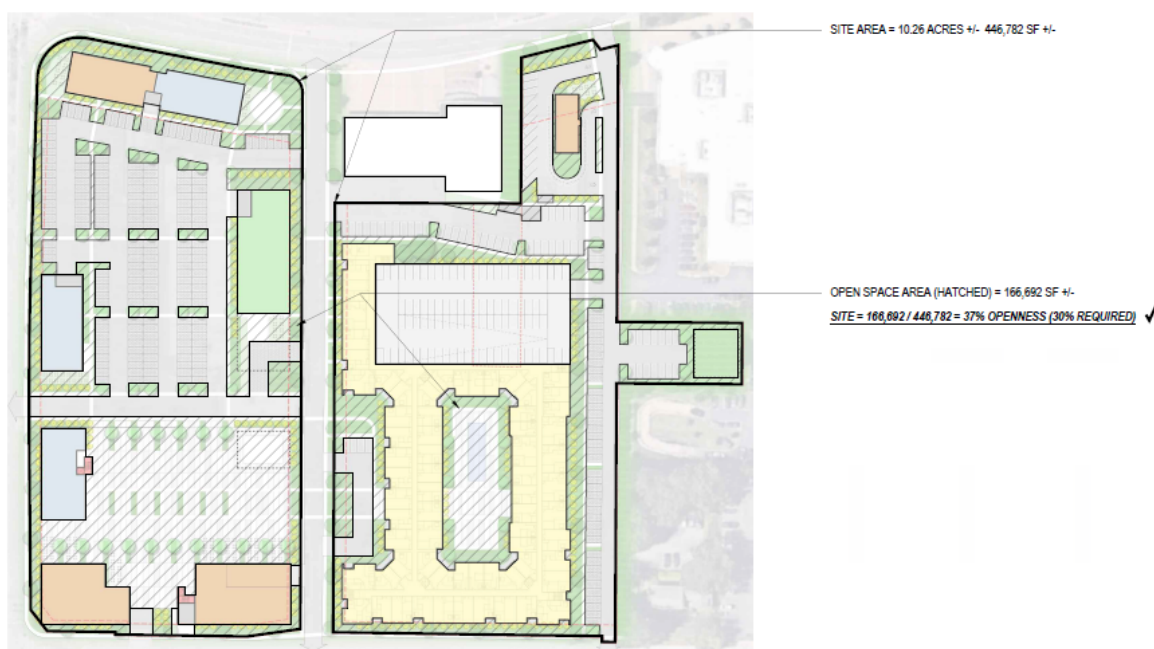


Figure 7: Proposed Site Coverage Diagram.

The yard and setback requirements are outline in Section 405.370(E)(4) which requires:

***(1)** Front yard for parcels south of Olive Boulevard. A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section **405.240** shall prevail where applicable on major streets or highways. In every instance,*

the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

(3) Front yard for Olive Boulevard frontage. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section **405.240** shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

b. Minimum side yard. Ten (10) feet.

c. Minimum rear yard. Ten (10) feet.

The subject property will require boundary adjustments to create two parcels with Will Avenue running between them. Tract 1 to the west will be bounded on all sides by public streets with 4 front yard setbacks. Tract 2 will be bounded on 3 sides by public streets and will have 3 front yard setbacks and 1 side yard setback against adjacent properties to the east (see Fig. 6). The “CB” Setback Diagram (Fig. 7) shows that the buildings are located within 80 feet from Olive Boulevard and 15 feet from all other public streets with sidewalks provided within the first 10 feet. The side yard setback for Tract 2 is not provided but appears to be greater than the 10-foot minimum requirement. The floor area ratio (FAR) is a maximum of 1 where the proposal is shown as 0.88. Developments on lots of 3 or more acres shall have no height limitations, provided that buildings exceeding six (6) stories or ninety (90) feet in height receive a conditional use permit in accordance with Section 405.1070. No structures are proposed to exceed these requirements.

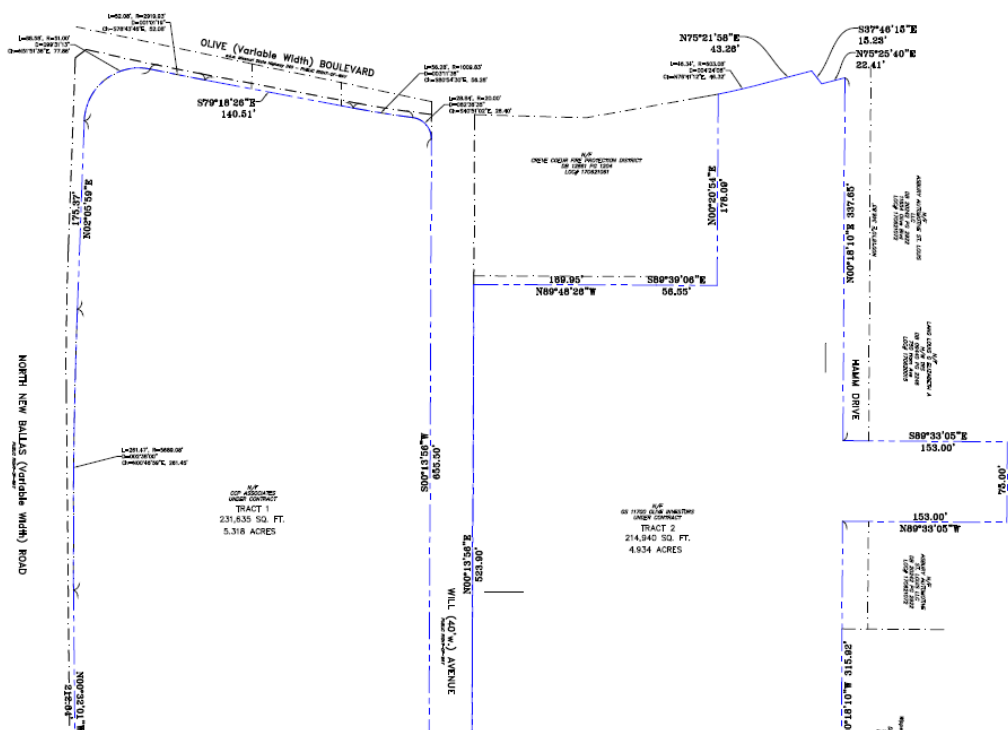
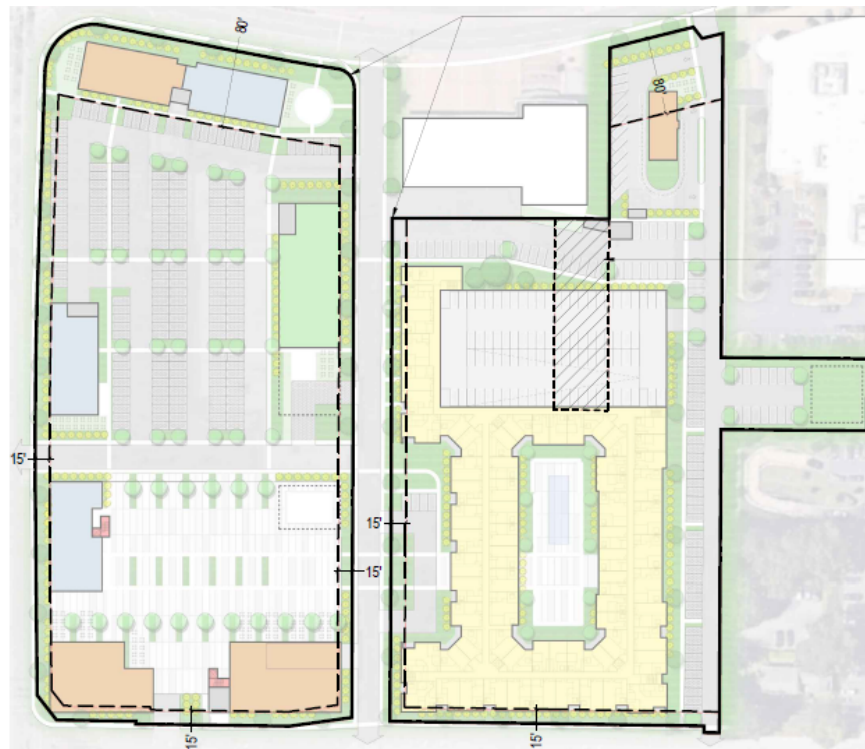


Figure 8: Proposed Boundary Adjustment Plan.**Figure 9: Setback Diagram.***Site Concept Plan*

Per Section 405.1080(D), when a site or project greater than 10 acres in size or a tract of a different size as required elsewhere in this Chapter provides for the construction of a complex of buildings and site improvements, such as hospital, college or universities, and mixed use developments to be developed over an extended period of time or in multiple phases, a site concept plan shall be submitted for approval by the Planning and Zoning Commission and, if required by the zoning ordinance, the Creve Coeur City Council. The applicant has provided materials that meet the required criteria for a site concept plan. The traffic study is underway but has not been submitted for review at this time. Further details including the landscaping plan, building elevations, photometric study, and final stormwater retention and drainage plans will be required for review with the submission of a site development plan.

Parking

The number of parking spaces provided on-site between the two parcels is 175 spaces in the surface parking lot, 179 spaces in the underground parking structure beneath the civic plaza, 337 spaces in the parking structure for the multi-family building and 90 spaces of surface parking around the perimeter of

the development for a total of 781 parking spaces. The multi-family building requires 443 parking spaces, the hotel requires 177 minimum parking spaces without accounting for restaurant or lounge spaces, and the retail, non-restaurant space would require 69 parking spaces. The restaurant parking spaces are more difficult to estimate without the number of seats per restaurant provided at a requirement of 1 parking space per every three 3 seats of maximum occupancy allowed under a conditional use permit plus 1 parking space per every 250 square feet of total building floor area. 82 parking spaces would be required for the restaurant square footage alone without taking into account the number of indoor seats. A rough estimate without taking into account the number of seats in the restaurants or the 15% parking reduction available for shopping centers per Section 405.820(B)(1) puts the required parking at 771 spaces. Staff encourages the applicant to review the required parking for the proposed uses and explore options for additional parking or provide additional information demonstrating the ability to meet parking demand with a lesser amount of parking spaces as provided within Section 405.800.G.4 of the Zoning Ordinance.

Traffic Study

Staff and the City's consulting traffic engineer met with MoDOT representatives and the developer's traffic engineer earlier this year to develop the scope for the traffic study. This study will review the traffic impacts based on the proposed uses and will provide recommendations for mitigation. This study has not been submitted for review by the City or MoDOT. Further analysis and recommendations will be provided at a future Planning and Zoning Commission meeting for review.

SUMMARY

This proposal provides the opportunity to implement the long-held vision of creating a town-center style development within the Community Center area identified in the comprehensive plan and prior plans. In staff's evaluation, the submitted site concept plan provides many of the elements called for in the City's comprehensive plan to support a town center concept within the surrounding suburban context. Some aspects of the proposal could be improved that would further the vision for the Community Center District and would be more representative of a town center development.

In summary, staff believes the following are positive attributes of this proposal:

- Represents a unique mixed-use development which contributes towards the creation of a "town center" for Creve Coeur that has been envisioned on the comprehensive plans for decades. This development could set the direction for other properties within the vicinity to develop similarly.
- Creation of a large civic plaza and outdoor pavilion for public gatherings as envisioned in the comprehensive plan.
- Built to the street in compliance with the requirements for the "CB" Core Business zoning district.
- Provides a range of destination uses in the downtown core/central business district to serve the broader community.
- Creates a more walkable and pedestrian friendly environment utilizing a gridded street pattern.
- Structured parking to offset the surface parking lot space to accommodate the required amount of parking for the uses.

The following are areas that the Commission should discuss with the applicant in order bring this plan closer to a true town center development:

- Incorporate on-street parking on Will Avenue to provide more of a city-center streetscape.
- Add uses above some of the single-story buildings. The proposal provides single purpose retail buildings without vertical mixed uses such as office space. The comprehensive plan and the Design Guidelines call for multi-story mixed use buildings in this location and as part of this type of development.
- Include separated sidewalks with street trees within the development and consider street furniture in the appropriate locations to enhance the pedestrian environment.

- As discussed previously, the development is inward facing without direct pedestrian access to the buildings from the primary streets, N. New Ballas or Olive Boulevard. Staff has found that this condition is not unusual with town center developments, however, careful design of these buildings with storefront windows and articulated facades are necessary along with direct pedestrian access into the development.
- Surface parking lot directly fronting N. New Ballas Road leaves a building frontage gap along the streetscape, however buildings are placed along the majority of the frontage along this roadway and this condition can be further mitigated with appropriate landscaping.
- Overall, the positioning of the buildings on the site contribute to a pedestrian friendly environment noting the above considerations, however, the buildings on the northwest corner of the site seem detached from the rest of the development and are surrounded by surface parking lots which detract from the town center concept. Staff have discussed this configuration with the applicant and providing sufficient surface parking for the retail uses is a limiting factor.

Staff recommends that the Commission provide feedback on these issues to the applicant as well as any comments received by the public. Based on the direction given to staff and the applicant, any revisions to the plans can be made and submitted for further consideration at an upcoming meeting along with the traffic study.

ACTION

An appropriate motion to continue this agenda item until a future meeting would be as follows:

“I move to continue the discussion for application #23-008 to a future Planning and Zoning Commission meeting.”

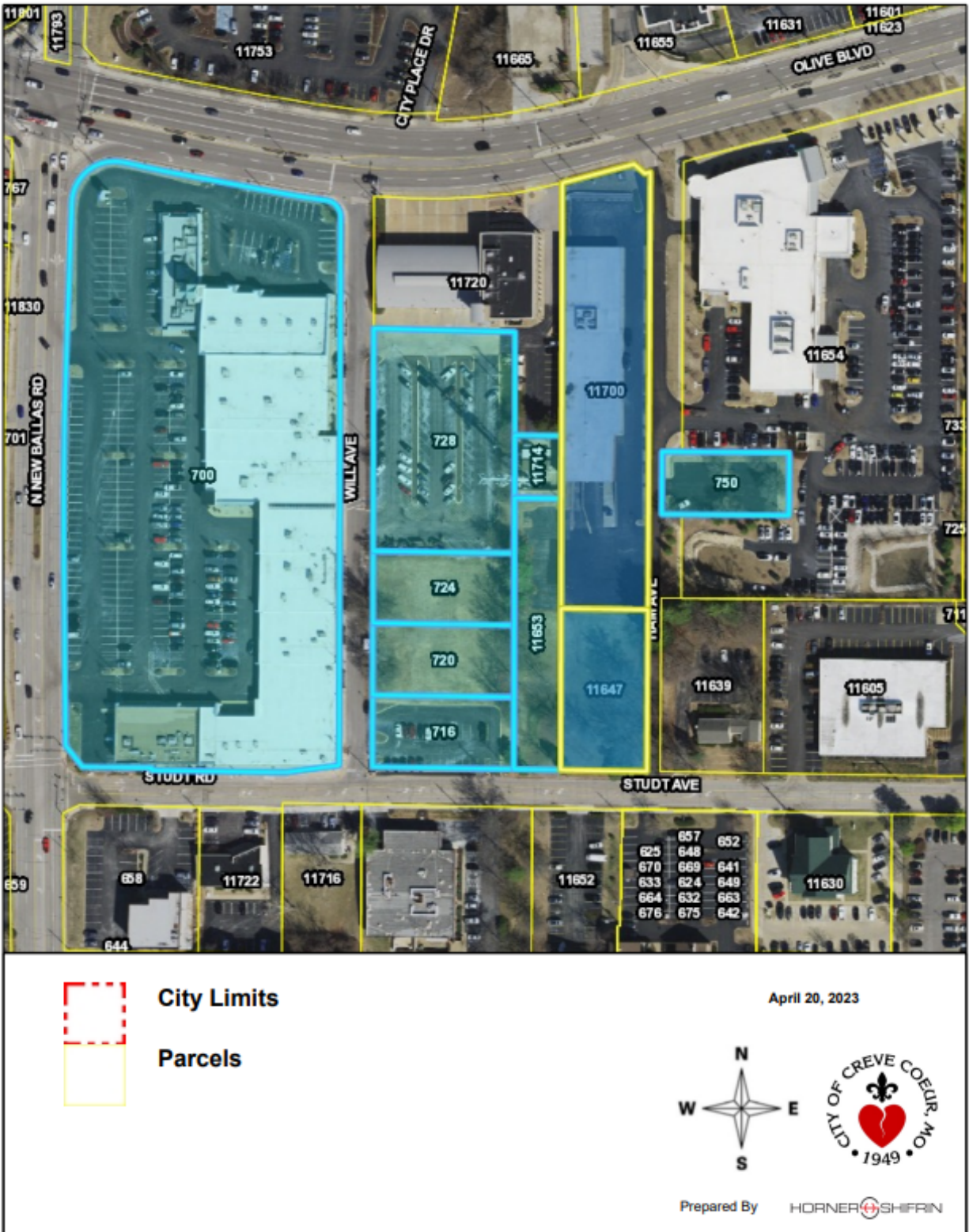
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS



Description:
Google street
view image of
the existing
Creve Coeur
Plaza
development
from N. New
Ballas.



Description:
Google street
view image of
the existing
Creve Coeur
Plaza
development
from N. New
Ballas.

	Description: Google street view image of the existing Creve Coeur Plaza development from Olive Boulevard.
	Description: Creve Coeur Fire Engine House 1 along Olive Boulevard to remain and outside of project scope.



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: Creve Coeur Plaza Mixed Use

Location of Project: Southeast Corner of Olive Blvd and N New Ballas Rd Locator # See attached

Subject for Agenda: Creve Coeur Plaza Mixed Use

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
Toby Martin _____ <i>Name</i> GS 11700 Olive Investors LLC and Creve Coeur Plaza Associates LLC _____ <i>Company (If Applicable)</i> 4565 McRee Ave, Suite 100 _____ <i>Address</i> Saint Louis, MO 63105 _____ <i>Address</i> Telephone # 314-391-9544 _____ <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: tmartin@greenstreetstl.com _____ <i>Email:</i> _____ <i>Applicant's Signature</i>	 _____ <i>Name</i> _____ <i>Company (If Applicable)</i> _____ <i>Address</i> _____ <i>Address</i> _____ <i>Telephone #</i> _____ <i>Fax #</i> _____ <i>Email:</i> _____ <i>Applicant's Representative's Signature</i>

Owner's Acknowledgement (if different from applicant):		
_____ <i>Name</i> _____ <i>Company (If Applicable)</i>		
_____ <i>Address</i>		
_____ <i>Phone</i>	_____ <i>Fax</i>	_____ <i>Email</i>
_____ <i>Applicant's Signature</i>		

Description of Request (attach additional sheets as needed)

General Description: Request for review and approval of the enclosed Site Concept Plan by the
Planning & Zoning Commission for the proposed mixed-use development at the Southeast corner of
Olive Blvd and N New Ballas Rd. Zoned C-B and designated a Community Center District, the proposed
development will include the following components: multifamily, retail, hotel, shared-use parking, and a
pedestrian plaza that could be activated for community events. The development will be a vibrant,
walkable, urban environment with a prominent gathering place.

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.
As outlined in the comprehensive plan, the Community Center District supports the development of a
variety of medium-to high-density, high-intensity, and mixed-use commercial, dining, retail, office, and
multi-family residential in a vibrant, walkable, urban environment. As proposed, this site concept plan will
increase density and will more thoughtfully activate a prominent site with high visibility.

Submittal Checklist **See, attached excerpt from zoning code for Site Concept Plan Submittal Requirements**

☒ 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, Monday, May 1, 2023.

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

Office Use Only

____ All Sections Complete
____ All Documents, incl. e-Copies
____ Fees Paid

Received By: _____
Date: _____

Revised: 7/22

Locator #s

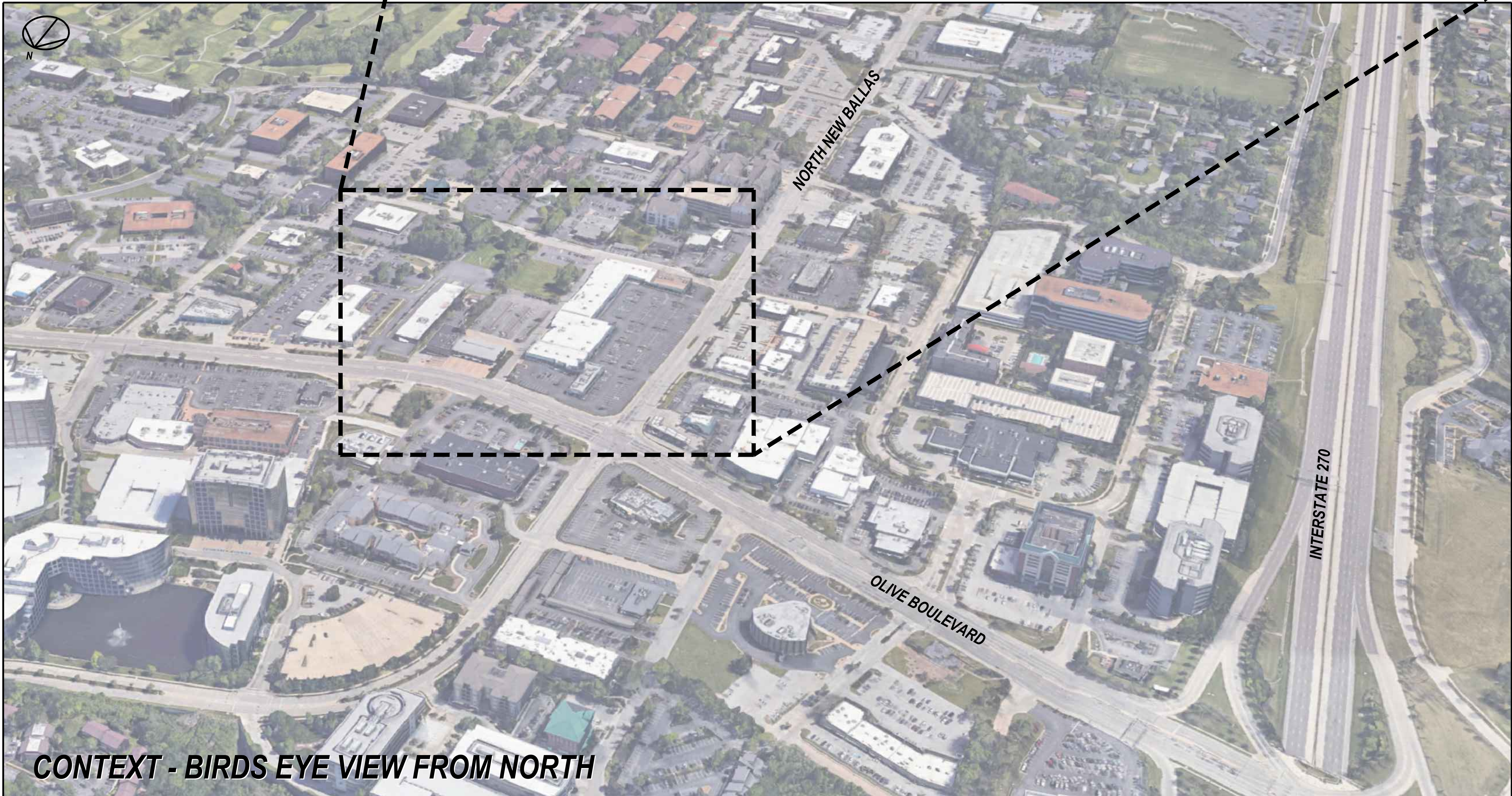
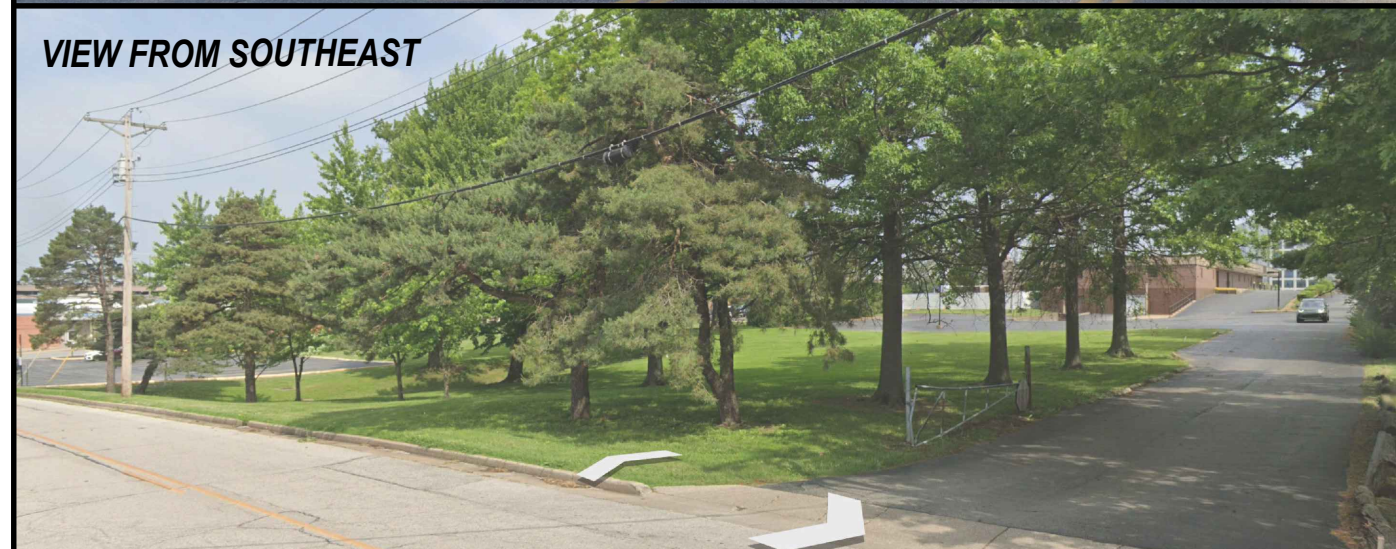
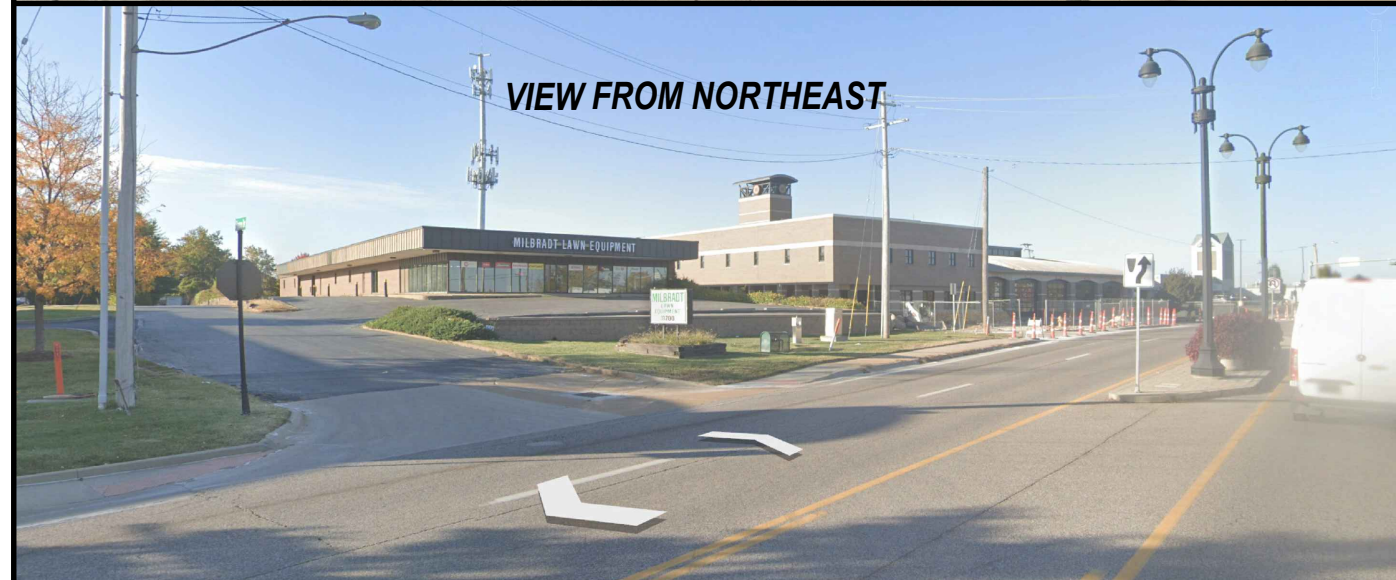
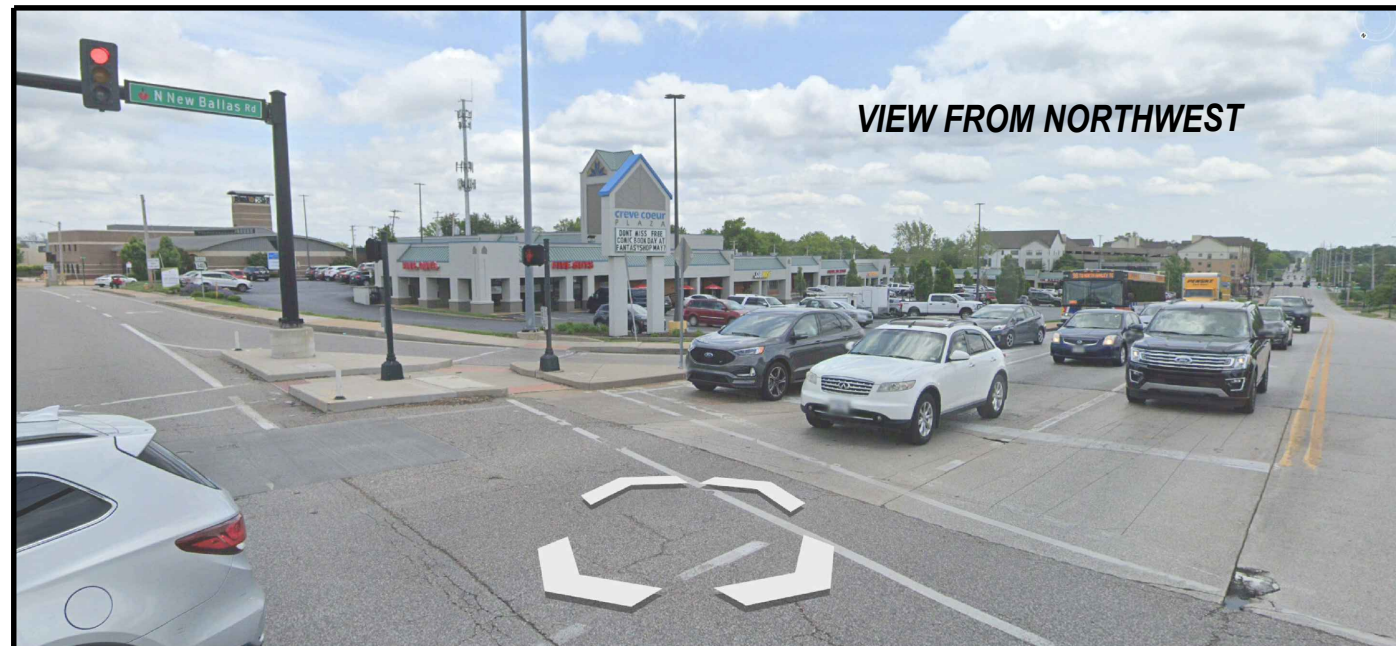
17O620941 700 N NEW BALLAS RD
17O620433 728 WILL AVE
17O342485 724 WILL AVE
17O342496 720 WILL AVE
17O341871 716 WILL AVE
17O620822 11714 OLIVE BLVD
17O341918 11653 STUDDT AVE
17O620059 11700 OLIVE BLVD
17O341927 11647 STUDDT AVE
17O620015 750 HAM AVE

D. *Site Concept Plans.* When a site or project greater than ten (10) acres in size or a tract of a different size as required elsewhere in this Chapter provides for the construction of a complex of buildings and site improvements, such as hospital, college or universities, and mixed use developments to be developed over an extended period of time or in multiple phases, a site concept plan shall be submitted for approval by the Planning and Zoning Commission and, if required by the zoning ordinance, the Creve Coeur City Council. This site concept plan shall contain at least the following information:

- ✓ 1. The location of the parcel in relation to all surrounding and adjacent uses, buildings and zoning;
- ✓ 2. The location of the parcel in relation to major arterials and/or highways and any roadways or drives connecting the parcel to those major thoroughfares;
- ✓ 3. The boundaries, dimensions and area of the parcel;
- ✓ 4. The proposed use and development of the parcel including principal and accessory uses;
- ✓ 5. The location and size of each existing structure and building on the parcel;
- ✓ 6. The footprint of each proposed building or structure on the parcel;
- ✓ 7. The height and number of stories of all proposed buildings and structures;
- ✓ 8. The amount of land area covered by all proposed buildings, structures, drives and parking facilities;
- ✓ 9. The ratio of floor area to land area (FAR);
- ✓ 10. Approximate locations of existing and proposed utility easements and stormwater retention areas;
- ✓ 11. Existing and proposed contours at vertical intervals of not more than five (5) feet;
- ✓ 12. Two (2) section profiles through the site showing preliminary building form, existing natural and proposed final grade;
- ✓ 13. Preliminary plan for sanitation and drainage facilities;
- ✓ 14. Drawings shall contain the project name, street names, a scale, north arrow and the date drawn and the scale for all drawings shall be no smaller than one (1) inch equals fifty (50) feet.

A site development plan shall then be submitted with applicable fees and escrow, for each specific building or phase within the project, for review and approval of the appropriate body. Such site development plan shall be submitted in advance of or in conjunction with an application for a building permit. Of primary importance in the review of a site development plan will be a determination that the plan complies with the site concept plan approved for the total development or project

Either the City of Creve Coeur or the applicant may call for updates to the site concept plan at any time, as conditions or circumstances change.



CONTEXT - BIRDS EYE VIEW FROM NORTH

GREEN STREET
REAL ESTATE VENTURES

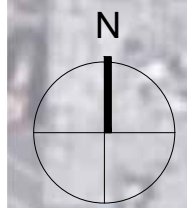
STATE OF MISSOURI
TOM YOUNG
NUMBER
A-2018005994
ARCHITECT

TOM YOUNG
ARCHITECT
A-2018005994
04.14.2023

project name..... CREVE COEUR PLAZA - MIXED USE CONCEPT
set title..... SITE CONCEPT PLAN SUBMITTAL
project location..... 700 N NEW BALLAS / 11700 11714 OLIVE BLVD / 716-728 WILL AVE / 11653-11647 STUDD / 750 HAMM

contact information
www.greenstreetstl.com
project architect: tom young
314.471.3867
e. tom.young@greenstreetstl.com

sheet #
A1-00
CONTEXT DIAGRAMS



01
A1-01

EXISTING CONDITION SITE PLAN
1" = 50'-0"

0 25 50 100 200


GREEN STREET
REAL ESTATE VENTURES

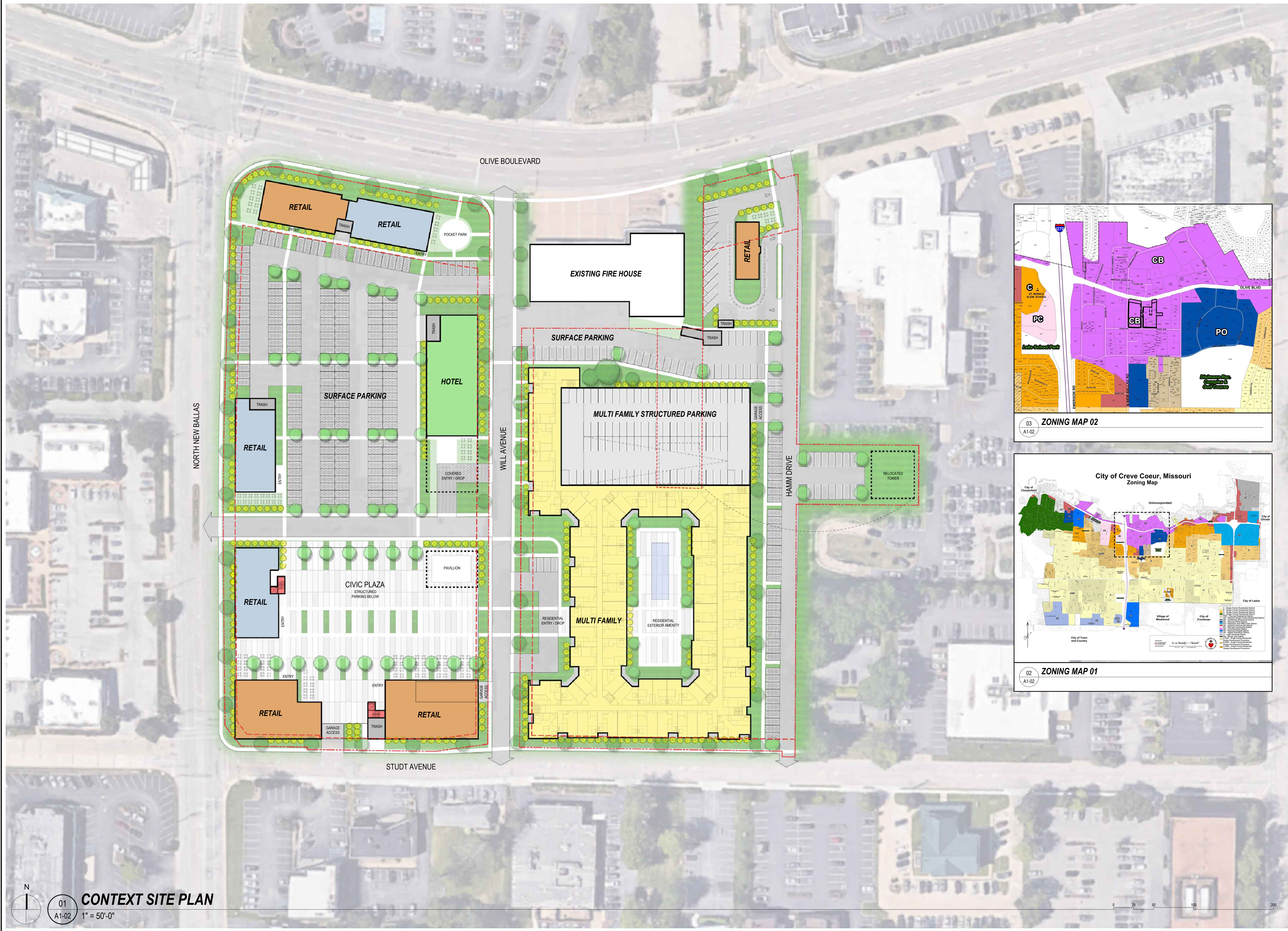

TOM YOUNG
ARCHITECT
A-2018005994
04.14.2023

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www.greenstreetstl.com
project architect: tom young
314.471.3867
e. tom.young@greenstreetstl.com

sheet #
A1-01
EXISTING SITE PLAN

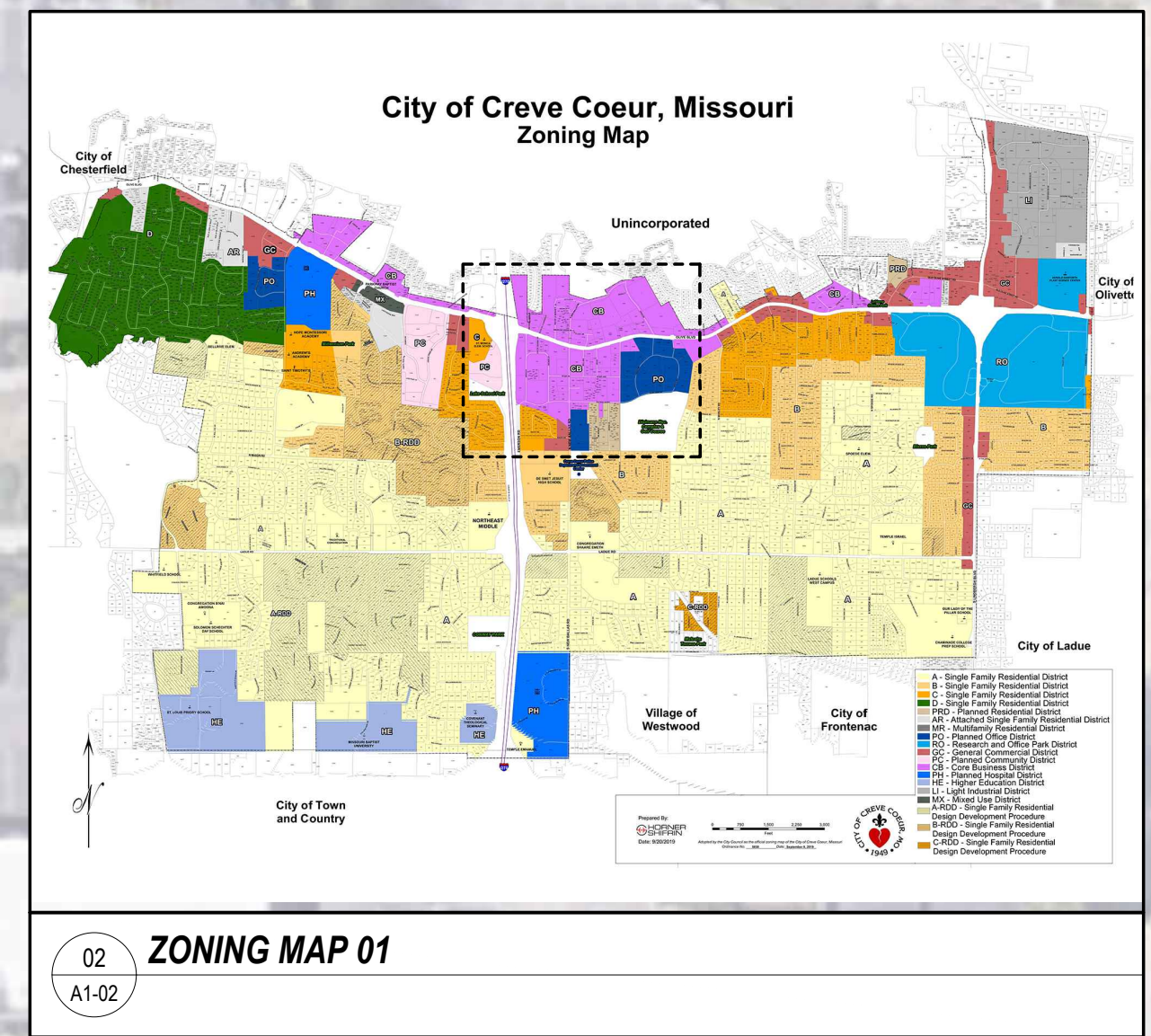
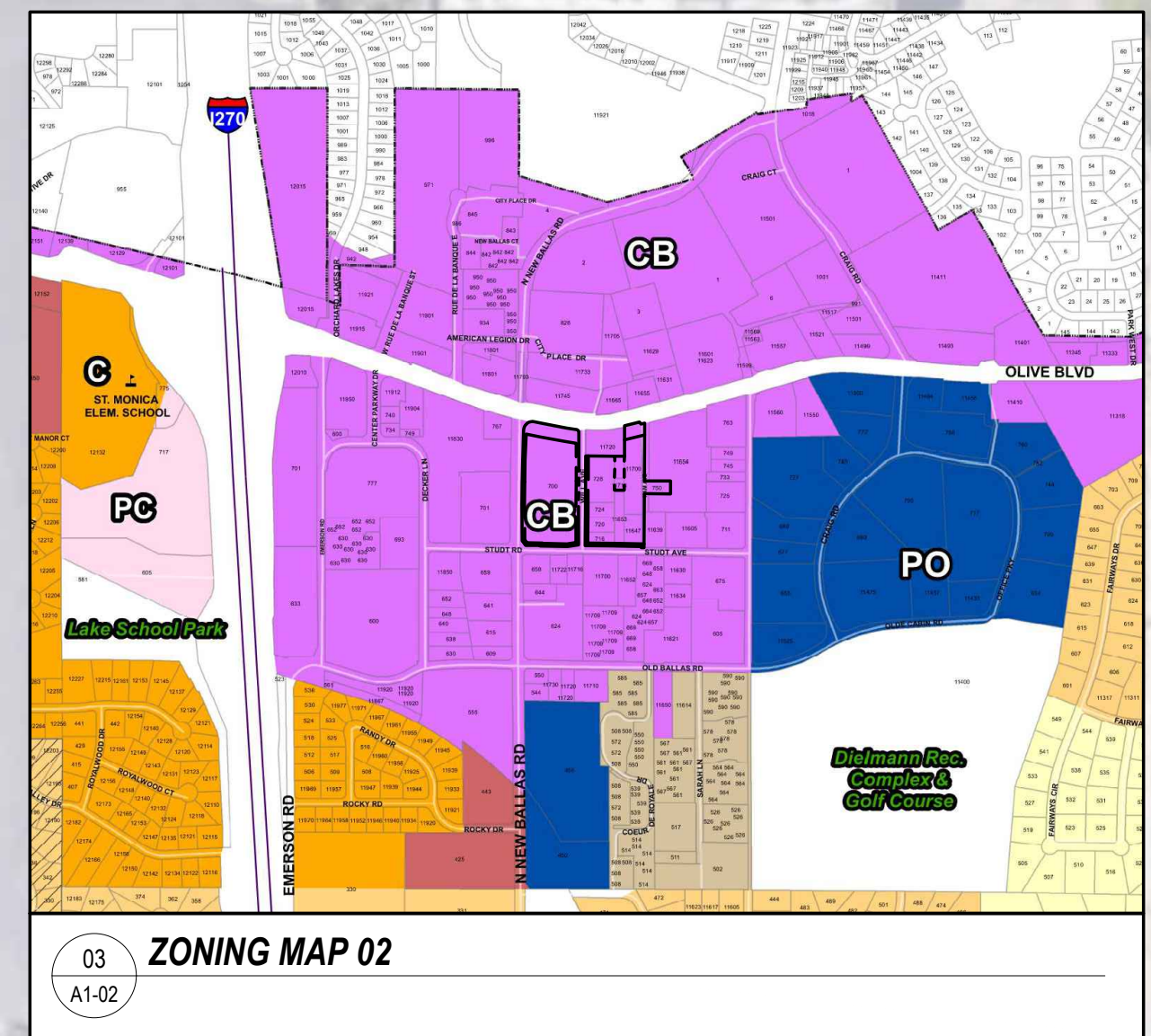
ISSUE DATE - 04.14.2023



01

A1-02

CONTEXT SITE PLAN
1" = 50'-0"



STATE OF MISSOURI

TOM YOUNG

NUMBER A-2018005994

ARCHITECT

TOM YOUNG

ARCHITECT

A-2018005994

04.14.2023

project name.....CREVE COEUR PLAZA - MIXED USE CONCEPT

set title.....SITE CONCEPT PLAN SUBMITTAL

project location.....700 N NEW BALLAS / 11700 11714 OLIVE BLVD / 716-728 WILL AVE / 11653-11647 STUDDT / 750 HAMM

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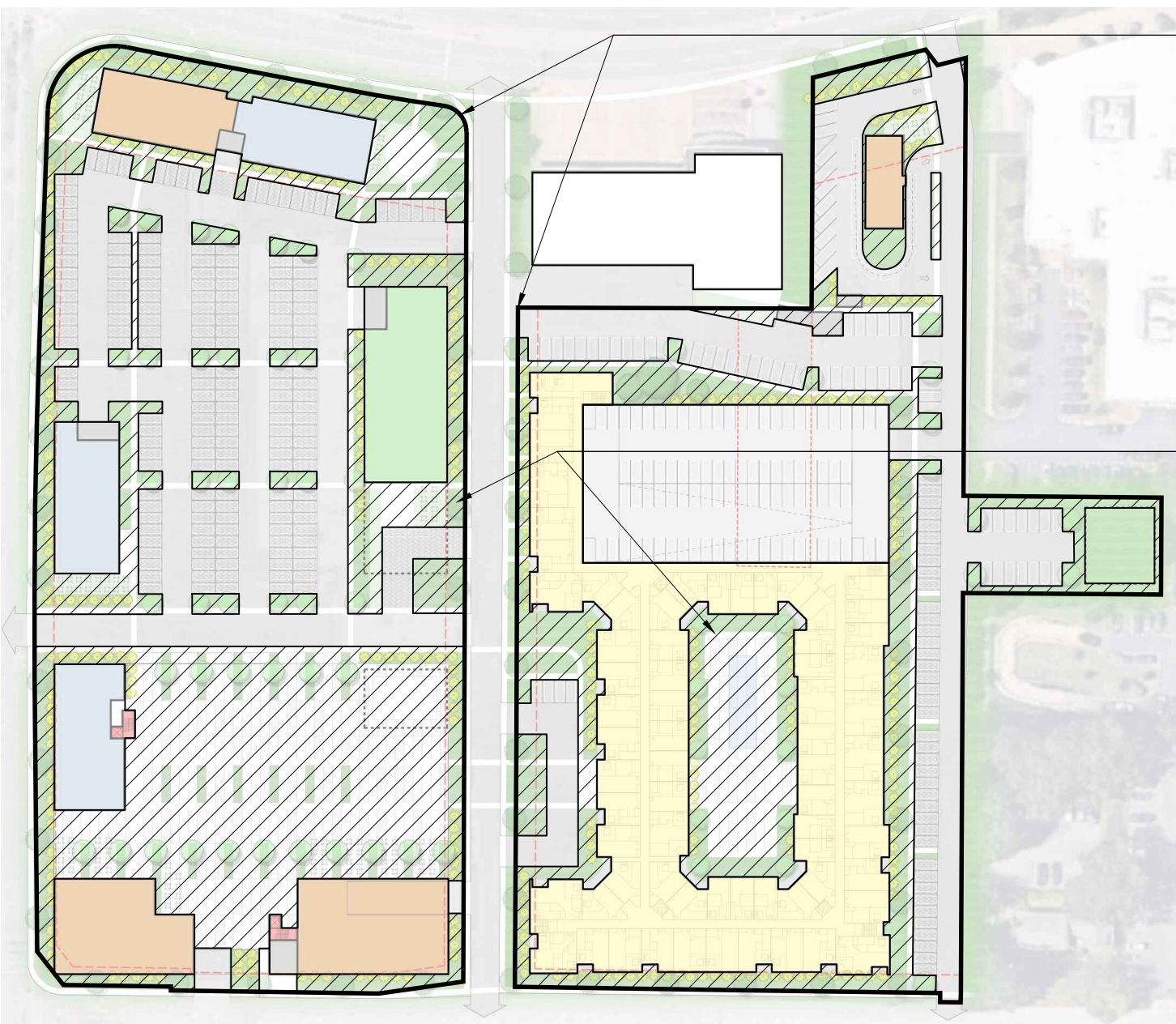
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A1-02

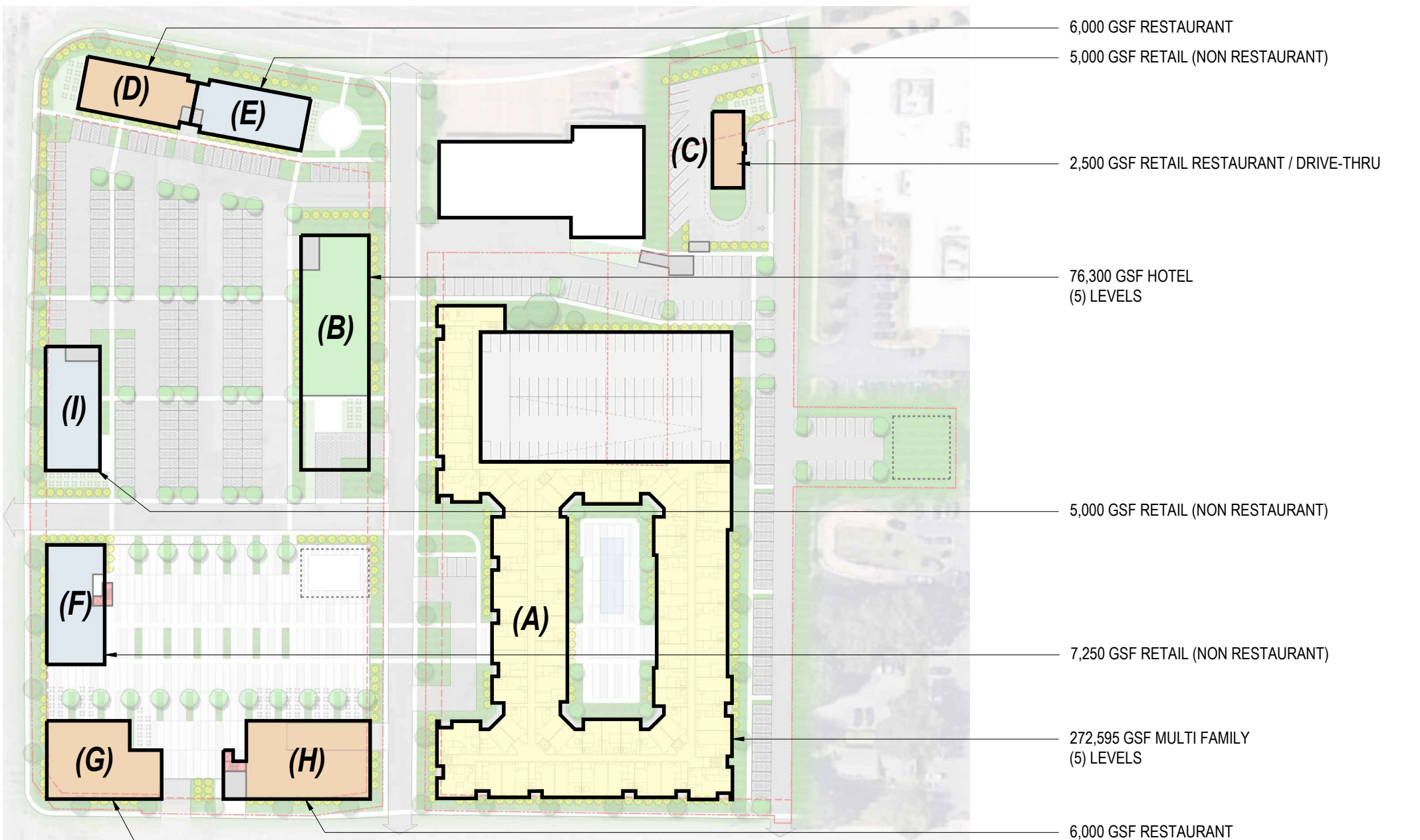
ZONING / ARCHITECTURAL

SITE PLAN

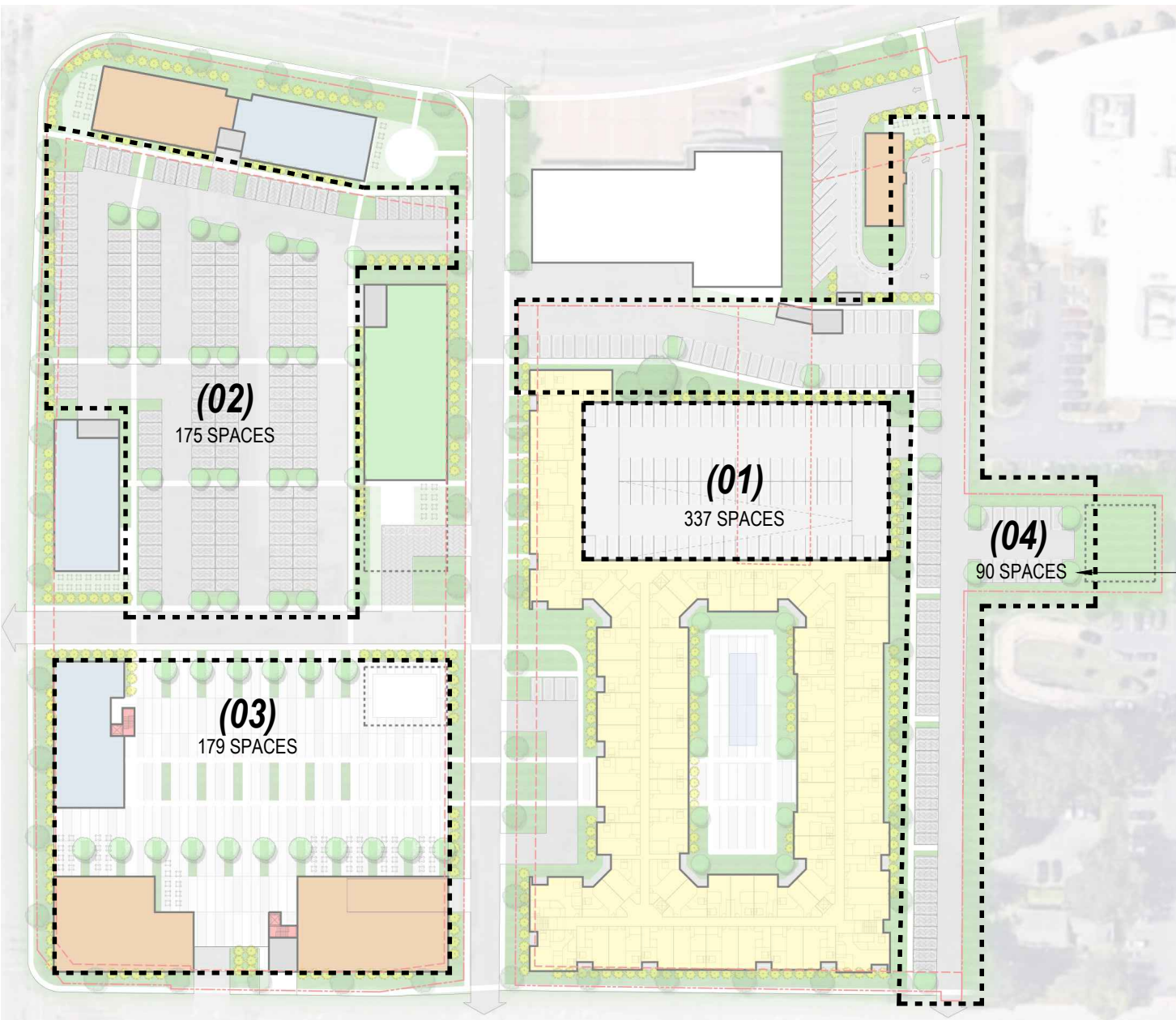
(A) Multi-Family		
Level 5	34,560	gsf
Level 4	63,825	gsf
Level 3	63,825	gsf
Level 2	63,825	gsf
Level 1 - Residential	34,920	gsf
Level 1 - Interior Amenity	11,640	gsf
Level 1 - Interior Amenity %	25%	
Total Residential (Non Amenity) Gross SF	260,955	gsf
Cores + Circulation	15%	
Total Residential Net SF	221,812	nsf
Average Unit Gross SF	822	gsf
Total Units	270	units
Parking Space Per Unit (REDUCED)	1.25	spaces
Total Parking Required	337	spaces
(01) Multi-Family Parking		
Garage Level 4	84	spaces
Garage Level 3	84	spaces
Garage Level 2	84	spaces
Garage Level 1	82	spaces
Garage Level -1	0	spaces
Surface Parking	3	spaces
Total Spaces Provided	337	spaces
Total Spaces Required	337	spaces
Space Delta	0	spaces
(B) Hotel Summary		
Level 5	34	units
Level 4	34	units
Level 3	34	units
Level 2	34	units
Total Units	136	units
Parking Space Per Key (STL COUNTY)	0.85	spaces
Guest Parking	116	spaces
Staff & Loading	10	spaces
Total Parking Required	126	spaces
(02) HOTEL PARKING		
Surface Parking	175	spaces
Total Spaces Provided	175	spaces
Total Spaces Required	126	spaces
Space Delta (For Remaining Retail Use)	49	spaces
(C) Restaurant Summary		
Level	2,500	gsf
Parking Space Per 100 gsf (STLC REST)	1.3	
Total Parking Required	33	
(D) Restaurant Summary		
Level	6,000	gsf
Parking Space Per 100 gsf (STLC REST)	1.3	
Total Parking Required	78	
(E) Retail Summary - (Non Restaurant)		
Level	5,000	gsf
Parking Space Per 1000 gsf (STLC FIT)	3	spaces
Total Parking Required	15	spaces
(F) Retail Summary - (Non Restaurant)		
Level	7,250	gsf
Parking Space Per 1000 gsf (STLC FIT)	3	spaces
Total Parking Required	22	spaces
(G) Restaurant Summary		
Level	6,000	gsf
Parking Space Per 100 gsf (STLC REST)	1.3	
Total Parking Required	78	
(H) Restaurant Summary		
Level	6,000	gsf
Parking Space Per 100 gsf (STLC REST)	1.3	
Total Parking Required	78	
(I) Retail Summary - (Non Restaurant)		
Level	5,000	gsf
Parking Space Per 1000 gsf (STLC FIT)	3	spaces
Total Parking Required	15	spaces
(03) Commercial Structured Parking		
Garage Level -1	179	spaces
Total Spaces (For Remaining Retail Use)	179	spaces
(04) Surface Parking		
Parking 04	90	spaces
Total Spaces (For Remaining Retail Use)	90	spaces
Parking Summary		
Total Parking Provided	318	spaces
Parking Requirement	318	spaces
Parking Delta	0	spaces



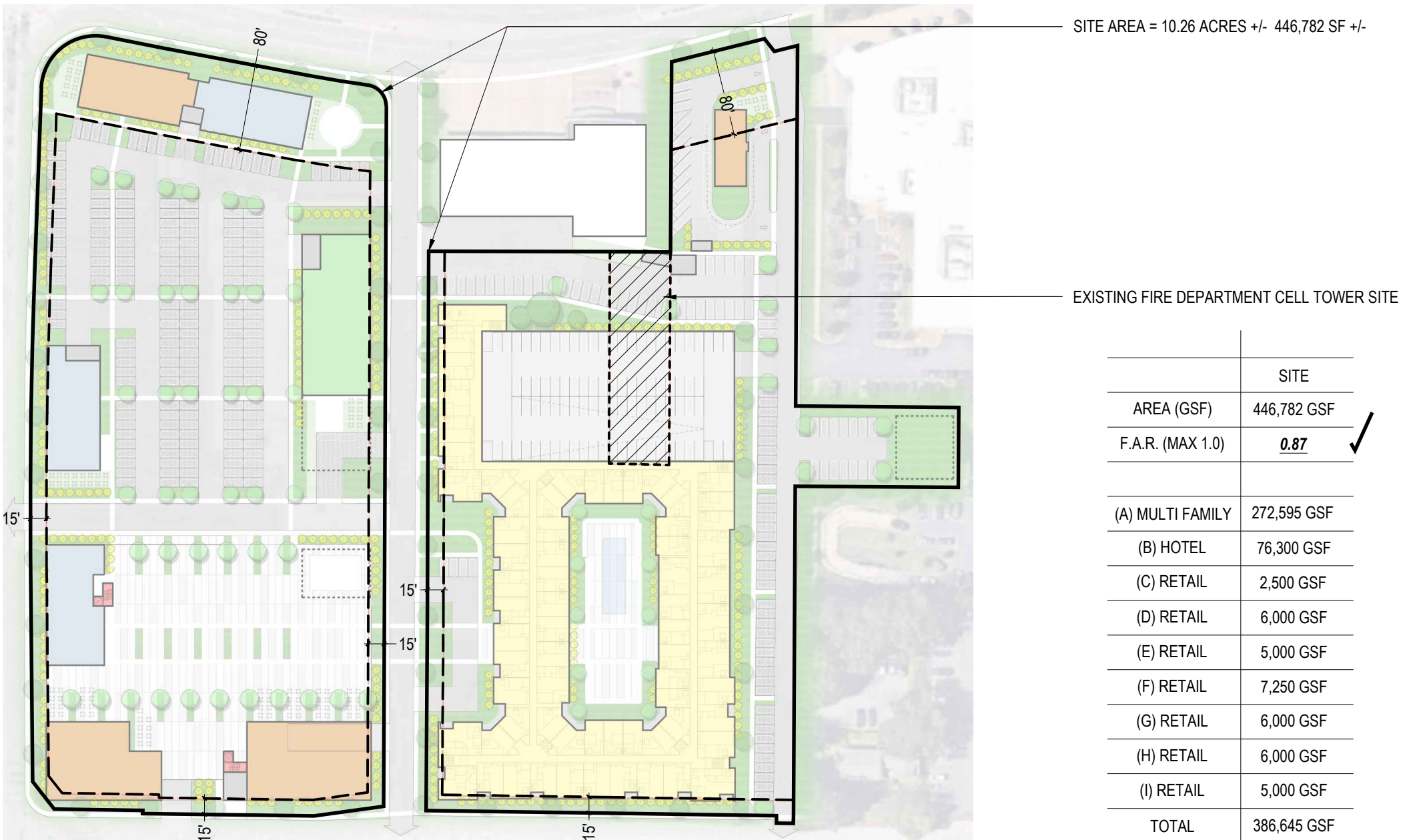
06
A1-03 SITE COVERAGE DIAGRAM
NTS



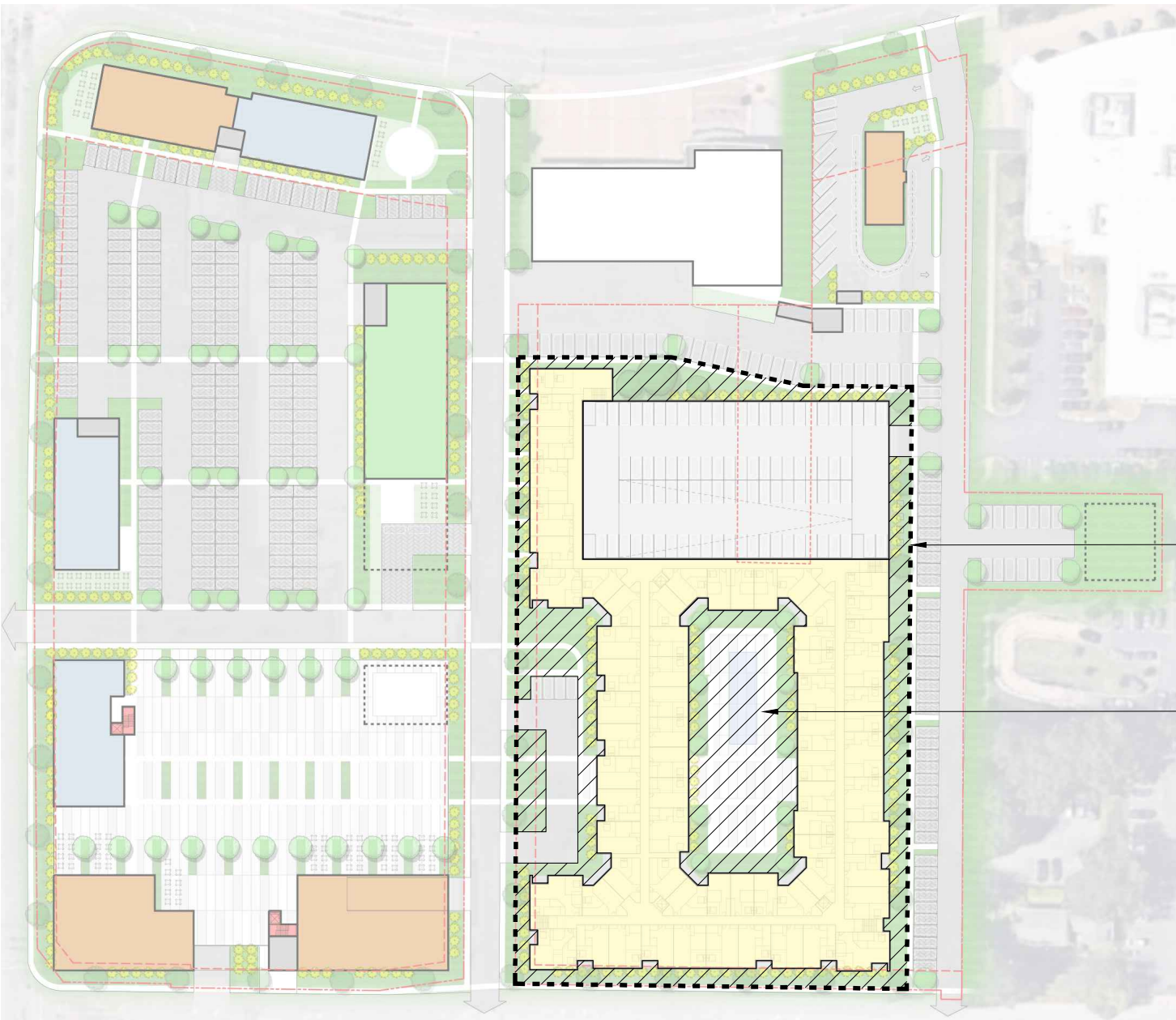
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A1-03 BUILDING AREA DIAGRAM
NTS



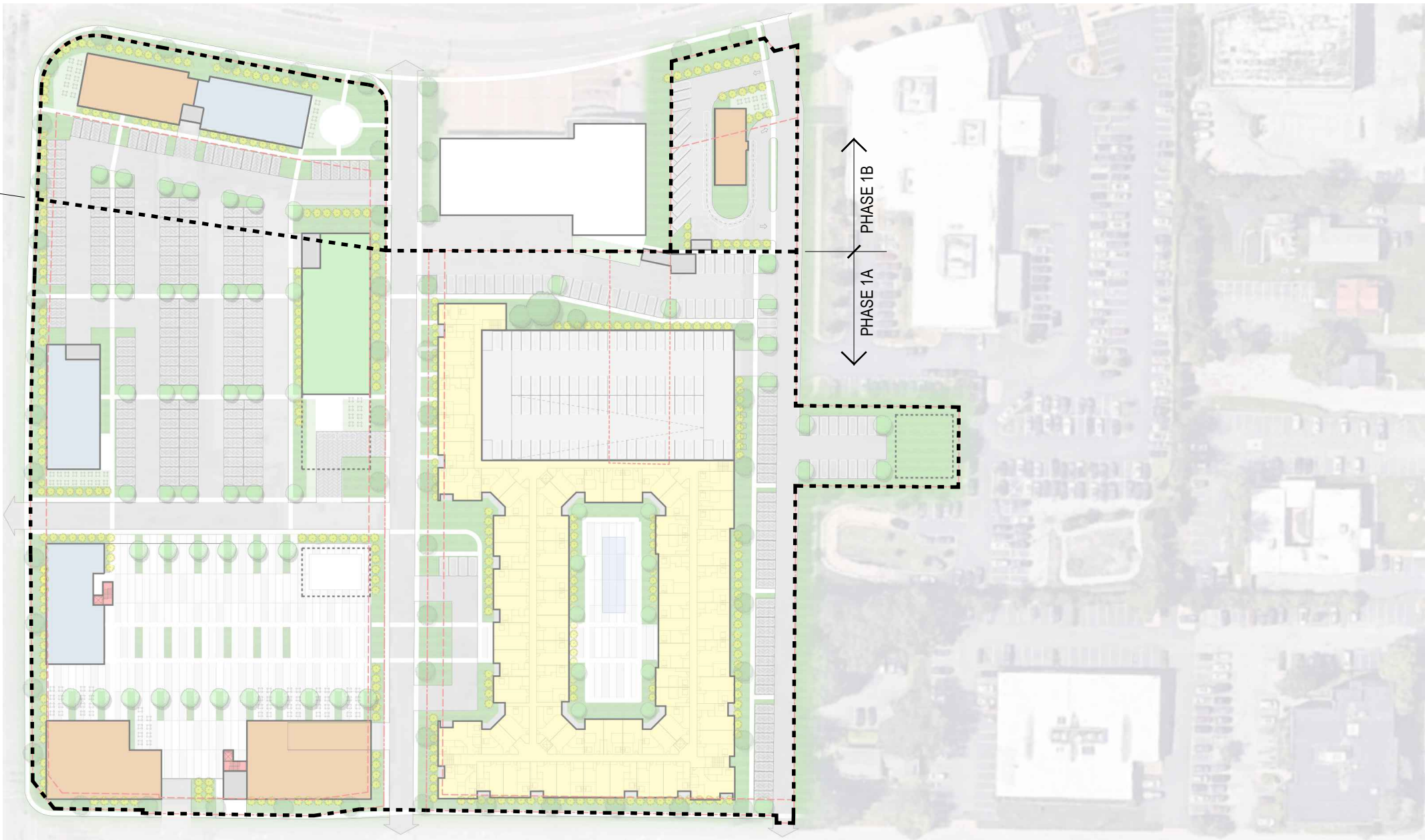
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A1-03 SITE PARKING SUMMARY
NTS



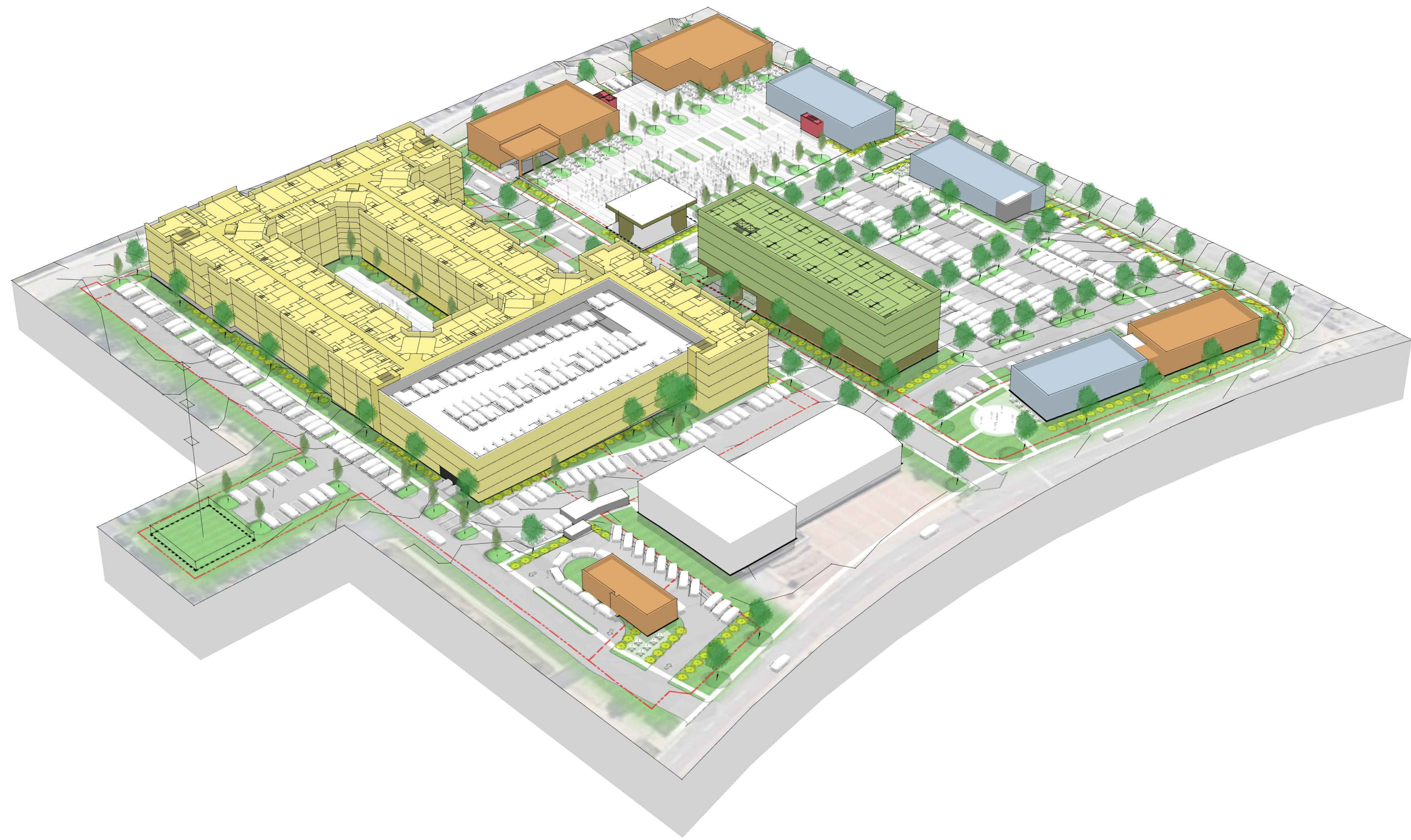
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A1-03 SITE AREA / F.A.R. RATIO / "CB" SETBACK DIAGRAM
NTS



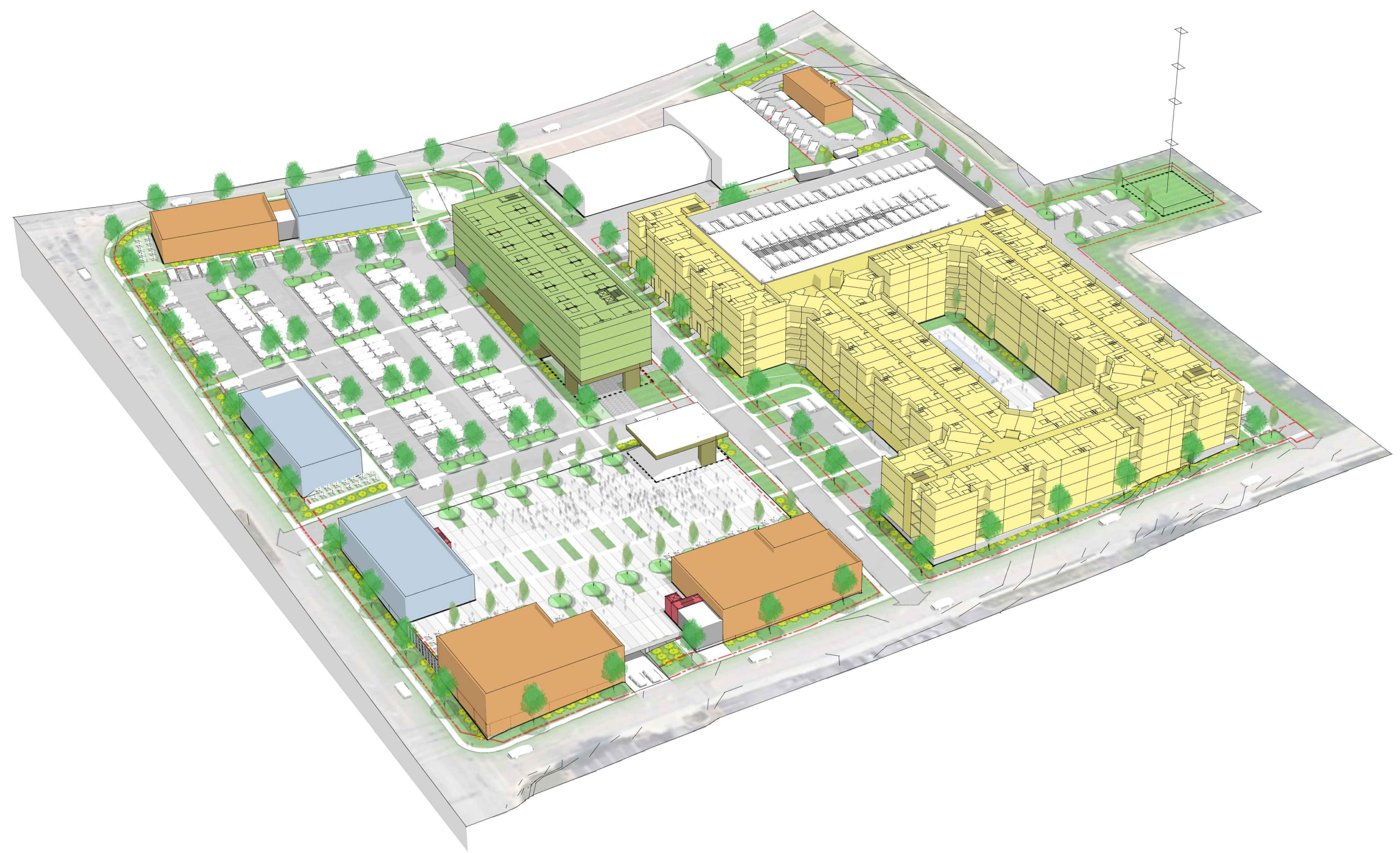
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A1-03 PRIVATE USABLE OPEN SPACE DIAGRAM
NTS



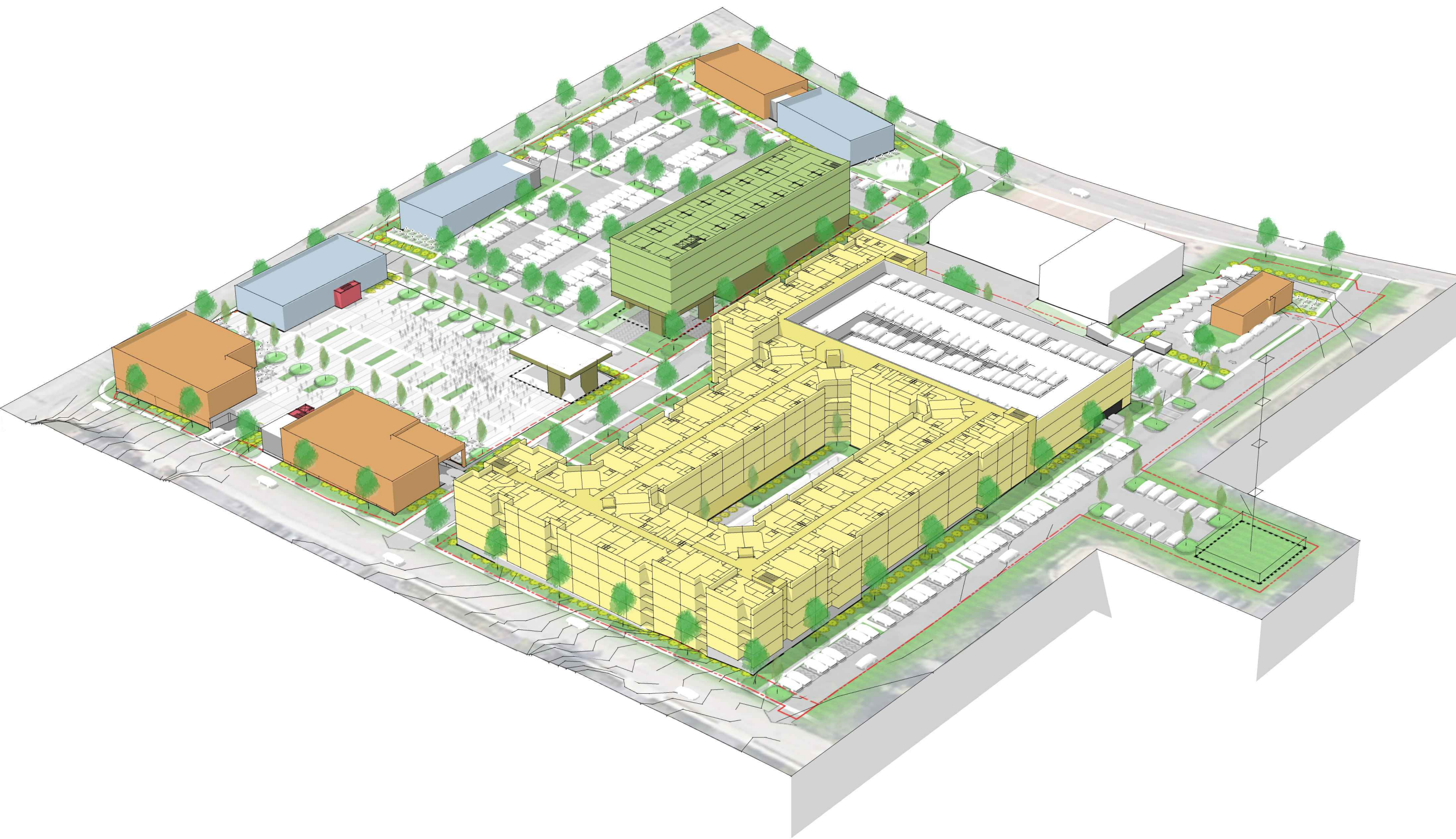
01
A1-03 REFERENCE PLAN / PHASING
NTS



04
A1-04 **BIRDS EYE VIEW FROM NORTHEAST**



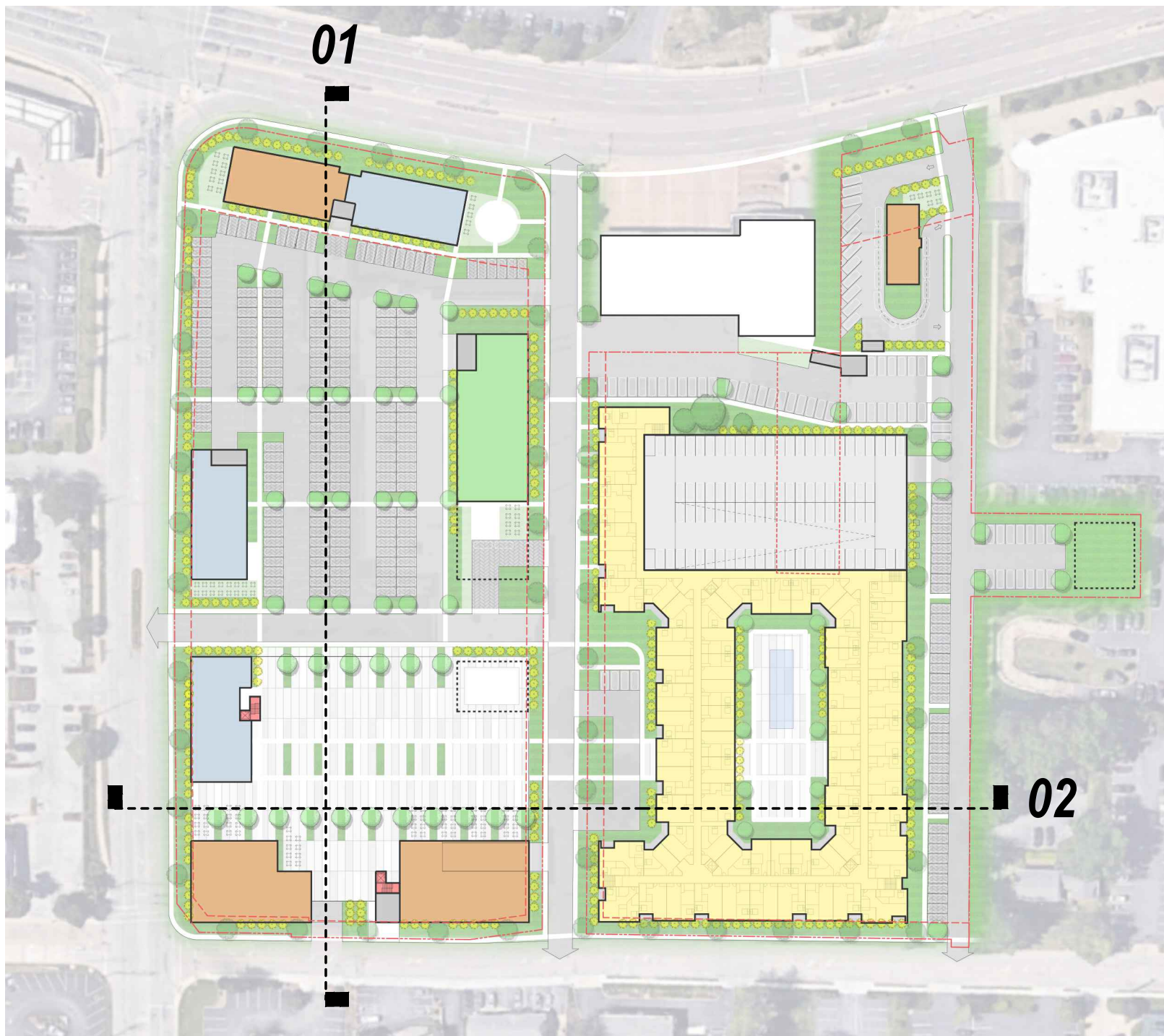
02
A1-04 **BIRDS EYE VIEW FROM SOUTHWEST**



03
A1-04 **BIRDS EYE VIEW FROM SOUTHEAST**



01
A1-04 **BIRDS EYE VIEW FROM NORTHWEST**



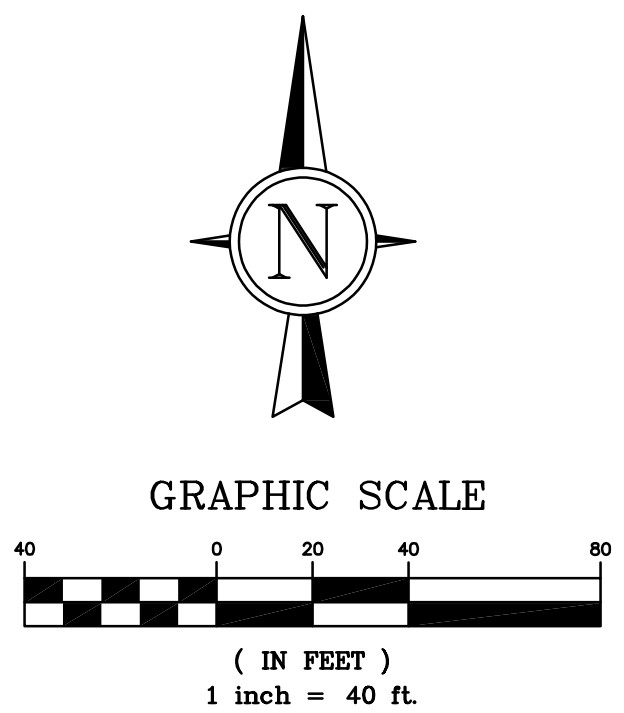
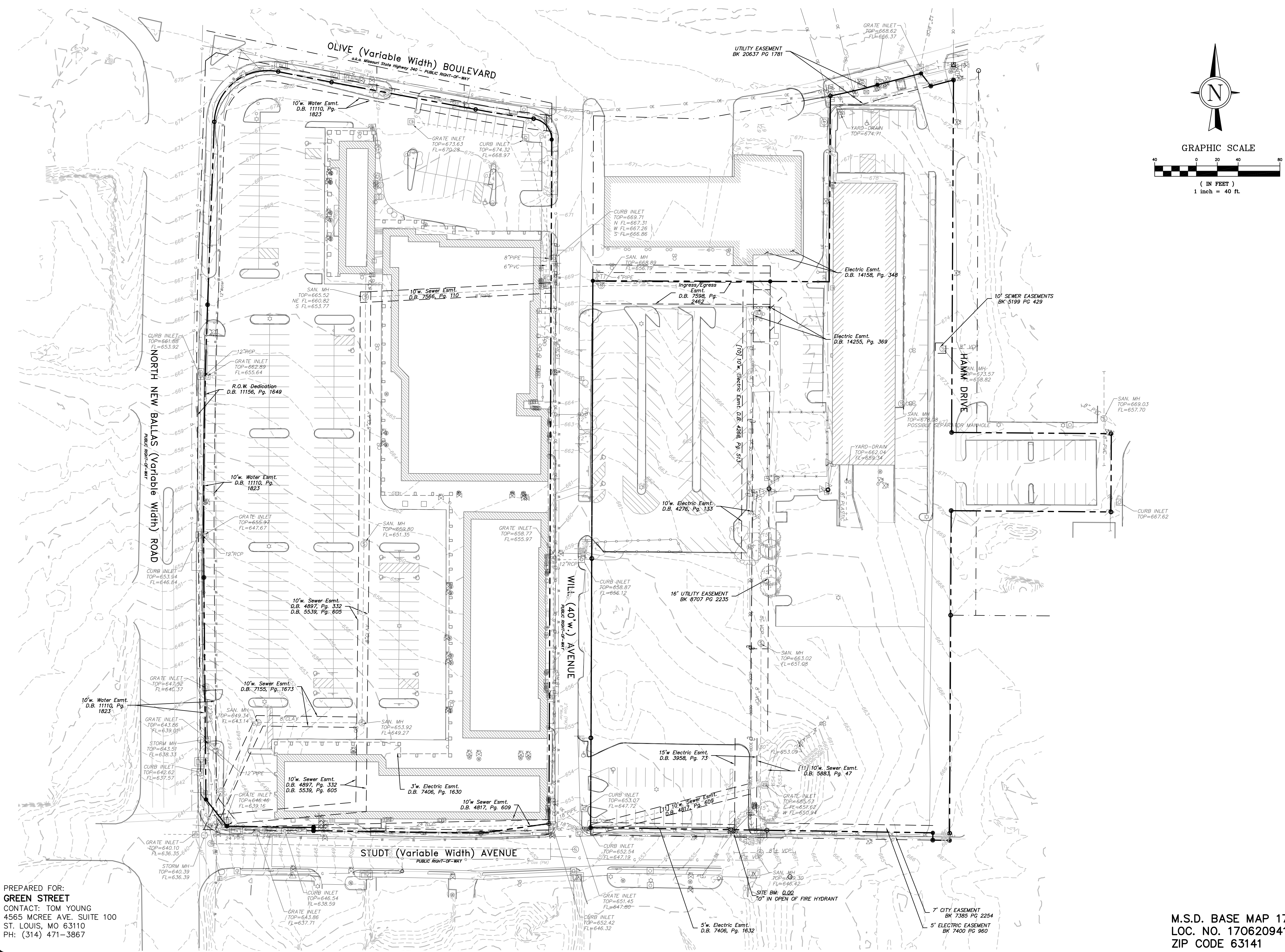
02 **SITE SECTION 02 - WEST / EAST**
A1-05 1" = 25'-0"



01 **SITE SECTION 01 - NORTH / SOUTH**
A1-05 1" = 25'-0"

J:\3479\3479 B Drawings\Engineering\Construction Plans\3479B Site.dwg 4/12/2023 4:09 PM Jacob Brodsky

PREPARED FOR:
GREEN STREET
CONTACT: TOM YOUNG
4565 MCCREE AVE. SUITE 100
ST. LOUIS, MO 63110
PH: (314) 471-3867



LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288
4/12/23

GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 300D
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6010
www.grimesconsulting.com
PE COAF E-1470-D
PLS COAF LS-343-D

REV. NO.	DATE	REMARKS

CONCEPT PLANS FOR

CREVE COEUR PLAZA

11700 OLIVE BLVD, CREVE COEUR, MO 63141

SHEET TITLE

EXISTING SITE

JOB NUMBER:

3479B

DRAWN BY:

JRB

DATE:

02/03/23

CHECKED BY:

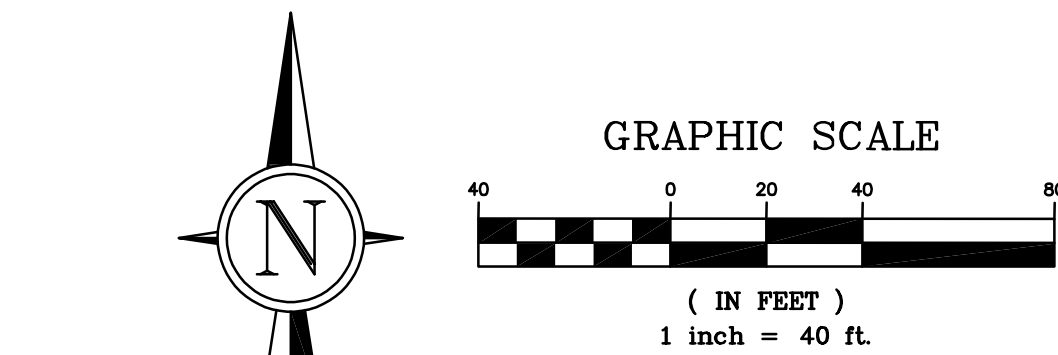
JLW

DATE:

02/03/23

SHEET:

C1.0



--- PROPERTY BOUNDARY DESCRIPTION ---
--- DEVELOPMENT TRACT 1 ---

A TRACT OF LAND SITUATED IN THE CITY OF CREVE COEUR, COUNTY OF ST. LOUIS, STATE OF MISSOURI, LYING IN PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, BEING PART OF LOT 3 OF STUDT'S HOME PLACE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 15, PAGE 65 OF SAID LAND RECORDS, BEING PART OF AN ALLEY, 16 FEET WIDE, VACATED BY ORDINANCE NO. 308 OF THE CITY OF CREVE COEUR, A CERTIFIED TRUE AND CORRECT COPY OF WHICH IS FILED HEREIN, BEING 60 OF SAID LAND RECORDS, WHICH ADJOINS SAID LOTS 1, 2 AND 3 OF STUDT'S HEIGHTS NO. 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINS AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, AS WIDENED, VARIABLE WIDTH, AND THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE, 40 FEET WIDE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF MILL AVENUE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG RIGHT-OF-WAY LINE OF STUDT AVENUE, AS WIDENED, VARIABLE WIDTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STUDT AVENUE AS FOLLOWS: SOUTH 81 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 65.69 FEET; NORTH 89 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 160.50 FEET; NORTH 00 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 3.00 FEET; NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST, A DISTANCE OF 83.05 FEET; NORTH 38 DEGREES 03 MINUTES 20 SECONDS WEST, A DISTANCE OF 32.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH NEW BALLAS ROAD, VARIABLE WIDTH; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF NEW BALLAS ROAD AS FOLLOWS: NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 261.47 FEET TO A CURVE; 261.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,689.08 FEET, THROUGH A CENTRAL ANGLE OF 002 DEGREES 38 MINUTES 00 SECONDS, WITH A CHORD THAT BEARS NORTH 00 DEGREES 46 MINUTES 59 SECONDS EAST, A DISTANCE OF 261.47 FEET; NORTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 261.47 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, AS WIDENED, SAID SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD AS FOLLOWS: 88.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 51.00 FEET, THROUGH A CENTRAL ANGLE OF 099 DEGREES 31 MINUTES 13 SECONDS, WITH A CHORD THAT BEARS SOUTH 78 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 51.00 FEET; 51.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,919.93 FEET, THROUGH A CENTRAL ANGLE OF 001 DEGREES 01 MINUTES 19 SECONDS, WITH A CHORD THAT BEARS SOUTH 78 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 52.08 FEET; SOUTH 79 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 140.50 FEET TO A CURVE; 56.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 51.00 FEET, THROUGH A CENTRAL ANGLE OF 003 DEGREES 11 MINUTES 36 SECONDS, WITH A CHORD THAT BEARS SOUTH 80 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 56.28 FEET TO A CURVE; 28.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 51.00 FEET, THROUGH A CENTRAL ANGLE OF 001 DEGREES 01 MINUTES 19 SECONDS EAST, WITH A CHORD THAT BEARS SOUTH 40 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.318 ACRES (231,635 SQUARE FEET) BY GRIMES CONSULTING, INC, LS-343-D,
DATED FEBRUARY 2023.

--- PROPERTY BOUNDARY DESCRIPTION ---
--- DEVELOPMENT TRACT 2 ---

A TRACT OF LAND SITUATED IN THE CITY OF CREVE COEUR, COUNTY OF ST. LOUIS, STATE OF MISSOURI, LYING IN PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, BEING ALL OF LOTS 11 THROUGH 16 OF STUDT'S HEIGHTS NO. 2, A SUBDIVISION FILED FOR RECORD IN PLAN BOOK 15, PAGE 65 OF THE LAND RECORDS OF SAID ST. LOUIS COUNTY; BEING PART OF AN ALLEY, 16 FEET WIDE, VACATED BY ORDINANCE NO. 308 OF THE CITY OF CREVE COEUR, A TRACT OF LAND, 16 FEET WIDE, VACATED BY ORDINANCE NO. 308 OF THE CITY OF CREVE COEUR, AS RECORDED IN DEED BOOK 9440, PAGE 2243 OF SAID LAND RECORDS; BEING PART OF LOTS 11 THROUGH 16 OF STUDT'S HEIGHTS NO. 2, ON THE EAST; BEING PART OF THE SOUTH 1/2 OF AN ALLEY, 16 FEET WIDE, VACATED BY ORDINANCE NO. 308 OF THE CITY OF CREVE COEUR, A CERTIFIED COPY OF WHICH IS FILED APRIL 25, 1982 AS DAILY NO. 60 OF SAID LAND RECORDS, WHICH ADJOINS SAID LOT 16 OF STUDT'S HEIGHTS NO. 2, ON THE NORTH; BEING PART OF A TRACT OF LAND CONVEYED TO CREVE COEUR FIRE PROTECTION DISTRICT, AS RECORDED IN DEED BOOK 12681, PAGE 1204 OF SAID LAND RECORDS; BEING PART OF A TRACT OF LAND CONVEYED TO LOUIS AND ELIZABETH LAND TRUST, AS RECORDED IN DEED BOOK 9440, PAGE 2243 OF SAID LAND RECORDS; BEING PART OF A TRACT OF LAND CONVEYED TO LOUIS AND ELIZABETH LAND TRUST, AS RECORDED IN DEED BOOK 9440, PAGE 2249 OF SAID LAND RECORDS; BEING PART OF A TRACT OF LAND CONVEYED TO LOUIS LAND TRUST, AS RECORDED IN DEED BOOK 11236, PAGE 0774 OF SAID LAND RECORDS; BEING PART OF HAM DRIVE, 16 FEET WIDE, AS CONVEYED TO LOUIS LAND TRUST, AS RECORDED IN DEED BOOK 11236, PAGE 0774 OF SAID LAND RECORDS; BEING PART OF A TRACT OF LAND CONVEYED TO LOUIS AND ELIZABETH LAND TRUST, AS RECORDED IN DEED BOOK 9440, PAGE 2246 OF SAID LAND RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, AS WIDENED, VARIABLE WIDTH, AND THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE, 40 FEET WIDE, BEING THE POINT OF BEGINNING OF SAID EAST-WEST CENTERLINE OF SAID VACATED ALLEY, 16 FEET WIDE, RUNNING EAST-WEST; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF MILL AVENUE, AND LONG THE EASTERLY PROJECTION OF SAID CENTERLINE OF SAID VACATED ALLEY TO THE SOUTH INTERSECTION OF SAID EAST-EAST CENTERLINE, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID EAST-WEST CENTERLINE AND THE EAST RIGHT-OF-WAY LINE OF MILL AVENUE, AND BEING THE TRUE POINT OF BEGINNING OF SAID EAST-EAST CENTERLINE OF SAID VACATED ALLEY, 40 FEET WIDE, BEING THE POINT OF BEGINNING OF SAID EAST-EAST CENTERLINE OF SAID VACATED ALLEY.

[illegible]

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, A DISTANCE OF SAID CURVE HAS A RADIUS OF 603.08 FEET, A DISTANCE OF TO WHICH A RADIAL LINE BEARS SOUTH 11 DEGREES 08 MINUTES 44 SECONDS EAST; NORTH 75 DEGREES 21 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.23 FEET; NORTH 75 DEGREES 25 MINUTES 40 SECONDS EAST, A DISTANCE OF 22.41 FEET BY THE EAST LINE OF SAID HAM DRIVE, 16 FEET WIDE, AS CONVEYED TO LOUIS LANG BY CONSENT JUDGEMENT NO. 561566; THENCE LEAVING SAID HAM DRIVE AND CONVEYING TO SAID EAST LINE OF SAID HAM DRIVE, 16 FEET WIDE, OF SAID HAM DRIVE, AS CONVEYED TO LANG, SOUTH 00 DEGREE 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 337.65 FEET; THENCE LEAVING SAID EAST LINE AND ALONG THE WEST LINE, AND EAST AND WEST PROLONGATIONS THEREOF, OF A TRACT OF LAND CONVEYED TO ASBURY ALVAREZ BY LOUIS LANG, AS RECORDED IN DEED BOOK 2002, PAGE 2922, OF SAID LAND RECORDS, FOLLOWING: TO THE BEGINNING OF SAID CURVE, SOUTH 11 DEGREES 08 MINUTES 44 SECONDS WEST; SOUTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 153.00 FEET; SOUTH 89 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF 153.00 FEET TO SAID EAST LINE OF SAID HAM DRIVE AS CONVEYED TO LANG; THENCE ALONG SAID EAST LINE OF SAID HAM DRIVE, 16 FEET WIDE, TO THE BEGINNING OF SAID CURVE, SOUTH 11 DEGREES 08 MINUTES 44 SECONDS WEST, A DISTANCE OF 18.00 FEET; NORTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 327.88 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND SAID EAST RIGHT-OF-WAY LINE OF STUDT AVENUE, AS WIDENED, VARIABLE WIDTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 89 DEGREES 07 MINUTES 04 SECONDS WEST, A DISTANCE OF 16.00 FEET; NORTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 153.00 FEET; SOUTH 89 DEGREES 33 MINUTES 05 SECONDS WEST, A DISTANCE OF 153.00 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND SAID EAST RIGHT-OF-WAY LINE OF STUDT AVENUE, AS WIDENED, VARIABLE WIDTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STUDT AVENUE AND ALONG SAID EAST RIGHT-OF-WAY LINE OF WILSON AVENUE, 16 FEET WIDE, TO THE BEGINNING OF SAID CURVE, SOUTH 11 DEGREES 08 MINUTES 44 SECONDS WEST, A DISTANCE OF 523.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.934 ACRES (214,940 SQUARE FEET) BY GRIMES CONSULTING, INC, LS-343-D
DATED FEBRUARY 2023.

M.S.D. BASE MAP 170
LOC. NO. 170620941
ZIP CODE 63141



GRIMES CONSULTING, INC
12300 OLD TESSON RD.
SUITE 300D
ST. LOUIS, MO 63128
PH. (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com

PE COA# E-1470-D
PLS COA# LS-343-D

REV. NO.	REMARKS	DATE
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CONCEPT PLANS FOR
**CREVE COEUR
PLAZA**
1700 OLIVE BLVD. CREVE COEUR, MO 63141

SHEET TITLE

**PROPOSED
BOUNDARY
PLAN**

JOB NUMBER: 3479B

DATE: 02/03/23

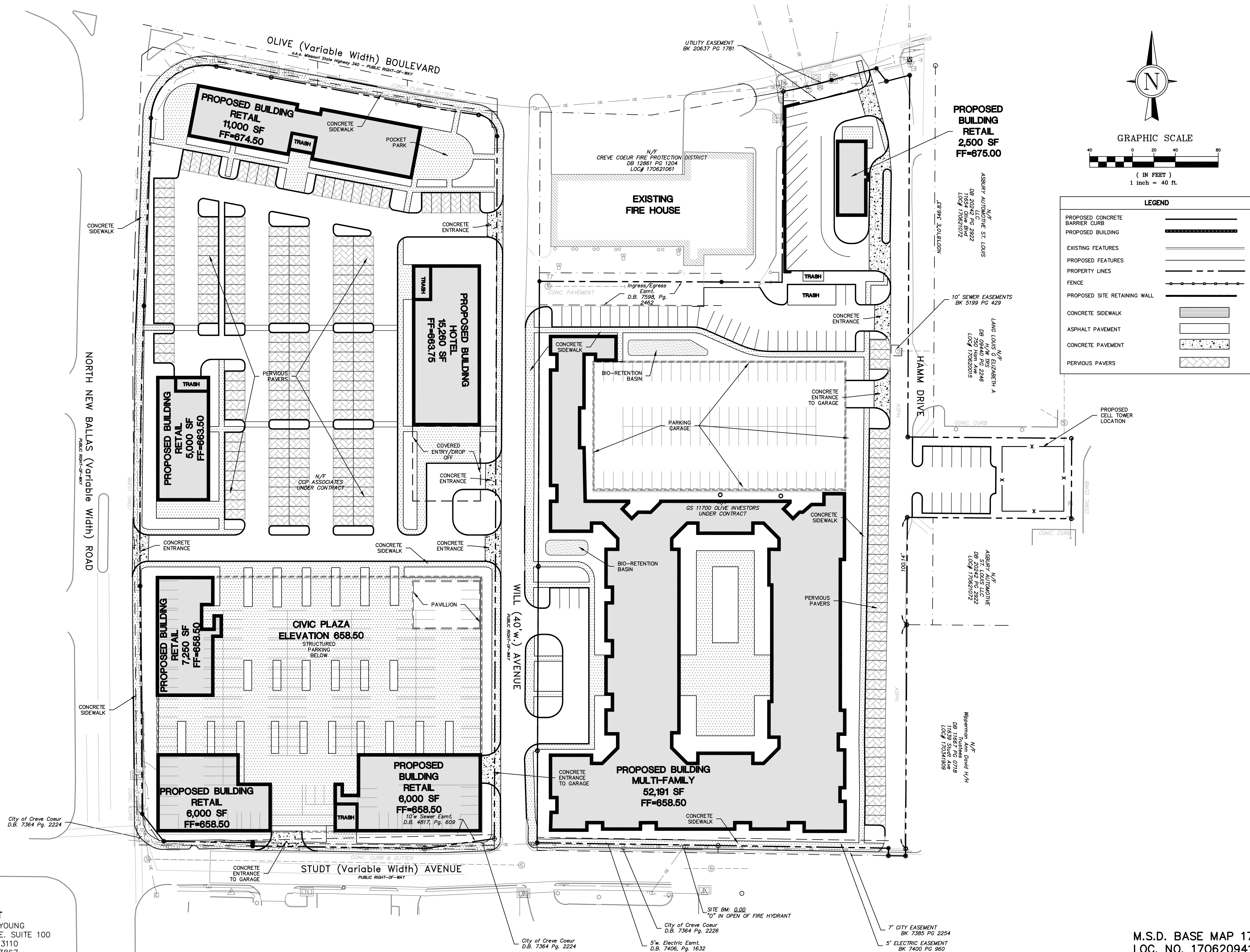
CHECKED BY: **JLW**

SHEET

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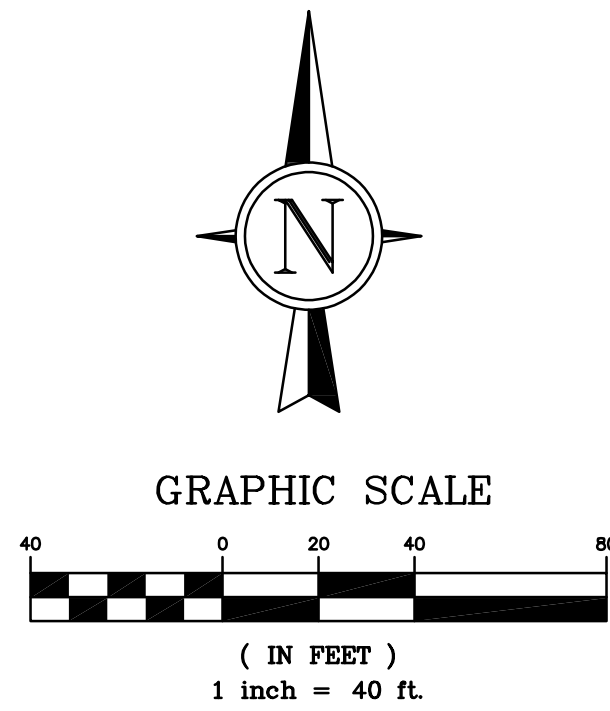
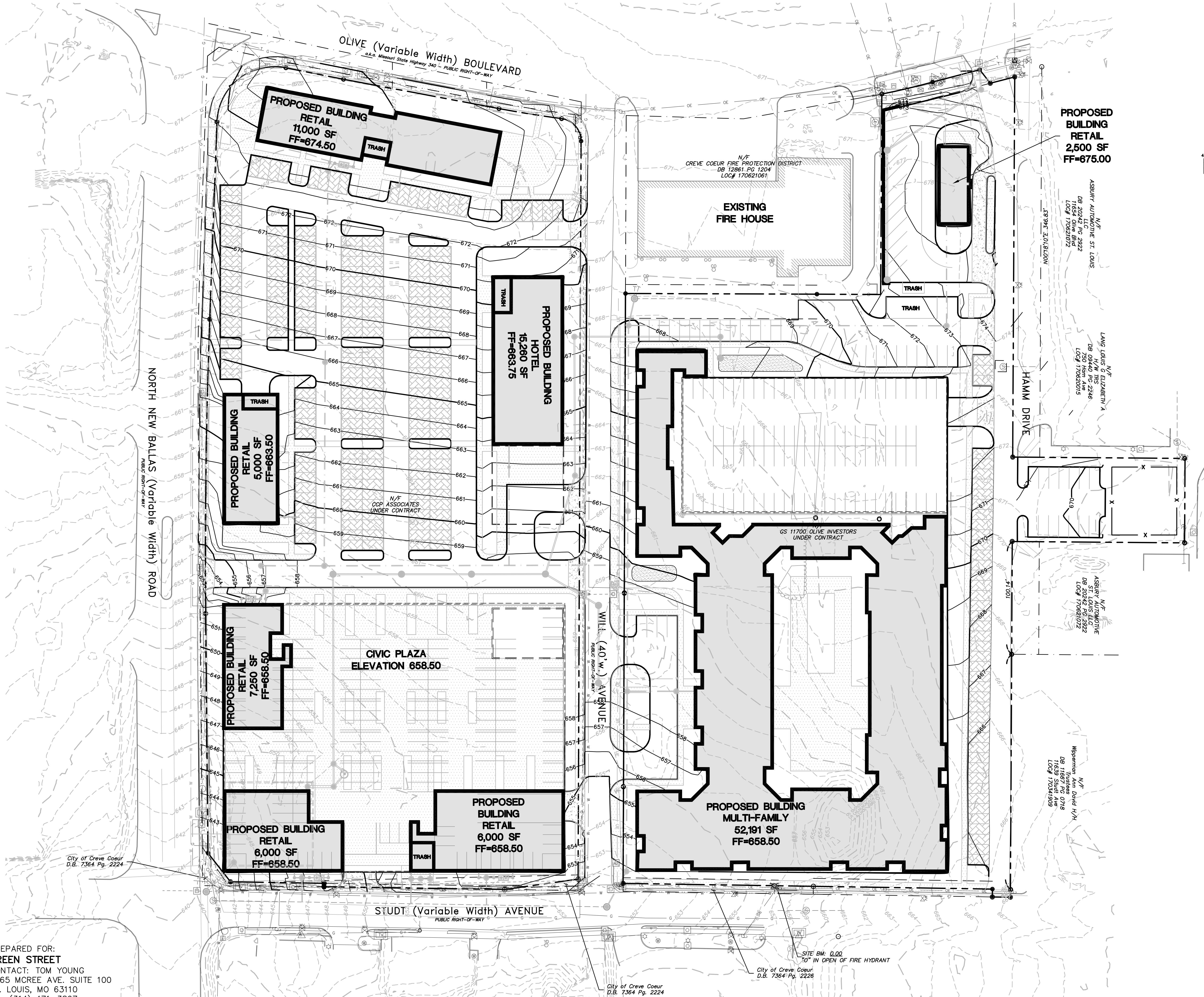
PREPARED FOR:
GREEN STREET
CONTACT: TOM YOUNG
4565 MCREE AVE. SUITE 100
ST. LOUIS, MO 63110
PH: (314) 471-3867



PREPARED FOR:
GREEN STREET
CONTACT: TOM YOUNG
4565 MCREE AVE. SUITE 100
ST. LOUIS, MO 63110
PH: (314) 471-3867

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GREEN STREET
CONTACT: TOM YOUNG
4565 MCCREE AVE. SUITE 100
ST. LOUIS, MO 63110
PH: (314) 471-3867



STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
4/12/23
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

Civil / Survey
GRIMES CONSULTING, INC.

GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 300D
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6010
www.grimesconsulting.com
PE COAF E-1470-D
PLS COAF LS-343-D

DATE

REMARKS

REV. NO.

CONCEPT PLANS FOR
CREVE COEUR PLAZA
11700 OLIVE BLVD, CREVE COEUR, MO 63141

SHEET TITLE
GRADING PLAN

JOB NUMBER: 3479B

DRAWN BY: JRB

DATE: 02/03/23

CHECKED BY: JLW

DATE: 02/03/23

SHEET:

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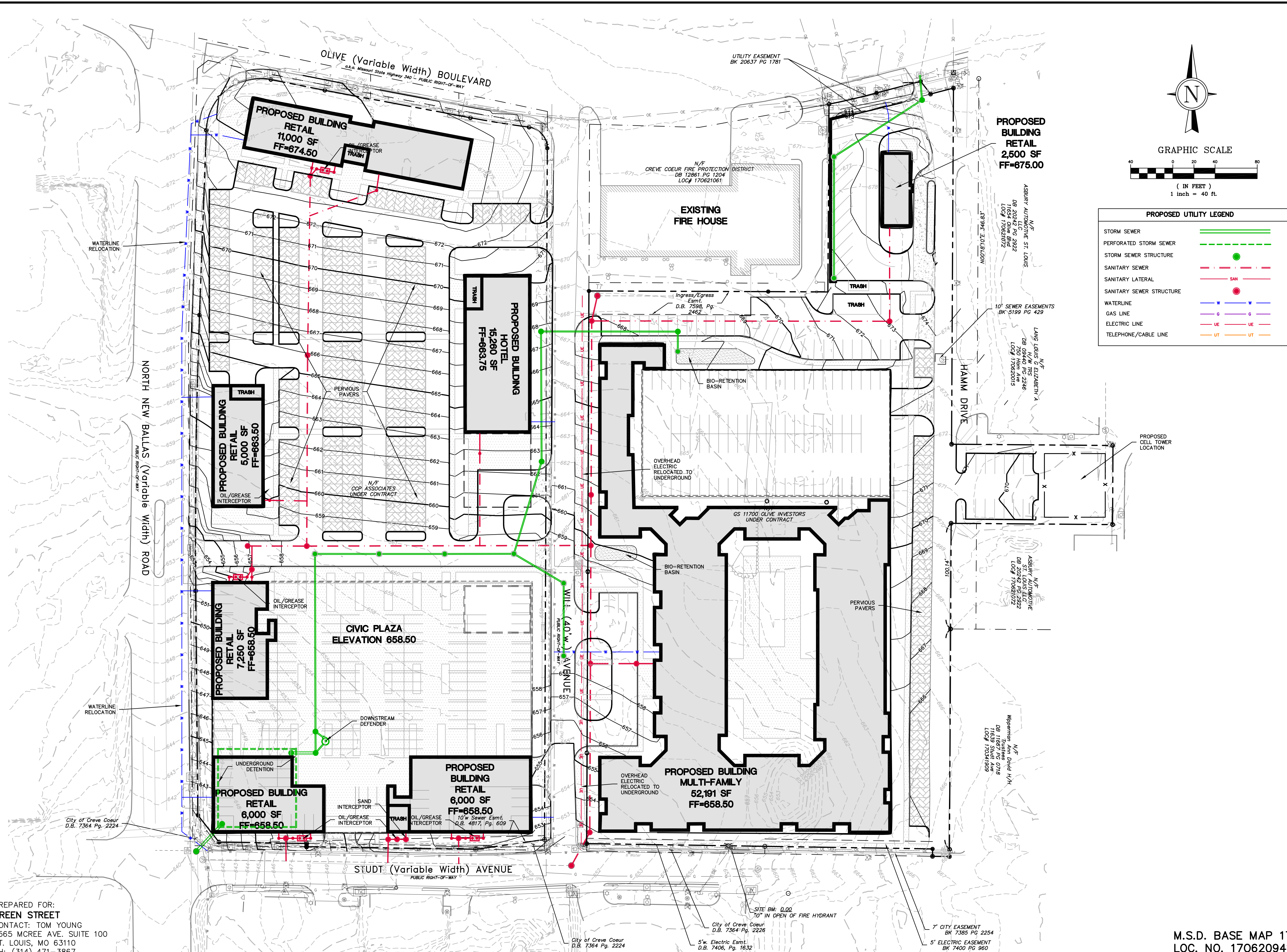
M.S.D. BASE MAP 170
LOC. NO. 170620941
ZIP CODE 63141

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Page 80 of 81

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GREEN STREET
CONTACT: TOM YOUNG
4565 MCCREE AVE. SUITE 100
ST. LOUIS, MO 63110
PH: (314) 471-3867



M.S.D. BASE MAP 170
LOC. NO. 170620941
ZIP CODE 63141

STATE OF MISSOURI
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E-28288

Civil / Survey
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GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 3000
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6010
www.grimesconsulting.com
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DATE	REV. NO.	REMARKS
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CONCEPT PLANS FOR
CREVE COEUR PLAZA
11700 OLIVE BLVD, CREVE COEUR, MO 63141

UTILITY PLAN

SHEET TITLE

JOB NUMBER: 3479B

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DATE: 02/03/23

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