



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JULY 17, 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. June 20, 2023 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

NEW BUSINESS

- 1. PUBLIC HEARING. Application #23-020: A Conditional Use Permit with Associated Site Development Plan for Higher Ground Education Located at 689 Craig Road**

Mark Goodman, of Higher Ground Education, has submitted an application for a Conditional Use Permit for a Child Day Care Services facility, (NAICS 624410) to be located at 689 Craig Road in the "PO" Planned Office zoning district. The use will provide day care services for children 6 weeks old to pre-kindergarten. It will occupy 18,606 square feet on two floors and includes a site development plan to alter the



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site to accommodate children's play equipment. Under Section 405.320, Table A of the Zoning Code, NAICS 624410 requires the issuance of a conditional use permit in the "PO" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The applicant applied for the text amendment to the zoning code amending Section 405.470.A.27 Conditional Uses of the zoning code to remove NAICS 624410 Child Day Care Services from the additional requirements within the "PO" Planned Office and "RO" Research and Office Park Zoning Districts. The text amendment was approved as Ordinance 5845 by City Council on July 10, 2023 and the applicant is seeking Conditional Use Permit approval of Higher Ground Education within the PO zoning district.

2. PUBLIC HEARING. Application #23-021: An Amendment to the Lou Fusz Master Sign Plan to Include Updated Signage for the Kia Dealership Located at 1025 N. Lindbergh

Joe Phillips, of Piros Signs, has submitted an application for an amendment to the Master Sign Plan for Lou Fusz Automotive Network. The request is to accommodate the new corporate design standards for Kia branding. Existing Kia branding will be replaced with the new logo including attached signs and a new low monument sign. The request will amend the Master Sign Plan for the property located at 1025 North Lindbergh in the "GC" General Commercial zoning district. The Master Sign Plan was approved April 23, 2018. Section 405.955 Master Signage Plans are subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

3. Application #23-022: Minor Site Plan for a Fence Within the Front-Yard Setback Along Graeser Road for the Property Addressed as 408 Graeser Road

Justin Scott Williams, homeowner, has submitted an application for a 4.5 foot (54") tall, black aluminum fence, approximately 43 feet from the property line, within the area equivalent to the front-yard setback along Graeser Road. The subject property is zoned B Single Family Residential which has a front yard setback of 45 feet. 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



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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.

4. Application #23-023: For A Boundary Adjustment Between #3 Colonial Hills Parkway and #5 Colonial Hills Parkway

Jessica Hargrave, Bax Engineering, on behalf of Steven and Sarah Levinson Bauer, property owners, has submitted for a boundary adjustment to add property to #5 Colonial Hills Parkway and reduce the size of #3 Colonial Hills Parkway. The total land area of the boundary adjustment plat for both lots is 81,929 square feet. The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots or nonconformities is a ministerial act; if the drawings are technically accurate, they should be approved by the Planning and Zoning Commission.

5. Application #23-024 for Approval of a Boundary Adjustment between 912 Woodshire Lane, 11136 Oak Lake Court, and Part of Oak Lake Estates Subdivision Former Park Area Common Ground

The property owners of 912 Woodshire Lane purchased a portion of the adjoining property to the east at 11136 Oak Lake Court in unincorporated St. Louis County. In addition these owners have acquired a portion of Common Ground formerly owned by the Oak Lake Estates Subdivision. The Applicant is seeking a boundary adjustment to transfer land from 11136 Oak Lake Court, to 912 Woodshire Lane and the portion of the former Common Ground they now own. The new adjusted lot area will be 40,996 square feet. 912 Woodshire Lane is zoned "A" Single Family Residential. In addition, the applicant is requesting annexation of the land subject to the boundary adjustment into the City of Creve Coeur from unincorporated St. Louis County.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT



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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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6:00 PM**

CALL TO ORDER

The meeting was called to order at 6:00 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair) (Absent)
Ms. Muriel Hall (Absent)
Mr. Larry Potashnick
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. Potashnick made a motion to accept the agenda. Mr. Buelter seconded. All in favor.

APPROVAL OF MINUTES

1. June 5, 2023 Planning and Zoning Commission Meeting Draft Minutes

Mr. Potashnick made a motion to approve the June 5, 2023 meeting minutes. Mr. Buelter seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



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NEW BUSINESS

- 1. PUBLIC HEARING Application #23-017: Text Amendment to the Zoning Ordinance to Amend Section 405.470.A.27, Conditional Uses, to Remove NAICS 624410 Child Day Care Services From the Additional requirements Within the "PO"-Planned Office and "RO"-Research and Office Park Zoning Districts**

Those speaking to the request were sworn in.

Ms. Jaimie Mansfield, 7700 Forsyth Blvd. Suite 1800, Clayton, MO 63105, stated that the applicant hopes to open a Montessori school within the planned office district in Creve Coeur.

Ms. Mansfield stated that currently "daycare" is allowed as a conditional use in the PO-Planned Office zoning district but requires a 3-acre site. She explained that the applicant is asking to remove the 3-acre minimum requirement.

Mr. Mark Goodman, 10 Orchard Rd, Lake Forest, CA 92630, presented an overview of Guidepost Montessori. He also noted other locations in the St. Louis area.

Mr. Goodman stated that the proposed hours of operation are 7:00AM - 6:00PM, and the student ages will range from 6 weeks to kindergarten.

Mr. Goodman stated that there will be no afterschool programs or busses at the proposed location.

Ms. Bethany Moore, City Planner, stated that NAICS 624410 Child Daycare services are a conditional use in all zoning districts. She explained that the request is to remove additional requirements from the RO - Research Office and PO - Planned Office zoning districts, including the requirement of a minimum 3-acre lot.

Ms. Moore stated that there is no new language proposed for the text amendment. She explained that the proposal is to remove PO and RO from the additional requirements.

Ms. Richter asked if there is a purpose to the 3-acre minimum lot size. Ms. Moore stated that this requirement should remain for other zoning districts where there could be concerns such as about adequate buffering, and the request only applies to RO and PO.

Mr. Lumley offered the exhibits to the record.



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Mr. Potashnick made a motion to recommend approval of the text amendment as outlined draft ordinance. Ms. Richter seconded. All in favor.

RESULT: Approved MOVER: Potashnick SECONDER: Richter AYES: AJ Wang, Thomas Buelter, Larry Potashnick, Marjorie Richter NAYS: None
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2. Application #23-018: An Application for a Minor Site Plan Including Exterior Material Alterations, Lighting, Patio, and Landscaping for 717 Office Parkway

Mr. Tom Auer, 2111 Dartmouth Gate Ct., Wildwood, MO 63011, stated that the property is currently vacant, and the owner would like to renovate the outside and inside of the building to attract new tenants.

Mr. Auer stated that proposed enhancements include a new masonry coating, enhanced landscaping, upgraded parking lot lighting, upgraded windows and HVAC with higher energy efficiency, and parking lot resurfacing.

Mr. Auer stated that no additions or parking changes are proposed for the project.

Mr. Auer stated that a cafe area will open up to the existing patio. He stated that the existing patio will be raised and remodeled.

Mr. Buelter asked if there will be handicap parking. Mr. Auer stated that there will be ADA accessible parking near the building, and the paver walkway will be replaced with concrete.

Mr. Buelter asked if there will be electric vehicle charging stations. Mr. Auer stated that EV charging accessibility is planned.

Mr. Potashnick asked for clarification of the rooftop utility equipment. Mr. Auer stated that the proposed units will be screened appropriately and explained that there are existing architectural features on the roof.

Ms. Bethany Moore, City Planner, stated that the applicant has proposed updates to the exterior of the building which requires a minor site plan.



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Ms. Moore stated that the applicant has proposed painting the brick gray and adding wood accent details.

Ms. Moore stated that painting brick is typically discouraged; However, the proposed material is sturdier than paint and the color is complimentary with surrounding buildings. She gave examples of nearby buildings.

Ms. Moore stated that 6 new street trees are proposed and additional landscaping around the building will be added.

Ms. Moore stated that conditions of approval include resealing and striping the parking lot, utility screening, and replacing missing trees from the parking lot landscape islands.

Ms. Moore stated that the proposed retaining wall is to be a neutral tan color as a condition of approval.

Mr. Potashnick asked if landscape irrigation is proposed. Ms. Moore stated that it can be added as a condition of approval.

Mr. Potashnick asked if staff has concerns with the proposed color of the building. Ms. Moore stated that there are no concerns from staff.

Mr. Potashnick made a motion to approve the minor site plan as outlined in the staff report with an added condition that the existing irrigation system must be repaired or replaced and maintained. Mr. Buelter seconded. All in favor.

RESULT: Approved

MOVER: Potashnick

SECONDER: Buelter

AYES: AJ Wang, Thomas Buelter, Larry Potashnick, Marjorie Richter

NAYS: None



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3. Application #23-019: An Application for a Minor Site Plan Including Exterior Painting and Landscaping for 211 N. Lindbergh Boulevard

Mr. Tom Auer, 2111 Dartmouth Gate Ct., Wildwood, MO 63011, presented photos of the existing building and stated the owner would like to renovate to attract new tenants.

Mr. Auer stated that the applicant has proposed a masonry coating to update the color of the existing brick to a gray color.

Mr. Auer stated that the applicant plans to remove and replace the existing overgrown landscaping, re-stripe and seal the parking lot, and update the parking lot lighting.

Mr. Buelter asked if there is existing irrigation. Mr. Auer stated he was unsure due to the overgrown existing landscaping.

Ms. Bethany Moore, City Planner, stated that the existing structure is a two-story building on a 2.16-acre site. She explained that the owner has proposed updates to the exterior of the building to attract new tenants.

Ms. Moore stated that the proposed exterior color is complimentary to existing buildings near the site.

Ms. Moore stated that the applicant has proposed significant landscape changes around the building, and plans to replace missing parking lot island trees.

Mr. Buelter asked if the proposed project will be ADA compliant. Mr. Auer confirmed that it will.

Mr. Potashnick made a motion to recommend approval of the minor site plan subject to the conditions outlined in the staff report to include an additional condition to repair or replace the existing irrigation system and maintain. Mr. Buelter seconded. All in favor.

RESULT: Approved

MOVER: Potashnick

SECONDER: Buelter

AYES: AJ Wang, Thomas Buelter, Larry Potashnick, Marjorie Richter

NAYS: None



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WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jason Jaggi, Director of Community Development, reminded the commission that the July 3rd meeting has been cancelled.

Mr. Jaggi stated that there are several applications at the second July meeting to be considered.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. Mr. Buelter seconded. All in favor.

The meeting adjourned at 7:04 PM.

Submitted by:

Recording Secretary

Chair



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-020: APPLICATION FOR A CONDITIONAL USE PERMIT
WITH ASSOCIATED SITE DEVELOPMENT PLAN FOR
HIGHER GROUND EDUCATION LOCATED AT 689 CRAIG
ROAD**

FOR THE MEETING OF: Monday, July 17, 2023

LOCATION: 689 Craig Road, zoned PO-Planned Office District

REQUEST: Mark Goodman, of Higher Ground Education, has submitted an application for a Conditional Use Permit for a Child Day Care Services facility, (NAICS 624410) to be located at 689 Craig Road in the "PO" Planned Office zoning district. The use will provide day care services for children 6 weeks old to pre-kindergarten. It will occupy 18,606 square feet on two floors and includes a site development plan to alter the site to accommodate children's play equipment.

ADDITIONAL INFORMATION:

Under Section 405.320, Table A of the Zoning Code, NAICS 624410 requires the issuance of a conditional use permit in the "PO" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The applicant applied for the text amendment to the zoning code amending Section 405.470.A.27 Conditional Uses of the zoning code to remove NAICS 624410 Child Day Care Services from the additional requirements within the "PO" Planned Office and "RO" Research and Office Park Zoning Districts. The text amendment was approved as Ordinance 5845 by City Council on July 10, 2023 and the applicant is seeking Conditional Use Permit approval of Higher Ground Education within the PO zoning district.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

- Mixed Use District (MU)
- Design Guidelines

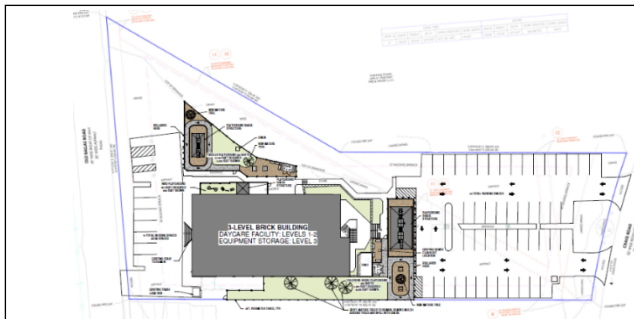
Zoning Code References

- Section 405.320: PO-Planned Office District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Mark Goodman
Higher Ground Education
10 Orchard Road, Ste. 200
Lake Forest, CA 92630

**APPLICANT'S
REPRESENTATIVE:**

Dylan Fuller
Global Power and Construction, Inc
75882 Camp Dean Road
Big Rock, IL 60511



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 07/11/2023

ATTACHMENTS: Applicant's Materials received May 19, 2023 and July 7, 2023
Draft Ordinance

PROPOSAL

The Applicants are seeking approval for a conditional use permit with associated site development plan for Higher Ground Education location at 698 Craig Road to occupy two floors, 18,606 square feet, within an existing office building within the PO-Planned Office zoning district. Higher Ground Education will be operating a Child Day Care Services use (NAICS 624410) for children 6 weeks old to pre-kindergarten. The facility will serve a maximum of 171 children at full operation consisting of 7 classrooms with 21 full time employees. The third floor of the existing building will be rented to an office use tenant. Hours of operation will be 7:00 AM to 6:00 PM Monday through Friday and closed on Saturdays and Sundays. A site development plan is proposed to incorporate the addition of playground areas and equipment for the three age groups of children served. No changes to the building façade are proposed. The applicant applied for the text amendment to the zoning code amending section 405.470.A.27 Conditional Uses of the zoning code to remove NAICS 624410 Child Day Care Services from the additional requirements within the “PO” Planned Office and “RO” Research and Office Park Zoning Districts in order to apply for this Conditional Use Permit to operate Higher Ground Education within the PO zoning district without the 3-acre lot minimum. The text amendment was approved as Ordinance 5845 by City Council on July 10, 2023.

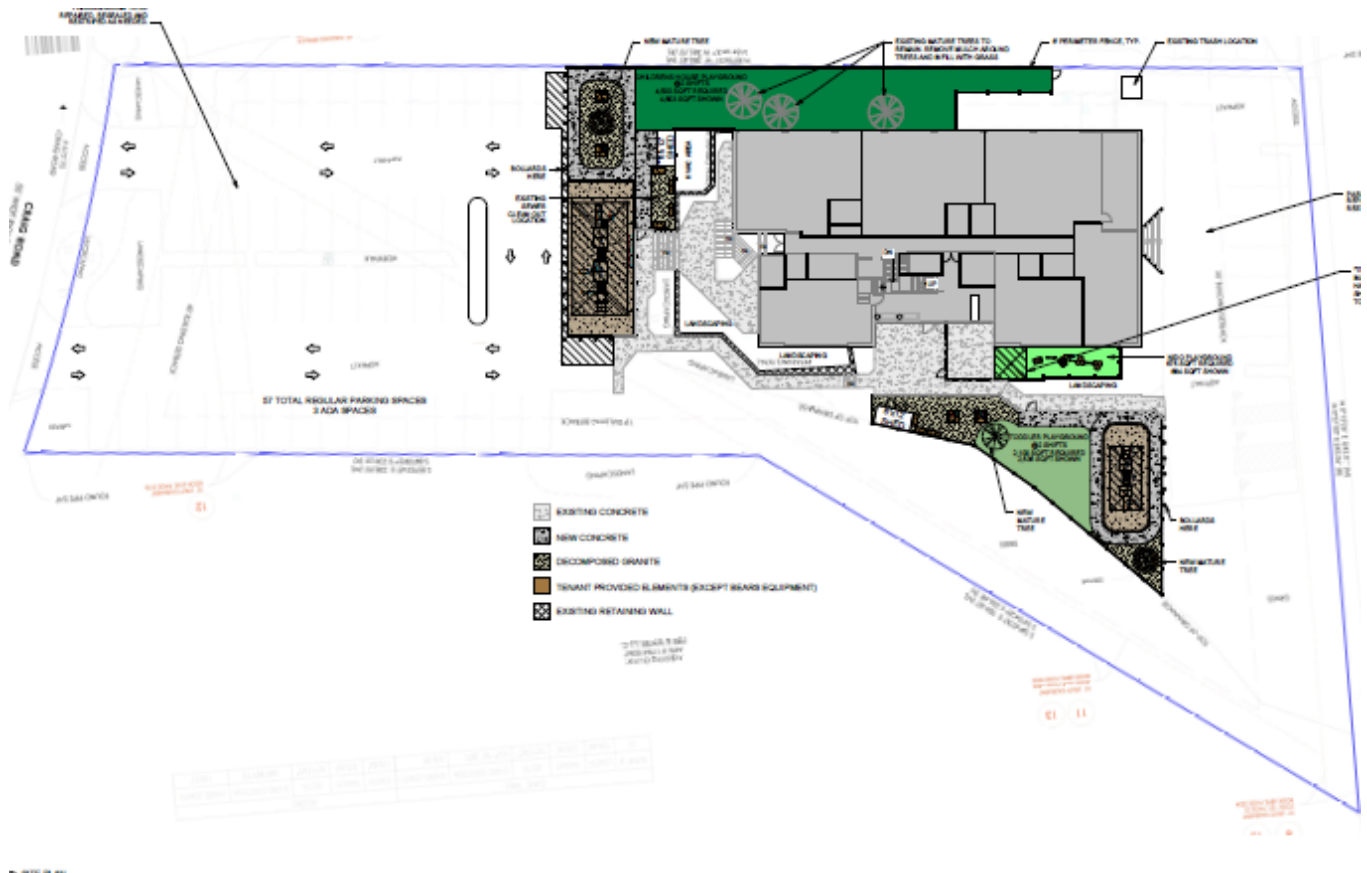


Figure 1: Proposed Site Development Plan

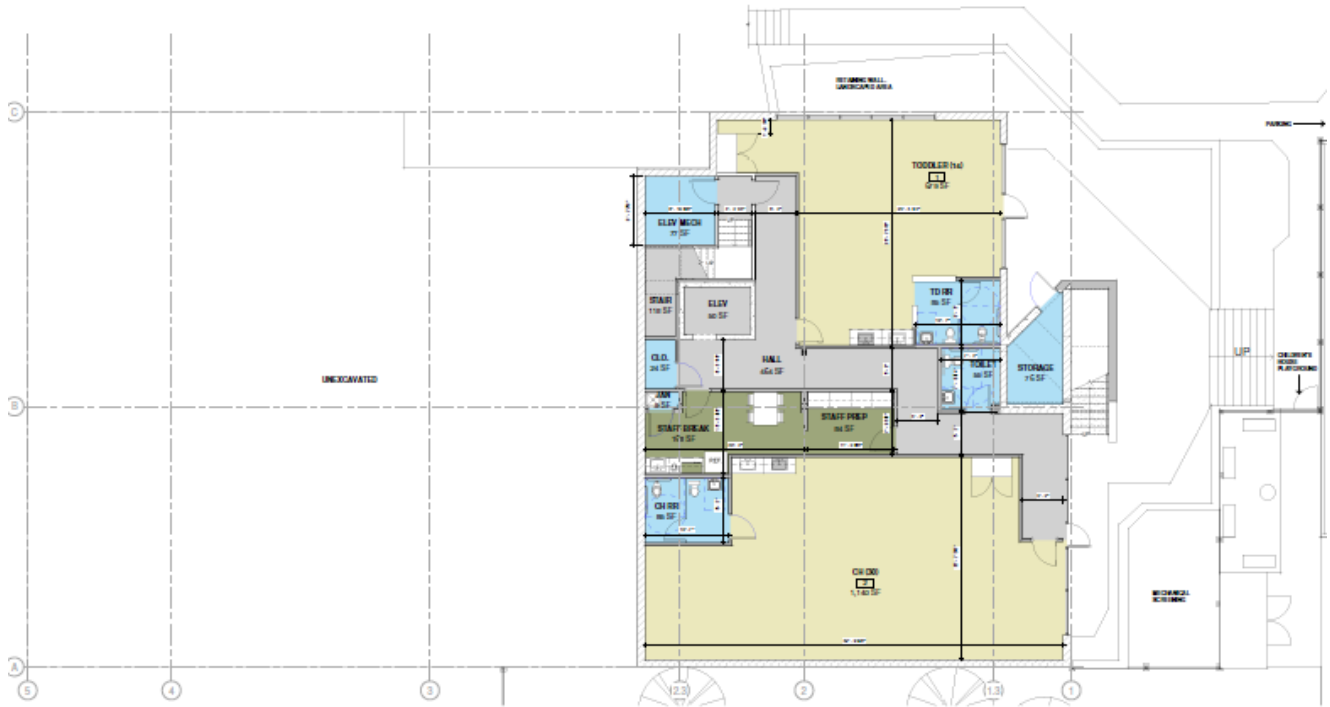
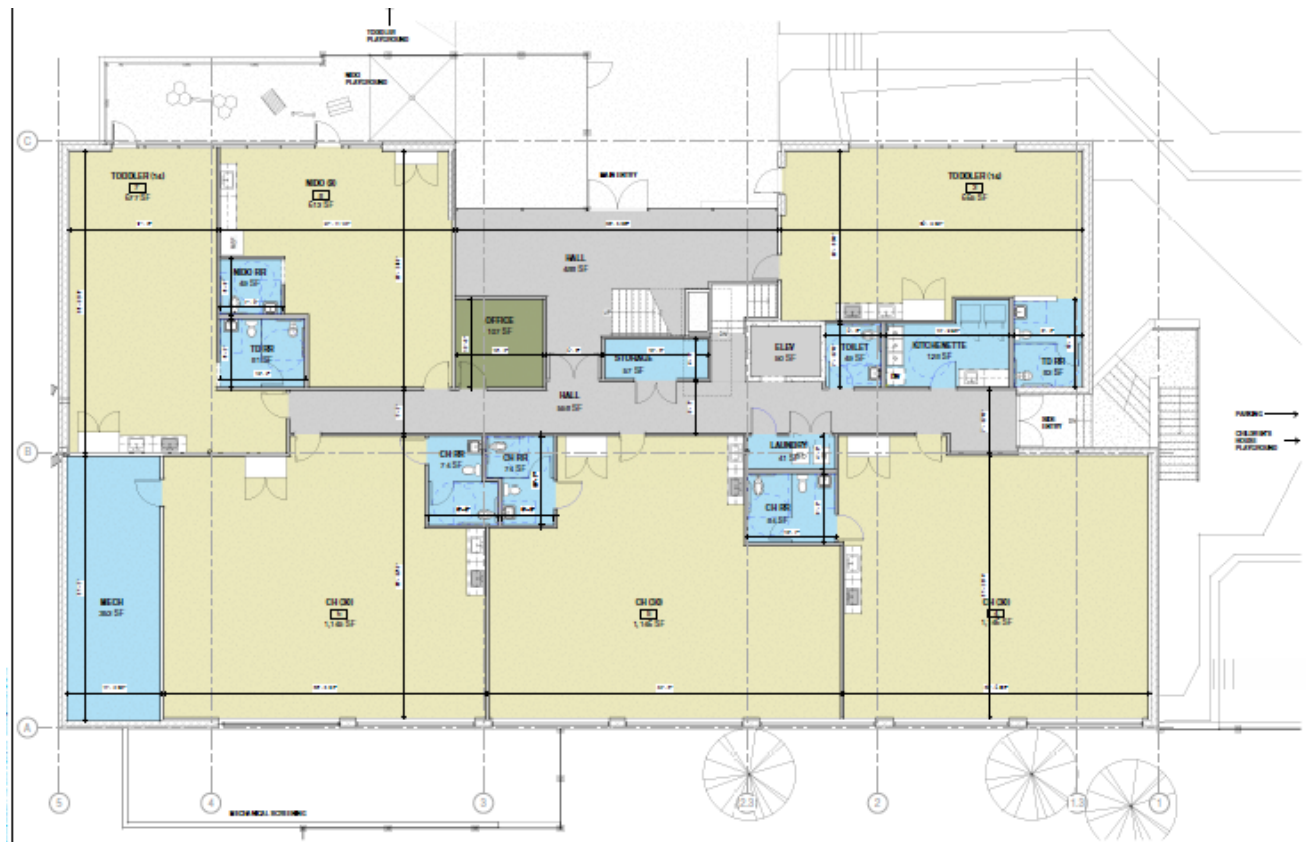


Figure 2: Proposed First Floor Plans



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	CityPlace Drive (Private)
South	Commercial	CB-Core Business District and PO-Planned Office District	Olive Boulevard
East	Commercial	CB-Core Business District	N/A
West	Commercial	CB-Core Business District	CityPlace Drive (Private)

COMPREHENSIVE PLAN REVIEW

The subject property is included in the Mixed-Use (MU) District Place Type of the *Creve Coeur 2030 Plan*. The Mixed-Use District (MU) place type supports the development of a variety of medium density commercial, retail, office, institutional, dining, community services, and multi-family residential on large development sites with centralized parking lots. The PO-Planned Office zoning district is intended for the construction of planned developments comprised of office uses and appropriate accessory retail uses and services. Due to the changing office environment brought on by the COVID-19 pandemic, this district is experiencing higher levels of vacancies and more requests for uses not currently allowed in an office park development. Within the last few months, Staff have reviewed several Text Amendments to allow more uses in the PO-Planned Office district such as Ordinance 5845 approved by the City Council on July 10, 2023 to allow this Conditional Use to be located within the PO district without the 3-acre lot reequipment.

Design Guidelines Review

Site Design

The building and parking lots are existing but new playground areas are being around the building to accommodate for the needs of the children. Those areas are being placed to avoid the removal of existing trees which is in line with the recommendations of the Design Guidelines to be sensitive to existing site features worth preserving and retain natural site amenities. Preserve creeks, views, trees, natural ground forms and similar features unique to the site and incorporate into development proposals (p.4).

Staff finds, that overall, the proposal meets with the recommendations of the Design Guidelines and the Comprehensive Plan to a large degree with little changes being made to the existing building and parking lots already constructed.

ZONING REVIEW

Site Development Plan

A Site Development Plan is intended to provide a basis for review which include items such as landscaping, tree preservation, site grading, stormwater management, and shall include architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement. Since the building and site are already existing and intended to be re-used, a tree preservation plan and stormwater plan were not required. Elevation of the existing building were included as part of the submission but no changes are proposed to the exterior building material.

The site development plan shows that three new playground areas will be built on the north and east sides of the building. These play areas include playground equipment, shade structures, and new trees. Each playground area will be surrounded by a new 6-foot tall, black aluminum fence and exposed concrete bollards when boarding the parking lots in order to ensure the safety of the children. Staff would prefer that the bollards be decorative since they are so prominently visible and a condition of approval has been added to reflect this.

The existing parking lots are in need of repair and will be resealed and repainted. A new trash enclosure will be built to enclose the existing dumpster on the Old Ballas Road side of the building that will be made of brick to match the building.

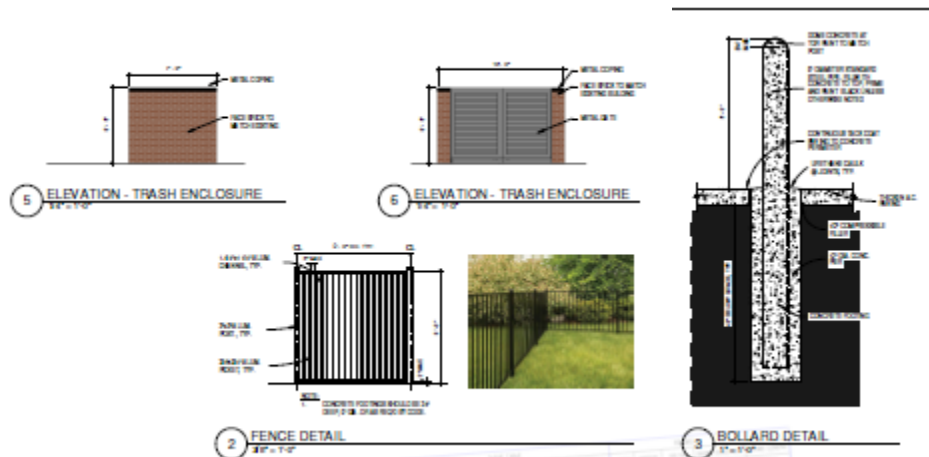


Figure 4: New trash enclosure, fence and bollard details.

Section 405.320 (E)(3)(b) of the “PO” Planned Office District allows a maximum site coverage of 63% with the possibility of an increase up to 70% as a bonus in consideration of special or outstanding landscape and site planning features when approved by the Planning and Zoning Commission. The subject property has a current site coverage of 37.5% and a proposed site coverage of 39.27% when the maximum site coverage is 63%. Per the definition of site coverage for non-residential developments found in Section 405.120, buildings, driveways, parking lots, and loading areas count towards site coverage while landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas do not. The total site area is 1.413 acres.

Landscaping

Section 405.540 *Landscaping*, lays out the requirements for landscaping plans. It requires that all street trees be clearly delineated on the plans on order to confirm that the amount of street trees meets the required 1 per 30 lineal feet of street frontage. There are existing trees on site that can be counted as street trees but the exact number is not clear and should be shown on the final landscaping plan in order to confirm compliance. As the building and parking lots are existing, so are the landscaped areas within the site. The existing landscaping is missing in places and in need of maintenance in others. The landscaping plan does show two trees in the landscaping island near the building but it does not show additional landscaping in the landscaping island that divides the parking stalls. The landscaping is currently missing in this area and will need to be shown as replaced on the final landscaping plan. The proposed landscaping around the building appears to be adequate but staff is requesting that a few additional native and evergreen varieties be added around the building for fullness and year-round variety. The submission of a final landscaping plan after working with staff has been added as a condition of approval. Irrigation has been discussed with the applicant and it is part of the proposal to repair the existing system or install new where needed.

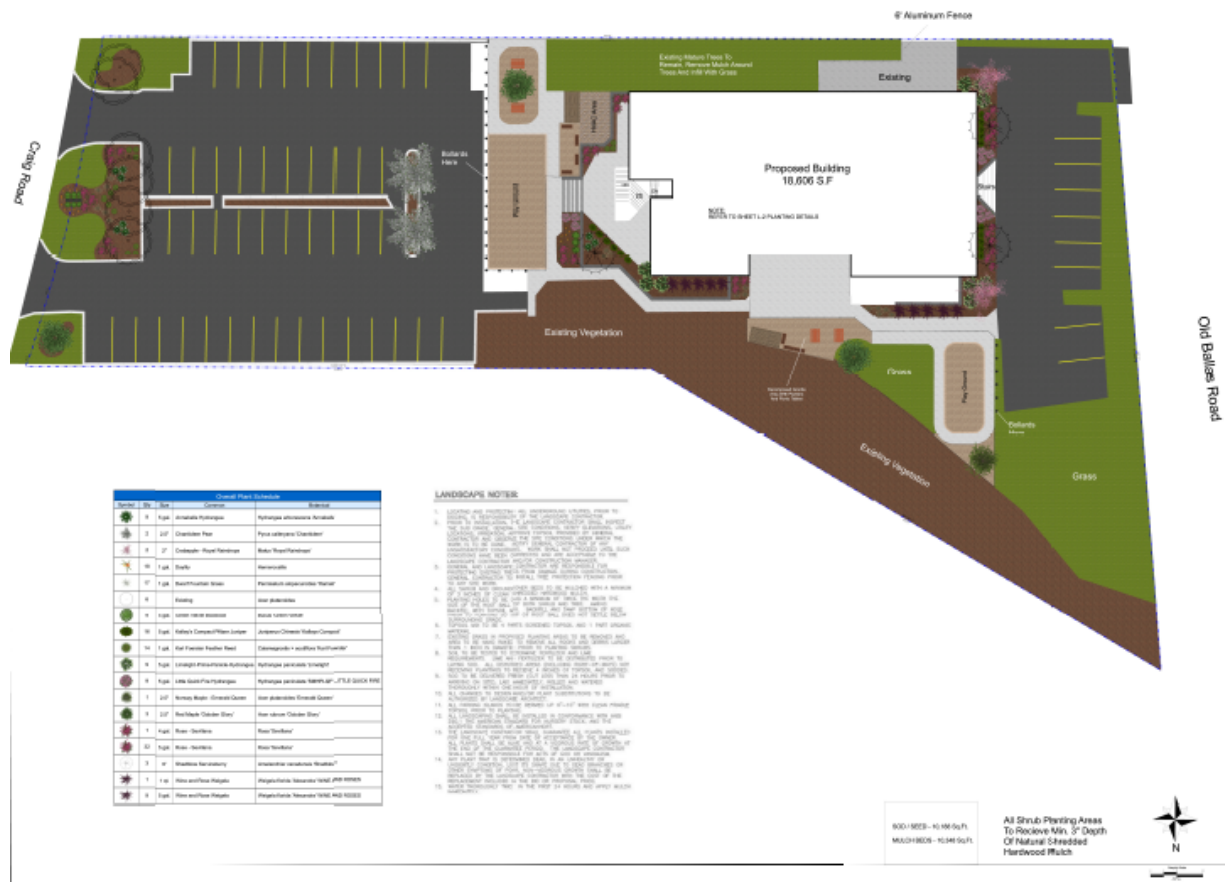


Figure 9: Proposed Landscape Plan

Lighting

The Applicant proposes to use the existing light poles and fixtures which are downcast and shielded.

Parking

The proposal provides for sufficient parking on site. The existing site includes 60 parking spaces between the two parking lots, 57 for regular use and 3 ADA accessible spots. Section 405.820(H)(11)(a) requires parking to be calculated at 1.5 spaces per staff person required for the licensed capacity for the facility. There are 21 staff persons working at the facility requiring 32 parking spaces where 60 are provided. The applicant owns the entire building and will lease out the existing third floor for office use. This area is approximately 7,296 square feet. For offices less than 15,000 square feet, Section 405.820 (B)(4) requires 4 parking stalls per 1,000 square feet of gross leasable floor area requiring 29 parking spaces for this use. Both uses combined require 61 parking spaces where 60 are available, leaving -1 parking spaces on site. Given the majority of traffic volume for the daycare will be before and after the bulk of workday hours and the low traffic volume for the daycare during the workday when the 29 spaces would be occupied for the third-floor tenant, staff is not concerned that both uses cause the site to be short 1 parking space. However, this requirement can only be waived if the conditions in Section 405.800 *Variance In The Required Number Of Parking And Loading Spaces* are met. Section 405.800(H)(2) allows for the applicant to submit an alternative site plan that indicates that the location and layout of that portion of the parking requirement deemed unnecessary can and will be constructed accordingly on the surface of the site in the event that the Planning and Zoning Commission determines at any time that all or any portion of this parking is necessary. Staff has included this requirement as a condition of approval.

Loading—Pick-ups and Drop-Offs

Section 405.820(H)(11)(a) also requires that a safe drop off area be provided near the main entrance. The children will be dropped off inside the building at the Craig Road entrance. The facility requires that all children be walked in by a parent or guardian and checked in instead of dropped off and the parking configuration and drive aisles will help to cut down on the speed of traffic near the main entrance.

Signs

All signs are reviewed under a separate permit at Staff level in conformance with the Sign Regulations. No approval of the project constitutes approval of any signs shown.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the proposal meets with the Comprehensive Plan, Design Guidelines, as well as with the Zoning Regulations, subject to conditions of approval as noted in the staff report.

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, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions.

The following are the recommended conditions of approval for this proposal.

1. The hours of operation for the 18,606 square foot child day care services location shall be Monday-Friday 7:00 AM to 6:00 PM, closed Saturday and Sunday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, special events.
2. The staffing levels at the daycare facility shall not exceed 21 persons without proof of adequate parking submitted to the Zoning Administrator to meet the requirements of City's Zoning Ordinance.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code and shall be in substantial conformance with the plans received July 11, 2023, as bound together and submitted in conjunction with Application #23-020 by Allen Pepa Architects.
4. Additional landscaping to be installed within the parking lot landscaping islands and noted on Final Landscaping Plan.
5. Existing Street Trees to be noted or added on Final Landscaping Plan in compliance with Section 405.450.
6. All landscaping shall be maintained per the resubmission and approval of a Final 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. The design of the proposed concrete bollards shall be decorative as discussed in the staff report and submitted to staff for review and approval.
8. The site development plan shall be revised to include one (1) future parking space to be constructed meeting city standards in the event it is deemed necessary by the Planning and Zoning Commission pursuant to Section 405.800.H.
9. Parking lot to be resealed and repainted per note on plans.
10. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, shall be used in the downcast position.
11. The accessible parking spaces and signage shall be in compliance with Section 405.840.
12. Equipment installed for the site shall be properly screened with approved materials.
13. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

14. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
17. 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 Conditional Use Permit and 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.

ACTION AND MOTION

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

“I move to recommend approval of a Conditional Use Permit with associated Site Development Plan for Higher Ground Education at 689 Craig Road, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of July 17, 2023” (conditions may be added, eliminated, or modified by preceding motion).

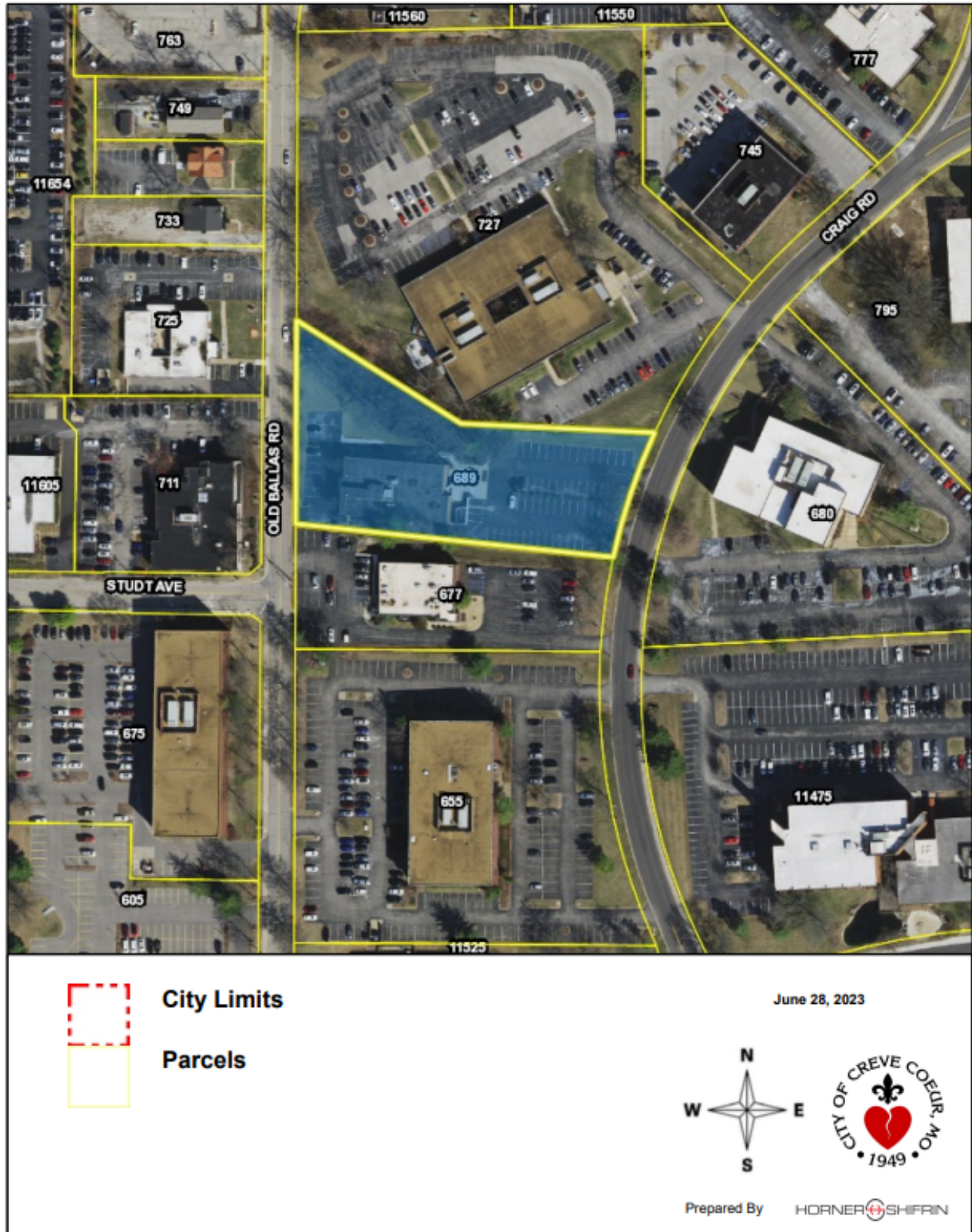
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS		Date: 7/6/23
	Description: Parking lot and lighting existing conditions.	
	Description: Front entry.	

 A photograph showing a brick building with 'Precision Practice Management' and the number '689' on its facade. In the foreground, there is a landscaped area with various green plants, shrubs, and a small blue sign that says 'LOBBY' with an arrow pointing right.	Description: Landscaping at entry.
 A photograph of a large asphalt parking lot. The pavement appears worn and cracked, with faded white parking lines. In the background, there is a brick building and some trees.	Description: Parking lot in need of resealing and restriping.
 A photograph of a street-facing landscape. In the foreground, there are tall green grasses and some red flowers. Behind them is a blue and white monument sign that says 'Precision Practice Management'. The background shows a road with cars and more trees.	Description: Street facing landscaping and existing monument sign.

	 A photograph showing a paved parking lot area with several trees. In the foreground, there is a grassy median. A red car is parked near a tree. A sign for 'MIDESCO' is visible, with text including 'FOR SALE', 'LEASE', and '994-4444'. The background shows more trees and a building.	Description: Streetscape.
	 A photograph showing a wide view of a paved parking lot. In the background, there is a brick building with a sign that says 'Higher Ground'. There are trees and a grassy area to the right of the parking lot. A white car is parked near the building.	Description: 689 Craig Road from Craig Road.



city
of

CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Mark J. Goodman	
<i>Name</i>	<i>Name</i>
Guidepost A, LLC dba Higher Ground Education	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
10 Orchard Rd. Suite 200	
<i>Address</i>	<i>Address</i>
Lake Forest, CA 92630	
<i>Address</i>	<i>Address</i>
Telephone # (949) 697-0345	<i>Telephone #</i>
<i>Telephone #</i>	<i>Telephone #</i>
Fax #	<i>Fax #</i>
<i>Fax #</i>	<i>Fax #</i>
Email: mgoodman@tohigherground.com	<i>Email:</i>
<i>Email:</i>	<i>Email:</i>
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
689 Craig Rd.	See previously provided authorization letter
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63414	
<i>Address</i>	<i>Company (If Applicable)</i>
	<i>Address</i>
<i>Development Name (if any)</i>	<i>Address</i>
PO (Planned Office District)	<i>Telephone #</i>
<i>Current Zoning</i>	<i>Fax #</i>
	<i>Email:</i>
<i>Prior CUP Approvals (if known)</i>	<i>Email:</i>
	<i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Day care facility for children 6 weeks old up to pre-kindergarten. Facility will serve a maximum of 171 children at full operation. There will be 8 classrooms; 2 classrooms on 1st level and 6 classrooms on 2nd level. Playground areas for the three age groups are provided on site. Only levels 1 and 2 will be used for day care. Level 3 will be used for storage and other administrative uses associated with the day care facility.

Gross Floor Area – Existing and Proposed: 18,606 sq. ft. existing and proposed

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: 21

Hours of Operation: 7:00am - 6:00 pm

Current or Most Recent Use of the Property: Office

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

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

Submittal Checklist

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

Preferred Public Hearing Date: Monday, July 17, 2023.

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete

Received By: _____

☐ All Documents, incl. e-Copies

☐ Fees Paid

Date: _____

Revised: 7/22

Higher Ground Education



Project Narrative for Guidepost Montessori Creve Coeur

689 Craig Rd.

Creve Coeur, MO 63141





Locator No: 17N130560

Guidepost A, LLC (the "Applicant"), an affiliate of "Higher Ground Education Inc" and/or "Guidepost Montessori", is respectfully applying for a Use Permit approval for the property located at 689 Craig Road, Creve Coeur, MO 63141, also known and identified by legal description listed in "Section V" below (the "Property").

I. BACKGROUND

Higher Ground Education includes several "brands" through which they advance their mission to "support the Montessori movement's efforts to professionalize itself, improve its programs, and expand its reach while retaining authenticity and pedagogical integrity." One of the brands, Guidepost Montessori, was founded by a small team of impassioned educators and skilled business leaders to create and scale high-fidelity Montessori networks throughout the world. Guidepost Montessori currently operates over 100 Elementary Schools and Day-care centers 100 campuses across the United States, Canada, Europe, and Asia, including at-home and virtual learning programs serving thousands of families worldwide. Guidepost Montessori follows five core values dedicated to fostering independence, creativity and intelligence, confidence, and responsibility within the children. Guidepost Montessori also fosters a strong relationship between the care givers and the parents, recognizing the role that a meaningful partnership with a child's parent has on the child's growth and success. Using a holistic approach to enable social, emotional, and physical development alongside academic success, Guidepost Montessori is viewed as one of the most effective and authentic child-centered care centers for children. Guidepost Montessori employs a method of education and care that recognizes that the circumstances of children are as varied as children themselves. The specific needs, the precise resources available, the particular constraints faced by each child and each family are different. As times change, there is a need to keep step and to ensure that the application is timely. But the fundamental need is timeless: to help the child achieve their own development. So, too, is the fundamental method: to provide the child with material, environment, and guidance that is lovingly optimized to support her in that work. Guidepost Montessori is looking forward to delivering much needed and highly desired elementary education to the community of Creve Coeur.

The Applicant will apply for licensing through required state agencies. In addition to state agency oversight, the Applicant is accredited by Cognia/AdvancEd (<https://www.cognia.org>). The Cognia accreditation is a well-respected designation of school quality. Founded in 1895, Cognia has evaluated and provides oversight of thousands of Schools for accreditation. Cognia is also a leader in developing methodology for data-informed school quality assessments. The Applicant's school system and School were formally approved for accreditation through a vote of the Cognia Global Commission on March 30, 2021, after a rigorous inspection/evaluation process to ensure our Schools meet their high standards. Cognia continues to oversee Applicant's School on an ongoing basis—making sure that they maintain those standards over time. The Applicant's accreditation achievement reflects a recognition by highly experienced and expert neutral third-party educators of the high-quality education provided by the Applicant.



II. PROPERTY LOCATION, ZONING, AND PERMITTED USE

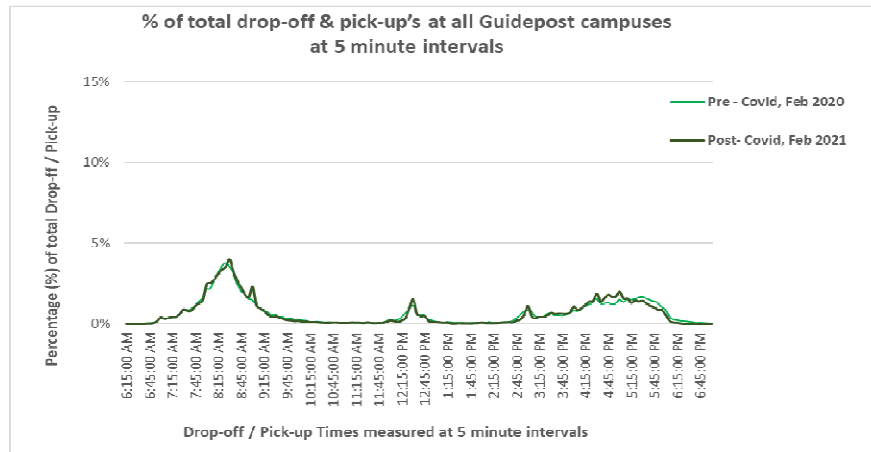
The Property is at 689 Craig Rd. The Applicant proposes to repurpose 2 floors of an existing office building into a Guidepost Montessori Day Care facility consisting of 7 classrooms: 1 Nido (6 weeks to 18 months); 2 toddlers (18 months to 3 years); and 4 children's house (3 years to pre-kindergarten) serving a total of 171 children. There will be one on-site administrator and 20 teachers. The third floor will be used for storage associate with day care use. Per the Creve Coeur Zoning Code, Day Care facilities require approval of a Use Permit in the PO Planned Office zone.

III. PROPOSED OPERATIONS

The proposed hours of operation are from 7:00am to 6:00pm - Monday through Friday. The staff typically arrives from 7:00am – 7:30am to prepare for children's drop-off and arrivals. Although the facility closes at 6:00pm, the facility will occasionally remain open for evening activities such as routine after-school administrative duties, parent meetings, teacher/professional development, and community activities. The following is a sample school schedule with key arrival and departure time ranges identified. Early arrivals (pre-care) and late pickups (extended care) are part our of standard tuition package, and our families are not penalized for utilizing the following wide range of drop off and pick up windows.

Sample School Schedule	
7:00-7:30	Staff Arrival
7:30-10:00	Drop Off Arrival Window 7:30am – 9am is pre-care
9:00-11:00	Morning Work Period Starts
11:00-12:00	Lunch and Outside Play
12:00-12:30	Half-Day Dismissals
12:30-2:30	Nap Time
2:30-4:30	Snack and Outside Play
2:30-6:00	Pick-Up Departure Window 3pm – 6pm is extended-care

Arrival and departure times are spread over an approximate (2.5) hour period in the morning and (3.5) hour period in the afternoon. There are also some half-day dismissals that further spread out the afternoon pickups. At other campuses, the Applicant generally experiences a steady flow of arrivals and departures throughout the drop off and pick up time zones that does not cause parking lot congestion or the need for traffic mitigation. A typical drop off and pick up cycle takes approximately (5-10) minutes per family. The parking layout will provide parking spaces adjacent to the main entry. These parking spaces will be used as pick-up and drop-off parking spaces, which allow parents or guardian to park, walk their children into the facility, where each child is checked into an electronic (SmartCare) system. The parent or guardian then returns to their car. The process happens in reverse for pick up. Below is an illustration from over (90+) campuses of the steady flow of drop off and pick up period timeframes.



IV. SITE DEVELOPMENT

PARKING/PARKING LOT

The parking lot will accommodate the drop off and pick up process mentioned herein. Parking configuration and drive aisles will allow for the safe loading and unloading of children, also while allowing for required staff and ADA parking spaces. Per the Creve Zoning Code, the required number of Vehicular Parking Spaces is 1.5 spaces per staff member. There will be 21 staff members working at this facility, which would require 31 parking spaces/

The proposed parking lot will include 57 regular plus 3 ADA parking spaces for a total of 60 parking spaces. The site circulation will be effectively managed through proactive communication with the staff and families prior to enrollment. The proposed parking lot configuration, controlled conditions, site circulation, and quantity of parking spaces will minimize the necessity for queuing out onto the public street and should not impact the surrounding transportation network. The drop-off and pick-up process, parking configuration, and drive aisles will allow for the safe loading and unloading of children and adequate parking for staff.

BUILDING INTERIOR AND EXTERIOR

All building elevation modifications will be compatible with surrounding architecture and will comply with any conditions imposed by the City of Creve Coeur.

LANDSCAPE

Landscaping will be provided to meet city standards.

PLAYGROUND

The Guidepost Montessori will provide playground areas for the different age ranges of the facility (6 weeks to 6 years old). The outdoor play areas will be sized appropriately per the student count of the facility. The proposed playground equipment will fully comply with code requirements for outdoor activity space. All equipment will have legal fall zone material surrounding the equipment such as engineered wood fibers. Ornamental aluminum “picket-style” fencing will be provided surrounding and separating the play areas as necessary. The gates in the playground fencing will include emergency panic bars and latches as necessary to meet egress requirements.

Typical Examples of Playground Equipment

(Actual site design may differ)



SIGNAGE

New exterior signage will meet all City of Creve Coeur requirements and will be consistent with other Guidepost locations and branding. The proposed signage location and design details shall be subject to the review and approval of the City of Creve Coeur staff.



LIGHTING

Lighting will be consistent with the style and type that currently exists on adjacent properties and will comply with all city codes and aesthetic requirements.

SECURITY

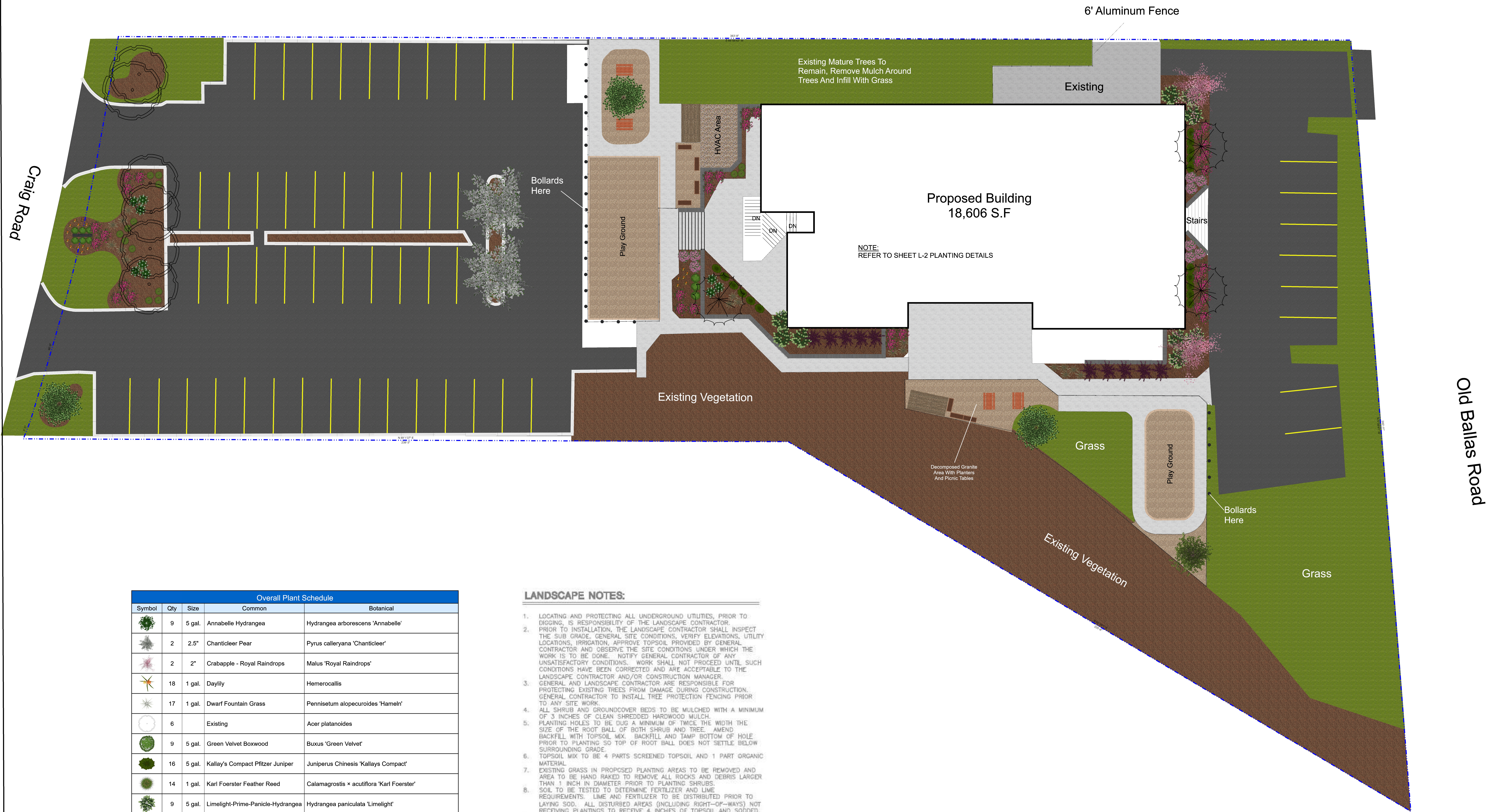
Guidepost Montessori is dedicated to the safety and security the children, parents, and staff. The facility will be locked at all times. Security keypads are installed at all points of entry along with commercial grade Ring spotlight cameras. Exterior playgrounds are enclosed with fencing to meet local, county, and/or state licensing requirements.

LOADING AND TRASH

Loading and Trash will be accommodated internal to the site.

V. LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF SECTION "C" OF "CREVE COEUR EXECUTIVE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY RECORDS IN FRACTIONAL SECTION 3, TOWNSHIP 45 NORTH - RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF OLD BALLAS ROAD, 40 FEET WIDE, WITH THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED TO ALAN HOFFMAN REVOCABLE TRUST AND JEN SHARE PROPERTIES, L.P., AS RECORDED IN BOOK 11050 PAGE 485 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHEASTWARDLY AND EASTWARDLY ALONG SAID SOUTH LINE OF THE ALAN HOFFMAN REVOCABLE TRUST PROPERTY SOUTH 54 DEGREES 24 MINUTES 20 SECONDS EAST 226.68 FEET AND SOUTH 84 DEGREES 58 MINUTES 37 SECONDS EAST 239.05 FEET TO THE WEST RIGHT OF WAY LINE OF CRAIG ROAD, 50 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST RIGHT OF WAY LINE OF CRAIG ROAD, 50 FEET WIDE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 66 DEGREES 48 MINUTES 13 SECONDS EAST 725.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 129.51 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DEED TO RELIM, INC., AS RECORDED IN BOOK 6934 PAGE 944 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF THE RELIM, INC. PROPERTY, NORTH 84 DEGREES 58 MINUTES 37 SECONDS WEST 385.70 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF OLD BALLAS ROAD, 40 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST 242.06 FEET TO THE POINT OF BEGINNING,



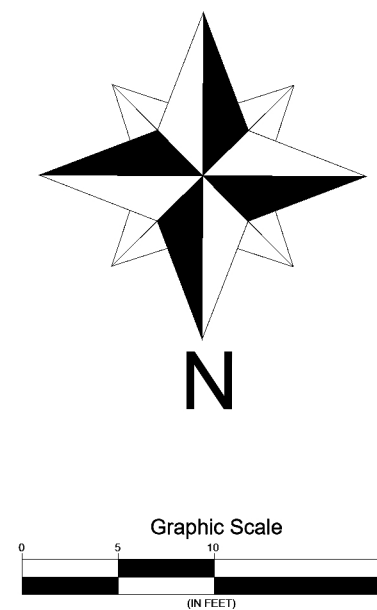
Overall Plant Schedule				
Symbol	Qty	Size	Common	Botanical
	9	5 gal.	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'
	2	2.5"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'
	2	2"	Crabapple - Royal Raindrops	Malus 'Royal Raindrops'
	18	1 gal.	Daylily	Hemerocallis
	17	1 gal.	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'
	6		Existing	Acer platanoides
	9	5 gal.	Green Velvet Boxwood	Buxus 'Green Velvet'
	16	5 gal.	Kallay's Compact Pfitzer Juniper	Juniperus Chinese 'Kallays Compact'
	14	1 gal.	Karl Foerster Feather Reed	Calamagrostis x acutiflora 'Karl Foerster'
	9	5 gal.	Limelight-Prime-Panicle-Hydrangea	Hydrangea paniculata 'Limelight'
	9	5 gal.	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE
	1	2.5"	Norway Maple - Emerald Queen	Acer platanoides 'Emerald Queen'
	3	2.5"	Red Maple 'October Glory'	Acer rubrum 'October Glory'
	1	4 gal.	Rose - Sevilana	Rosa 'Sevilana'
	32	5 gal.	Rose - Sevilana	Rosa 'Sevilana'
	3	6"	Shadblow Serviceberry	Amelanchier canadensis 'Shadblow'
	1	1 qt.	Wine and Rose Weigela	Weigela florida 'Alexandra' WINE AND ROSES
	9	5 gal.	Wine and Rose Weigela	Weigela florida 'Alexandra' WINE AND ROSES

LANDSCAPE NOTES:

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
6. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL.
7. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
8. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
9. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
10. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
11. ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRABLE TOPSOIL PRIOR TO PLANTING.
12. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHORT.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
14. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
15. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

SOD / SEED - 10,188 Sq.Ft.
MULCH BEDS - 10,348 Sq.Ft.

All Shrub Planting Areas
To Recieve Min. 3" Depth
Of Natural Shredded
Hardwood Mulch



PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK

- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM LOCAL SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH A THICKNESS OF 3/4" TO 1", EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- TREE STAKING AND GUYING
 - STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE, THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

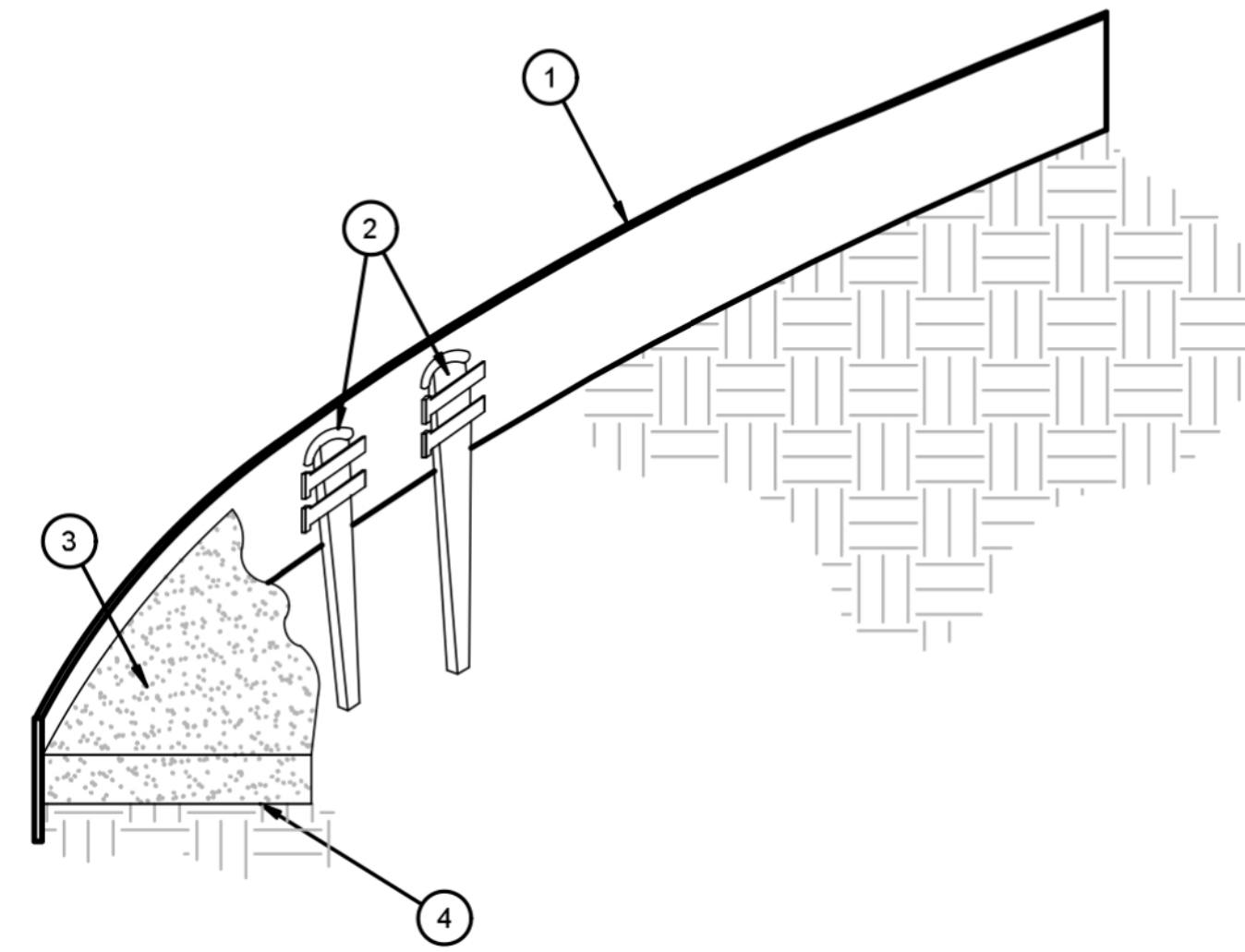
METHODS

A. SOIL PREPARATION

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING AREAS AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STRIP FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- GENERAL PLANTING
 - REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS TO AVOID DAMAGE. TUNNEL WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING
 - TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE PLANTED IN AREAS WITH LOCAL CONDITIONS (SUCH AS HEAVY WIND OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES TWO STAKES PER TREE
 - 2 1/2"-4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER TREES OVER 4" CALIPER
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 - DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SODDING
 - SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- MULCH
 - INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- CLEAN UP
 - DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE
 - UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- LANDSCAPE MAINTENANCE
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE MATERIALS SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDS (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY, AFTER THE INITIAL MAINTENANCE PERIOD. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 - PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF EACH CHANGING THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF EACH CHANGING THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- ROLLED-TOP STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH, TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

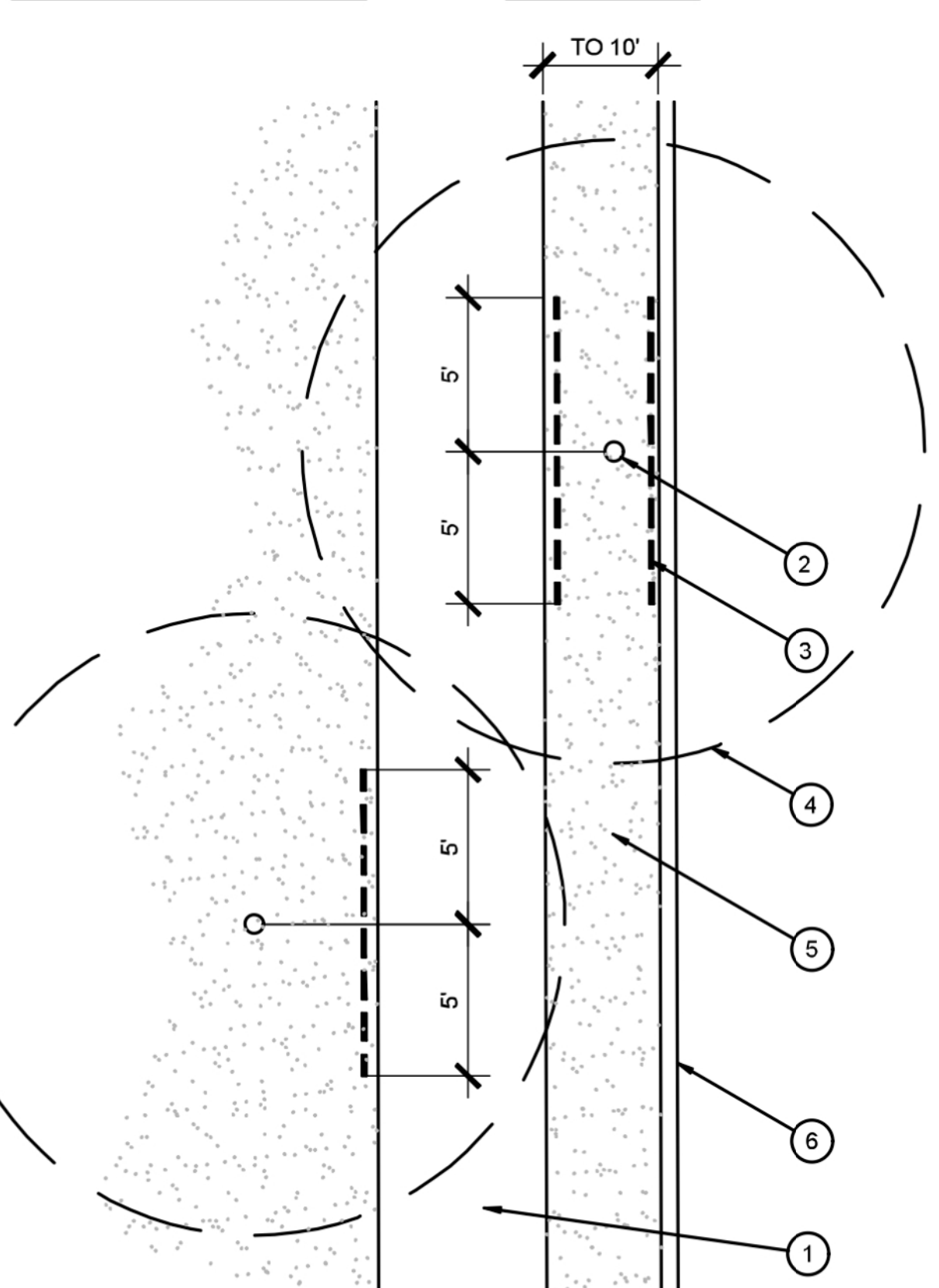
- NOTES:
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING

SCALE: NOT TO SCALE

OPEN LANDSCAPE

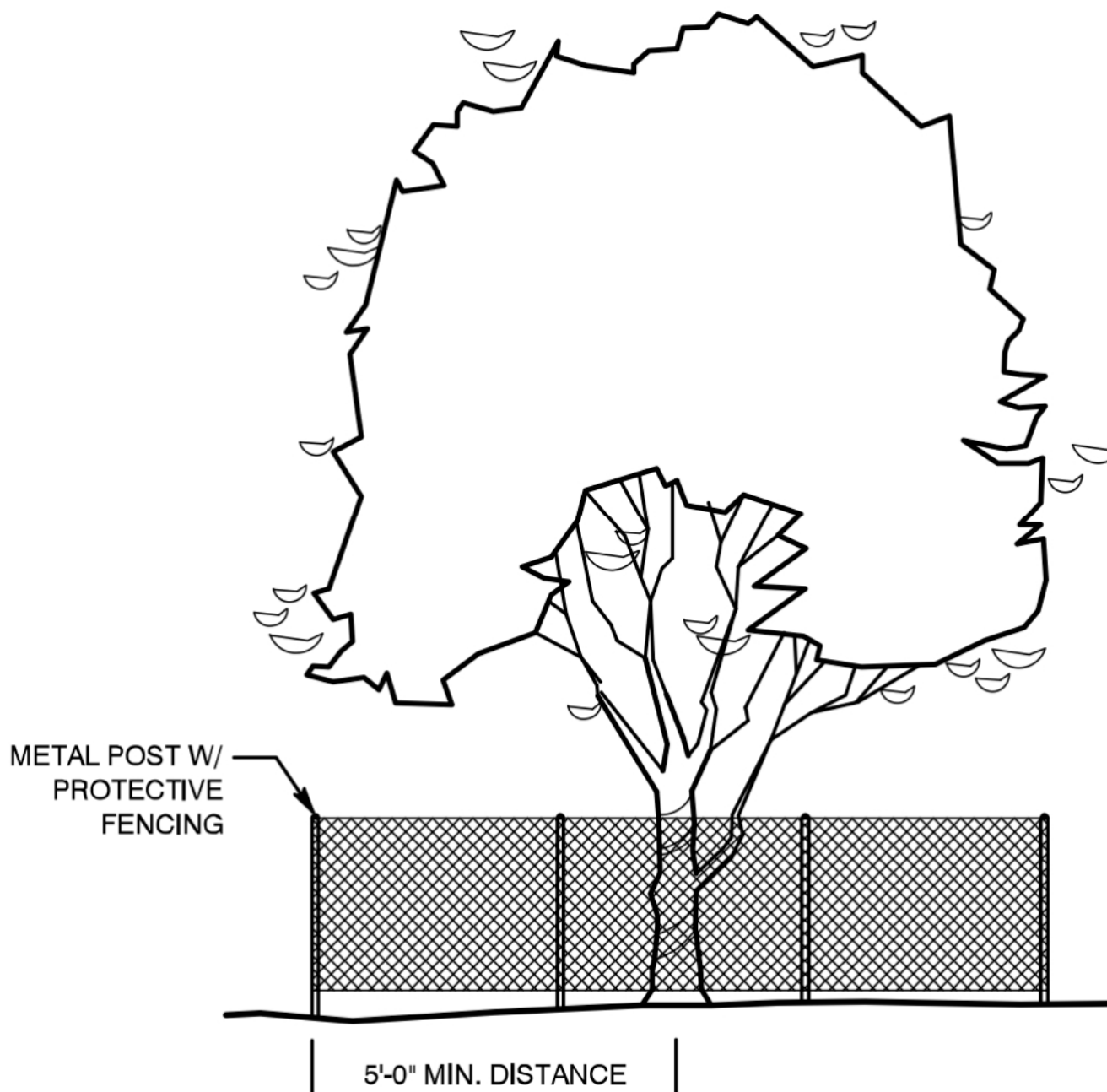
PARKWAY



- TYPICAL WALKWAY OR PAVING
- TREE TRUNK
- TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- TREE CANOPY
- TYPICAL PLANTING AREA
- TYPICAL CURB AND GUTTER

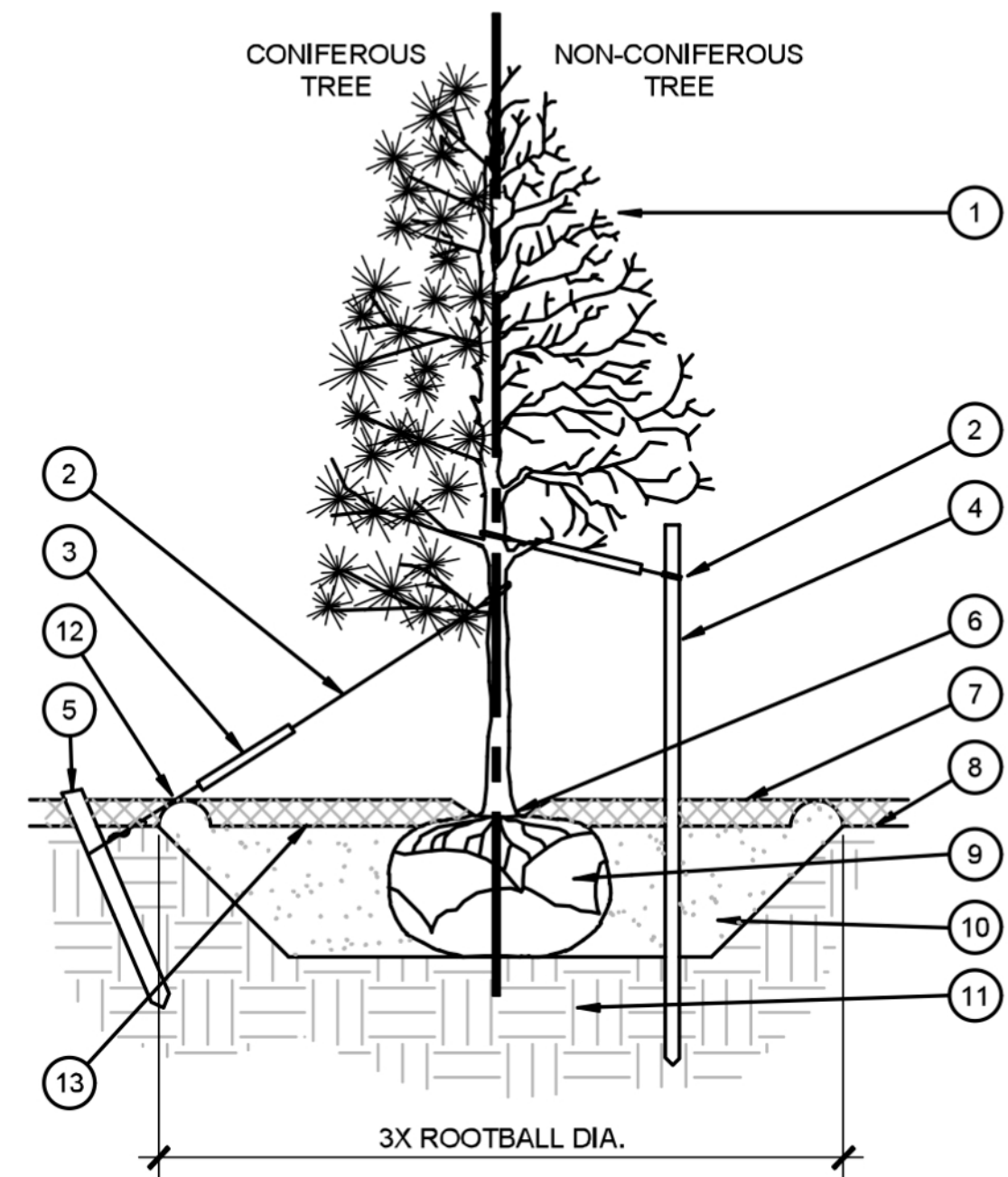
ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



TREE PROTECTION FENCING

SCALE: NOT TO SCALE

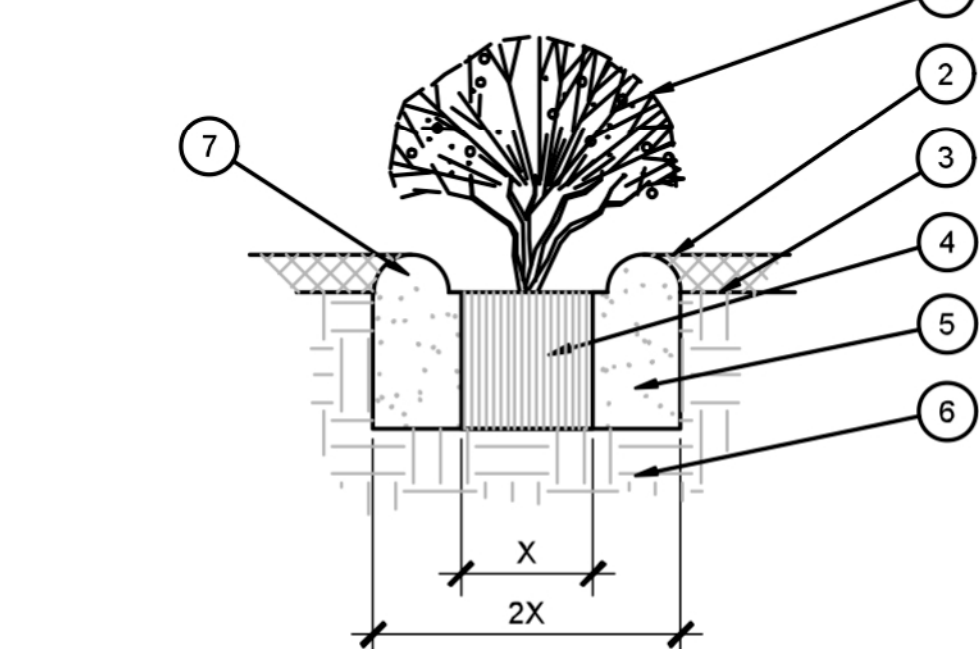


- TREE CANOPY.
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 - FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BEING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

TREE PLANTING

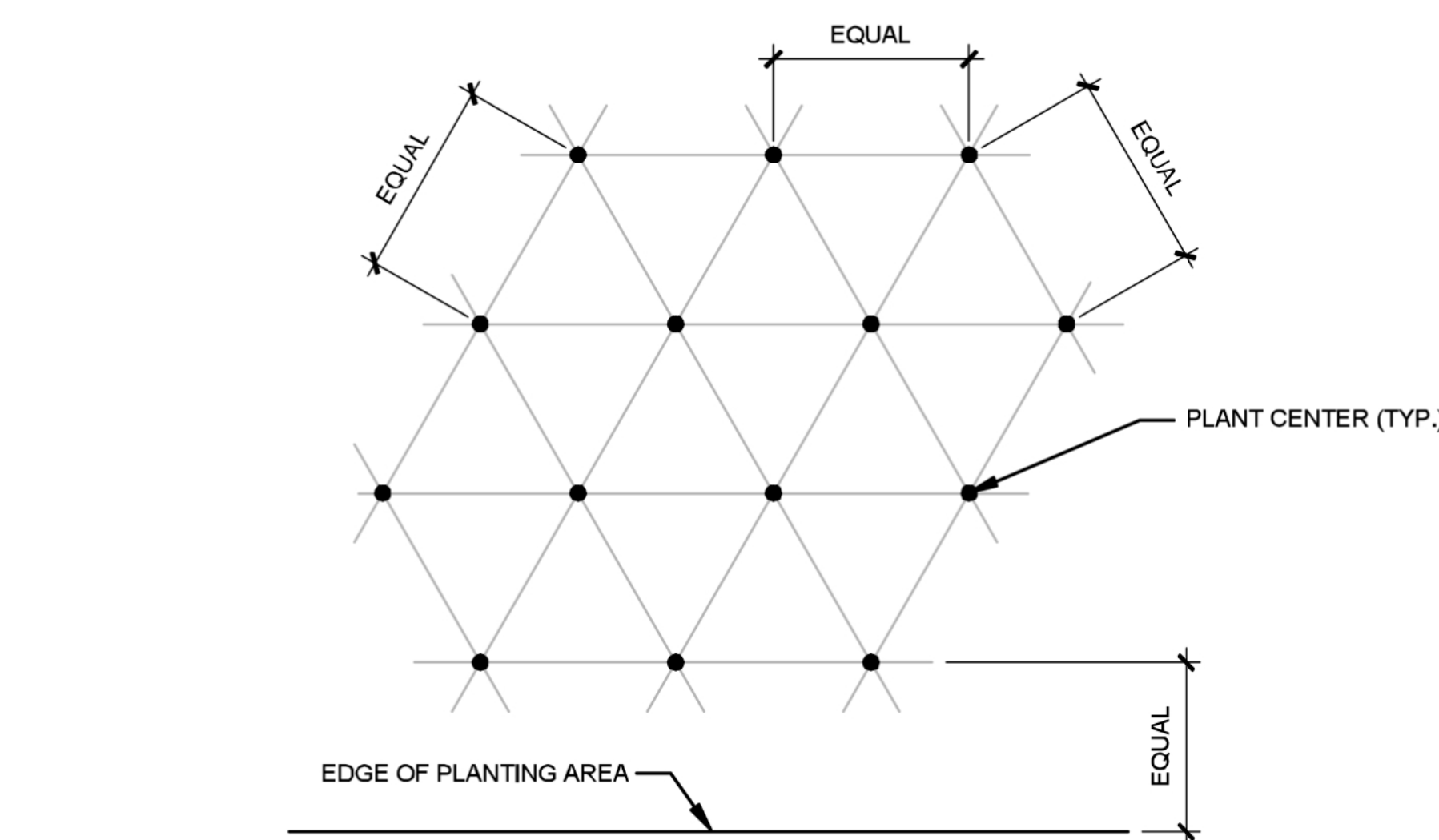
SCALE: NOT TO SCALE



- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.

SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.21	24"	3.48
8"	0.39	30"	5.41
10"	0.60	36"	7.79
12"	0.87		
15"	1.35		

- 2) STEP 2: SUBTRACT THE ROW(S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING

SCALE: NTS



PLANT SPACING

SCALE: NTS

- NOTES:
- LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF LENEXA TREE MAINTENANCE LICENSED AND I.S.A. CERTIFIED ARBORIST.
 - APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
 - ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF LENEXA'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
 - PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
 - PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0"). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIPLINE OF TREE AS SHOWN.
 - PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
 - DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.

HIGHER GROUND CREVE COEUR

689 CRAIG RD, CREVE COEUR, MO 63141



VIEW 1: EAST PERSPECTIVE



VIEW 2: NORTH PERSPECTIVE



VIEW 3: NORTH PERSPECTIVE 2



VIEW 4: NORTH PERSPECTIVE 3

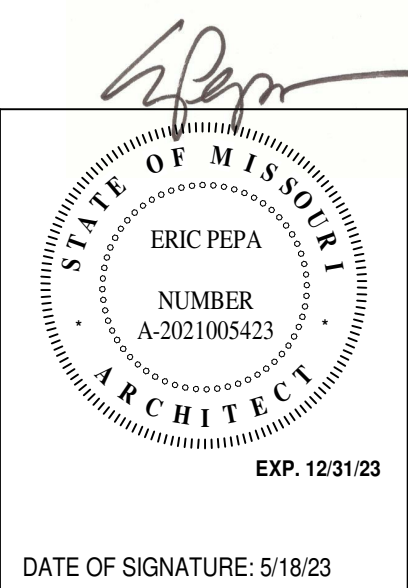


VIEW 5: WEST PERSPECTIVE

THE ARCHITECT IS NOT RESPONSIBLE FOR THE WORKMANSHIP OF THE CONTRACTOR. ALL LIABILITY OF THE ARCHITECT IS WAIVED WHEN THE CONTRACTOR OR OWNER DEVIATES FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT

DO NOT SCALE THE PLANS. ALL DIMENSIONS SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ASSEMBLY.

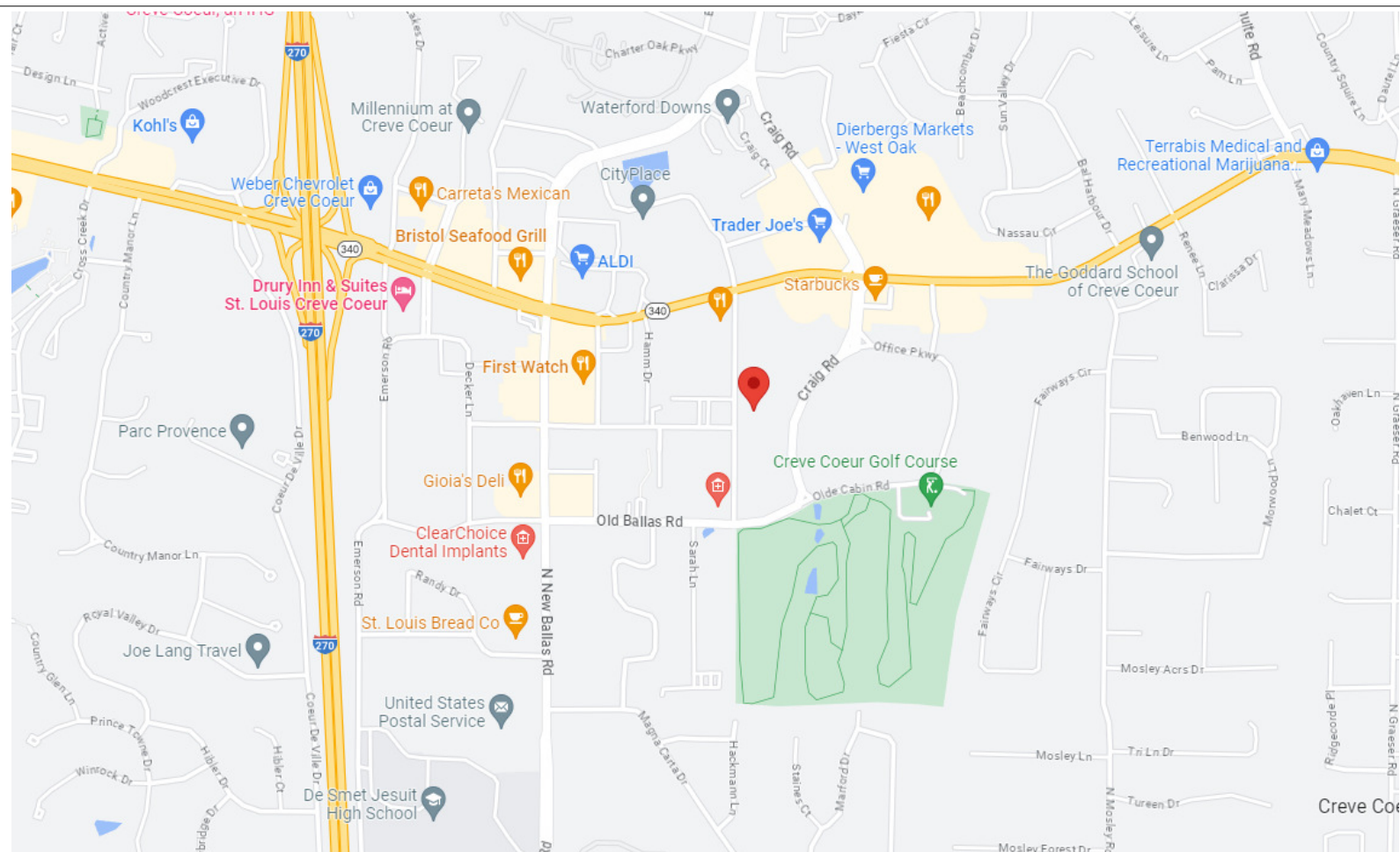
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HIGHER GROUND CREVE COEUR

689 CRAIG RD, CREVE COEUR, MO 63141

SITE LOCATION



LIST OF ABBREVIATIONS

@	AT (THE RATE OF)	FD	FLOOR DRAIN	PLAS	LAM PLASTIC LAMINATE
#	NUMBER OR POUND	FL	FLOOR	PSP	POUNDS PER SQUARE FOOT
ACT	ACOUSTIC CEILING TILE	FT	FOOT	PTD	PAINTED
AFF	ABOVE FINISHED FLOOR	GL	GLASS	REOD	REQUIRED
ALUM	ALUMINUM	GYP BD	GYPSUM WALLBOARD	SC	SOLID CORE
BLDG	BUILDING	HC	HOLLOW CORE	ST/ST	STAINLESS STEEL
B/O	BOTTOM OF	HCA	HANDICAP ACCESSIBLE	SECT	SECTION
CL	CENTER LINE	HT	HEIGHT	SF	SQUARE FOOT
CLG	CEILING	HM	HOLLOW METAL	SY	SQUARE YARD
COL	COLUMN	INSUL	INSULATION	SHT	SHEET
CONC	CONCRETE	JB	JUNCTION BOX	STD	STANDARD
CONST	CONSTRUCTION	LA	LANDSCAPE ARCHITECT	STL	STEEL
CONT	CONTINUOUS	LAM	LAMINATE OR LAMINATED	T&B	TOP AND BOTTOM
CONTR	CONTRACTOR	LAV	LAVATORY	T&G	TONGUE AND GROOVE
CPT	CARPET	MAX	MAXIMUM	THK	THICK, THICKNESS
DET	DETAIL	MECH	MECHANICAL	T/O	TOP OF
DIA	DIAMETER	MO	MASONRY OPENING	TYP	TYPICAL
DIA	DIAMETER	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DIM	DIMENSION	MFG	MANUFACTURER	VCT	VINYL COMPOSITION TILE
DWGS	DRAWINGS	MIN	MINIMUM	VIF	VERIFY IN FIELD
ELECT	ELECTRICAL	MISC	MISCELLANEOUS	W/	WITH
EL	ELEVATION	NIC	NOT IN CONTRACT	W/O	WITHOUT
EQ	EQUAL	NO	NUMBER	W/C	WATERCLOSET
EXT	EXTERIOR	NTS	NOT TO SCALE	YD	YARD
EXIST	EXISTING	OD	ON CENTER		
EXP JT	EXPANSION JOINT		OUTSIDE DIAMETER		

SYMBOLS LEGEND

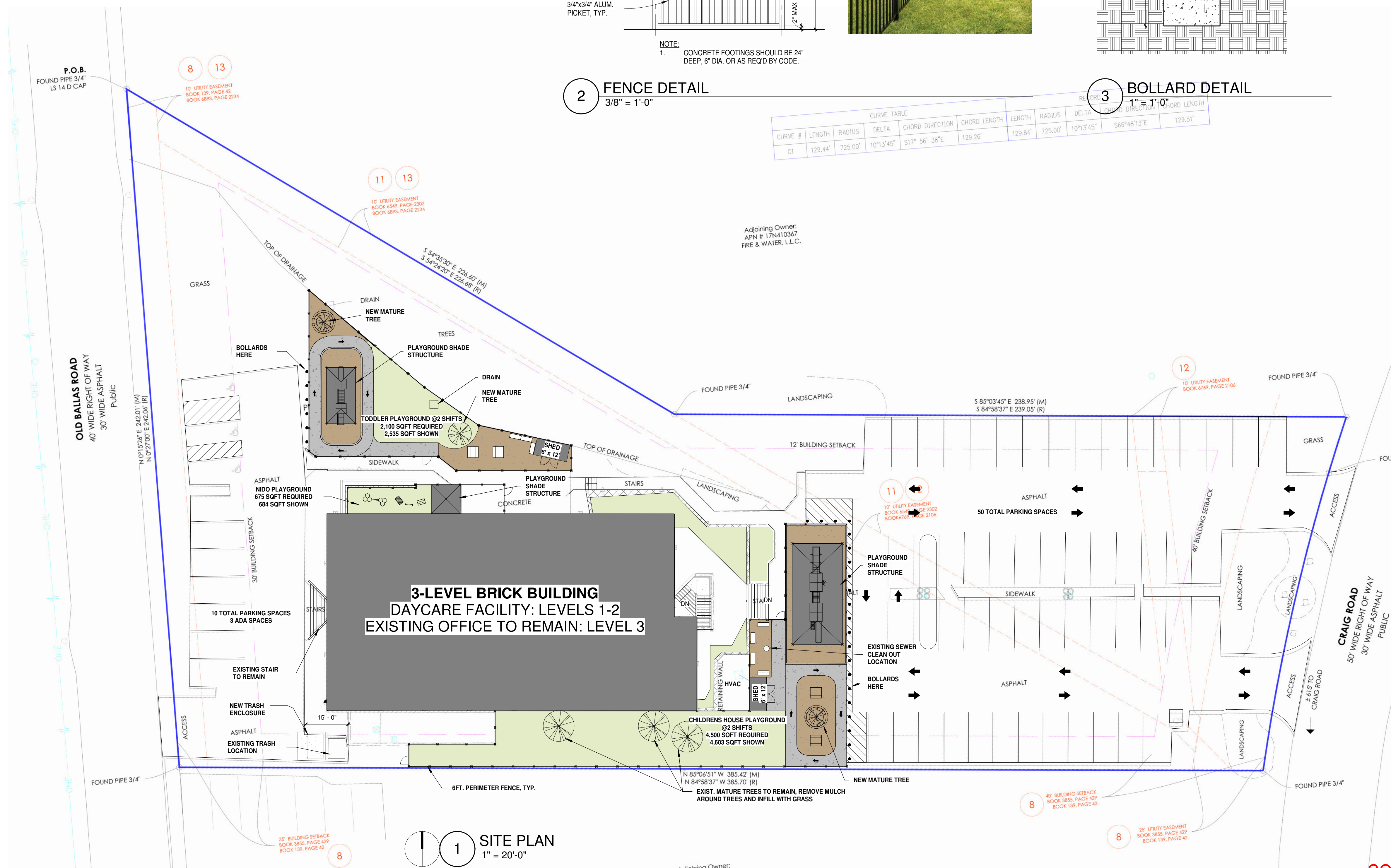
ROOM IDENTIFICATION TAG		
ROOM [000]	ROOM NAME	ROOM NUMBER
DOOR IDENTIFICATION TAG		
101-1	DOOR LOCATION	DOOR NUMBER
ELEVATION TAG		
X	DRAWING NUMBER	SHEET NUMBER
AX X		
SECTION TAG		
X	TYP TAG NOTE	DRAWING NUMBER
AX X		SHEET NUMBER
DETAIL TAG		
1	DRAWING NUMBER	
A101	TAG NOTE	
SIM		SHEET NUMBER

LIST OF DRAWINGS

NO.	NAME	DESCRIPTION
GENERAL		
1	G1-1	GENERAL BUILDING INFORMATION
2	G1-2	SITE PLAN & DETAILS
ARCHITECTURAL		
3	A-1	LEVEL 1 FLOOR PLAN
4	A-2	LEVEL 2 FLOOR PLAN
5	A-3	LEVEL 3 FLOOR PLAN
6	A-4	EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT (NFC) 7/7/23





GRAPHIC LEGEND

- GRASS
- STRUCTURE
- DECOMPOSED GRANITE
- PROPOSED CONCRETE

TOTAL INTERIOR BUILDING SQFT BREAKDOWN:

DAYCARE (E OCCUPANCY)
1ST FLR: 3,220 SF
2ND FLR: 8,090 SF
TOTAL PHASE 1: 11,310 SF

EXISTING OFFICE AREA TO REMAIN (NO WORK)
3RD FLR: 7,296 SF

MECHANICAL PENTHOUSE: 1,900 SF
NO WORK

TOTAL BUILDING: 18,606 SF
(20,506 SF INCLUDING PENTHOUSE)
INCLUDES ALL INTERIOR WALLS.
**EXCLUDES ALL EXTERIOR WALLS, AND
ELEVATOR/STAIR WELLS ON UPPER FLOORS.**
NON-SEPARATED USE PER 508.3.3

PARKING COUNT:

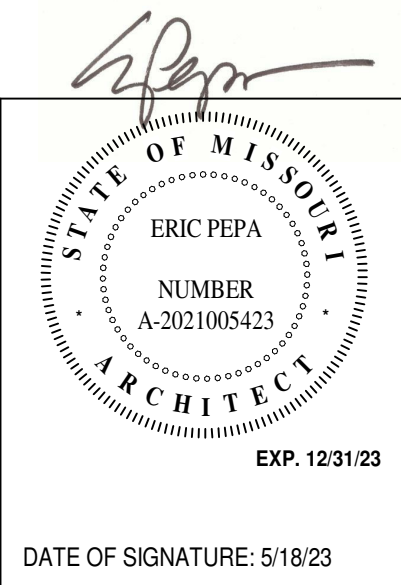
EAST PARKING LOT:
50 SPACES TOTAL

WEST PARKING LOT:
7 SPACES
3 ADA SPACES
10 TOTAL SPACES

SITE COVERAGE:

EXISTING PERMEABLE SITE AREA: 23,035.78 SF
NEW PERMEABLE SITE ARE: 24,173.19 SF
INCREASE IN PERMEABLE AREA: 1,137.41 SF

**NON PERMEABLE AREAS INCLUDE PARKING
LOTS, CONCRETE SIDEWALKS/TRIKE
LOOKS,STAIRS, AND RETAINING WALLS**
**PERMEABLE AREAS INCLUDE GRASS AREAS,
DECOMPOSED GRANITE AREAS, WOODCHIP
AREAS, AND MULCH LANDSCAPE AREAS**



CONDITIONAL USE PERMIT (NFC) 7/7/23

ALLEN PEPA
ARCHITECTS



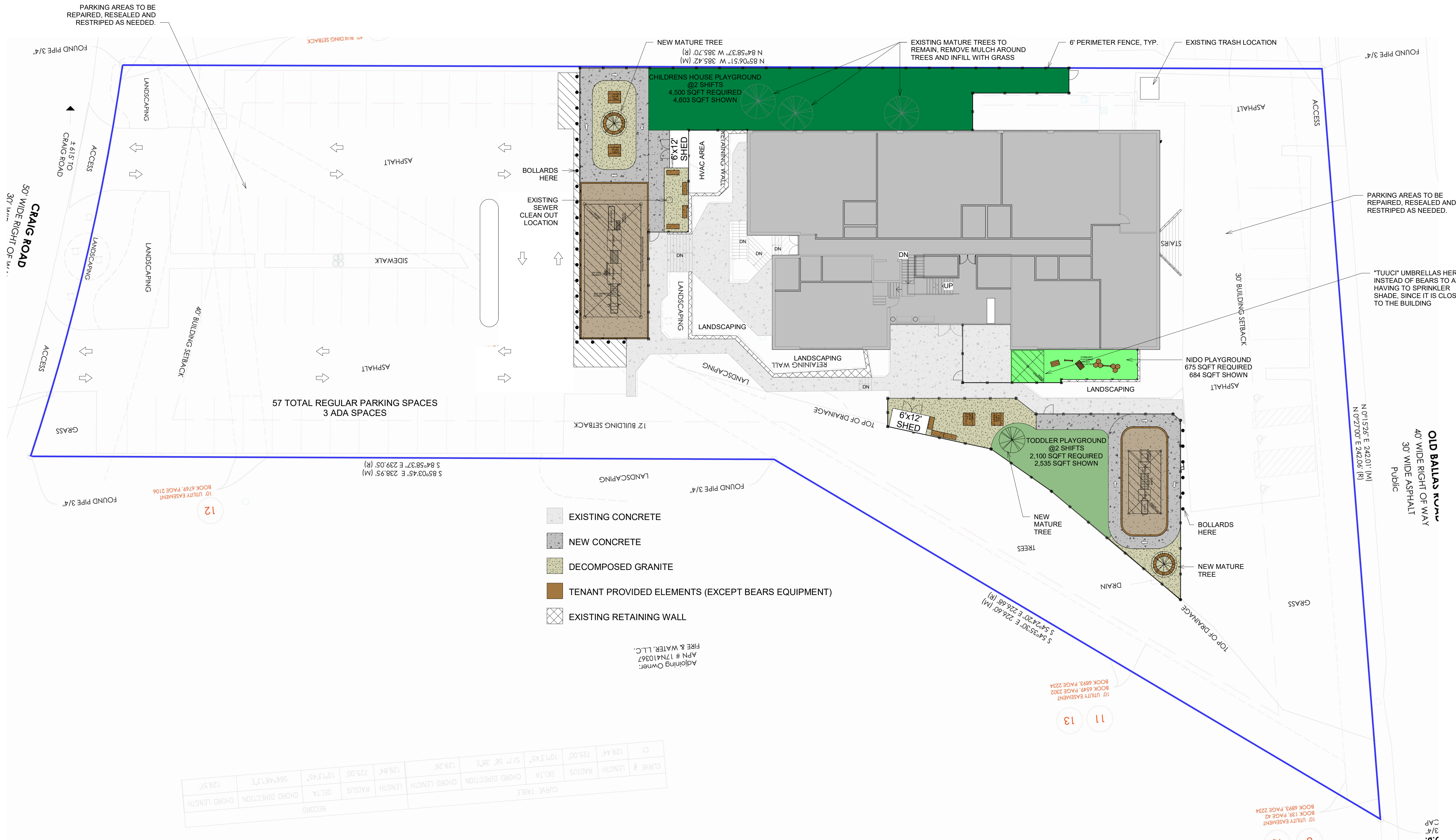
HIGHER GROUND CREVE
COEUR

Schematic Design:
Design Development
Bidding:
Permit:
ISSUE DATE: 5/18/23
POST BID/PERMIT REVISIONS:
No. Date Description

PROJECT NO. 23-012
DRAWN BY Author
CHECKED BY Checker
SHEET 2 OF 6

SITE PLAN &
DETAILS





SITE COVERAGE COMPARISON:

EXISTING PERMEABLE SITE AREA SQFT -	23,035.78
NEW PERMEABLE SITE AREA SQFT -	24,173.19
INCREASE IN PERMEABLE AREA SQFT -	+1,137.41

NON PERMEABLE AREAS INCLUDE PARKING LOTS, CONCRETE SIDEALKS/TRIKE LOOKS,STAIRS, AND RETAINING WALLS

PERMEABLE AREAS INCLUDE GRASS AREAS, DECOMPOSED GRANITE AREAS, WOODCHIP AREAS, AND MULCH LANDSCAPE AREAS

TOTAL INTERIOR BUILDING SQFT BREAKDOWN:

PHASE 1	
1ST FLOOR SQFT:	3,220
2ND FLOOR SQFT:	8,090
TOTAL PHASE 1 SQFT:	11,310

PHASE 2/OTHER TENANT	
3RD FLOOR SQFT:	7,296

TOTAL BUILDING SQFT: 18,606

INCLUDES ALL INTERIOR WALLS
EXCLUDES ALL EXTERIOR WALLS, AND ELEVATOR/STAIR WELLS ON UPPER FLOORS

TEACHER BREAKDOWN

TOTAL STAFF: 21

STUDENT BREAKDOWN IN STEADY STATE:

NIDO STUDENTS:	09
TODDLER STUDENTS:	42
CHILDRENS HOUSE STUDENTS:	120
TOTAL STUDENTS:	171

Disclaimer: Notwithstanding the foregoing or anything else contained in this Lease, in no event shall Tenant's review and approval of the Approved Plans or any Approvals or Permits be deemed a representation by Tenant that such Approved Plans, Approvals or Permits comply with applicable Laws or the Use-Specific Construction Obligations; it being understood and agreed by Landlord that Landlord, at its sole cost and expense, is responsible for delivering the Premises in the Delivery Condition including, without limitation, obtaining all approvals and constructing the buildout of the Premises in accordance with all applicable Laws, and the regulatory requirements of any governmental authorities with respect to the Permitted Use and capacity (and the licensing requirements related hereto).

689 CRAIG RD.
CREVE COEUR MO

1 SITE PLAN
1/16" = 1'-0"

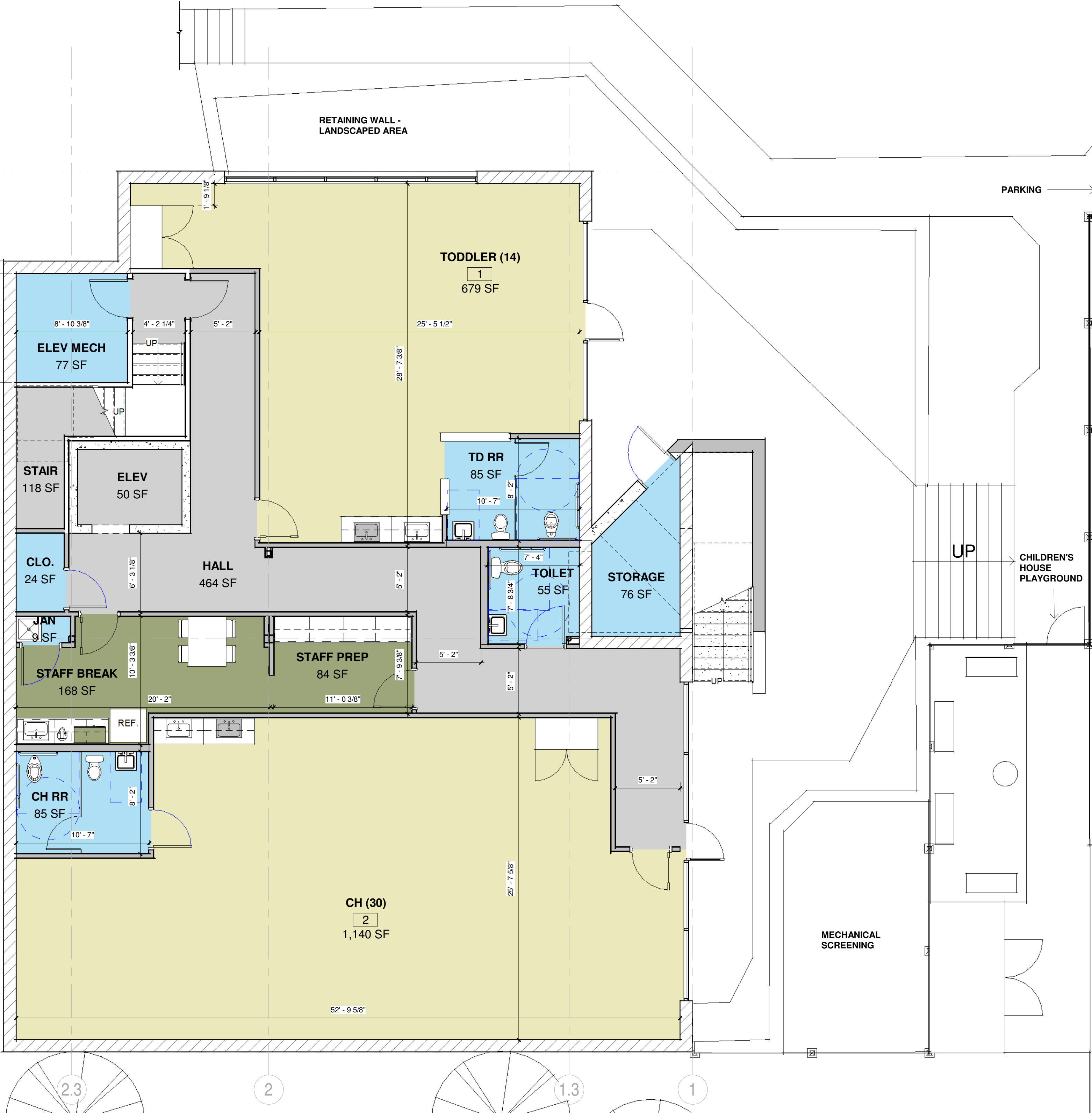


1/16" = 1'-0"

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01 - CLASSROOM OCCUPANCY									
NAME	NO.	OCCUPANT LOAD FACTOR	ACTUAL AREA	# STUDENTS (ENROLLMENT)	ALLOWABLE OCCUPANT	REQUIRED AREA	HG MIN SF	HG REQ'D AREA	Comments
TODDLER (14)	1	35	679 SF	14	19.4	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)
CH (30)	2	35	1,140 SF	30	32.6	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
TODDLER (14)	3	35	665 SF	14	19.0	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)
CH (30)	4	35	1,146 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
CH (30)	5	35	1,146 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
CH (30)	6	35	1,145 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
TODDLER (14)	7	35	677 SF	14	19.3	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)
NIDO (9)	8	55	613 SF	9	11.2	495 SF	68	612 SF	9 INFANT (2 WK - 24 MO.)
TOTAL			7,211 SF	171					

1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"



ALLEN PEPA
ARCHITECTS

INFO@ALLENPEPA.COM
TEL: (630) 576-1105
215 FULTON ST., GENEVA, IL 60134



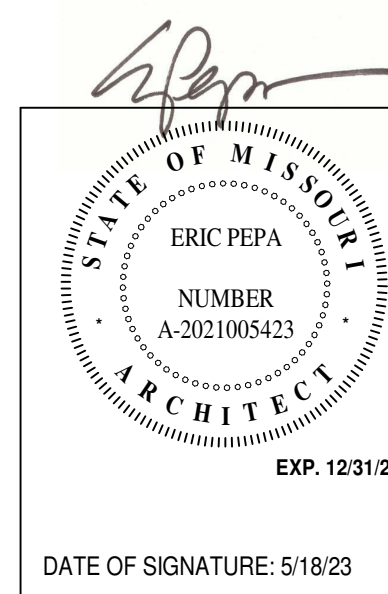
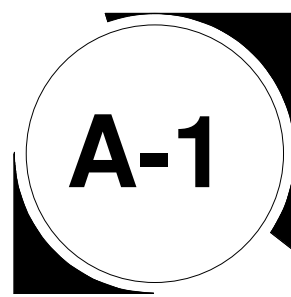
HIGHER GROUND CREVE
COEUR

689 CRAIG RD, CREVE COEUR, MO 63141

Schematic Design:
Design Development:
Bidding:
Permit:
ISSUE DATE: 5/18/23
POST BID/PERMIT REVISIONS:
No. Date Description

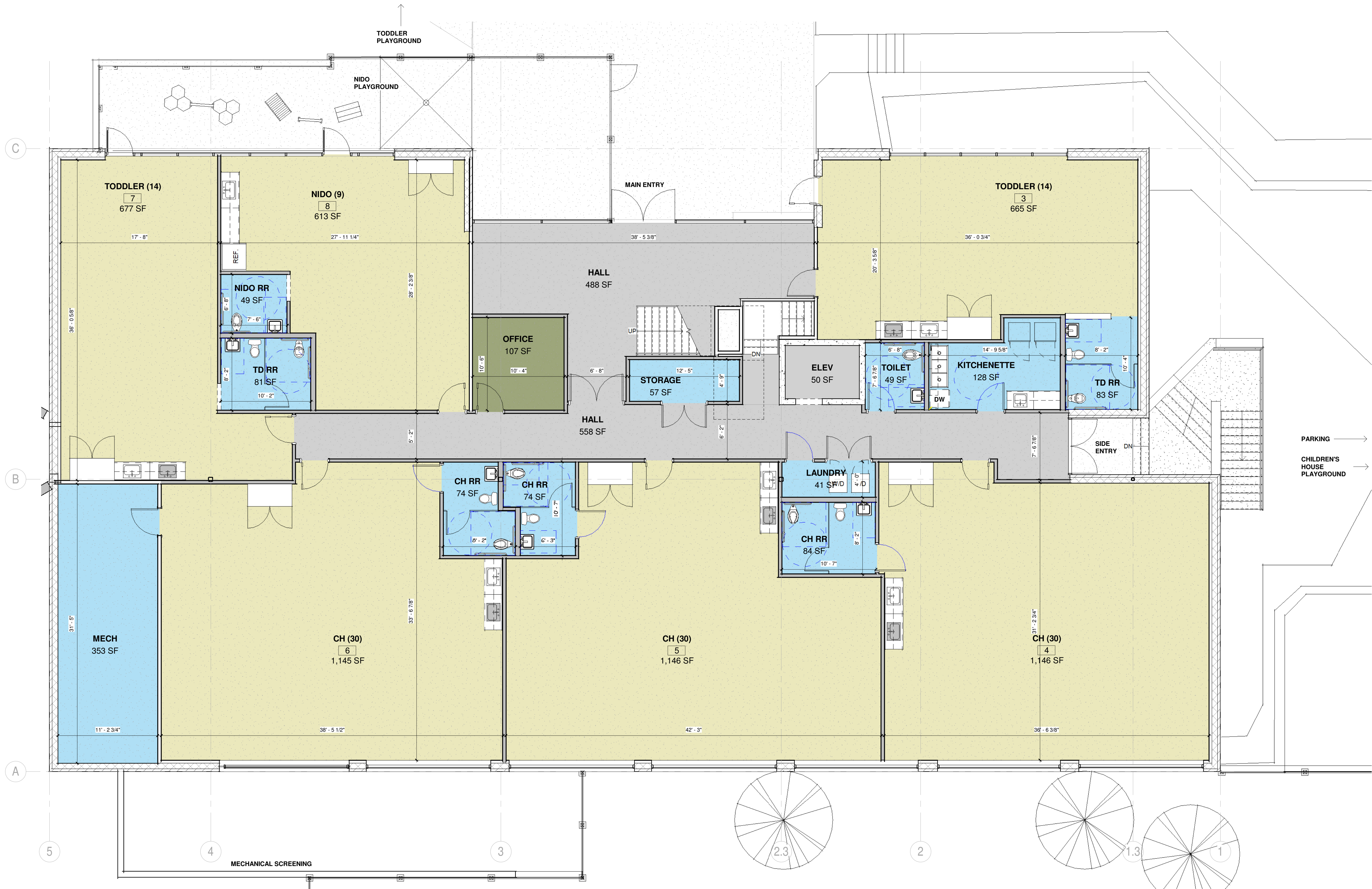
PROJECT NO. 23-012
DRAWN BY AK/BR
CHECKED BY Checker
SHEET 3 OF 6

LEVEL 1
FLOOR PLAN



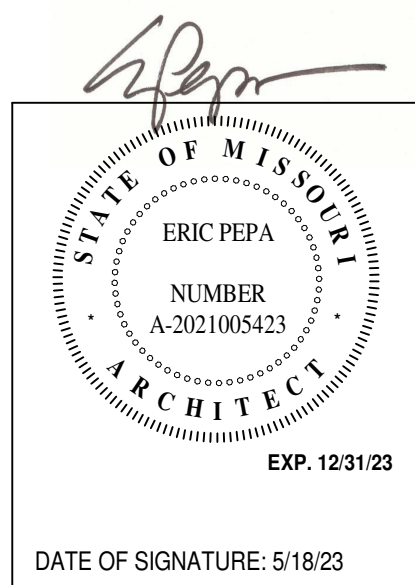
CONDITIONAL USE PERMIT (NFC) 7/7/23

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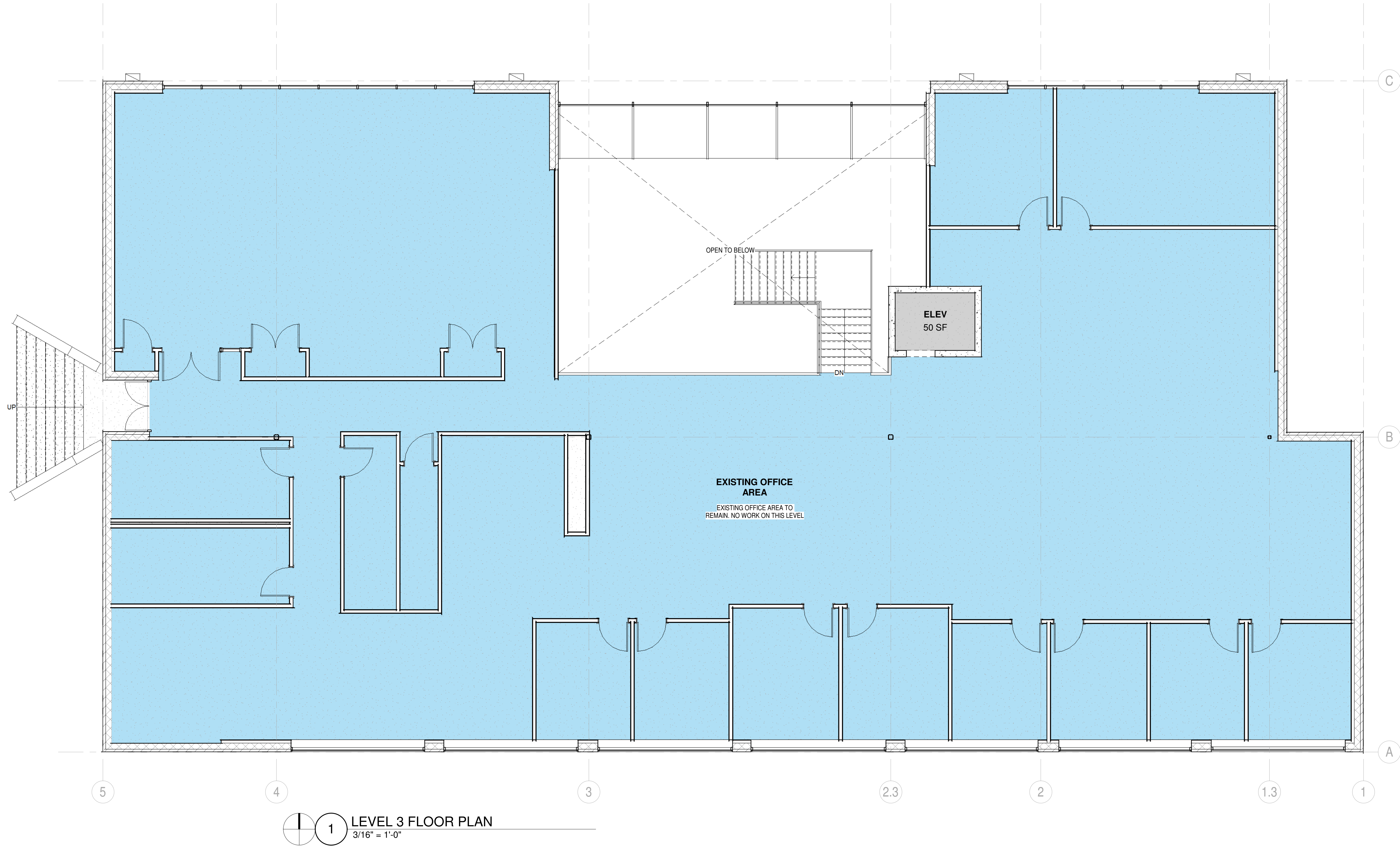
1 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

01 - CLASSROOM OCCUPANCY									
NAME	NO.	OCCUPANT LOAD FACTOR	ACTUAL # STUDENTS (ENROLLMENT)	ALLOWABLE OCCUPANT	REQUIRED AREA	HG MIN SF	HG REQ'D AREA	Comments	
TODDLER (14)	1	35	679 SF	14	19.4	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)
CH (30)	2	35	1,140 SF	30	32.6	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
TODDLER (14)	3	35	665 SF	14	19.0	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)
CH (30)	4	35	1,146 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
CH (30)	5	35	1,146 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
CH (30)	6	35	1,145 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)
TODDLER (14)	7	35	677 SF	14	19.3	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)
NIDO (9)	8	55	613 SF	9	11.2	495 SF	68	612 SF	9 INFANT (2 WK - 24 MO.)
TOTAL			7,211 SF	171					

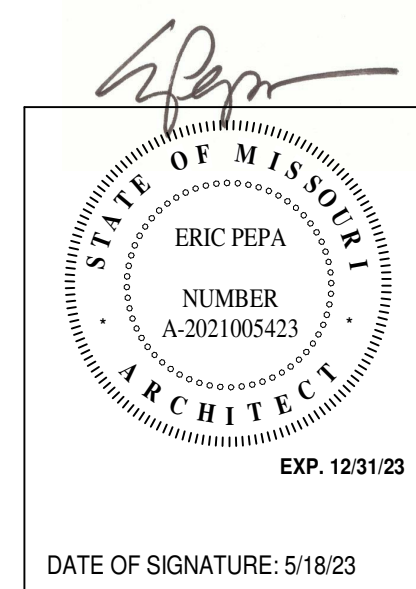


CONDITIONAL USE PERMIT (NFC) 7/7/23

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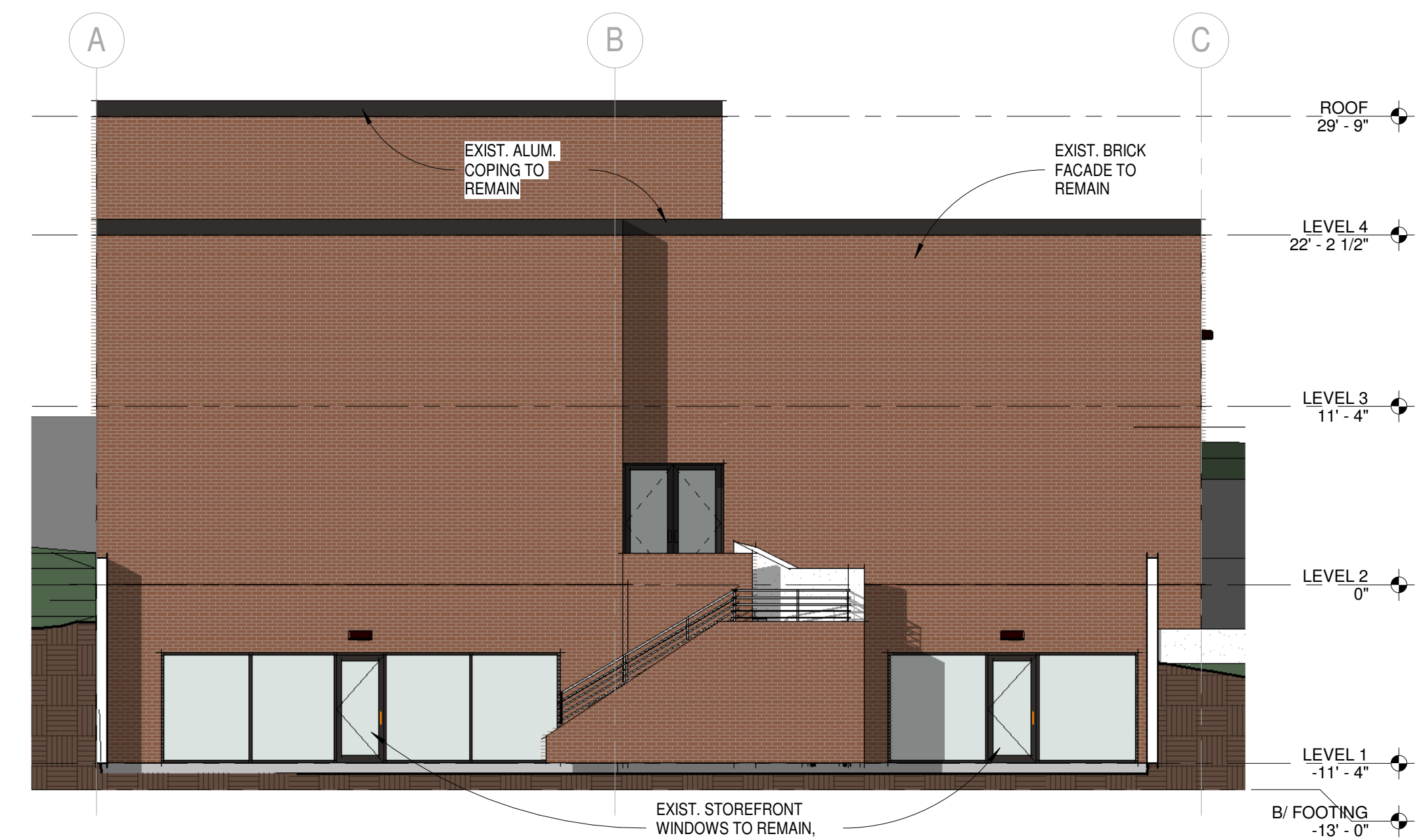
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Design Development	
Bidding:	
Permit:	
ISSUE DATE:	5/18/23
POST BID/PERMIT REVISIONS:	
No.	Date Description
PROJECT NO.	23-012
DRAWN BY	Author
CHECKED BY	Checker
SHEET	5 OF 6



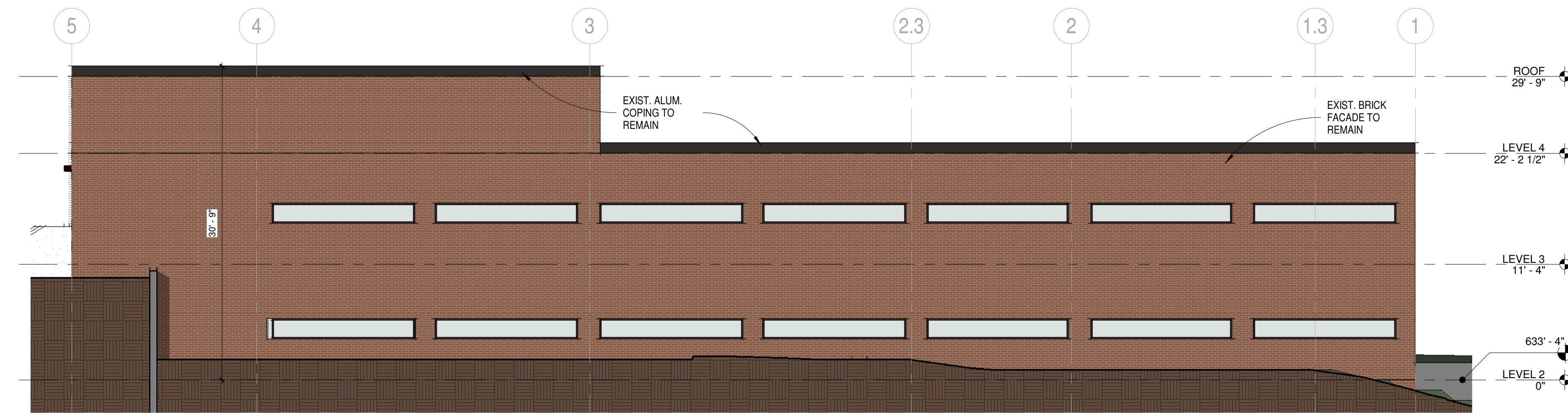
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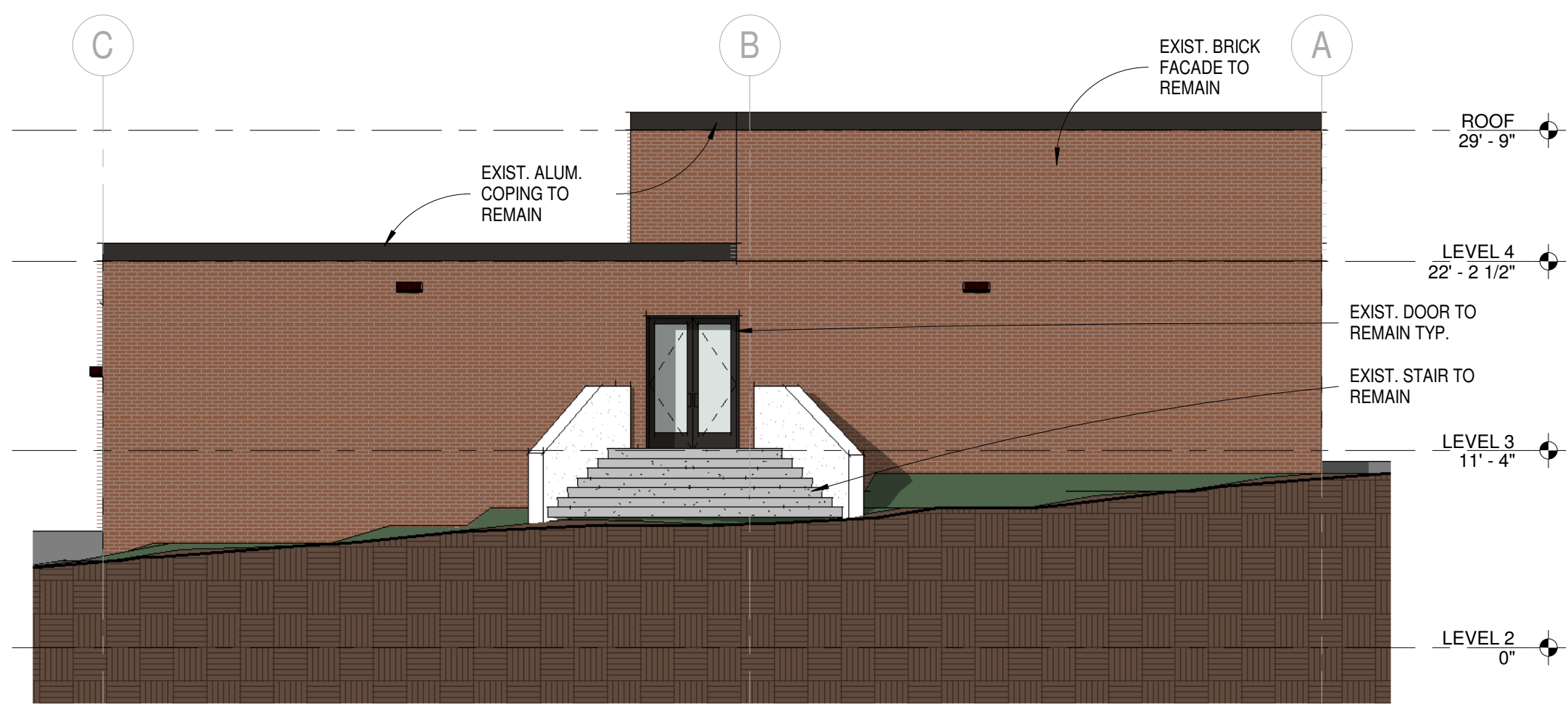
1 NORTH ELEVATION
1/8" = 1'-0"



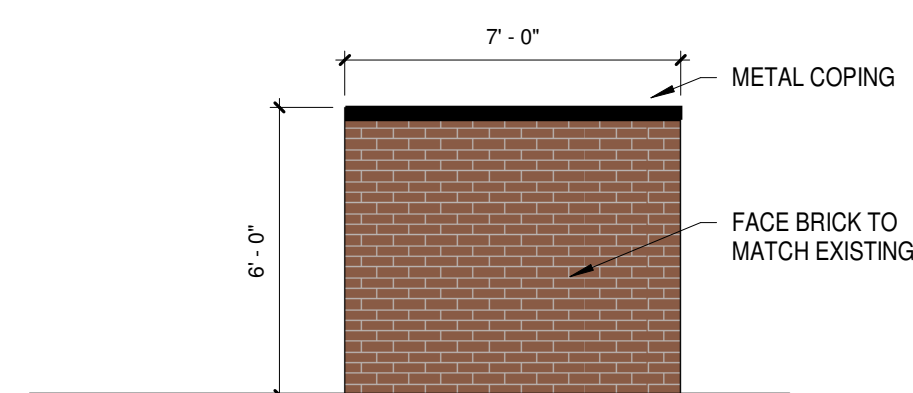
2 EAST ELEVATION
1/8" = 1'-0"



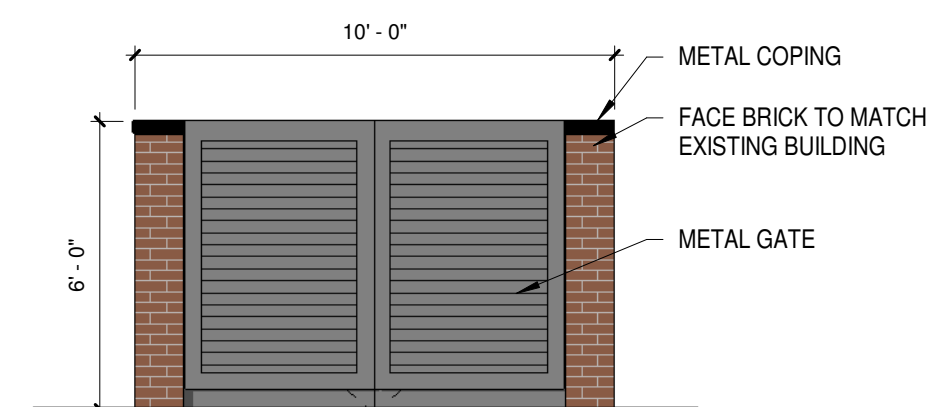
3 SOUTH ELEVATION
1/8" = 1'-0"



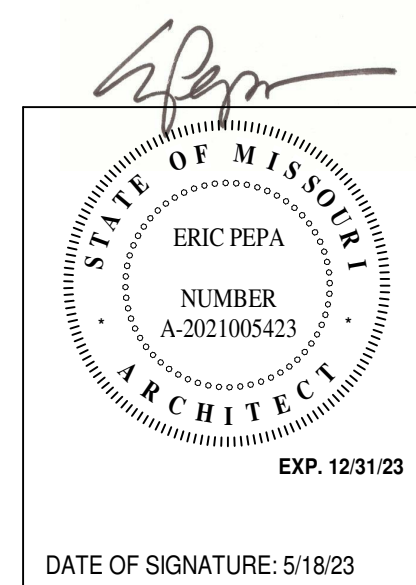
4 WEST ELEVATION
1/8" = 1'-0"



5 ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



6 ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



CONDITIONAL USE PERMIT (NFC) 7/7/23

Schematic Design:		
Design Development		
Bidding:		
Permit:		
ISSUE DATE: 5/18/23		
POST BID/PERMIT REVISIONS:		
No.	Date	Description
PROJECT NO.	23-012	
DRAWN BY	-	
CHECKED BY	-	
SHEET	6 OF 6	

EXTERIOR
ELEVATIONS

A-4



7577 E. Main St, Lima, NY 14485
877-807-7529 (p) 585-624-7590 (f)
info@bearsplaygrounds.com

Guidepost Montessori
at Eagan
4250 Lexington Ave S
Eagan, MN 55123

Jarrett Wallace | jwallace@tohigherground.com
678-231-2332
Ben Udell | budell@murphyres.com
847-345-2827 (C) | 312-625-1382 (O)
Chris Horney | Chorney@murphyres.com
Dylan Fuller | Dylan@buildgpc.com
Elliott Duy | Elliott@buildgpc.com
815-790-1155 (C) | 630-556-4161(O)

CPSC now recommends a minimum of 9" of loose fill safety surfacing material be installed and maintained in the use zone for safety. Safety surfacing package is to be "by others" unless specially included for an optional extra charge at the time of order. Acceptance of this proposal means that you accept Bears Playgrounds terms and conditions as described on the web site www.bearsplaygrounds.com.
The Americans with Disabilities Act (ADA) may require that you make your park and / or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
Not all equipment may be appropriate for all children, even when designed for a target age group. To avoid injury you should closely supervise and participate in the child's use of this equipment, especially while learning to use it. Proper supervision is required.

DESIGN NOT EXACTLY AS PICTURED



Designed by: Trey Socash
Certified Playground Safety Inspector

6-14-2023 Drawing 1

Proudest Monkey Village,
Little Lumberjack Village

BEST AGES 2-5 years
BEST AGES 6-23 months

custom. nature inspired. cedar log playgrounds.



BEARS
bearsplaygrounds.com



Bears Playgrounds' nature-inspired products and natural materials help stimulate a child's imagination and enthusiasm for outdoor play. Their products facilitate learning, help build social skills, create opportunities for exercise, and by virtue of unique designs and materials, provide children with a connection to nature.

Bears Playgrounds' products are strong and durable, however, **there are natural aesthetics of real log products of which you should be aware.** Cedar logs have a fat end and a skinny end like a tree (instead of a manufactured dowel), **they have gorgeous wood grain, checking, knots, crooks, grooves, curves, even the occasional stubborn piece of bark, etc.** Those who are familiar with log construction know that it is subject to the natural process of "checking".



Checking, or cracks, occur across or through the growth rings as they release moisture. This is a natural process and is common to all wood species. Checking is not a defect in the wood; it does not diminish the quality, durability, safety, or the structural integrity. Instead, it is considered a part of the log's rustic natural look and adds to the uniqueness of each piece.

Your products will have checking!

We want to ensure your satisfaction with these nature-inspired products. Please call us with any questions, suggestions, or concerns.

877-807-7529

info@bearsplaygrounds.com

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR A
18,606 SQUARE FOOT CHILD DAYCARE FACILITY, LOCATED AT 689 CRAIG
ROAD, ZONED PO-PLANNED OFFICE DISTRICT**

WHEREAS, under Section 405.360(C), Child Daycare Services (NAICS 624410) require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Mark J. Goodman, of Higher Ground Education, has submitted an application for conditional use permit for a new child daycare facility at 689 Craig Road, Creve Coeur, MO 63141; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, July 17th, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

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 July 17, 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 ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
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 ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of Higher Ground Education at 689 Craig Road, Creve Coeur, MO, 63141, zoned PO-Planned Office District, whose legal description is as follows:

A TRACT OF LAND BEING PART OF SECTION "C" OF "CREVE COEUR EXECUTIVE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY RECORDS IN FRACTIONAL SECTION 3, TOWNSHIP 45 NORTH - RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF OLD BALLAS ROAD, 40 FEET WIDE, WITH THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED TO ALAN HOFFMAN REVOCABLE TRUST AND JEN SHARE PROPERTIES, L.P., AS RECORDED IN BOOK 11050 PAGE 485 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHEASTWARDLY AND EASTWARDLY ALONG SAID SOUTH LINE OF THE ALAN HOFFMAN REVOCABLE TRUST PROPERTY SOUTH 54 DEGREES 24 MINUTES 20 SECONDS EAST 226.68 FEET AND SOUTH 84 DEGREES 58 MINUTES 37 SECONDS EAST 239.05 FEET TO THE WEST RIGHT OF WAY LINE OF CRAIG ROAD, 50 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST RIGHT OF WAY LINE OF CRAIG ROAD, 50 FEET WIDE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 66 DEGREES 48 MINUTES 13 SECONDS EAST 725.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 129.51 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DEED TO RELLIM, INC., AS RECORDED IN BOOK 6934 PAGE 944 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF THE RELLIM, INC. PROPERTY, NORTH 84 DEGREES 58 MINUTES 37 SECONDS WEST 385.70 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF OLD BALLAS ROAD, 40 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST 242.06 FEET TO THE POINT OF BEGINNING.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The hours of operation for the 18,606 square foot child day care services location shall be Monday-Friday 7:00 AM to 6:00 PM, closed Saturday and Sunday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, special events.
2. The staffing levels at the daycare facility shall not exceed 21 persons without proof of adequate parking submitted to the Zoning Administrator to meet the requirements of City's Zoning Ordinance.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code and shall be in substantial conformance with the plans received July 11, 2023, as bound together and submitted in conjunction with Application #23-020 by Allen Pepa Architects.

4. Additional landscaping to be installed within the parking lot landscaping islands and noted on Final Landscaping Plan.
5. Existing Street Trees to be noted or added on Final Landscaping Plan in compliance with Section 405.450.
6. All landscaping shall be maintained per the resubmission and approval of a Final 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. The design of the proposed concrete bollards shall be decorative as discussed in the staff report and submitted to staff for review and approval.
8. The site development plan shall be revised to include one (1) future parking space to be constructed meeting city standards in the event it is deemed necessary by the Planning and Zoning Commission pursuant to Section 405.800.H.
9. Parking lot to be resealed and repainted per note on plans.
10. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, shall be used in the downcast position.
11. The accessible parking spaces and signage shall be in compliance with Section 405.840.
12. Equipment installed for the site shall be properly screened with approved materials.
13. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
14. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
17. 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 Conditional Use Permit and 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 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE,
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #23-021: AN APPLICATION FOR AN AMENDMENT TO THE LOU FUSZ MASTER SIGN PLAN TO INCLUDE UPDATED SIGNAGE FOR THE KIA DEALERSHIP LOCATED AT 1025 N. LINDBERGH

FOR THE MEETING OF: Monday, July 17, 2023

LOCATION: 1025 N. Lindbergh Boulevard, zoned GC-General Commercial District

REQUEST: Joe Phillips, of Piros Signs, has submitted an application for an amendment to the Master Sign Plan for Lou Fusz Automotive Network. The request is to accommodate the new corporate design standards for Kia branding. Existing Kia branding will be replaced with the new logo including attached signs and a new low monument sign. The request will amend the Master Sign Plan for the property located at 1025 North Lindbergh in the "GC" General Commercial zoning district. The Master Sign Plan was approved on April 23, 2018. Section 405.955 Master Signage Plans are subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

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

APPLICANT: Joe Phillips
Piros Signs
1818 Old State Road M
Barnhart, MO 63012

Key Issues:

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

Comprehensive Plan References

- Mixed Use Innovation Campus Place Type

Zoning Code References

- Section 405.360 "GC" General Commercial District
- Section 405.955: Master Signage Plans



REPORT PREPARED BY:

Bethany L. Moore, City Planner

DATE:

7/11/2023

ATTACHMENTS:

Applicant's Materials received June 6, 2023 and July 11, 2023, Draft Ordinance

BACKGROUND AND MASTER SIGN PLAN AMENDMENT PROPOSAL

The Lou Fusz Automotive Network received approval for the current Master Sign Plan in 2018 after the incorporation of the Kia brand. The Lou Fusz Automotive Network consists of 925 and 1025 N. Lindbergh, 10329 Old Olive Street Road, and 10383 Old Olive Street Road. This proposal is to amend the existing Master Sign Plan to accommodate the updated branding for Kia as well as replacing an existing Kia low monument sign. The proposed new signs include replacing the North (front) elevation and West elevation wall signs with new signs in the same location with the same wording including the new branding and replacing the existing low monument sign with a larger low monument sign. Several of the signs are larger than what was approved in the original Master Sign Plan and with the change in branding, Staff recommended an amendment to the Master Sign Plan for consistency and Planning and Zoning Commission approval.

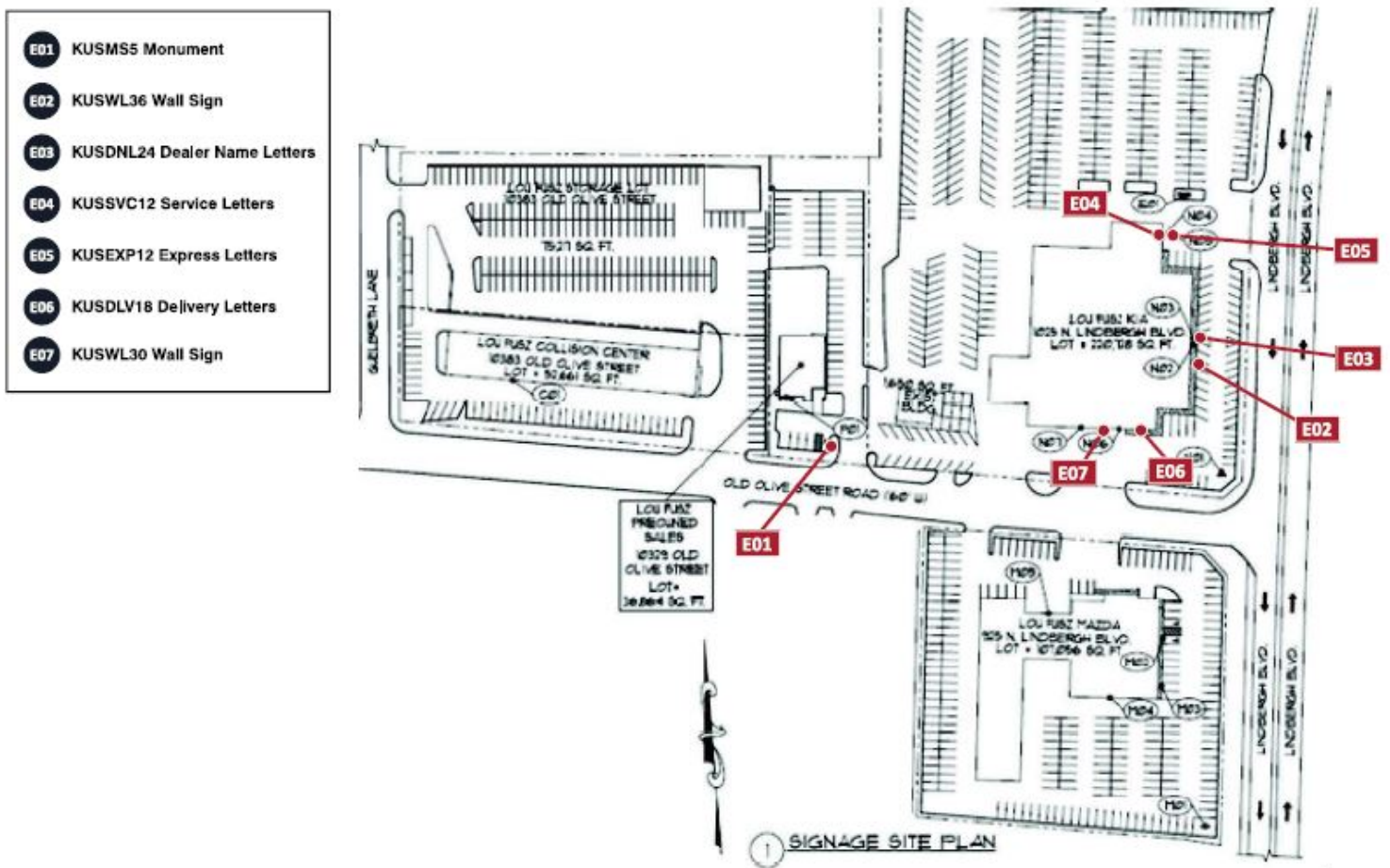


Figure 1: Site Plan for updated signage at 1025 N. Lindbergh Boulevard.

Building Signs

North (front) Elevation

The sign plan amendment proposes to replace the “Kia, Lou Fusz” signs at the main entrance with new signs that incorporate the new Kia branding. Aside from the new Kia branding, the font of the proposed signs matches that of the existing. The proposed signs will be a total of 84.03 ft² of sign area while the existing signs being replaced had a total of roughly 45 ft² of signage area. Although the proposed signage is almost twice as large as the existing signage, the size of the signage does not appear to be out of scale for the building. The proposed signage color will be a metallic aluminum which is a change from the black letters of the existing signage. The signage on the north elevation above the service area will also be updated with signage featuring the new metallic aluminum color in the same font. The new signage will be just slightly smaller than the existing signage at 5.47 ft² for the “Service” sign and 5.84 ft² for the “Express” sign. All signage consists of channel letters in matching font.

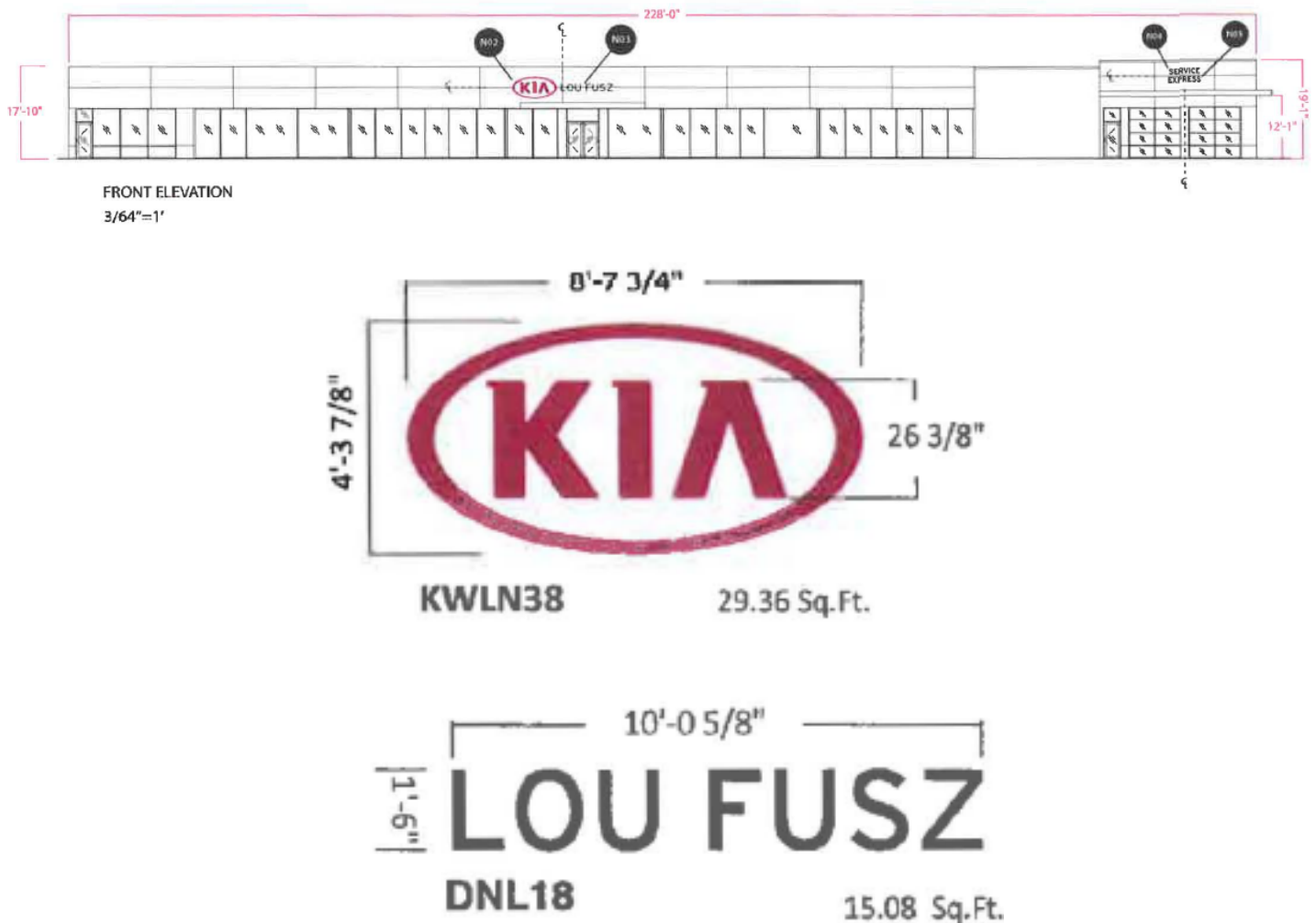


Figure 2: Previously approved North elevation wall signs.

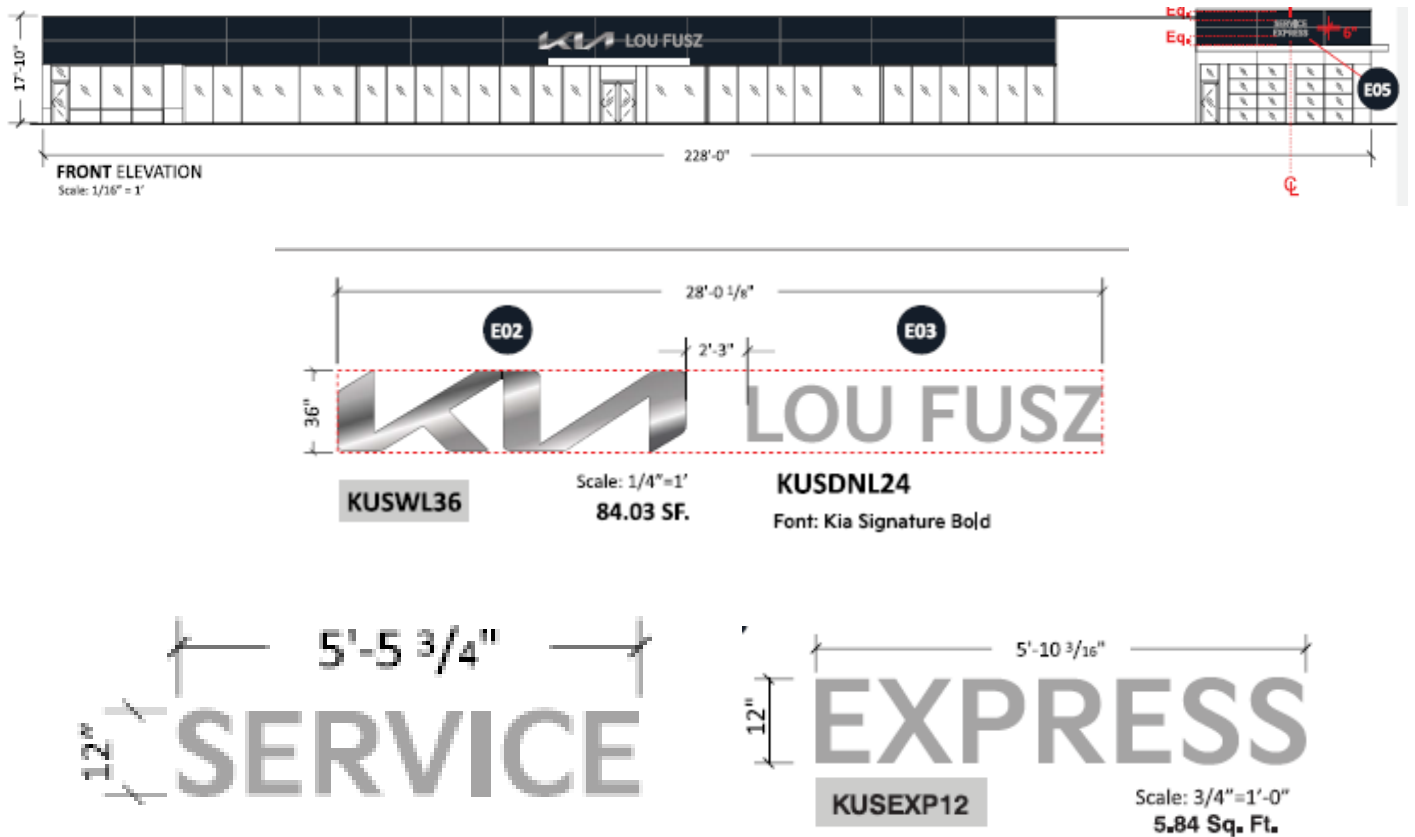


Figure 3: Proposed signage for the north elevation.

West Elevation

The proposed signage for the west elevation includes two wall signs, one "Kia" logo sign at 29.36 ft² and one "Delivery" sign at 15.23 ft² to replace two existing signs which are slightly larger. The proposed signs are in the same location and wording as existing and will include the new Kia branding and metallic aluminum color to match the front elevation.

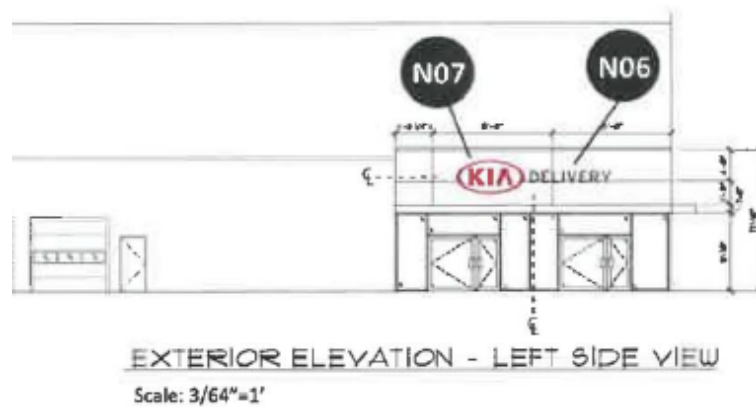


Figure 4: Previously approved south elevation wall signage.

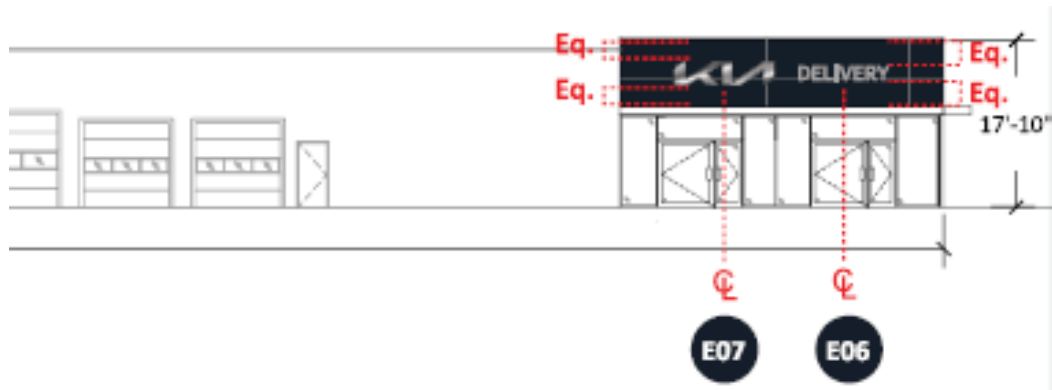


Figure 5: Proposed west elevation wall signage.

Low Monument Sign

The existing low monument sign for Kia is approximately 5 feet in height and 24 ft² in signage area. It features the old red and white “Kia” branding and is not illuminated. There is currently no landscaping around the base. The applicant proposes to remove the existing low monument sign and replace it with a similarly sized sign featuring the black and metallic aluminum colors of the new branding. The proposed sign will be 5 feet in height and the two sign faces will be 26.71 ft² with backlit illumination. The base of the sign will be solid and will match the building. The requirements for low monument signs in Section 405.950 state that landscaping around the base should equal 2.5 times the square footage of the sign face. Staff have discussed this requirement with the applicant and a condition of approval for a final landscaping plan for the sign base has been added.

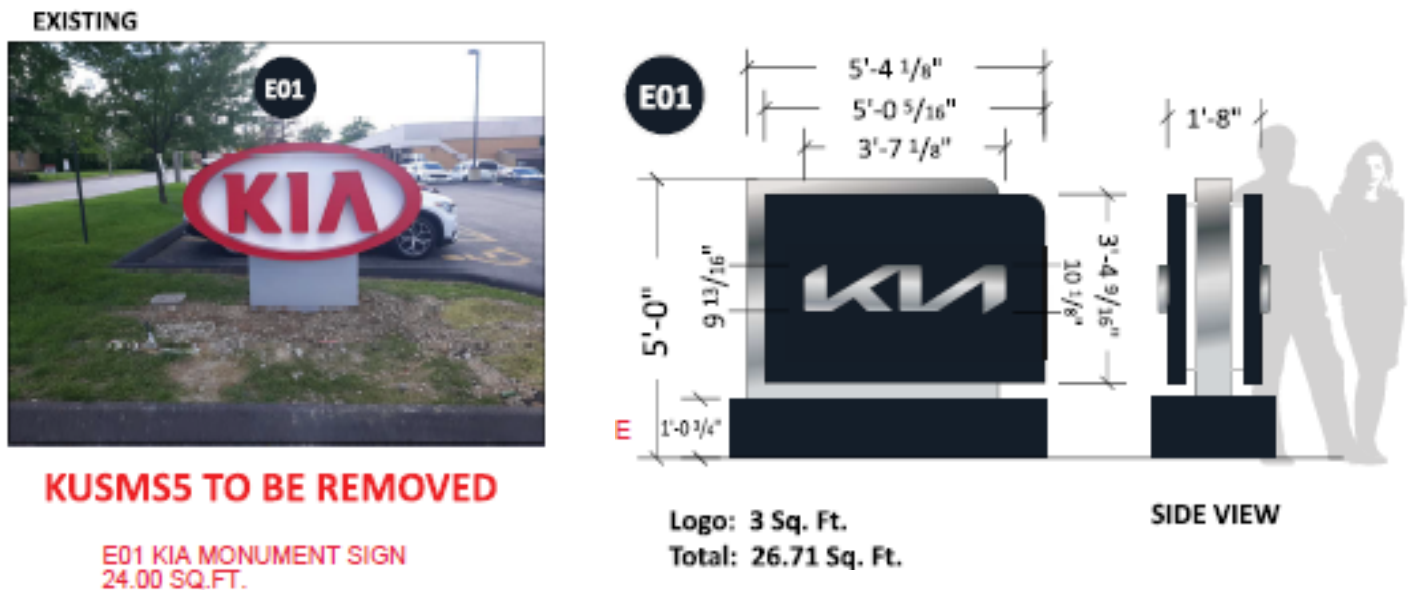


Figure 6: Existing monument sign on left and proposed monument sign on right.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial	N/A
South	Commercial	GC-General Commercial	Old Olive Street Road
East	Commercial	GC-General Commercial	N. Lindbergh Boulevard
West	Commercial	GC-General Commercial	N/A

COMPREHENSIVE PLAN REVIEW

The Lou Fusz Automotive Network is located within the Mixed-Use Innovative Campus Place Type of the *Creve Coeur 2030 Plan*, which is intended for the development of office, laboratory, institutional, and research buildings for the biotech industry, supported by diverse housing options, active uses, and other community amenities.

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

The proposed signs are well-designed, consistent within the site and of a similar style to the existing signage in the approved Master Sign Plan. Staff finds that the existing and proposed signage is in keeping with the Design Guidelines and the Comprehensive Plan and should not have a negative impact on the adjacent properties.

ZONING CODE REVIEW

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

Section 405.955 *Master Sign Plans* provides that with the intent to allow flexibility in the design of planned developments and large campus developments allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the

planned nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

FORM OF THE DRAFT ORDINANCE

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

- Ordinance 5581 shall be amended to allow for the updated signage for the Kia dealer at 1025 N. Lindbergh Boulevard as proposed in the Applicant's Materials submitted June 6th, 2023 and July 11th, 2023.
- The Applicant shall submit sign permit and/or building permit applications for the proposed signage.
- The Applicant shall submit a final landscape plan for the low monument sign.

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan amendment proposal for the Lou Fusz Kia Automotive Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

"I move to recommend approval of the Master Signage Plan amendment for the Lou Fusz Kia Automotive Campus, submitted with Application #23-021, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of July 17, 2023" (conditions may be added, eliminated, or modified by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO ORDINANCE NUMBER 5581 AND
AUTHORIZING REVISED SIGNAGE FOR THE KIA DEALERSHIP AT 1025 NORTH
LINDBERGH BOULEVARD WITHIN THE LOU FUSZ AUTOMOTIVE NETWORK**

WHEREAS, an application was submitted by Joe Phillips, of Piros Signs, for an amendment to the Master Sign Plan for the Lou Fusz Automotive Network of Dealerships located at 925 and 1025 N. Lindbergh Boulevard and 10329 and 10383 Old Olive Street Road as authorized in Ordinance Number 5581, in the GC-General Commercial Zoning District to allow revised signage for the property located at 1025 North Lindbergh Boulevard; and

WHEREAS, City Council approved Ordinance Number 5581 on April 23, 2018 authorizing as an alternative to what would otherwise be allowed, a comprehensive plan of signage for the Lou Fusz Automotive Network pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

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

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on July 17, 2023, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendment at its meeting on July 17, 2023; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that approving the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

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

Section 1: A Master Sign Plan amendment is approved for the Lou Fusz Automotive Network for the Kia Dealership at 1025 N. Lindbergh Boulevard, in the GC-General Commercial zoning district whose legal description is as follows:

Legal Description for Kia Site

A tract of land in the Northwest ¼ of Section 1 Township 45 North Range 5 East being more particularly described as follows: Beginning at the intersection of the West line of property conveyed to Willow Brook Construction Co. by deed recorded in Book 5311 page 19 of the St. Louis County Records with the North line of Old Olive Street Road 60

BILL NO. _____

ORDINANCE NO. _____

feet wide; thence North 0°16' East along the West line of said Willow Brook Construction Co. property, a distance of 339.77 feet to a point in the South line of property conveyed to Gordon Wolff by deed recorded in book 5490 page 449 of the St. Louis County Records; thence South 89° 23' East along the South line of said property conveyed to Gordon Wolff a distance of 12 feet to the Southeast corner of said Wolff property; thence Northwardly along the East line of said Wolff property a distance of 58.08 feet to a point in the South line of property conveyed to Harry J. Talbot and wife by deed recorded in Book 2446 page 41 of the St. Louis County Records; thence North 0° 16' 20" East a distance of 112 feet; thence South 89° 28' East a distance of 431.61 feet to a point in the West line of Lindbergh Boulevard, 100 feet wide; thence Southwardly along the West line of Lindbergh Boulevard, along the arc of a curve to the left, having a radius of 1959.85 feet a distance of 247.75 feet; thence continuing along the West line of Lindbergh Boulevard South 1° 56' west a distance of 278.20 feet to a point; thence South 48° 39' 30" West a distance of 27.42 feet to a point in the North line of Old Olive Street Road; thence North 84° 37' West along the North line of Old Olive Street Road, a distance of 393.80 feet to the point of beginning, according to a survey thereof executed by Jack L. Norman, Surveyor, during the month of July 1964.

Section 2: Such approval of the Master Sign Plan amendment for the Lou Fusz Kia Dealership shall be subject to the following conditions:

1. The Applicant shall follow the Master Signage Plan approved April 23, 2018, as Ordinance No. 5581, for all new or altered signage on the campus as approved by the City of Creve Coeur, except Ordinance 5581 shall be amended to allow for the updated signage for the Kia dealer at 1025 N. Lindbergh Boulevard as proposed in the Applicant's Materials submitted June 6th, 2023 and July 11th, 2023.
2. All other conditions of Ordinance No. 5581 remain in effect. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The Applicant shall submit sign permit applications with structural engineering information showing that it meets with the Building Code for wind and snow loads for the proposed signage per the materials submitted June 6, 2023 and July 11, 2023.
4. The applicant shall submit a final landscaping plan for the low monument sign.

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

ADOPTED THIS ____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

BILL NO. _____

ORDINANCE NO. _____

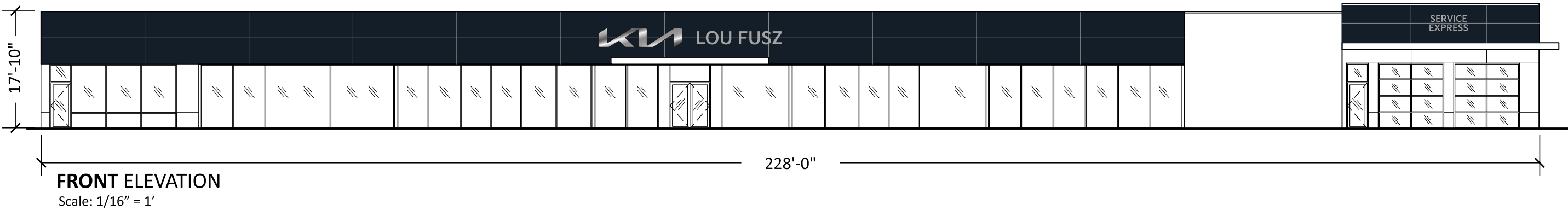
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



KIA Dealer Identity Program



MO003 Lou Fusz Kia - New Image

1025 N Lindbergh, St Louis, MO 63132

Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

Project ID

JH2-44497

Date: 05-17-2022
Scale: Noted
Sales: E. Mackle
Designer: C.Miramontes

Rev. #: R8 CAM
Date: 10-13-2022

Revision Note:
Revised elevation to reflect KUSWL36 + KUSDNL24

Missing Information

Required:

Electrical

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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MO003
Lou Fusz Kia
1025 N Lindbergh
St Louis, MO 63132

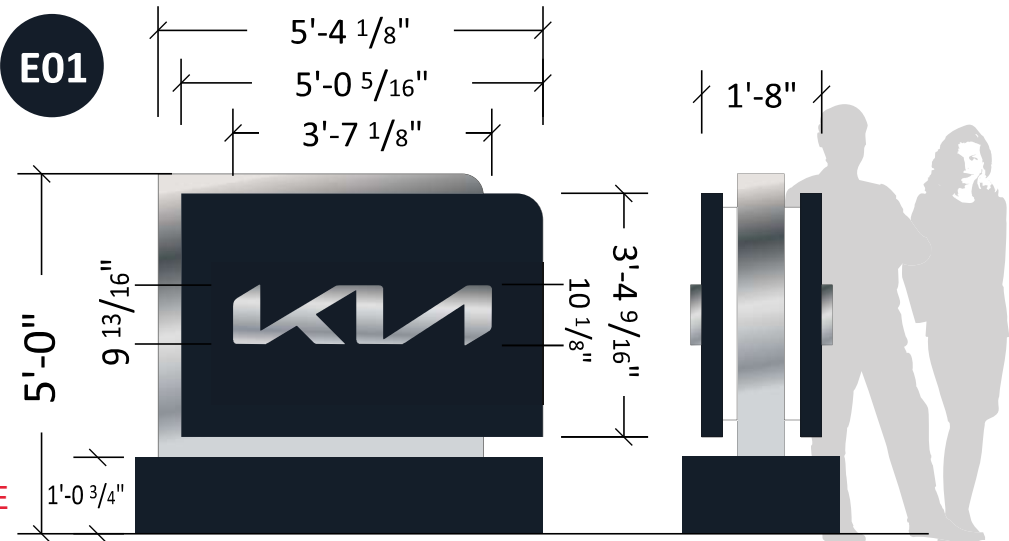
Sign Item

SMALL MONOLITHS / MONUMENTS

KUSMS5

Black edge always toward street >

Scale: 3/8"=1'



MONUMENT SIGN BASE TO BE OF A SOLID ALUMINUM MATERIAL AND POLE WILL NOT BE EXPOSED.

Logo: 3 Sq. Ft.
Total: 26.71 Sq. Ft.

SIDE VIEW

Colors

- Black KIA ACM – Kia Midnight Black
- Metallic Silver KIA ACM – Alfrex Exotic Mica
- Accent Lighting Lens – 7328 White
- LED – 7100K White Illumination

Specifications

Cladding – 4MM KIA Black and Metallic Silver ACM
Accent Lighting – 7100K LED illumination with 7328 White Polycarbonate Lens
KIA Wordmark – Milled Aluminum and Plastic
“Sandwich” Design with 7100K LED illumination thru edge of filler
Black edge always toward street >

EXISTING



KUSMS5 TO BE REMOVED

E01 KIA MONUMENT SIGN
24.00 SQ.FT.

NOTE: PSG to remove and scrap existing monument. Will attempt to reuse existing foundation. Dealer to provide electrical prior to installation.

Project ID

JH2-44497

Date: 05-17-2022
Scale: Noted
Sales: E. Mackle
Designer: C.Miramontes

Rev. #: R1 CAM
Date: 05-24-2022

Revision Note:
Revised monument to KUSMS5 per code.
Added “KUSMS5” to existing pylon photo note.

Missing Information

Required:

Electrical

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer’s responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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MO003
Lou Fusz Kia
1025 N Lindbergh
St Louis, MO 63132

Sign Item

E01
Page 58 of 113

Note: Size of signage in relation to the surrounding area is approximate. This photo mock-up is intended for location purposes only. A site survey is required.

Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

Project ID

JH2-44497

Date: 05-17-2022
Scale: Noted
Sales: E. Mackle
Designer: C.Miramontes

Rev. #: R8 CAM
Date: 10-13-2022

Revision Note:
Revised E02 to KUSWL36
and E03 to KUSDNL24 and
boxed in as single sign

Missing Information

Required:

Electrical

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

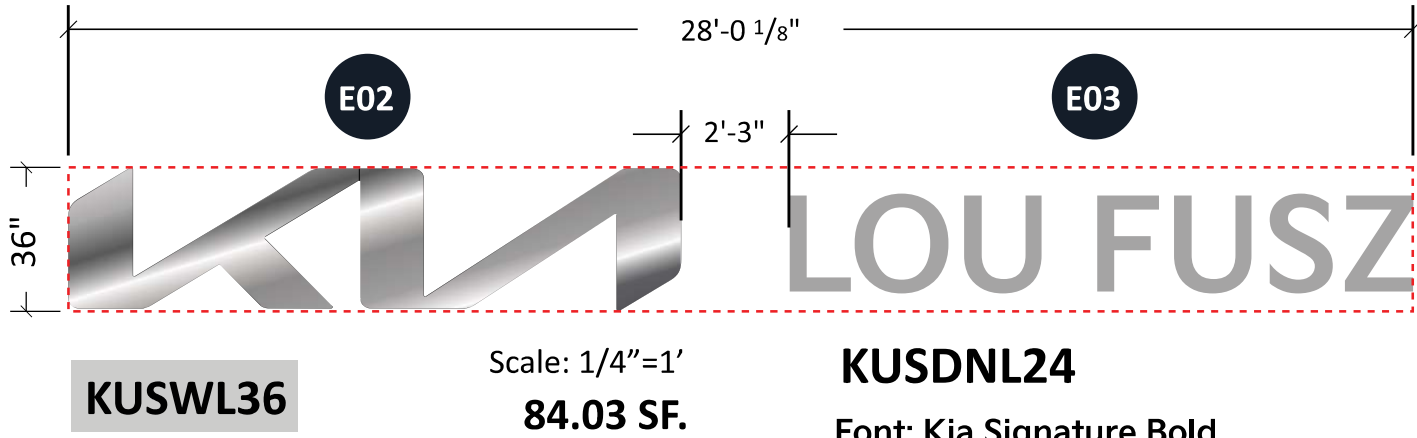
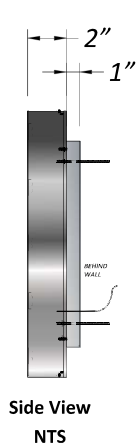
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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MO003
Lou Fusz Kia
1025 N Lindbergh
St Louis, MO 63132

Sign Item

E02 E03
Page 59 of 113



3"

Side View
NTS

Specifications

Faces – Fabricated Aluminum painted KIA Metallic Silver
Returns – 2" Deep Fabricated Aluminum painted KIA Metallic Silver
Stand-off Pedestal - Spacers = 1-1/4" Long Fabricated Aluminum painted KIA Metallic Silver
Clear Edge Light Band - .220" Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
Illumination – 7100K LED, Power Supplies are remote mounted

Colors

All Aluminum is painted KIA Silver Metallic
Edge Light Bank – Clear Acrylic
LED – 7100K White illumination

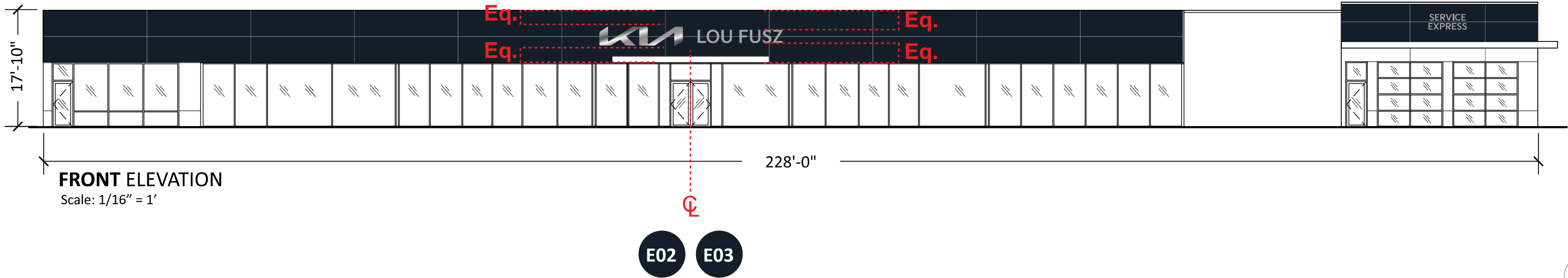
Specifications

KIA Font Dealer and Secondary Lettersets
Faces – KIA Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177" 2447 White Acrylic
Face Retainer – 1" Metallic Silver Jewelite
Returns - .040 Anodized Aluminum 3" Deep
Illumination – 7100K LED, Power Supplies are remote mounted

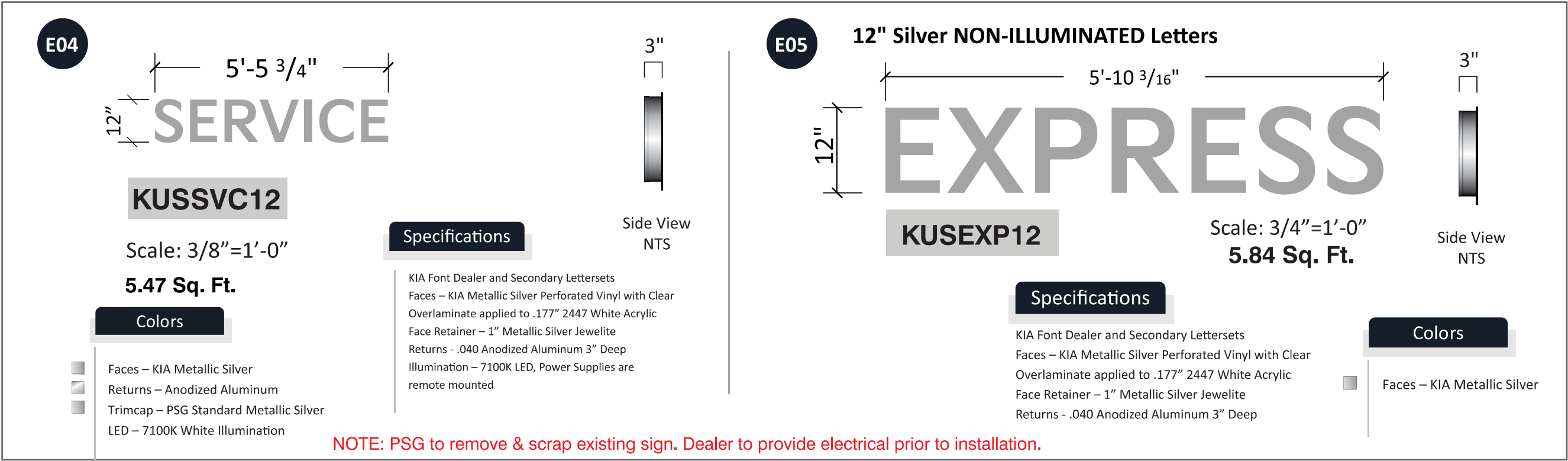
Colors

Faces – KIA Metallic Silver
Returns – Anodized Aluminum
Trimcap – PSG Standard Metallic Silver
LED – 7100K White Illumination

NOTE: PSG to remove & scrap existing sign. Dealer to provide electrical prior to installation.



Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.



Project ID

JH2-44497

Date: 05-17-2022
Scale: Noted
Sales: E. Mackle
Designer: C.Miramontes

Rev. #: R7 CAM
Date: 07-05-2022

Revision Note:
Added E07 to sign package

Missing Information

Required:

Electrical

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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MO003
Lou Fusz Kia
1025 N Lindbergh
St Louis, MO 63132

Sign Item

E06
Page 61 of 113



KUSDLV18

14.52 Sq. Ft.

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

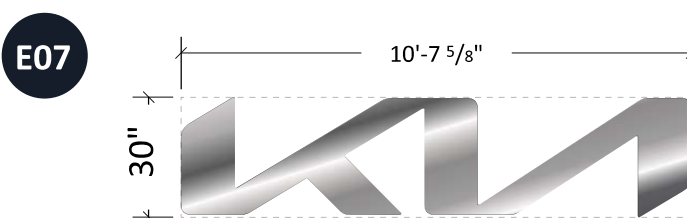
Side View
NTS

Specifications

KIA Font Dealer and Secondary Lettersets
Faces – KIA Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177" 2447 White Acrylic
Face Retainer – 1" Metallic Silver Jewelite
Returns - .040 Anodized Aluminum 3" Deep
Illumination – 7100K LED, Power Supplies are remote mounted

Colors

- Faces – KIA Metallic Silver
- Returns – Anodized Aluminum
- Trimcap – PSG Standard Metallic Silver
- LED – 7100K White Illumination



KUSWL30

Scale: 1/4"=1'
26.58 SF.



Side View
NTS

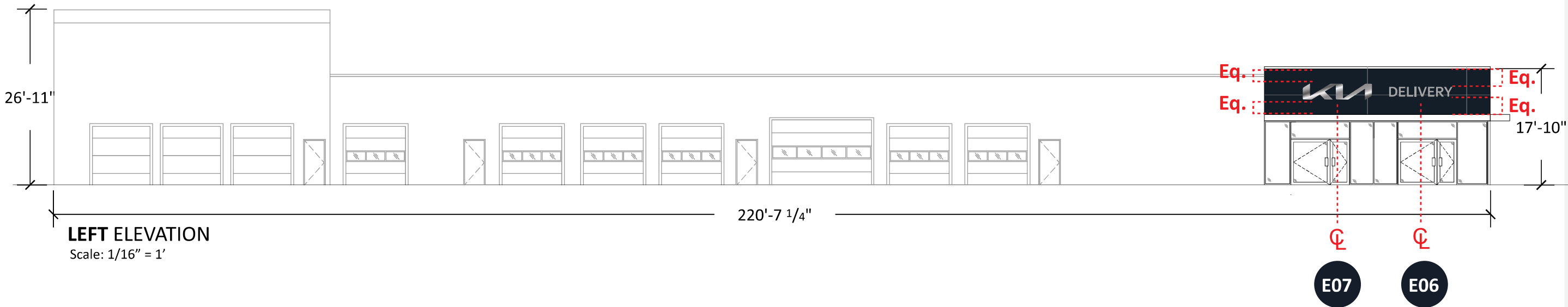
Specifications

Faces – Fabricated Aluminum painted KIA Metallic Silver
Returns – 2" Deep Fabricated Aluminum painted KIA Metallic Silver
Stand-off Pedestal - Spacers = 1-1/4" Long Fabricated Aluminum painted KIA Metallic Silver
Clear Edge Light Band - .220" Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
Illumination – 7100K LED, Power Supplies are remote mounted

Colors

All Aluminum is painted KIA Silver Metallic
Edge Light Bank – Clear Acrylic
LED – 7100K White illumination

NOTE: Dealer to provide electrical prior to installation.



Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

REMOVALS

E02 KIA SIGN
29.36 SQ.FT.

E03 LOU FUSZ
15.08 SQ.FT.

E04 SERVICE
5.83 SQ.FT.

E05 EXPRESS
6.19 SQ.FT.

E06 DELIVERY
15.53 SQ.FT.

E07 KIA SIGN
29.36 SQ.FT.



NOTE: PSG to remove & scrap existing sign.
Dealer to provide electrical prior to installation



NOTE: PSG to remove & scrap existing sign.
Dealer to provide electrical prior to installation



NOTE: PSG to remove & scrap existing sign.
Dealer to provide electrical prior to installation



NOTE: PSG to remove & scrap existing sign.

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.
Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

Project ID

JH2-44497

Date: 05-17-2022
Scale: NTS
Sales: E. Mackle
Designer: C.Miramontes

Rev. #: R9 CAM

Date: 01-04-2023

Revision Note:

Removed E08 from book

Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

 Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

MO003
Lou Fusz Kia
1025 N Lindbergh
St Louis, MO 63132

Sign Item

Removals
Page 62 of 113

- E01

KUSMS5 Monument
- E02

KUSWL36 Wall Sign
- E03

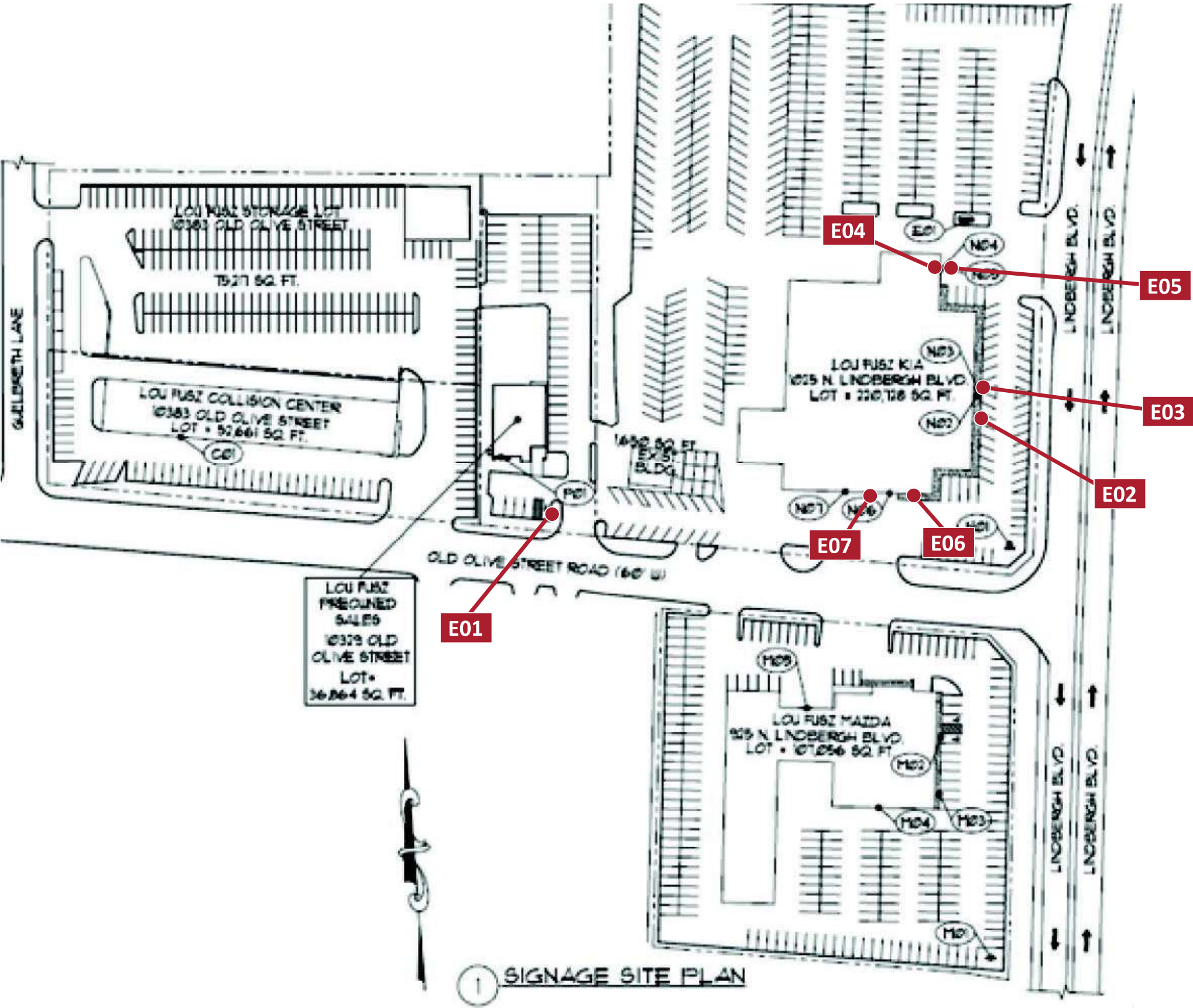
KUSDNL24 Dealer Name Letters
- E04

KUSSVC12 Service Letters
- E05

KUSEXP12 Express Letters
- E06

KUSDLV18 Delivery Letters
- E07

KUSWL30 Wall Sign



Project ID

JH2-44497

Date: 05-17-2022

Scale: NTS

Sales: E. Mackle

Designer: C.Miramontes

Rev. #: R10 CAM

Date: 03-06-2023

Revision Note:

Revised legend

Missing Information

Required:

Electrical

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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MO003

Lou Fusz Kia

1025 N Lindbergh

St Louis, MO 63132

Sign Item

Siteplan

Page 63 of 113

Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.



APPLICATION TO PLANNING AND ZONING COMMISSION
#23-022: MINOR SITE PLAN FOR A FENCE WITHIN THE FRONT-YARD
SETBACK ALONG GRAESER ROAD FOR THE CORNER LOT PROPERTY
ADDRESSED AS 408 GRAESER ROAD

FOR THE MEETING OF: Monday, July 17, 2023

SUBJECT PROPERTY LOCATION: 408 Graeser Road, zoned B-Single Family Residential

REQUEST: Justin Scott Williams, homeowner, has submitted an application for a 4.5 foot (54") tall, black aluminum fence, approximately 43 feet from the property line, within the area equivalent to the front-yard setback along Graeser Road for the corner property at 408 Graeser Road. The subject property is zoned B Single Family Residential which has a front yard setback of 45 feet and is a corner lot with two front yard setbacks, one along Graeser Road and one along Fourwynd Drive.

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.

Key Issues:

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

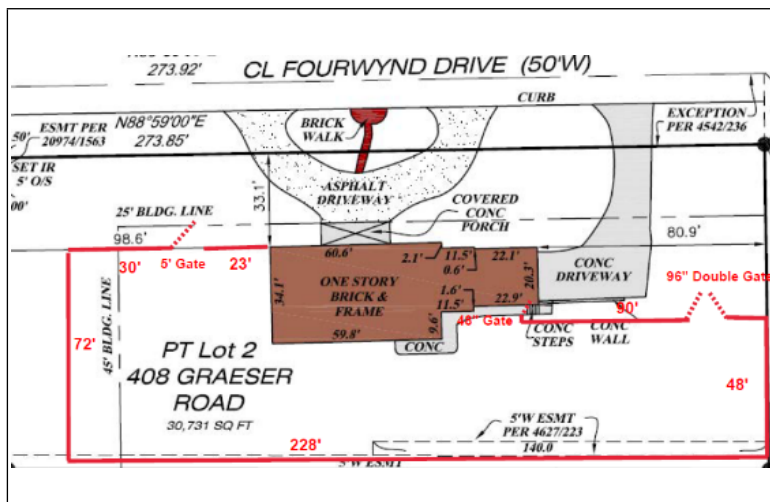
Creve Coeur 2030 References

- Estate Neighborhood 2 (ER2)
- Design Guidelines

Zoning Code References

- Section 405.260: B-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT/ Justin Scott Williams
OWNER: 408 Graeser Road
Creve Coeur, Mo 63141



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 7/10/2023
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	B Single Family Residential	Fourwynd Drive
South	Single family residence	B Single Family Residential	N/A
East	Single family residence	B Single Family Residential	N/A
West	Single family residence	B Single Family Residential	Graeser Road

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 4.5 foot (54") tall black aluminum fence, approximately 43 feet from the front yard property line, within the area equivalent to the front-yard setback along Graeser Road. The applicant has stated that the fence is requested for safety reasons for their children. The fence would be partially visible from Graeser Road and partially covered with existing trees on the property. Staff is requesting that a row of evergreen trees be placed in the open space in front of the fence between the fence and Graeser Road to serve as a buffer. The applicant has agreed to this request and is planning to install landscaping at the requested location.

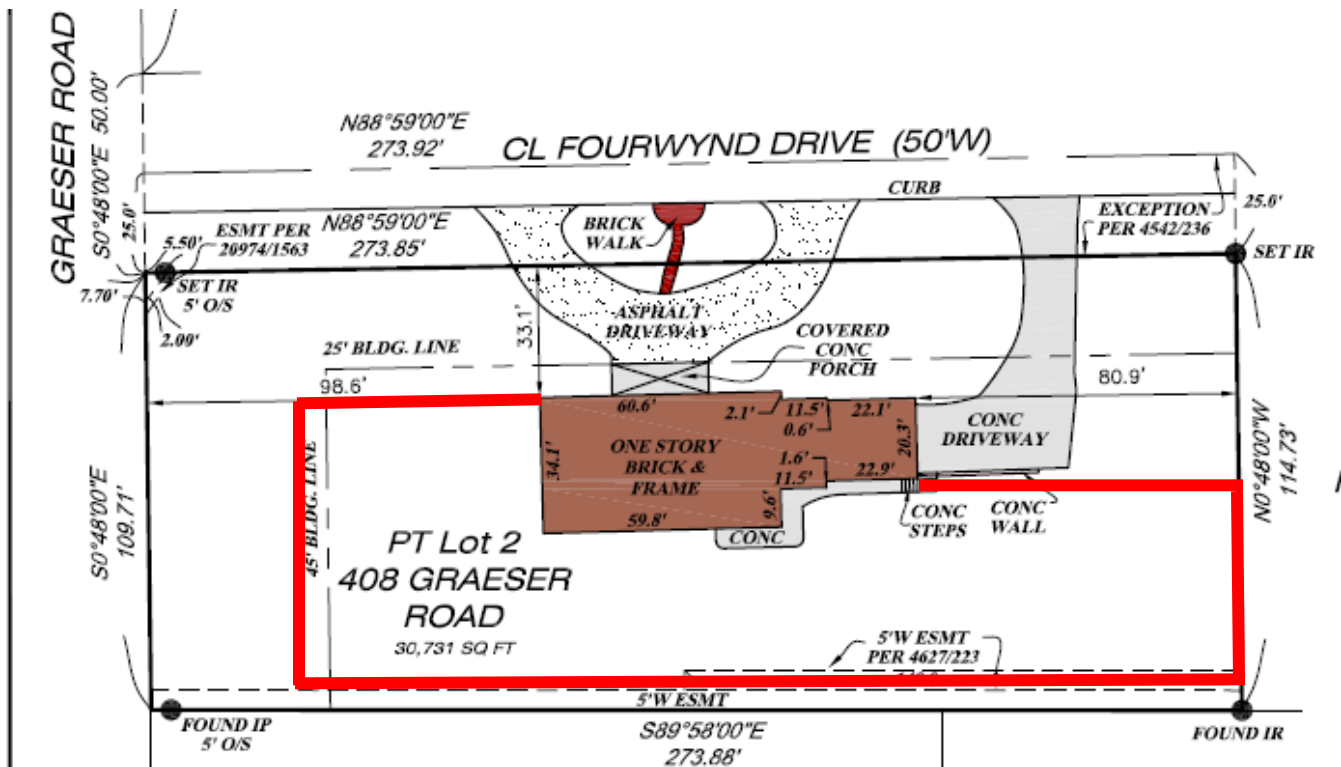


Figure 1: Applicant's Corner Property Site Plan with fence location in red.



Figure 2: Proposed fencing.

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 applicant is proposing landscaping parallel to Graeser Road to screen the fence in accordance with Staff’s request, 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.

MOTION

The motion for the fence within the front yard setback of Graeser Road 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 front yard of the corner property, within the area equivalent to the front yard setback along Graeser Road approximately 43 feet from that property line, for the property addressed as 408 Graeser Road as discussed within the Staff Report on Application #23-022 for the July 17, 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: 7/6/23
	Description: Existing conditions at 408 Graeser Road.
	Description: Existing trees and gap along Graeser Road looking towards proposed fence location.



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: 408 Graeser Road - Proposed 54" High Residential Fence Installation

Location of Project: 408 Graeser Road, Saint Louis, MO 63141 **Locator #** N/A

Subject for Agenda: Request for Commission Approval - 54" High Residential Fence Installation

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
Justin Scott Williams	N/A
<i>Name</i>	<i>Name</i>
N/A	N/A
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
408 Graeser Road, Saint Louis, MO 63141	N/A
<i>Address</i>	<i>Address</i>
N/A	N/A
<i>Address</i>	<i>Address</i>
Telephone # 614-216-8426	Telephone # N/A
<i>Telephone #</i>	<i>Telephone #</i>
Fax # N/A	Fax # N/A
<i>Fax #</i>	<i>Fax #</i>
Email: jswilliams1515@gmail.com	Email: N/A
<i>Email:</i>	<i>Email:</i>
Justin.Williams	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>
Digitally signed by Justin.Williams Date: 2023.06.08 13:36:50 -05'00'	

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

Description of Request (attach additional sheets as needed)

General Description: Please see attached.

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. Please see attached.

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, July 17, 2023.

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

Office Use Only

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

Revised: 7/22

Description of Request

General Description:

Requesting commission approval/permission for the installation of a 54" high black, aluminum, 3-rail, fence on the side and rear yard areas of the residence located at 408 Graeser Road, Saint Louis, MO 63141.

Per the City of Creve Coeur's fencing requirements, fences that exceed 4 feet (48") in height require Planning & Zoning Commission approval. This request is for the installation of the noted fence which is over the 4-foot height measurement for standard City fence permit applications.

Applicable information from our engaged fencing contractor (Maintenance Free Outdoor Solutions) has been attached, as well as a sample photograph of the proposed fence design.

Rationale

The request for commission approval/permission is to place a slightly higher fence (54") within the noted site plan areas at the residence. This is being requested as we have 4 young children (and dog) and would like the slightly higher fence for safety; while also ensuring that if there is an interest in placing a pool at the residence in the future, that a portion of the fence could be included as part of the pool fence as well (we are of the understanding that the pool area would still need to be fenced off completely from the remaining yard portions, and permitted separately). To aid this, the proposed fence type is a pool compliant black, aluminum, 3-rail design and would also utilize gates that all swing outward with pool compliant magna-latches.

We have previously confirmed with our neighborhood HOA contact that no additional neighborhood approval is needed (see attached e-mail response) regarding the fence installation.

Regarding what steps are being taken to lessen any impacts on surrounding residences and businesses; we have opted to not install or request the use of a solid fence of any height. Additionally, any fence screws/bolts will be placed "inward" on the installed fencing. Furthermore, the majority of the rear yard property line is wooded and the additional fence installation is not anticipated to drastically alter the adjoining properties' viewshed as it is currently quite wooded/shrubbed. The proposed fencing along the southern 228' property portion will also not be installed directly on the property line, but rather slightly inset, which is partially due to the wooded nature of the property line, but to also not directly infringe on the neighboring property. Proposed fence installation is anticipated to be completed in 1-2 days only; and all soils from post holes will be either trucked away or reused on other portions of the property, ensuring that no spoils are placed on adjoining properties.

-
- PT Lot 2**
408 GRAESER ROAD
30,731 SQ FT
- Proposed Features:**
- CL FOURWYND DRIVE (50'W)
 - CURB
 - BRICK WALK
 - ASPHALT DRIVEWAY
 - COVERED CONC PORCH
 - CONC DRIVEWAY
 - ONE STORY BRICK & FRAME
 - CONC STEPS
 - CONC WALL
- Dimensions and Notes:**
- N88°59'00"E 273.92'
 - N88°59'00"E 273.85'
 - ESMT PER 20974/1563
 - SET IR 5' O/S
 - 25.0'
 - 7.70'
 - 25' BLDG. LINE
 - 98.6'
 - 33.1'
 - 60.6'
 - 2.1'
 - 11.5'
 - 22.1'
 - 80.9'
 - 25.0'
 - EXCEPTION PER 4542/236
 - SET IR
 - NO°48'00"W 114.73'
 - 96" Double Gate
 - 90'
 - 48" Gate
 - 48'
 - 5'W ESMT PER 4627/223 140.0'
 - S89°58'00"E 273.88'
 - FOUND IR
 - FOUND IP 5' O/S
 - SO°48'00"E 109.71'
 - SO°48'00"E 50.00'
 - 45' BLDG. LINE
 - 72'
 - 30'
 - 5' Gate
 - 23'
 - 59.8'
 - 34.1'
 - 9.6'
 - 1.6'
 - 11.5'
 - 22.9'
 - 20.3'
- Fence Specifications:**
- All fence screws in
 - All fence gates to swing out
 - Magna latches for all gates
- Page 73 of 113

BASIS OF BEARINGS:
P.B. 56, PG. 51

LEGEND
— ESMT LINE —
SETBACK LINE

BOUNDARY AND IMPROVEMENT SURVEY
LOT 2 OF FOURWYND,
A SUBDIVISION RECORDED IN
PLAT BOOK 56 PAGE 51
ST LOUIS COUNTY, MISSOURI
EXCEPTING THEREFROM THAT PART CONVEYED TO
THE CITY OF CREVE COEUR BY BOOK 4542 PAGE 236

SCHEDULE B SECTION II:

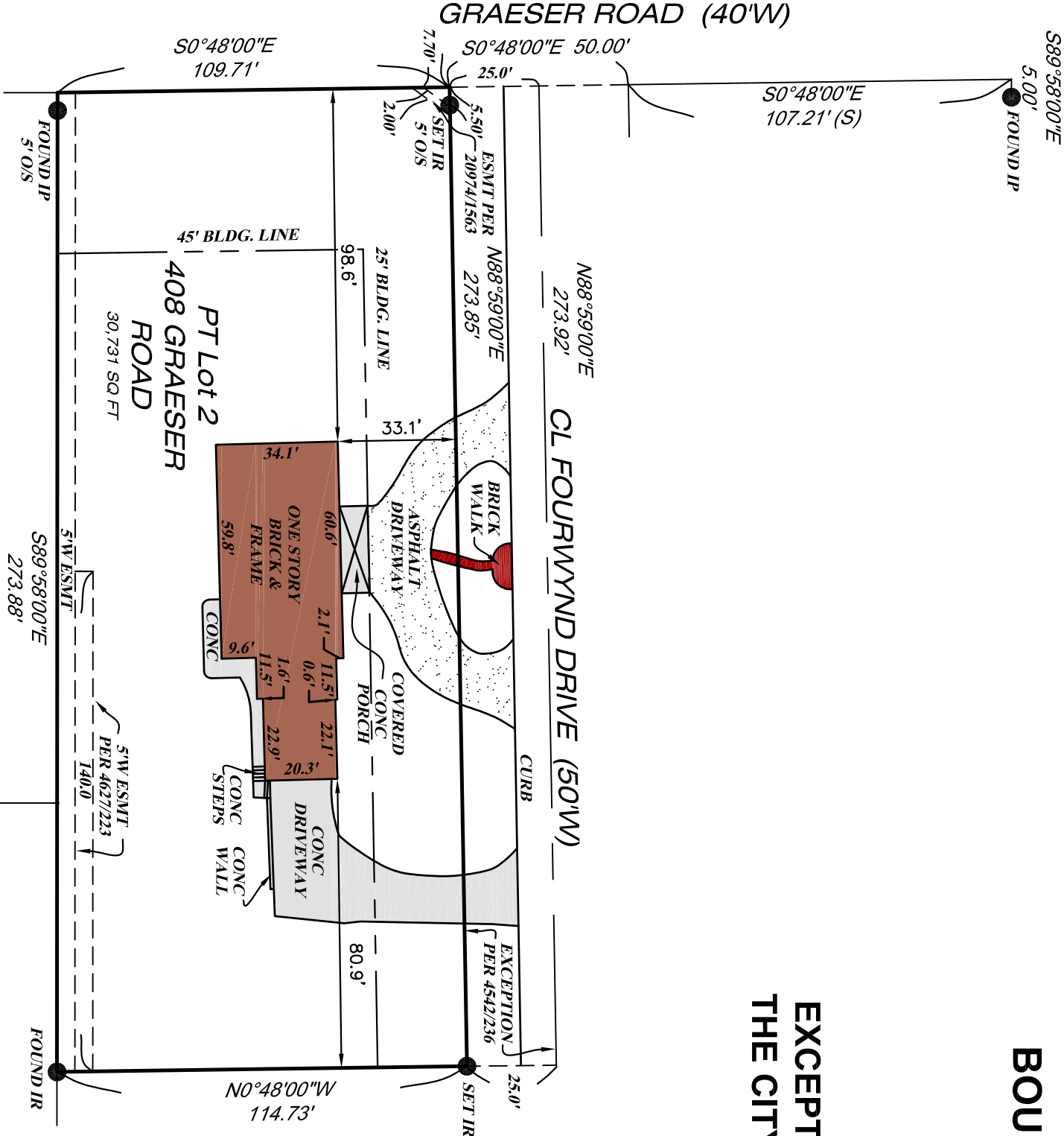
- ITEM NO. 7: ESMT. PER 4627/223 IS SHOWN HEREON
- ITEM NO. 8: ESMT. PER 20974/1563 IS SHOWN HEREON
- ITEM NO. 9: ESMT. PER 6683/1539 LIES IN RIGHT-OF-WAY

THIS IS TO CERTIFY THAT AT THE REQUEST OF JUSTIN WILLIAMS AND MARIA ISABEL MENENDEZ MONTES / INVESTORS, TITLE COMPANY / WESTCOR LAND TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 741562, WE HAVE DURING THE MONTH OF NOVEMBER 2022, EXECUTED A BOUNDARY SURVEY ON PART OF LOT 1 OF FOURWYND, A SUBDIVISION IN ST. LOUIS COUNTY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY THD DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, BRIAN J FISCHER, A DUTY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI HEREBY STATE FOR AND ON BEHALF OF THD DESIGN GROUP TO JUSTIN WILLIAMS AND MARIA ISABEL MENENDEZ MONTES, / INVESTORS, TITLE COMPANY / WESTCOR LAND TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON NOVEMBER 18, 2022; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL RECORDED EASEMENTS AND UNRECORDED VISIBLE EASEMENTS.

FOURWYND
PLAT 2
PB 99 PG 8
Lot 2

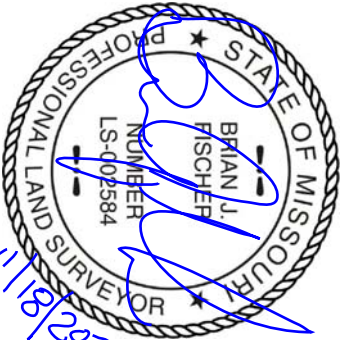
- NOTES:
- THERE ARE NO ENCROACHMENTS ON THIS PROPERTY.
 - FENCE OWNERSHIP (IF SHOWN) IS BASED UPON FIELD OBSERVATION, FINAL DETERMINATION SHOULD BE MADE BY PROPERTY OWNERS.
 - BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.



N/F
MARTIN EPSTEIN & ANN
HANNELORE
6474/2246
N/F
WALLACE D
NIEDRINGHAUS JR
7689/449

NO: 22-2263
DATE: 11/18/2022
DRAWN BY: CBS
CREW: DT/JG

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
148 CHESTERFIELD INDUSTRIAL BLVD, STE E, CHESTERFIELD, MO 63005
TEL: 636-294-2972
FAX: 636-294-3027
WEB: THDDESIGNGROUP.COM
CORPORATE CERTIFICATE OF AUTHORITY # 2011004412



BRIAN J FISCHER
MISSOURI P.L.S. #2584
THD DESIGN GROUP, INC.



Williams, Justin

From: Justin Williams <jswilliams1515@gmail.com>
Sent: Monday, May 15, 2023 1:39 PM
To: Williams, Justin
Subject: Fwd: HOA permission for fence install at 408 Graeser Rd

Sent from my iPhone

Begin forwarded message:

From: Justin Williams <jswilliams1515@gmail.com>
Date: April 27, 2023 at 1:43:04 PM CDT
To: Maria Price <rieski5@yahoo.com>
Subject: Re: HOA permission for fence install at 408 Graeser Rd

Hi Maria,

Thanks for the quick response on this! No worries at all about not meeting yet. We have been overwhelmed with work and the kiddos new school things anyways :)

Thank you for the fence/HOA info. Frank didn't think there was anything either, but I wanted to confirm with you since you're listed as the contact. We will be getting the appropriate permits from Creve Coeur as well. Our two year old loves taking off and running down the hill on Graeser, so we are looking forward to the fence, lol.

Thanks again,
Justin & Isabel

Sent from my iPhone

On Apr 27, 2023, at 1:33 PM, Maria Price <rieski5@yahoo.com> wrote:

Hi Justin, I am so sorry I haven't welcomed you guys to the neighborhood! I keep meaning to but I have been out of town a lot. Now that the weather is nice I will definitely need to walk up and say hello. Regarding the fence, I don't know of anything that the neighborhood requires. The only thing that you would need is for the approval from Creve Cover. Thanks for reaching out and I look forward to meeting you guys.

Maria

On Apr 27, 2023, at 10:47 AM, Justin Williams
<jswilliams1515@gmail.com> wrote:

Hi Maria!

This is Justin Williams and Isabel Menendez at 408 Graeser Rd. We moved into the neighborhood shortly after Christmas from Ohio for my wife's new position at WashU and are thrilled to be here with our boys!

I don't believe we have met you in person yet, but I'd imagine you've seen our four little boys playing in the yard or driveway perhaps. They are nonstop these days ;)

We are planning to put up a black metal fence in the yard and I wanted to make sure we didn't have to get HOA approval; or, if we did need approval, what info you need for that. I actually got your contact info as the HOA contact from the City, when I was inquiring about fence permit needs.

We will need a fence permit through Creve Coeur and also commission approval since we would like to put up a 54" high fence (pool code, just in case); and anything over 48" requires additional approval. So those are steps we need to go through with The City and the permit application also asks to get HOA approval (recommended) if there is an HOA.

My cell is 614-216-8426 just in case you need it for future reference. Thanks and let me know when you can!

Kind regards,
Justin & Isabel

MAINTENANCE-FREE OUTDOOR SOLUTIONS, INC.

PROPOSAL / CONTRACT



Date 4/12/28
Estimator TUNY

2013 EL LAGO DR. ARNOLD, MO 63010 (636) 464-1144 FAX (636) 464-0072 MAINTAINFREE.COM

PROPOSAL SUBMITTED TO				WORK TO BE PERFORMED AT		
NAME <u>Justin Williams</u>				CONTACT NAME		
STREET <u>408 Graeser Rd.</u>				STREET		
CITY, STATE, ZIP <u>St Louis Mo. 63141</u>				CITY, STATE, ZIP		
HOME	WORK	FAX	HOME	WORK	FAX	
MOBILE <u>(614) 216-0426</u>		EMAIL <u>jswilliams1515@gmail.com</u>	MOBILE		EMAIL	

BUFFTECH VINYL FENCING									
Style	Height (Nominal)	Color	Pickets	Picket Caps	Picket Spacing	Posts	Post Caps	Rails	Rail Reinforcement
☐ Baron	☐ 36" ☐ 42"	☐ White	☐ 7/8" x 1-1/2"	☐ Pointed	☐ 7/16"	☐ True 4 x 4 (.140)	☐ Gothic	☐ 1-3/4" x 3-1/2"	☐ Galv Steel - B
☐ Chesterfield	☐ 48" ☐ 54"	☐ Almond	☐ 7/8" x 3"	☐ Dogear	☐ 1-3/4"	☐ 5 x 5 Std. (.135)	☐ Ext. Flat	☐ 1-1/2" x 5-1/2"	☐ Aluminum - B
☐ Imperial	☐ 60" ☐ 68"	☐ Gray	☐ 7/8" x 7" T&G	☐ Ball Point	☐ 2-15/16"	☐ 5 x 5 Heavy (.170)	☐ Ball	☐ 2" x 6" Deco	☐ None - B
☐ Lexington	☐ 72" ☐ 84"	☐ Clay	☐ 5/8" x 11-3/8" T&G	☐ Tri-Point	☐ 3"		☐ New England	☐ 2" x 3-1/2"	☐ Galv Steel - T&B
☐ Princeton	☐	☐	☐	☐	☐		☐	☐	☐

EVERNEW VINYL RAILING									
Style	Height (Nominal)	Color	Pickets	Picket Spacing	Posts	Post Caps	Rails	Rail Reinforcement	
☐ Oxford	☐ 36"	☐ White	☐ 1-1/4" sq. Picket	☐ 3-3/8"	☐ True 4 x 4 (.140)	☐ Gothic	☐ 1-3/4" x 3-1/2"	☐ Aluminum - T	
☐ Kingston	☐ 42"	☐ Almond	☐ 1-1/4" sq. Bal.	☐ 3-7/16"		☐ Ext. Flat	☐ T-Rail	☐ Aluminum - B	
☐	☐	☐ Clay	☐ 1-1/2" sq. Picket	☐ 3-3/4"		☐ New England	☐ 3-1/4" x 1-1/2"	☐	
☐	☐	☐	☐ 1-1/2" sq. Bal.	☐		☐ Ball	☐	☐	
☐	☐	☐	☐ 3/4" Rnd Alum	☐		☐	☐	☐	

Style	Grade	Height (Nominal)	Color	Pickets	Picket Caps	Picket Spacing	Posts	Post Caps	Rails
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

ELITE ORNAMENTAL ALUMINUM									
Style	Grade	Height (Nominal)	Color	Pickets	Picket Tops	Picket Spacing	Posts	Post Caps	Rails
☒ EFF-20	☒ Residential	☐ 36" ☒ 42"	☐ Black	☒ 5/8" sq.	☐ Std. Spear	☒ 3-13/16"	☒ 2" sq. (.080)	☒ Flat	☒ 1-1/8" x 1"
☐ EFF-25	☐ Commercial	☒ 48" ☒ 54"	☒ M. Black	☐ 3/4" sq.	☐ Tri-Finial	☐ 3-3/4"	☐ 2-1/2" sq. (.100)	☐ Ball	☐ 1-1/8" x 1-3/4"
☐ Lifeguard	☐ Industrial	☐ 60" ☐ 72"	☐ Bronze	☐ 1" sq.	☐ Quad Finial	☐ 1-1/2"	☐ 3" sq. (.125)	☐	☐ 1-5/8" sq.
☐ 1-3/8" E-Top	☐ Heavy Ind.	☐ 84" ☐ 96"	☐ M. Bronze	☐ 5/8" x 3/4"	☐ Fleur-de-Lis	☐ 1-5/8"	☐ 4" sq. (.125)	☐	☐ 1-3/8" x 1-1/4"
☐ 1-5/8" R-Top	☐	☐ 120"	☐ White	☐ 3/4" Round	☐	☐ 3"	☐ 4" sq. (.250)	☐	☒ Flush Bottom
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Gates MISCELLANEOUS ITEMS									
Single Gate Opening		Double Gate Opening		Gate Post Reinforcement		Hinges		Latches	
36-1/2"	42-1/2"	72-1/2"	84-1/2"	☐ 4 x 4 Aluminum	☒ Self-Closing			☒ Lokk Latch	
44-1/2"	48-1/2"	88"	96-1/2"	☐ 5 x 5 Aluminum	☒ Adjustable			☐ Lokk Latch Deluxe	
52"	52-1/2"	103-1/2"	104"	☒ 2 x 2 (.125) (Hinge side only)	☐			☐ Magna Latch	
56"	60-1/2"	111"	120-1/2"	☐ Galvanized Pipe	☐			☒ NON POOL CODE	

Accessories	Specialty Equipment Required	Post Setting Method	Additional Information
☐ Removable Section(s)	☐ Generator	☒ In Ground / Concrete	☐ MFOS does not recommend placing its fence or railing on a block wall and is not responsible for any damage if directed to do so. ☐ MFOS not responsible for fence location if customer does not have placed and located property markers before installation begins. ☐ Additional concrete pods to be removed above those specified in the contract will be removed at a rate of \$ _____ per pod.
☐ Removable Post(s)	☒ Jack Hammer	☐ Concrete & Rebar	
☐ Aluminum Reinforced Vinyl Brackets	☒ Core Drill	☒ Core Drill Hole <u>X1</u>	
☐ Flat/Swivel Rail Ends	☒ Hammer Drill	☐ Set Galv. Pipe	
☐ Rail Trim	☐ Hose	☐	
☐ Post Trim	☐ Trash Can / Haul Water		
☐ Crush Block			
☒ Drop Pin <u>X1 FOR DOUBLE GATE</u>			

Customer Obligations Before Installation	MFOS Obligations	Scheduling	Ground Conditions
☒ Remove Brush <u>BACK & RIGHT SIDE</u>	☒ Have Public Utilities Marked	Date Proposal Received _____	☐ O.K.
☐ Remove & Haul _____ ft. of _____	☐ No Need To Mark Public Utilities	Approx. <u>7</u> Week Backlog	☐ Some Rock
☐ Remove _____ Concrete Pods <u>REMOVE TREE</u>	☒ Move Dirt To <u>On Jobsite</u>	Approx. Start Date _____	☐ Very Rocky
☐ Build Retaining Wall	☐ Leave Dirt, Spread Out	(Contingent upon weather and material availability)	☐ Dirt Yard
☐ Build Swimming Pool	☒ Keep Fence Low To Ground <u>Dog / Pool</u>	Does Job Require Re-measure? ☐ YES ☒ NO	☒ Grass Yard
☐ Have Property Stake Surveyed	☒ Water Available ☒ YES ☐ NO	If Yes, Date Of Re-measure _____	☐ Fresh Sod
☒ Obtain Subdivision / Municipality Approval	☒ Electric Available ☒ YES ☐ NO	From Re-measure Date, New Approximate Start Date _____	☐ Seed & Straw
☒ Obtain Permit (If Required)	☐ Remove _____ ft. of _____		☒ Roots
☐ Customer Present During Installation	☐ Haul _____ ft. of _____		☐ <u>REQUIRES HOLE INSPECTION</u>
☐ Final Grade Property	☐ O.K. To Leave _____ Concrete Pods		
☐ Call For Re-Measure	☐ Remove _____ Concrete Pods		
☒ Expose Private Lines (if any)	☐		

NOTES

How did customer find out about us?

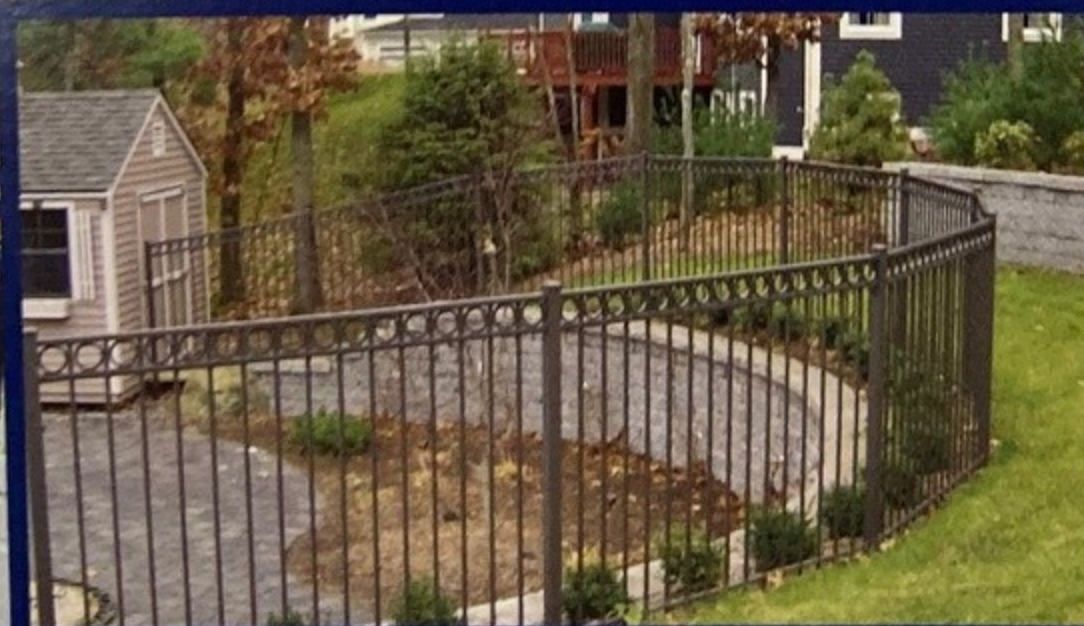
Web | Repeat | Showroom | Relative | Neighbor | Friend | Sign | Other

RESIDENTIAL GRADE

1-1/8" x 1" Rails with 5/8" x 5/8" Pickets



EFF-25 w/Optional Welded No Brace Gate



EFF-20 w/Optional Circles



EFF-20



We are environmentally responsible

selected style
WWW.ELITEFENCE.COM
 VISIT OUR WEBSITE FOR MORE IMAGES AND INFORMATION

PROUDLY MADE IN AMERICA
 EXTRUDED & ASSEMBLED





APPLICATION TO PLANNING AND ZONING COMMISSION
#23-023: APPLICATION FOR A BOUNDARY ADJUSTMENT BETWEEN #3
COLONIAL HILLS PARKWAY AND #5 COLONIAL HILLS PARKWAY

FOR THE MEETING OF: Monday, July 17, 2023

LOCATION: #3 Colonial Hills Parkway, zoned B-Single Family Residential and #5 Colonial Hills Parkway, zoned C-Single Family Residential

REQUEST: Jessica Hargrave, Bax Engineering, on behalf of Steven and Sarah Levinson Bauer, property owners, has submitted for a boundary adjustment to add property to #5 Colonial Hills Parkway and reduce the size of #3 Colonial Hills Parkway. The total land area of the boundary adjustment plat for both lots is 81,929 square feet.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots or nonconformities is a ministerial act; if the drawings are technically accurate, they should be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on any of the lots?

Subdivision Code References

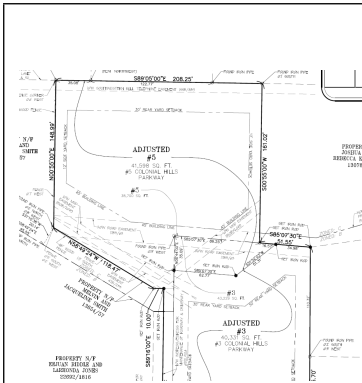
- Section 410.030(D)

Zoning Code References

- Section 405.230: Establishment of Size, Dimension and Access Criteria.
- Section 405.260: B & 405.270: C Single Family Residential

APPLICANTS: Steven and Sarah Levinson Bauer
11605 Studt Ave., Suite 102
St. Louis MO 63141

APPLICANT'S REPRESENTATIVE: Jessica Hargrave
Bax Engineering
221 Point West Blvd.
St. Charles MO 63301



REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development
DATE: 7/12/2023
ATTACHMENTS: Applicant's Materials received July 6, 2023
Letter from William Levinson, Benton Homebuilders
BACKGROUND

Sreven and Sarah Levinson Bauer own both #3 Colonial Hills Parkway and #5 Colonial Hills Parkway. They are planning an addition to their existing home at #5 in the near future and, due to the size of the lot for #5, a boundary adjustment is required to accommodate the addition.

The property addressed #5 Colonial Hills Parkway is zoned C-Single Family Residential and is currently 38,700 square feet in size. The property at #3 Colonial Hills Parkway is zoned B-Single Family Residential and currently 43,229 square feet.

The property at #5 is an existing flag lot with a long driveway providing access to Colonial Hills Parkway. There are other lots in the immediate vicinity that are configured in a similar manner. The C District requires a minimum lot size of 15,000 square feet. The minimum required setbacks are 45-foot front, 12-foot side and 30-foot rear. As shown on the drawing, #5 will increase from 38,700 square feet to 41,598 square feet, representing a difference of 2,898 square feet. The adjusted lot size far exceeds the minimum lot size for the C-District and the required setbacks are unaffected by this boundary adjustment. The existing flag lot configuration does not conform to current lot standards, however, the proposed boundary adjustment does not create any additional non-conformities.

The property at #3 will decrease in size from 43,229 square feet to 40,331 square feet. The B District requires a minimum lot size of 20,000 square feet. The minimum required setbacks are 45-foot front, 15-foot side and 30-foot rear. The adjusted lot size far exceeds the minimum lot size for the B-District and no non-conformities appear to be created by this boundary adjustment.

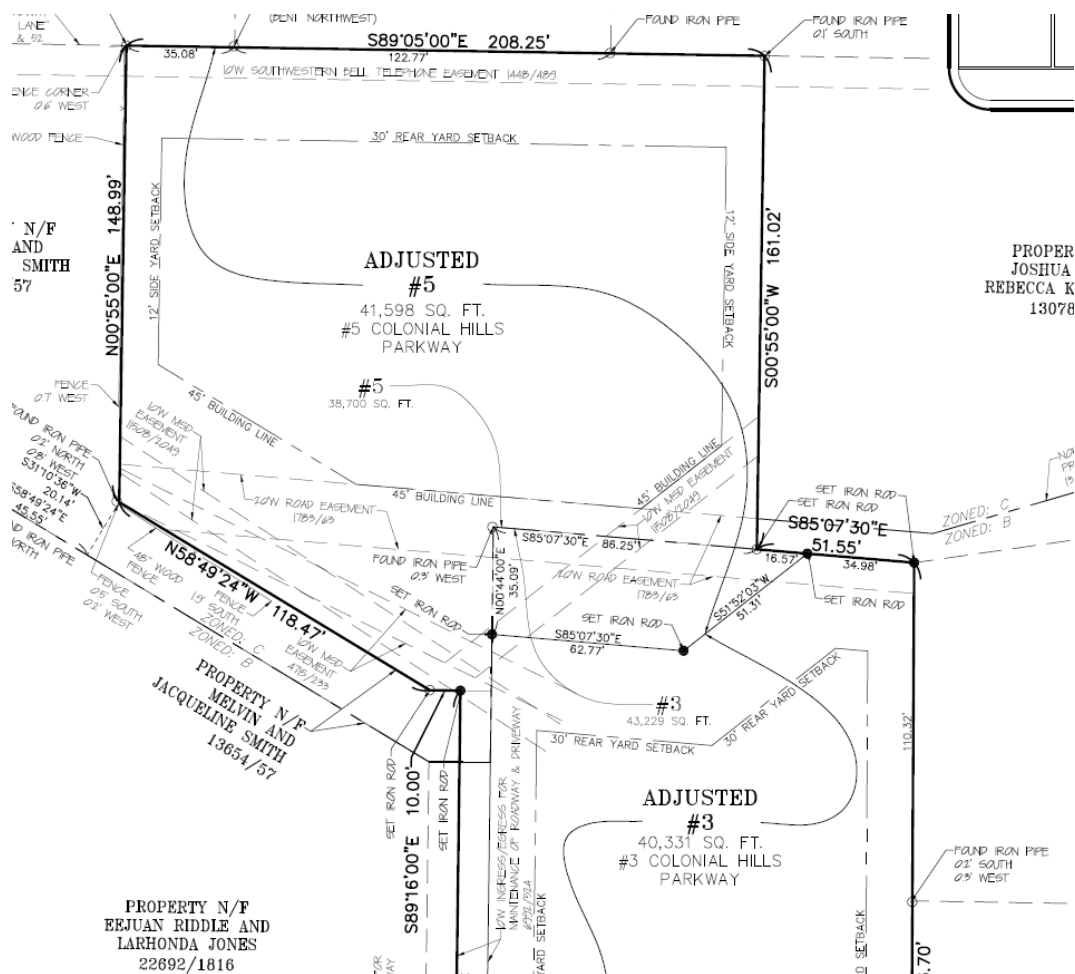


Figure 1: Close-up of the proposed Boundary Adjustment Plat

DISCUSSION

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any non-conformities for the properties. As such and given the staff conclusion that the drawings are technically accurate the adjustment should be approved by the Planning and Zoning Commission, with the condition that the final drawing be prepared for signature and recording.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon.

MOTION

The following are examples of a motion for this application:

“I move to approve the boundary adjustment attached to the staff report on application #23-023 for the meeting of July 17, 2023, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

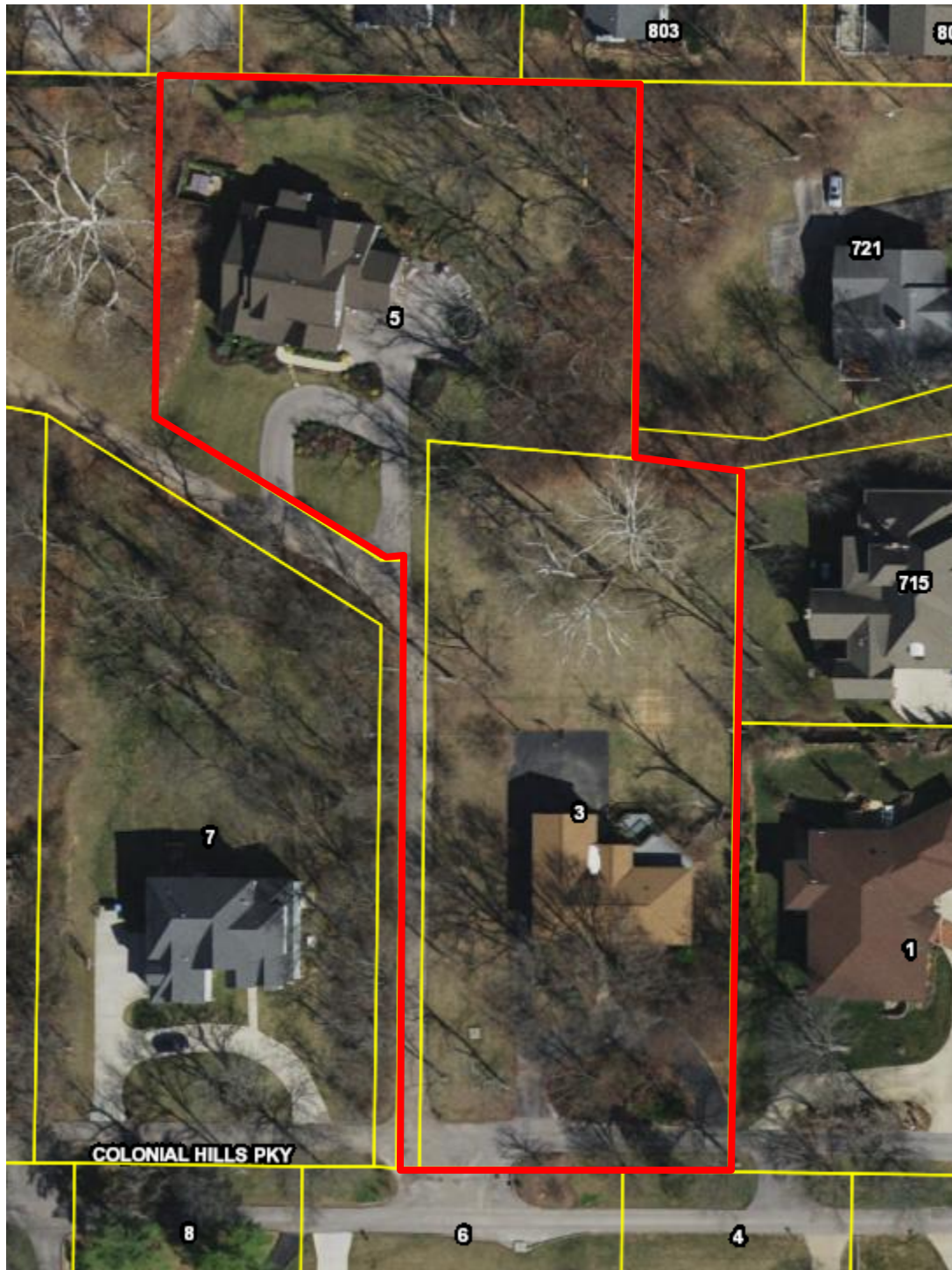
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

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

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

APPENDIX 4: AERIAL PHOTO





city



CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION

APPLICATION FOR SUBDIVISION PLAT

Title of Project: Colonial Hills Parkway Boundary Adjustment of #3 and #5

Location of Project: 3 and 5 Colonial Hills Parkway- located West of Spodee Road

Locator # 17N620094 and 17N340286

Please attach a copy of a metes and bounds legal description of the area to be subdivided.

Applicant: Steven E. and Sarah Levinson Bauer Name William Levinson - Benton Homebuilders Company (If Applicable) 11605 Studt Avenue, Suite 102 Address Creve Coeur, Missouri 63141 Address Telephone # <u>314-336-5555</u> Fax # _____ Email: <u>williaml@bentonhomebuilders.com</u>	Applicant's Representative (if applicable): Jessica Hargrave Name Bax Engineering Company, Inc. Company (If Applicable) 221 Point West Blvd. Address St. Charles, Missouri 63301 Address Telephone # <u>636-928-5552</u> Fax # _____ Email: <u>jhargrave@baxengineering.com</u>
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APPLICANT:

Architect _____ Engineer _____ Surveyor _____ Agent X Owner _____

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, July 17, 2023.

SUBMITTAL CHECKLIST

- | | |
|-------------------------------------|-------------------------------|
| ☒ | P&Z Agenda Application |
| ☒ | Fees Paid |
| ☒ | Draft Preliminary Plat |
| ☐ | Landscape Plan |
| ☐ | Tree Preservation Plan |
| ☒ | Digital copy of all documents |

Signature Sarah Levinson Bauer Steve Bauer

Title Property Owners

Date July 6, 2023

Revised: 7/22

July 6, 2023

To the members of the Planning and Zoning Commission of the City of Creve Coeur, Missouri,

Steven and Sarah Bauer own both #3 and #5 Colonial Hills Parkway. They plan to add on to their existing home at #5 in the near future. The odd shape of #5 requires this boundary adjustment to fit the addition. After the adjustment, each lot will still be over 40,000 sq. ft., well above the 15,000 sq. ft. Minimum in the C zoning district.

Thank you

William Levinson

Benton Homebuilders, Inc.

COLONIAL HILLS PARKWAY BOUNDARY ADJUSTMENT OF #3 AND #5

TWO TRACTS OF LAND BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID PARCEL TO BE SUBDIVIDED AS SHOWN ON THIS FINAL SUBDIVISION PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "COLONIAL HILLS PARKWAY BOUNDARY ADJUSTMENT OF #3 AND #5".

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

ALL TAXES DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

STEVEN E. BAUER

SARAH LEVINSON BAUER

BY: _____

BY: _____

PRINT NAME: STEVEN E. BAUER

PRINT NAME: SARAH LEVINSON BAUER

DATE: _____

DATE: _____

CITY CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY THE CREVE COEUR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____ PURSUANT TO SECTION 410.030.D OF THE SUBDIVISION REGULATIONS, IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR.

CITY OF CREVE COEUR, MISSOURI

JULIE LEBONTE
CHAIRMAN, PLANNING AND ZONING COMMISSION

RELLIE HENKE, MPCC
CITY CLERK

NOTARY FOR STEVEN E. BAUER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____ IN THE YEAR 2023, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVEN E. BAUER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN BOUNDARY ADJUSTMENT PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY FOR SARAH LEVINSON BAUER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____ IN THE YEAR 2023, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SARAH LEVINSON BAUER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN BOUNDARY ADJUSTMENT PLAT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

TITLE COMMITMENT NOTES

THIS PROPERTY IS A PORTION OF PROPERTY REFERENCED IN A TITLE COMMITMENT ISSUED BY INSIGHT TITLE COMPANY, LLC, LLC ON BEHALF OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 78702-12-1 WITH AN EFFECTIVE DATE OF JUNE 12, 2012. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. NO COMMENT BY LAND SURVEYOR.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NO COMMENT BY LAND SURVEYOR.
- ANY PROVISIONS IN THE CONDITIONS AND STIPULATIONS OF THIS POLICY REFERRING TO ARBITRATION ARE HEREBY DELETED, PROVIDED THE SUBJECT PROPERTY IS LOCATED IN MISSOURI OR KANSAS. NO COMMENT BY LAND SURVEYOR.
- TAXES AND ASSESSMENTS FOR 2012 AND THEREAFTER. NO COMMENT BY LAND SURVEYOR.
- RESTRICTIONS, INDENTURES & COVENANTS AS SET FORTH IN INSTRUMENTS RECORDED IN BOOK 1429 PAGE 360 OF THE ST. LOUIS COUNTY RECORDS, AND ALL SUBSEQUENT AMENDMENTS THERETO, BUT OMITTING ANY SUCH CONDITION, COVENANT OR RESTRICTION BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- SUBJECT TO PRIVATE ROADWAY AS CREATED BY INSTRUMENT RECORDED IN BOOK 1397 PAGE 509 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI RECORDED IN BOOK 1486 PAGE 192 AND BOOK 1649 PAGE 220 OF THE ST. LOUIS COUNTY RECORDS. BOOK 1486 PAGE 489 IS VAGUE AND CAN NOT ACCURATELY BE PLOTTED. BOOK 1649 PAGE 220 DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 1448 PAGE 489, BOOK 1666 PAGE 159 AND BOOK 3252 PAGE 525 OF THE ST. LOUIS COUNTY RECORDS. BOOK 1448 PAGE 489 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. BOOK 1666 PAGE 159 AND PAGE 3252 PAGE 525 DO NOT AFFECT SUBJECT PROPERTY.
- EASEMENT OVER THE SOUTH 10 FEET OF OUR SUBJECT PROPERTY FOR INGRESS AND EGRESS TO MAINTENANCE OF ROADWAY AND DRIVEWAY OF PROPERTY ADJOINING ON THE WEST RECORDED ON IN BOOK 6992 PAGE 524 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- SUBJECT TO EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 11508 PAGE 2049 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY RECORDED IN BOOK 12058 PAGE 676 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- TERMS AND CONDITIONS OF THE SPECIAL SALE CONTRACT DATED JUNE 28, 2012 AND EXECUTED BY WILLIAM LEVINSON AND LAUREN LEVINSON, BUYER(S), AND MICHAEL R. HARRIS, SELLER(S), AND ANY AMENDMENTS THERETO. NO COMMENT BY LAND SURVEYOR.
- AGENT: INSIGHT TITLE COMPANY, LLC NO COMMENT BY LAND SURVEYOR.

GENERAL NOTES

- BASIS OF BEARINGS FOR THIS PLAT ADOPTED FROM THE SOUTH LINE OF "OLIVE CREST SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13 PAGES 42 & 52 OF THE ST. LOUIS COUNTY RECORDS.
- THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF STEVEN E. BAUER AND SARAH LEVINSON BAUER BY DEED RECORDED IN BOOK 23332 PAGE 47 AND DOCUMENT NUMBER 2022101800427 OF THE ST. LOUIS COUNTY RECORDS.
- THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBERS 17N620094 AND 17N340286 IN THE ST. LOUIS COUNTY ASSESSORS OFFICE.
- THIS PLAT CONTAINS 81,929 SQUARE FEET AND 2 LOTS.
- THE ADDRESSES SHOWN HEREIN, ARE EXISTING ADDRESSES AS POSTED IN THE FIELD AND OBSERVED BY THE FIELD SURVEYOR DURING HIS SURVEY; BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.
- NO NEW EASEMENTS ARE BEING CREATED BY THIS PLAT.
- ALL TIES SHOWN ON THIS SURVEY ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- ALL DIRECTIONS ALONG THE PROPERTY LINES ARE AS SURVEYED UNLESS OTHERWISE NOTED.
- A PORTION OF THIS PROPERTY IS CURRENTLY ZONED "B" (SINGLE FAMILY RESIDENTIAL) BY CITY OF CREVE COEUR, MISSOURI. THE RESTRICTIONS FOR "B" (SINGLE FAMILY RESIDENTIAL ZONING ARE AS FOLLOWS:

45' FRONT SETBACK
15' SIDE SETBACK
30' REAR SETBACK
- A PORTION OF THIS PROPERTY IS CURRENTLY ZONED "C" (SINGLE FAMILY RESIDENTIAL) BY CITY OF CREVE COEUR, MISSOURI. THE RESTRICTIONS FOR "C" (SINGLE FAMILY RESIDENTIAL ZONING ARE AS FOLLOWS:

45' FRONT SETBACK
12' SIDE SETBACK
30' REAR SETBACK
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2918000191K, COMMUNITY PANEL NUMBER (CITY OF CREVE COEUR, 290344 0191 K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

• ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LAND DESCRIPTION

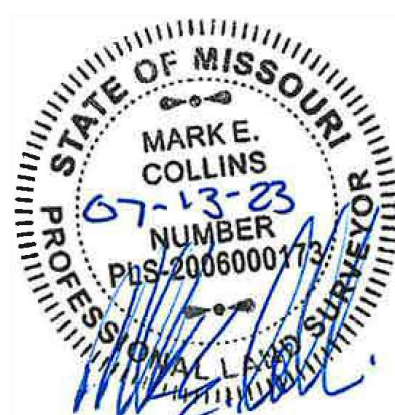
TWO TRACTS OF LAND BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ADJUSTED PARCEL 1 OF "BOUNDARY ADJUSTMENT PLAT OF NO. 2 COLONIAL HILLS PARKWAY", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 353 PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE CENTERLINE OF COLONIAL HILLS PARKWAY, A 60 WIDE PRIVATE INGRESS EGRESS EASEMENT AS ESTABLISHED BY DEED RECORDED IN DEED BOOK 1397 PAGE 509 OF SAID RECORDS; THENCE ALONG THE CENTERLINE OF COLONIAL HILLS PARKWAY, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST 47.87 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SAID CENTERLINE OF COLONIAL HILLS PARKWAY, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST 149.83 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO MELVIN AND JACQUELINE SMITH BY DEED RECORDED IN BOOK 13654 PAGE 57 OF SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE SMITH PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 44 MINUTES 00 SECONDS EAST 263.61 FEET; NORTH 89 DEGREES 16 MINUTES 00 SECONDS WEST 10.00 FEET; NORTH 58 DEGREES 49 MINUTES 24 SECONDS WEST 118.47 FEET; AND NORTH 00 DEGREES 55 MINUTES 00 SECONDS EAST 148.99 FEET TO A POINT ON THE SOUTH LINE OF "SPOEDE PLACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 340 PAGE 66 OF SAID RECORDS; THENCE ALONG THE SAID SOUTH LINE OF "SPOEDE PLACE", SOUTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 208.25 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO JOSHUA S. AND REBECCA K. SHIMONY BY DEED RECORDED IN BOOK 13078 PAGE 144 OF SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE SHIMONY PROPERTY, SOUTH 00 DEGREES 55 MINUTES 00 SECONDS WEST 161.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SHIMONY PROPERTY; THENCE ALONG THE SAID SOUTH LINE OF THE SHIMONY PROPERTY, SOUTH 85 DEGREES 07 MINUTES 30 SECONDS EAST 51.55 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO RONALD J. AND MARIE C. WALKER BY DEED RECORDED IN BOOK 24922 PAGE 1901 OF SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE WALKER PROPERTY AND CONTINUING ALONG THE WEST LINE OF PROPERTY CONVEYED TO RAJU NIRANJANA AND BIDAP SUREKHA BY DEED RECORDED IN BOOK 19249 PAGE 2123 OF SAID RECORDS, SOUTH 00 DEGREES 17 MINUTES 45 SECONDS WEST 306.70 FEET TO THE POINT OF BEGINNING, CONTAINING 81,929 SQUARE FEET.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., HAVE DURING JUNE 2023, BY ORDER OF STEVEN E. BAUER AND SARAH LEVINSON BAUER, EXECUTED A BOUNDARY SURVEY AND PREPARED A BOUNDARY ADJUSTMENT PLAT ON "TWO TRACTS OF LAND BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "URBAN" PROPERTY.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



COLONIAL HILLS PARKWAY
BOUNDARY ADJUSTMENT

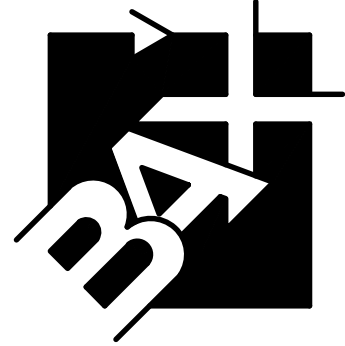
PREPARED FOR:

BENTON HOMEBUILDERS
11605 STUDD AVENUE, SUITE 102
CREVE COEUR, MISSOURI 63141
(314) 336-5555

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.

REVISIONS

DATE	CITY COMMENTS
07/06/23	CITY COMMENTS
07/13/23	CITY COMMENTS

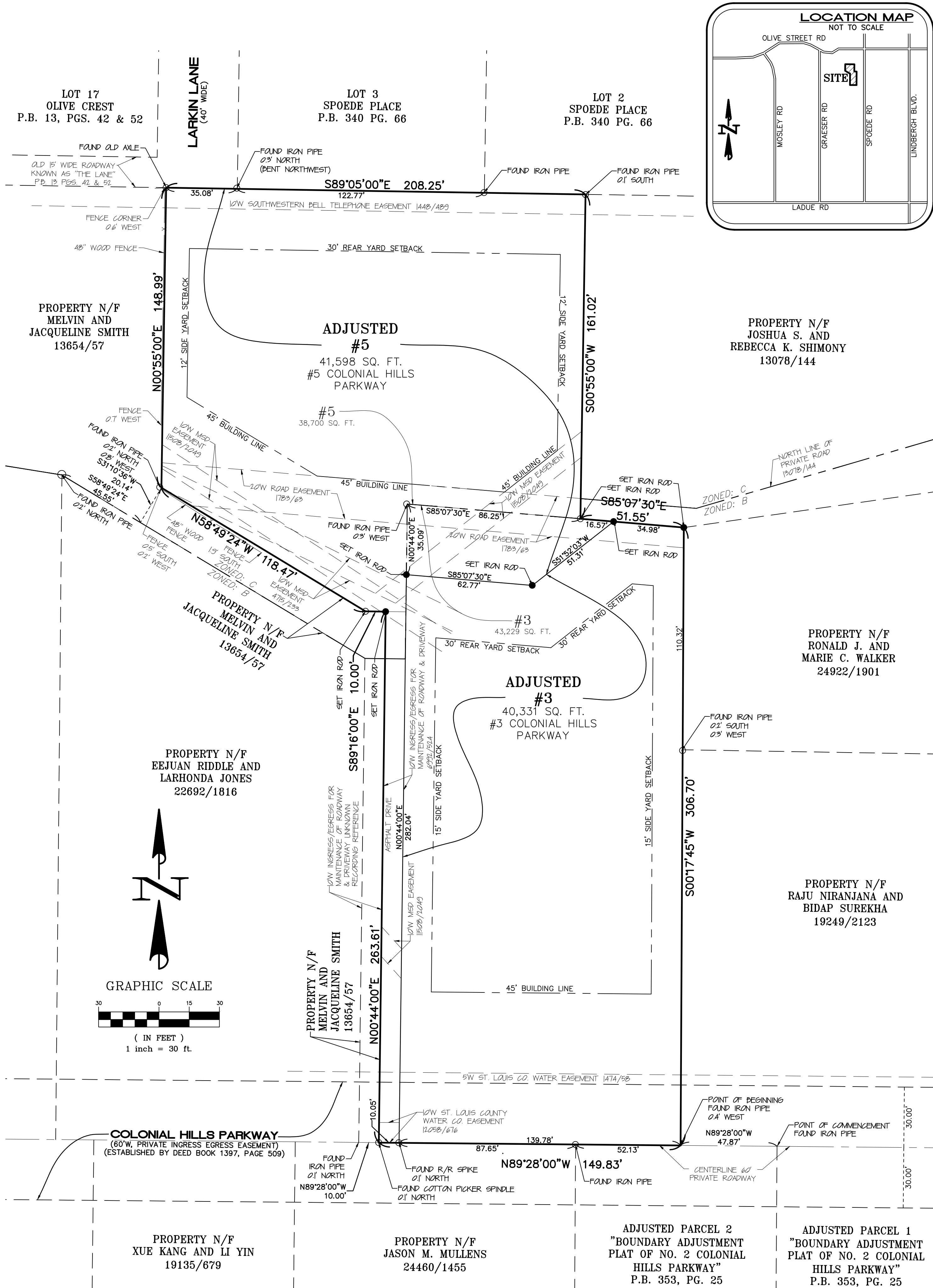


ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #00065
Missouri State Certificate of Authority
Surveying #000144

06/14/2023
DATE
12-15587
PROJECT NUMBER
1 of 1
SHEET OF
15587 BAJ
FILE NAME
JLH MEC
DRAWN CHECKED
05/2023
DATE DONE IN FIELD



THIS PLAT CONTAINS 81,929 SQUARE FEET.

2022101800427

CERTIFIED-FILED FOR RECORD
10/18/2022 12:16:41PM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 4
RECORDING FEE: \$30.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: WARRANTY DEED

Grantor: BE. XIAOBING

Grantee: BAUER, STEVEN E

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

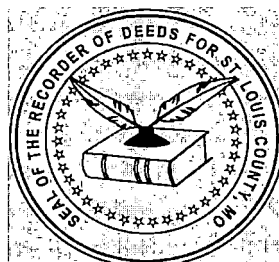
STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 18 day of October 2022 at 12:16 pm and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

KRG

Deputy Recorder



Recorder of Deeds
St. Louis County, Missouri

20,131,298

GENERAL WARRANTY DEED (INDIVIDUAL)

INVESTORS TITLE COMPANY

This Deed, Made and entered into as of this 14 day of October, 2022, by and between

Xiaobing Be and Xiaowei Wang , a married couple

Grantor's Mailing Address: 3064 Rosebrook Circle, Westchester, IL 60154

party or parties of the first part as **Grantor(s)**, and

Steven E. Bauer and Sarah Levinson Bauer, a married couple

Grantee's Mailing Address: 3 Colonial Hills Parkway , Creve Coeur, MO 63141

party or parties of the second part as **Grantee(s)**.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Saint Louis, State of Missouri, to-wit:

Parcel 1: A Tract of Land in the East 1/2 of the Southeast 1/4 of Section 2, Township 45 North, Range 5 East, in St. Louis County, Missouri, and described as follows: Beginning at the point of intersection of the center line of Spoele Road, 40 feet wide, said center line being also the East line of said Southeast 1/4 of Section 2 and the center line of a parked private road, 60 feet wide, established by instrument recorded in Book 1397 Page 509 of the St. Louis County Records, said road known as Colonial Hills Parkway said point of intersection being distant South 0 Degrees 18 Minutes West, 470 feet from the Northeast corner of said Southeast 1/4 of Section 2; thence North 89 Degrees 36 Minutes West, along the centerline of said parked road, 170 feet to a point, said point being the Southeast corner of the tract described herein and the point of beginning of this description; thence North 0 Degrees 18 Minutes East, 196.23 feet to a point; thence North 89 Degrees 11 Minutes West, 138.48 feet to a point; thence South 0 Degrees 36 Minutes West, 197.26 feet to a point in the center line of said parked road; thence South 89 Degrees 36 Minutes East, along said center line 139.52 feet to the point of beginning of this description and the Southeast corner of the tract herein described as per survey thereof dated January 18, 1955 and executed by Roland Horton and Son.

Parcel 2: A Tract of Land on the Southeast 1/4 of Section 2, Township 45 North, Range 5 East, in St. Louis County, Missouri, being more particularly described as: Beginning at the point of intersection of the East and West center line of said Section 2 and the center line of Spoede Road (40 feet wide), said point being the Northeast corner of said Southeast 1/4 of Section 2; thence South 0 Degrees 18 Minutes West, along center line of Spoede Road 275 feet to a point, said point being the Southeast corner of property conveyed to Wm. M. Thompson, Inc., by deed recorded in Book 3356 Page 212 of the St. Louis County Records; thence North 89 Degrees 11 Minutes West, along the South line of said property conveyed to Wm. M. Thompson, Inc., as herein mentioned, 170 feet to the Southwest corner thereof said point being the point of beginning of this description and the Southeast corner of the tract described herein, and being also the Northeast corner of property conveyed to A. Brown Dillard and Helen Saeler Dillard, his wife, by deed recorded in Book 3364 Page 439 St. Louis County Records; thence continuing North 89 Degrees 11 Minutes West, 138.48 feet to a point in the East line of property conveyed to James P. O'Haire and Ruth H. O'Haire, his wife, by deed recorded in Book 3397 Page 540 of the St. Louis County Records; thence North 0 Degrees 36 Minutes East, along said East line of said property conveyed to James P. O'Haire and Ruth N. O'Haire, his wife, as herein mentioned, 119.89 feet to a point in the centerline of a 20 feet wide private road easement established by instrument recorded in Book 1783 Page 63 of the St. Louis County Records being also the South line of said property conveyed to James P. O'Haire and Ruth H. O'Haire, his wife, as herein mentioned; thence South 85 Degrees 15 Minutes 30 Seconds East, along said South line of property conveyed to James P. O'Haire and Ruth H. O'Haire, his wife, and its continuation Eastwardly being also the center line of said 20 foot wide private road as herein mentioned 137.80 feet to the Northwest corner of said property conveyed to Wm. M. Thompson, Inc., as herein mentioned; thence South 0 Degrees 18 Minutes West, also the West line of said property conveyed to Wm. M. Thompson, Inc., 110.48 feet to the point of beginning of this description and the Southeast corner of the tract described herein.

Together with all improvements thereon known and numbered as 3 Colonial Hills Parkway, Creve Coeur, MO 63141

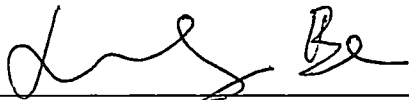
Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

Locator No: 17N340286

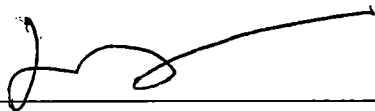
TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2022 and thereafter, and special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.



Xiaobing Be



Xiaowei Wang

State of Missouri

} ss.

County of St. Louis

On this 14 day of October, 2022, before me personally appeared

Xiaobing Be and Xiaowei Wang, a married couple

to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

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



Notary Public B. Embree

THE BELOW BOX IS USED FOR NOTARY EXPIRATION AND NOTARY SEAL OR STAMP ONLY

My commission expires:

B. EMBREE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 28, 2025
ST. LOUIS COUNTY
COMMISSION #13544126



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-024 FOR APPROVAL OF A BOUNDARY ADJUSTMENT BETWEEN
912 WOODSHIRE LANE, 11136 OAK LAKE COURT, AND PART OF OAK LAKE
ESTATES SUBDIVISION FORMER PARK AREA COMMON GROUND**

FOR THE MEETING OF: July 17, 2023

LOCATION: 912 Woodshire Lane, City of Creve Coeur, 11136 Oak Lake Court, unincorporated St. Louis County, and part of Oak Lake Estates Common Ground, unincorporated St. Louis County.

REQUEST: The property owners of 912 Woodshire Lane purchased a portion of the adjoining property to the east at 11136 Oak Lake Court in unincorporated St. Louis County. In addition, these owners have acquired a portion of Common Ground formerly owned by the Oak Lake Estates Subdivision. The Applicant is seeking a boundary adjustment to transfer land from 11136 Oak Lake Court, to 912 Woodshire Lane and the portion of the former Common Ground they now own. The new adjusted lot area will be 40,996 square feet. 912 Woodshire Lane is zoned "A" Single Family Residential. In addition, the applicant is requesting annexation of the land subject to the boundary adjustment into the City of Creve Coeur from unincorporated St. Louis County.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots or nonconformities is a ministerial act; if the drawings are technically accurate, they must be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on either lot?

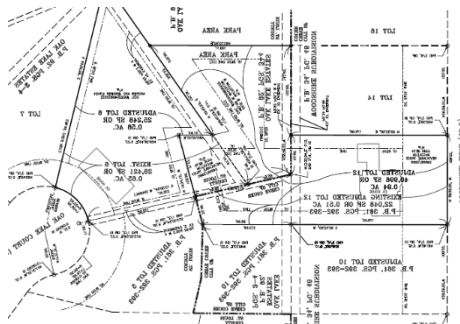
Subdivision Code References

- Section 410.030(D)

Zoning Code References

- Section 405.250: "A" Single-Family Residential

APPLICANT / Julie B. and Melvin W. McCollum
PROPERTY 912 Woodshire Lane
OWNER: Creve Coeur, MO 63141



REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development

ATTACHMENTS: Boundary Adjustment Plat received June 16, 2023

BACKGROUND AND DESCRIPTION

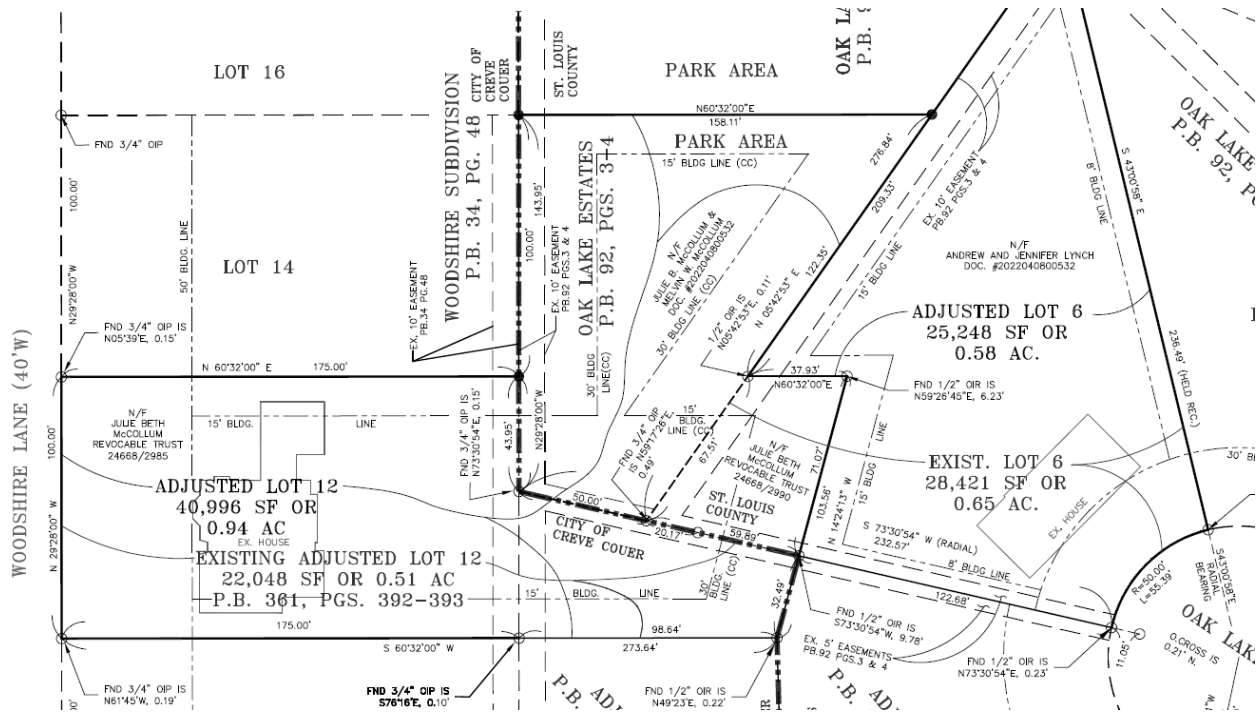
The owners of 912 Woodshire Lane have acquired additional land to the east and north of their existing property. One area consists of a portion of 11136 Oak Lake Court (platted as Lot 6 of Oak Lake Estates subdivision) consisting of 3,173 square feet located in unincorporated St. Louis County. The second piece of property consists of a portion of park area common ground belonging to the Oak Lake Estates subdivision. The area for this portion of land is 15,575 square feet and is also located in unincorporated St. Louis County. The existing property at 912 Woodshire Lane consists of 22,048 square feet. Upon completion of the boundary adjustment, the property will increase to 40,996 square feet.

A similar boundary adjustment and annexation request was approved in 2013/14 when the owners acquired a portion of 11130 Oak Lake Court along with the neighboring property at 910 Woodshire Lane. This prior action with the adjusted lot lines is reflected in the aerial image below.



The subject property located in the City of Creve Coeur is zoned “A” Single Family Residential, and is non-conforming in lot area, where a minimum of one acre per lot is required. The property owners are seeking a boundary adjustment to transfer land from the property located at 11136 Oak Lake Court and part of the former Oak Lake Estates park area common ground located unincorporated St. Louis County thereby decreasing the non-conforming lot area.

Below is a close up of the boundary adjustment plat.



The Applicant will be required to obtain St. Louis County approval for the adjusted lot for 11136 Oak Lake Court and park area common ground. Both City and County approval are required prior to the recording of the boundary adjustment.

DISCUSSION

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any additional non-conformities for the property and will be adding additional land area to the property. As such, given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission, with the condition that the final drawing be prepared for signature and recording, and that the City Council and the St. Louis County approve ordinances authorizing the municipal boundary adjustment, so that the affected properties are solely within the City of Creve Coeur.

ANNEXATION

The owners have submitted a petition to the City requesting the acquired properties, subject to this boundary adjustment request, be annexed into the City of Creve Coeur so that all land is located

within the city limits under the same jurisdiction. This form of annexation is considered a boundary adjustment annexation and requires approval by both the City of Creve Coeur City Council and the St. Louis County Council. The annexation involves approximately 18,948 square feet of property currently located in unincorporated St. Louis County into the City of Creve Coeur.

ACTION

If the members of the Planning and Zoning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, staff requests that a final decision be voted upon.

MOTION

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

“I move to approve the boundary adjustments attached to the staff report on application #23-024 for the meeting of July 17, 2023 subject to the condition that the City Council and St. Louis County authorize the municipal boundary adjustment for the property, and a final mylar drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

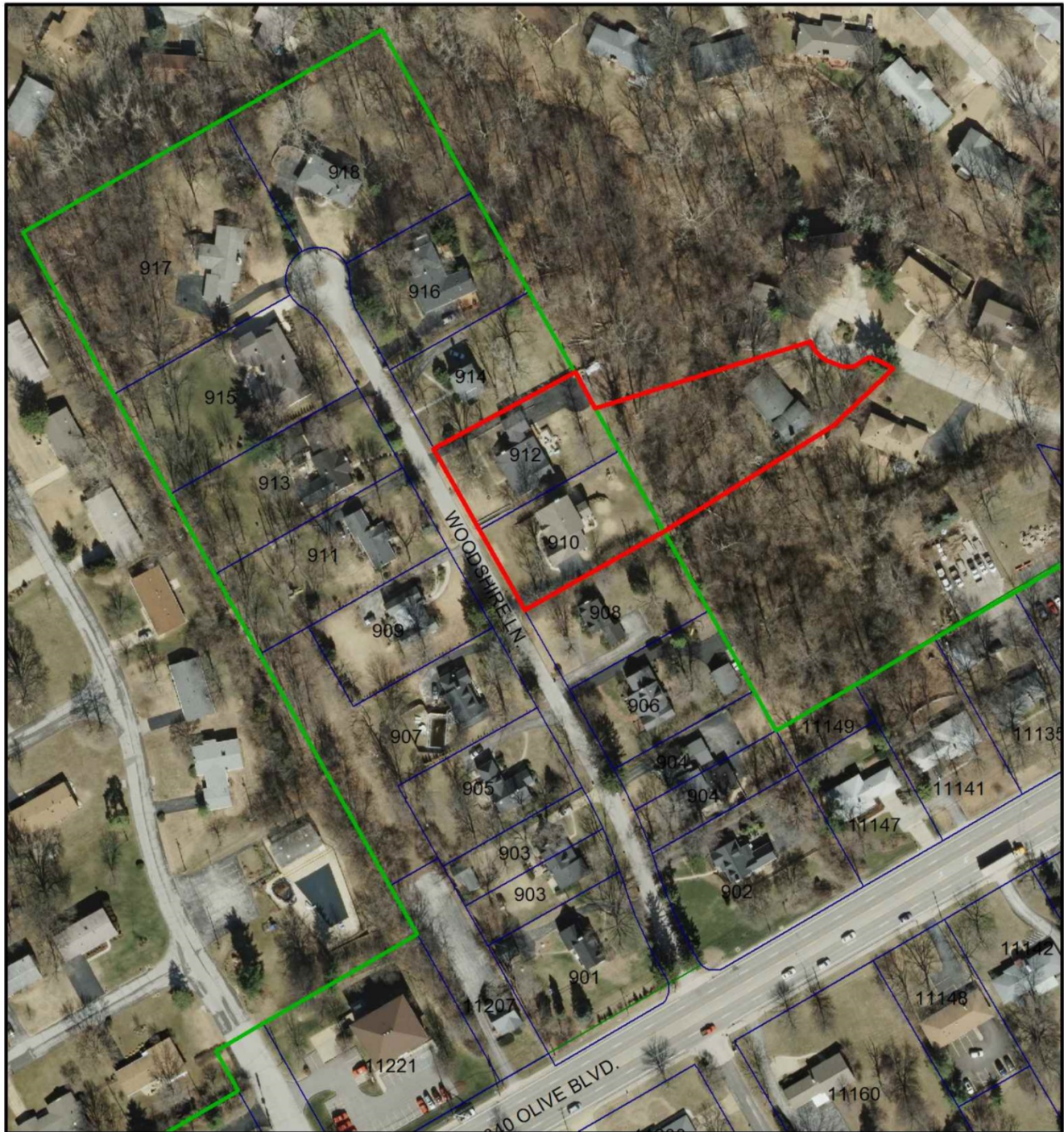
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

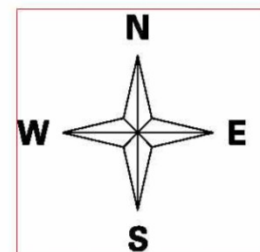
APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

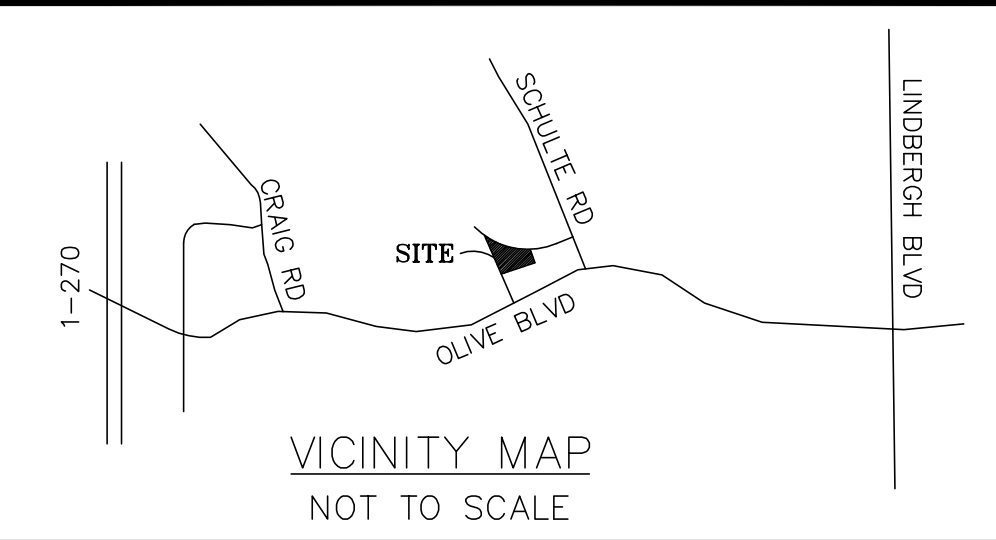
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



-  Municipal Boundary
-  Property Lines
-  910 & 912 Woodshire Lane, and 11130 Oak Lake Court





BOUNDARY ADJUSTMENT PLAT

OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" AND LOT 6 & A PORTION OF THE PARK AREA OF OAK LAKE ESTATES LOCATED IN ST. LOUIS COUNTY, MISSOURI AND PARTIALLY IN THE CITY OF CREVE COEUR, MISSOURI

ZONED "R-3" (ST. LOUIS COUNTY)

ZONED "A" SINGLE FAMILY RESIDENTIAL (CITY OF CREVE COEUR)

EXISTING ADJUSTED LOT 12
LOC. #17N530982
912 WOODSHIRE LANE
JULIE B. McCOLLUM & MELVIN W. McCOLLUM CO-TRUSTEES OF THE JULIE BETH McCOLLUM REVOCABLE TRUST DATED JUNE 22, 2012
DEED BOOK 24668 PAGE 2985.

EXISTING LOT 6
LOC. #17N530454
11136 OAK LAKE COURT
ANDREW & JENNIFER LYNCH
DEED DOC. #2022062300263

JULIE B. McCOLLUM & MELVIN W. McCOLLUM CO-TRUSTEES OF THE JULIE BETH McCOLLUM REVOCABLE TRUST DATED JUNE 22, 2012
DEED BOOK 24668 PAGE 2990 (PART OF LOT 6)

LAND DESCRIPTION
EXISTING LOT 12

LAND DESCRIPTION
EXISTING LOT 6

ADJUSTED LOT 12 OF THE "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS.

LOT 6 OF "OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 92, PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS.

EXISTING PART OF PARK AREA
LOC. #17N530823
11142 LEISURE LANE
JULIE B. & MELVIN W. McCOLLUM, BY COURT ORDER RECORDED AS DOCUMENT #2022040800532.

LAND DESCRIPTION
EXISTING PART OF THE PARK AREA

A TRACT OF LAND BEING PART OF THE "PARK" AREA AS DESIGNATED ON THE PLAT OF "OAK LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ABOVE SAID OAK LAKE ESTATE, SAID POINT BEING ON THE NORTHERLY LINE OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOTS 5 OF OAK LAKE ESTATES", ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST 50.00 FEET TO THE NORTHEASTERLY LINE OF WOODSHIRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE SUBDIVISION A DISTANCE OF 143.95 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID WOODSHIRE SUBDIVISION; THENCE DEPARTING LAST SAID NORTHEASTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE WESTERLY LINE OF FOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,775 SQUARE FEET MORE OR LESS.

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY THE CREVE COEUR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2023.
PURSUANT TO SECTION 410.030.D OF THE SUBDIVISION REGULATIONS, IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR.

CITY OF CREVE COEUR, MISSOURI

JULIE LABONTE
CHAIRMAN, PLANNING AND ZONING COMMISSION

KELLIE HENKE
CITY CLERK

BUILDING LINES SHOWN AND NOTED WITH (CC) ARE ACCORDING TO THE CITY OF CREVE COEUR'S ZONING ORDINANCE, BASED ON THE FUTURE ADJUSTMENT F THE MUNICIPAL BOUNDARIES.

THE UNDERSIGNED HOLDER OF A FIRST DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE _____ COUNTY RECORDS, FOR THE PARCEL AS SHOWN AND DESCRIBED HEREON JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION.
IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2023.

PRINT ENTITY

By: _____

PRINT NAME & TITLE: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023 BEFORE ME APPEARED _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID BANK BY AUTHORITY OF ITS _____ AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID BANK.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE UNDERSIGNED HOLDER OF A FIRST DEED OF TRUST RECORDED IN BOOK _____ PAGE _____ OF THE _____ COUNTY RECORDS, FOR THE PARCEL AS SHOWN AND DESCRIBED HEREON JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION.
IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2023.

PRINT ENTITY

By: _____

PRINT NAME & TITLE: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023 BEFORE ME APPEARED _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID BANK BY AUTHORITY OF ITS _____ AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID BANK.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADJUSTED LOT 6
LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 6 OF "OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 92, PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER TO LOTS 6, 7, 18, AND 19 OF ABOVE SAID OAK LAKE ESTATES; THENCE SOUTH 43°00'58" EAST ALONG THE LINE COMMON TO LOTS 6 AND 7 OF SAID OAK LAKE ESTATES A DISTANCE OF 236.49 FEET TO THE WESTERLY LINE OF OAK LAKE COURT, CURVE DE-SAC, SAID POINT BEING ON A CURVE FOR WHICH THE RADIUS POINT BEARS SOUTH 43°00'58" EAST 50.00 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 55.39 FEET TO THE LINE COMMON TO SAID LOT 6 AND ADJUSTED LOT 5 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST ALONG SAID LOT 5 A DISTANCE OF 122.68 FEET; THENCE DEPARTING LAST SAID COMMON LINE NORTH 14°24'13" WEST 71.07 FEET; THENCE SOUTH 60°32'00" WEST 37.93 FEET TO THE NORTHWESTERLY LINE OF FOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE NORTH 05°42'53" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 209.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 25,248 SQUARE FEET OR 0.58 ACRES MORE OR LESS. SUBJECT TO EXISTING CONDITIONS AND RESTRICTIONS.

ADJUSTED LOT 12
LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 6 AND PART OF THE PARK AREA OF OAK LAKE ESTATES ACCORDING TO PLAT RECORDED IN PLAT BOOK 92, PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS AND ALL OF ADJUSTED LOT 12 OF THE "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE COMMON LINE BETWEEN ABOVE SAID ADJUSTED LOT 12 AND LOT 14 OF WOODSHIRE SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS, AND THE NORTHEASTERLY LINE OF WOODSHIRE LANE, 40 FEET WIDE; THENCE NORTH 60°32'00" EAST ALONG THE COMMON LINE OF SAID ADJUSTED LOT 12 AND LOT 14 A DISTANCE OF 175.00 FEET TO THE SOUTHWESTERLY LINE OF A PARK AREA SHOWN ON OAK LAKE ESTATES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 92, PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE LAST SAID SOUTHWESTERLY LINE A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE NORTHWESTERLY LINE OF LOT 6 OF ABOVE SAID OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 122.35 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY JULIE BETH McCOLLUM REVOCABLE TRUST BY DEED RECORDED IN BOOK 24668, PAGE 2990 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTHWESTERLY AND NORTHEASTERLY LINES OF SAID McCOLLUM TRUST TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 60°32'00" EAST 37.93 FEET; THENCE SOUTH 14°24'13" EAST 71.07 FEET TO THE SOUTHEASTERLY LINE OF LOT 6 OF THE FOREMENTIONED OAK LAKE ESTATES; SAID POINT BEING THE NORTH COMMON CORNER TO FOREMENTIONED ADJUSTED LOT 12 AND ADJUSTED LOT 5 OF OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 60°32'00" WEST ALONG THE COMMON LINE OF SAID ADJUSTED LOTS 10 AND 12 A DISTANCE OF 273.64 FEET TO THE NORTHEASTERLY LINE OF FOREMENTIONED WOODSHIRE LANE; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE LANE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,996 SQUARE FEET OR 0.94 ACRES MORE OR LESS. SUBJECT TO EXISTING CONDITIONS AND RESTRICTIONS.

A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

THIS BOUNDARY ADJUSTMENT PLAT DOESN'T VACATE EXISTING EASEMENTS.

OWNER SIGNED

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED A BOUNDARY ADJUSTMENT PLAT TO BE PREPARED IN THE MANNER SHOWN ON THE ADJACENT PLAT WHICH SHALL BE KNOWN AS "BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT 12 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" AND LOT 6 & A PART OF THE PARK AREA OF "OAK LAKE ESTATES" AND THAT ALL EXISTING EASEMENTS ARE AS SHOWN.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

JULIE BETH McCOLLUM REVOCABLE TRUST
DATED JUNE 22, 2012

JULIE B. McCOLLUM, CO-TRUSTEE

ANDREW LYNCH

JULIE B. McCOLLUM

MELVIN W. McCOLLUM, CO-TRUSTEE

JENNIFER LYNCH

MELVIN W. McCOLLUM

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

ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED JULIE B. McCOLLUM AND MELVIN W. McCOLLUM, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTE THE SAME AS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE SAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED ANDREW LYNCH AND JENNIFER LYNCH, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTE THE SAME AS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE SAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED JULIE B. McCOLLUM AND MELVIN W. McCOLLUM, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTE THE SAME AS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE SAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS BOUNDARY ADJUSTMENT PLAT HAS BEEN REVIEWED UNDER SECTION 1005.360 BOUNDARY ADJUSTMENT EXCEPTIONS OF THE ST. LOUIS COUNTY SUBDIVISION ORDINANCE (CHAPTER 1005) AND APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING ON _____, 2023.

THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN ADJOINING PROPERTIES, NO ADDITIONAL LOTS ARE CREATED, AND THE READJUSTED LOT IS NOT REDUCED BELOW THE MINIMUM SIZE REQUIREMENTS FOR ZONING ORDINANCE OR SUBDIVISION ORDINANCE.

DIRECTOR OF ST. LOUIS COUNTY PLANNING

PRINT NAME

THIS IS TO CERTIFY THAT AT THE REQUEST OF JULIE McCOLLUM WE HAVE DURING MAY, 2023 PREPARED THIS BOUNDARY ADJUSTMENT PLAT FROM A BOUNDARY SURVEY PERFORMED DURING APRIL, 2021 OF ADJUSTED LOT 12 OF "THE BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393, AND LOT 6 AND A PORTION OF THE PARK AREA OF "OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 92, PAGES 3 AND 4, IN TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI.

THE RESULTS OF SAID SURVEY AND SUBDIVISION ARE AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE CURRENT "STANDARDS FOR PROPERTY BOUNDARY SURVEYS" OF THE MISSOURI DEPARTMENT OF AGRICULTURE, 2-CSR 90-60.010 THU 60.070.

BUESCHER DITCH & ASSOCIATES, INC., L.C. 2001010600-D

By: *Mark A. Ditch*
MARK A. DITCH, MO PLS 2225

5/30/2023



BOUNDARY ADJUSTMENT PLAT

ADJUSTED LOT 12 & LOT 6

BUESCHER DITCH & ASSOC., INC.

CIVIL ENGINEERING AND SURVEYING
2 EAST FIFTH STREET, SUITE 200
P.O. BOX 621
WASHINGTON, MISSOURI 63090
Ph. (636) 239-8255
Fax (636) 239-7681

DRAWN BY: CHKD. BY: DATE: JOB NO. SHEET NO.

MAD MAD 3/18/21 20025 1 OF 1

912 Woodshire Lane
Creve Coeur, MO 63141-7664
Thursday, July 6, 2023

Mr. Jason Jaggi
Director of Community Development
300 North New Ballas Road
Creve Coeur, MO 63141-7533

Re: Application #23-024: **912** Woodshire Lane Boundary Adjustment

Re: Boundary Adjustment and Annexation of Adjusted Lot 12 of "*Boundary Adjustment Plat of Lots 10 and 12 of Woodshire Subdivision and Lot 5 of Oak Lake Estates*" **and** Lot 6 **and** a Portion of the Park Area of Oak Lake Estates located in Saint Louis County, Missouri and partially in the City of Creve Coeur, Missouri

Dear Mr. Jaggi,

The purpose of this letter is to request the commencement of a boundary adjustment procedure in conformity with the policies, procedures and requirements of both the City of Creve Coeur and Saint Louis County in order to bring that portion of the Properties situated in unincorporated St. Louis County into the City of Creve Coeur. We initiated this process as evidenced by the certain Application for Planning and Zoning Commission dated June 16, 2023 Application #23-024.

Presently, we are the sole owners of our respective Properties. We hereby request the City of Creve Coeur to initiate the boundary adjustment and annexation process and consent to all actions taken by the City of Creve Coeur in furtherance of such action.

Attached to this letter, please see the legal description depicting the Adjusted Lots for 912 Woodshire, which includes the parcel(s) of land to be adjusted and annexed.

Sincerely,

Melvin W McCollum

Julie B McCollum

Melvin W McCollum & Julie B McCollum

Cc: Lori Feigel

Comprehensive Planning Manager, Saint Louis County Planning Department,
41 South Central Avenue, 5th floor, Clayton, MO 63105-1755

Legal Description of New Parcel

ADJUSTED LOT 12 LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 6 AND PART OF THE PARK AREA OF OAK LAKE ESTATES ACCORDING TO PLAT RECORDED IN PLAT BOOK 92, PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS AND ALL OF ADJUSTED LOT 12 OF THE "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE COMMON LINE BETWEEN ABOVE SAID ADJUSTED LOT 12 AND LOT 14 OF WOODSHIRE SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS, AND THE NORTHEASTERLY LINE OF WOODSHIRE LANE, 40 FEET WIDE;

THENCE NORTH 60°32'00" EAST ALONG THE COMMON LINE OF SAID ADJUSTED LOT 12 AND LOT 14 A DISTANCE OF 175.00 FEET TO THE SOUTHWESTERLY LINE OF A PARK AREA SHOWN ON OAK LAKE ESTATES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 92, PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS;

THENCE NORTH 29°28'00" WEST ALONG THE LAST SAID SOUTHWESTERLY LINE A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE NORTHWESTERLY LINE OF LOT 6 OF ABOVE SAID OAK PARK ESTATES;

THENCE SOUTH 05°42'53" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 122.35 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY JULIE BETH McCOLLUM REVOCABLE TRUST BY DEED RECORDED IN BOOK 24668, PAGE 2990 OF THE ST. LOUIS COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY AND NORTHEASTERLY LINES OF SAID McCOLLUM TRUST TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 60°32'00" EAST 37.93 FEET;

THENCE SOUTH 14°24'13" EAST 71.07 FEET TO THE SOUTHEASTERLY LINE OF LOT 6 OF THE AFOREMENTIONED OAK LAKE ESTATES, SAID POINT BEING THE NORTH COMMON CORNER TO AFOREMENTIONED ADJUSTED LOT 12 AND ADJUSTED LOT 5 OF THE "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS;

THENCE SOUTH 1424'13" EAST ALONG THE COMMON LINE OF SAID ADJUSTED LOTS 12 AND 5 A DISTANCE OF 32.49 FEET TO THE NORTHEAST CORNER OF ADJUSTED LOT 10 OF THE "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOT 5 OF OAK LAKE ESTATES" ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS;

THENCE SOUTH 60°32'00" WEST ALONG THE COMMON LINE OF SAID ADJUSTED LOTS 10 AND 12 A DISTANCE OF 273.64 FEET TO THE NORTHEASTERLY LINE OF AFOREMENTIONED WOODSHIRE LANE;

THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE LANE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,996 SQUARE FEET OR 0.94 ACRES MORE OR LESS. SUBJECT TO EXISTING CONDITIONS AND RESTRICTIONS.

2022040800532

CERTIFIED-FILED FOR RECORD

4/8/2022 1:44:39PM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 15
RECORDING FEE: \$63.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: COURT ORDER

Grantor: CREVE COEUR DEVELOPMENTS CO

Grantee: MCCOLLUM, JULIE B

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE** as well as the **DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

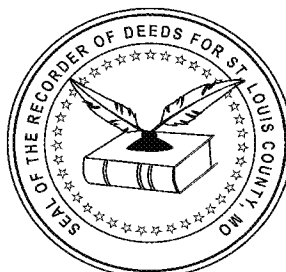
STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 15 pages, (this page inclusive), was filed for record in my office on the 8 day of April 2022 at 1:44 pm and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

RL

Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

20,010,398

**IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI**

JULIE B. McCOLLUM, et al.,

Plaintiffs,

v.

CREVE COEUR DEVELOPMENT CO.,

Defendant.

Case No. 21SL-CC02025

Division 4

FILED

MAR 31 2022

JOAN M. GILMER
CIRCUIT CLERK, ST. LOUIS COUNTY

JUDGMENT QUIETING TITLE

The Court, upon motion by Plaintiffs and review of the pleadings and entries in this matter, enters its Finding and Judgment in favor of Plaintiffs, Julie B. McCollum and Melvin W. McCollum and against Defendant, Creve Coeur Development Company, Thomas V. Amaro, Christopher M. Gund, Kristine M. Gund, Louis Burrows, III, Pamela L. Burrows, Katrina Sneed and Thomas A. Candella. Being fully advised in the premises herein, the Court makes the following findings:

1. The Court takes judicial notice of its record and finds that Thomas V. Amaro, Christopher M. Gund, Kristine M. Gund, Louis Burrows, III and Pamela L. Burrows have each given written disclaimers of interest in this matter and have consented in writing to the entry of this Judgment Quieting Title in favor of Plaintiffs. Copies of these disclaimers of interest are attached hereto as Exhibits 1 – 5, respectively, and are fully incorporated herein by reference.

2. This matter involves title to a parcel of real property in St. Louis County, Missouri, said parcel being a portion of the property known and numbered as 11142 Leisure Ln., St. Louis, MO 63146 (Locator No. 17N530823), which is unimproved ground in the Oak Lake Estates subdivision. The portion of the property at issue is described as:

A TRACT OF LAND BEING PART OF THE "PARK" AREA AS DESIGNATED ON THE PLAT OF "OAK LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ABOVE SAID OAK LAKE ESTATE, SAID POINT BEING ON THE NORTHERLY LINE OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOTS 5 OF OAK LAKE ESTATES", ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST 50.00 FEET TO THE NORTHEASTERLY LINE OF WOODSHIRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE SUBDIVISION A DISTANCE OF 143.95 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID WOODSHIRE SUBDIVISION; THENCE DEPARTING LAST SAID NORTHEASTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,775 SQUARE FEET MORE OR LESS.

(the "Property").

3. Defendant, Creve Coeur Development Co., is the original developer of the Oak Lake Estates subdivision and appears of record as the owner of the Oak Lake Estates common ground by instrument recorded in Book 04003 Page 0275 of the St. Louis County Records.

4. Plaintiffs are the co-trustees of the Julie Beth McCollum Revocable Trust dated 6/22/2012 and in this capacity own the real estate immediately adjacent to the Property, known and numbered as 912 Woodshire Ln., St. Louis, MO 63141.

5. Plaintiffs have resided at 912 Woodshire Ln. for the past 21 years, during which time Plaintiffs have continuously maintained and cleared the above-described Property of timber, brush and debris, have planted flowers, gardened, constructed retaining walls, and have

continuously occupied and used the Property for recreation as an extension of their own property.

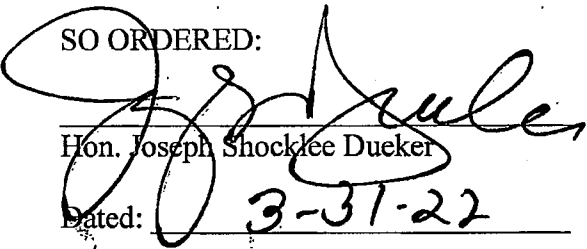
6. For the past 21 years, Plaintiffs have exercised continuous, open, notorious, exclusive, hostile and adverse possession of the Property under claim of right, intending to possess the same as their own property.

7. Defendants, Creve Coeur Development Co., Katrina Sneed and Thomas A. Candela, duly summoned, have failed to appear and defend in this matter and are in default.

Having so found, IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that title in fee simple absolute to the above-described Property shall hereinafter be quieted in Julie B. McCollum and Melvin W. McCollum, husband and wife, and that Creve Coeur Development Co., Thomas V. Amaro, Christopher M. Gund, Kristine M. Gund, Louis Burrows, III, Pamela L. Burrows, Katrina Sneed, Thomas A. Candella any such heirs, assigns, grantees, devisees, executors, administrators, successors in interest, agents, employees, officers, directors, representatives, or any person or entity acting or purporting to act on behalf of any such party, shall hereinafter be forever barred from any and all right, title and interest in the said Property.

Final Judgment. Each party to bear its own costs.

SO ORDERED:


Hon. Joseph Shocklee Dueker

Dated: 3-31-22

IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

JULIE B. McCOLLUM, et al.,

Plaintiffs,

v.

CREVE COEUR DEVELOPMENT CO.,

Defendant.

Case No. 21SL-CC02025

Division 4

DISCLAIMER OF INTEREST

COMES NOW Defendant, Thomas V. Amaro, on his own behalf, and hereby disclaims any and all right, title and interest in and to the parcel of real property that this the subject of this lawsuit, described as follows:

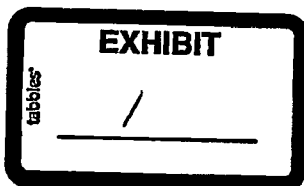
A TRACT OF LAND BEING PART OF THE "PARK" AREA AS DESIGNATED ON THE PLAT OF "OAK LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ABOVE SAID OAK LAKE ESTATE, SAID POINT BEING ON THE NORTHERLY LINE OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOTS 5 OF OAK LAKE ESTATES", ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST 50.00 FEET TO THE NORTHEASTERLY LINE OF WOODSHIRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE SUBDIVISION A DISTANCE OF 143.95 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID WOODSHIRE SUBDIVISION; THENCE DEPARTING LAST SAID NORTHEASTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,775 SQUARE FEET MORE OR LESS.

WHEREFORE, having so disclaimed, Defendant consents to the Court's entry of Judgment quieting title to the above-described real property as requested in Plaintiffs' Petition.

Thomas V. Amaro

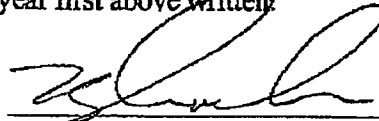
Thomas V. Amaro, *pro se*
11144 Leisure Ln.
St. Louis, MO 63146



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

On this 16th day of March, 2022, before me personally appeared Thomas V. Amaro, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed.

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



Notary Public

My Commission Expires: April 19th 2025

KYLE WELGE NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI MY COMMISSION EXPIRES APRIL 19, 2025 ST. LOUIS COUNTY COMMISSION #15537862
--

**IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI**

JULIE B. McCOLLUM, et al.,

Plaintiffs,

v.

CREVE COEUR DEVELOPMENT CO.,

Defendant.

Case No. 21SL-CC02025

Division 4

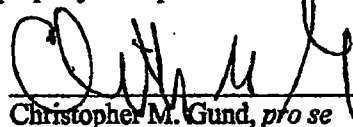
DISCLAIMER OF INTEREST

COMES NOW Defendant, Christopher M. Gund, on his own behalf, and hereby disclaims any and all right, title and interest in and to the parcel of real property that this the subject of this lawsuit, described as follows:

A TRACT OF LAND BEING PART OF THE "PARK" AREA AS DESIGNATED ON THE PLAT OF "OAK LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ABOVE SAID OAK LAKE ESTATE, SAID POINT BEING ON THE NORTHERLY LINE OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOTS 5 OF OAK LAKE ESTATES", ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST 50.00 FEET TO THE NORTHEASTERLY LINE OF WOODSHIRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE SUBDIVISION A DISTANCE OF 143.95 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID WOODSHIRE SUBDIVISION; THENCE DEPARTING LAST SAID NORTHEASTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,775 SQUARE FEET MORE OR LESS.

WHEREFORE, having so disclaimed, Defendant consents to the Court's entry of Judgment quieting title to the above-described real property as requested in Plaintiffs' Petition.



Christopher M. Gund, *pro se*
11140 Leisure Ln.
St. Louis, MO 63146

Page 1 of 2

EXHIBIT

2

STATE OF MISSOURI)
)
COUNTY OF ST. LOUISI)

ss.

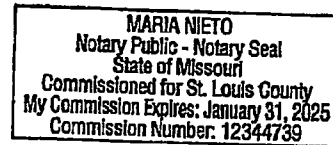
On this 14 day of February, 2022, before me personally appeared Christopher M. Gund, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed.

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



Notary Public

My Commission Expires: 01-31-2025



IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

JULIE B. McCOLLUM, et al.,

Plaintiffs,

v.

CREVE COEUR DEVELOPMENT CO.,

Defendant.

Case No. 21SL-CC02025

Division 4

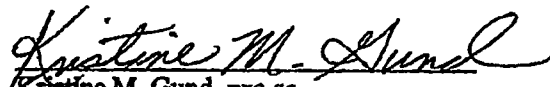
DISCLAIMER OF INTEREST

COMES NOW Defendant, Kristine M. Gund, on her own behalf, and hereby disclaims any and all right, title and interest in and to the parcel of real property that this the subject of this lawsuit, described as follows:

A TRACT OF LAND BEING PART OF THE "PARK" AREA AS DESIGNATED ON THE PLAT OF "OAK LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ABOVE SAID OAK LAKE ESTATE, SAID POINT BEING ON THE NORTHERLY LINE OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOTS 5 OF OAK LAKE ESTATES", ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST 50.00 FEET TO THE NORTHEASTERLY LINE OF WOODSHIRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE SUBDIVISION A DISTANCE OF 143.95 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID WOODSHIRE SUBDIVISION; THENCE DEPARTING LAST SAID NORTHEASTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,775 SQUARE FEET MORE OR LESS.

WHEREFORE, having so disclaimed, Defendant consents to the Court's entry of Judgment quieting title to the above-described real property as requested in Plaintiffs' Petition.


Kristine M. Gund, pro se
11140 Leisure Ln.
St. Louis, MO 63146

Page 1 of 2

EXHIBIT

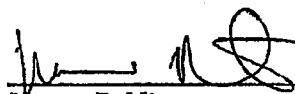
3

STATE OF MISSOURI)
)
COUNTY OF ST. LOUISI)

ss.

On this 14 day of February, 2022, before me personally appeared Kristine M. Gund, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that she executed the same as her free act and deed.

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



Notary Public

My Commission Expires: 01-31-2025

MARIA NIETO Notary Public - Notary Seal State of Missouri Commissioned for St. Louis County My Commission Expires: January 31, 2025 Commission Number: 12344739
--

IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

JULIE B. McCOLLUM, et al.,

Plaintiffs,

v.

CREVE COEUR DEVELOPMENT CO.,

Defendant.

Case No. 21SL-CC02025

Division 4

DISCLAIMER OF INTEREST

COMES NOW Defendant, Louis Burrows, III, on his own behalf, and hereby disclaims any and all right, title and interest in and to the parcel of real property that this the subject of this lawsuit, described as follows:

A TRACT OF LAND BEING PART OF THE "PARK" AREA AS DESIGNATED ON THE PLAT OF "OAK LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ABOVE SAID OAK LAKE ESTATE, SAID POINT BEING ON THE NORTHERLY LINE OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOTS 5 OF OAK LAKE ESTATES", ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST 50.00 FEET TO THE NORTHEASTERLY LINE OF WOODSHIRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE SUBDIVISION A DISTANCE OF 143.95 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID WOODSHIRE SUBDIVISION; THENCE DEPARTING LAST SAID NORTHEASTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,775 SQUARE FEET MORE OR LESS.

WHEREFORE, having so disclaimed, Defendant consents to the Court's entry of Judgment quieting title to the above-described real property as requested in Plaintiffs' Petition.

Louis Burrows

Louis Burrows III, pro se

12103 Trailways Dr.

St. Louis, MO 63146

11134 Leisure Ln

EXHIBIT

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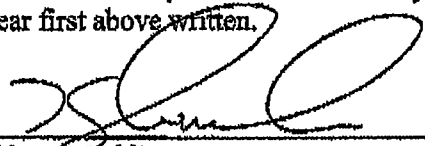
Page 1 of 2

STATE OF MISSOURI)
)
COUNTY OF ST. LOUISI)

ss.

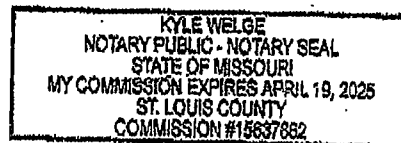
On this 14th day of March, 2022, before me personally appeared Louis Burrows III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed.

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



Notary Public

My Commission Expires: April 19th 2025



IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

JULIE B. McCOLLUM, et al.,

Plaintiffs,

v.

CREVE COEUR DEVELOPMENT CO.,

Defendant.

Case No. 21SL-CC02025

Division 4

DISCLAIMER OF INTEREST

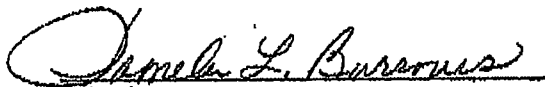
COMES NOW Defendant, Pamela L. Burrows, on her own behalf, and hereby disclaims any and all right, title and interest in and to the parcel of real property that this the subject of this lawsuit, described as follows:

A TRACT OF LAND BEING PART OF THE "PARK" AREA AS DESIGNATED ON THE PLAT OF "OAK LAKE ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 92 PAGES 3 AND 4 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE ABOVE SAID OAK LAKE ESTATE, SAID POINT BEING ON THE NORTHERLY LINE OF ADJUSTED LOT 12 OF "BOUNDARY ADJUSTMENT PLAT OF LOTS 10 AND 12 OF WOODSHIRE SUBDIVISION AND LOTS 5 OF OAK LAKE ESTATES", ACCORDING TO PLAT RECORDED IN PLAT BOOK 361, PAGES 392 AND 393 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 73°30'54" WEST 50.00 FEET TO THE NORTHEASTERLY LINE OF WOODSHIRE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29°28'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID WOODSHIRE SUBDIVISION A DISTANCE OF 143.95 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID WOODSHIRE SUBDIVISION; THENCE DEPARTING LAST SAID NORTHEASTERLY LINE, NORTH 60°32'00" EAST 158.11 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LOT 6 OF OAK LAKE ESTATES; THENCE SOUTH 05°42'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 189.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,775 SQUARE FEET MORE OR LESS.

WHEREFORE, having so disclaimed, Defendant consents to the Court's entry of

Judgment quieting title to the above-described real property as requested in Plaintiffs' Petition.



Pamela L. Burrows, pro se

12103 Trailways Dr. 11134 LEISURE LN
St. Louis, MO 63146

EXHIBIT

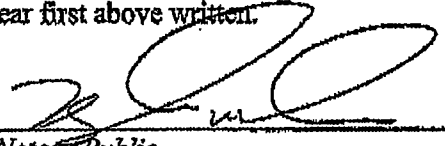
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STATE OF MISSOURI)
)
COUNTY OF ST. LOUISI)

ss.

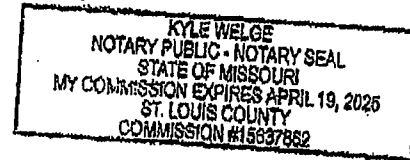
On this 14th day of March, 2022, before me personally appeared Pamela L. Burrows, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that she executed the same as her free act and deed.

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



Notary Public

My Commission Expires: Apr. 14th 2025



I certify and attest that the above is a true copy of the original record of the Court in case number 21SL-CC02025 as it appears on file in my office.

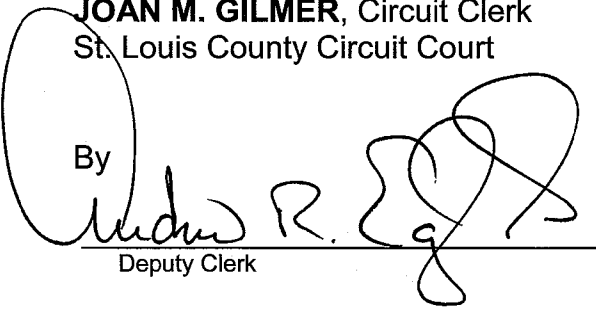
Issued

4-4-22



JOAN M. GILMER, Circuit Clerk
St. Louis County Circuit Court

By


Deputy Clerk