



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
AUGUST 21, 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. July 17, 2023 Planning and Zoning Commission Draft Meeting Minutes**
- 2. August 15, 2023 Planning and Zoning Commission, City Council, Economic Development Committee Joint Session 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 #23-026: Text Amendment to the Zoning Ordinance to Amend Section 405.470.A., Conditional Uses, and Table A, to include NAICS 541711, NAICS 541712 and NAICS 541720 as Conditional Uses in the "GC" General Commercial Zoning District only on properties**



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that about the “LI” Light Industrial Zoning District

Tim Elli, of 39 North Holdings, LLC, has submitted a zoning ordinance text amendment application to amend Section 405.470.A., Conditional Uses, to include (NAICS 541711) Research and Development in Biotechnology, (NAICS 541712) Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology), and (NAICS 541720) Research and Development in the Social Sciences and Humanities, as Conditional Uses in the “GC” General Commercial Zoning District. Section 405.470 would be amended to limit these uses to properties that are zoned “GC” General Commercial and about the “LI” Light Industrial district. The applicant plans to attract agricultural technology and research-oriented tenants to their building at 1220 N. Lindbergh that would fall under the above NAICS codes and seek Conditional Use Permits for those uses in the future.

2. Application #23-030: Minor Site Development Plan for the Replacement of Four Existing Scoreboards within St. Louis Abbey Priory School Campus Located at 500 S. Mason Road

Laurie Krieger, Assistant Head of School for Facilities and Finance for St. Louis Abbey Priory School, property owners of 500 S. Mason Road, has submitted an application for a minor site development plan for four new scoreboards to replace existing scoreboards for the soccer, baseball and football fields on the campus. Three of the new scoreboards will include digital displays and the football field scoreboard will have a LED video screen with integrated speakers. Section 405.300 requires site plan review by the Planning and Zoning Commission for any development and maintenance of appropriate facilities in the Higher Education zoning district. Planning and Zoning Commission approval is required while City Council approval is not.

WORK AGENDA

- 1. Conditional Use Permit Procedures and Short Term Rentals Code Amendments**
- 2. Olia Village Meeting Review Procedures Discussion**

DEPARTMENT REPORTS



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ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

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



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6:00 PM**

CALL TO ORDER

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

ROLL CALL

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

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 approve the agenda. Mr. Wang seconded. All in favor.

APPROVAL OF MINUTES

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

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

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



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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

Those speaking to the request were sworn in.

Ms. Jamie Mansfield, 7700 Forsyth Blvd, Ste 1800, Clayton, MO reminded the commission that the applicant previously received approval of a text amendment to allow child day care centers in the PO-Planned Office zoning district without a minimum acreage.

Ms. Mansfield thanked the commission for their consideration of the conditional use permit.

Mr. Mark Goodman, 10 Orchard Rd Ste 200, Lake Forest, CA, gave an overview of the school.

Mr. Goodman stated that there will be students on the first and second floors of the building. He explained that school will have a student age range from 6 weeks to kindergarten.

Mr. Goodman stated that the staff arrival time begins at 7:00 AM and the close of business is 6:00 PM.

Ms. O'Brien asked where the children will be dropped off. Mr. Goodman stated that parents must park and walk their children into the building to drop them off in their classroom. He also stated that there is a surplus of parking on the site.

Mr. Goodman stated that the owner had originally planned to sublease the third floor of the building. He explained that they will no longer be doing a sublease, and instead will use the third floor as an administrative space and storage.

Mr. Bethany Moore, City Planner, stated that the site is located in the PO - Planned Office zoning district. She explained that the recently approved text amendment now allows for this use on this site.

Ms. Moore stated that the proposed hours of operation are 7:00 AM - 6:00 PM Monday - Friday.



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Ms. Moore stated that there are no proposed changes to the outside of the building.

Ms. Moore stated that three playgrounds with play equipment and shade structures will be added for the different age groups.

Ms. Moore stated that the playgrounds will have a 6ft black metal fence and concrete bollards. Ms. Moore stated that staff has added a condition that the bollards be decorative.

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

Ms. Moore stated the first two floors of the building will be used for day care services and the third floor will be used for storage and administrative space.

Ms. Moore stated that there will be 28 staff members and 42 required parking spaces. She explained that there is a surplus of parking on the site.

Ms. Moore stated that the applicant will restripe and reseal the parking lot.

Ms. Moore stated that there is a condition of approval that the applicant must work with staff on approval of a final landscaping plan.

Mr. Lumley suggested adding a condition that the third floor cannot be used in a manner that would require additional parking.

Mr. Potashnick had concerns with irrigation as part of the landscaping requirements. Ms. Moore suggested adding a condition for irrigation.

Ms. O'Brien and Mr. Wang had concerns with traffic flow in the parking lot. Ms. Moore stated the commission can add a condition regarding flow direction. Mr. Goodman explained how the traffic flow works.

Mr. William Levinson, 11605 Studt Ste 102, Creve Coeur, MO 63141, stated that he works close to the proposed site and is in full support of the project.

Mr. Carl Lumley, City Attorney, offered the exhibits to the record.



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Mr. Potashnick made a motion to recommend approval of the application subject to the conditions outlined in the staff report, to include limiting the third-floor usage so that parking demand does not increase, changing the number of employees from 21 to 28, and adding a requirement for staff to determine if an irrigation system is required according to the proposed landscape plan. Mr. Wang seconded. All in favor.

RESULT: Approved MOVER: Potashnick SECONDER: Wang AYES: Julie LaBonte, AJ Wang, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter NAYS: None
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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

Those speaking to the request were sworn in.

Mr. Joe Phillips, 1818 Old State Road M, Barnhart, MO 63012, presented the proposed elevations with the new signage.

Mr. Phillips stated that the signs are currently the original red and white Kia logo. He explained that Kia has re-branded, and the proposed signs have a new silver design.

Mr. Phillips stated that in addition to the attached signs, a new low monument sign is also proposed.

Mr. Phillips stated that all proposed signs are replacements for those currently on the site, and that the proposed signs are similar to those existing, but some are slightly larger.

Ms. O'Brien had a concern regarding the existing landscaping on the site. Mr. Phillips stated that the landscaping will be improved as part of the approval process.

Ms. Bethany Moore, City Planner, stated that the application is for an amendment to the already approved master sign plan.

Ms. Moore stated that the new signage will incorporate new Kia branding.



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Ms. Moore stated that the proposed signage is larger than the existing but fits nicely with the size of the building.

Ms. Moore stated that additional landscaping is required for approval of the proposed low monument sign. She explained that low monument signs require landscaping at the base.

Mr. Potashnick had concerns regarding irrigation of the landscaping at the base of the low monument sign. Ms. Moore suggested adding this as a condition.

Tom Taylor, 1025 N Lindbergh Blvd, Creve Coeur, MO 63141, stated that he was unsure if the existing irrigation reached to the low monument sign, but is willing to add irrigation if necessary. Mr. Jaggi indicated that satellite imagery shows existing irrigation around the building.

Mr. Lumley offered the exhibits to the record.

Mr. Potashnick made a motion to recommend approval of the application as outlined in the staff report to include staff approval of a landscape plan and irrigation needs. Mr. Wang seconded. All in favor.

RESULT: Approved

MOVER: Potashnick

SECONDER: Wang

AYES: Julie LaBonte, AJ Wang, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter

NAYS: None

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

Mr. Justin Williams, 408 Graeser Rd, stated that he and his wife are requesting a 54" fence within the front yard setback on their corner lot.

Mr. Williams stated that they are requesting extra height for safety purposes and because they may choose to add a pool at some time in the future.

Mr. Williams stated that there is existing vegetation and proposed shrubs to help screen the fence along Graeser Rd.



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Ms. Bethany Moore, City Planner, stated that the request is for a 54" tall black aluminum fence to be placed 37.5 ft from the property line.

Ms. Moore stated that City Council approval is not required for this application.

Ms. Moore stated that staff has added a condition that additional evergreens be planted to help with screening the fence.

Mr. Potashnick made a motion to approve the request as outlined in the staff report adjusted to 37.5 feet. Mr. Wang seconded. All in favor.

RESULT: Approved

MOVER: Potashnick

SECONDER: Wang

AYES: Julie LaBonte, AJ Wang, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter

NAYS: None

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

Mr. Jason Jaggi, Director of Community Development, stated that the request is for a boundary adjustment between lots 5 and 3 in the Colonial Hills subdivision.

Mr. Jaggi stated that the homeowners purchased lot 5 in order to comply with the zoning ordinance for an anticipated addition.

Mr. William Levinson, 11605 Studt Ste 102, Creve Coeur, MO 63141, thanked the commission for their service.

Mr. Levinson stated that his sister would like to build an addition to her home. He explained that the additional land was purchased to comply with the zoning ordinance for site coverage.

Mr. Potashnick made a motion to approve the application as outlined in the staff report. Mr. Wang seconded. All in favor.



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RESULT: Approved MOVER: Potashnick SECONDER: Wang AYES: Julie LaBonte, AJ Wang, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter
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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

Mr. Jason Jaggi, Director of Community Development, stated that the request is for a boundary adjustment on Woodshire Ln.

Mr. Jaggi stated that this is the second time the owners have acquired additional property.

Mr. Jaggi stated that the part of the land they acquired was originally part of the common ground of a neighboring subdivision.

Mr. Jaggi stated that the applicants would like to consolidate the property that they own into their lot.

Mr. Jaggi stated that because the properties being acquired are in unincorporated St. Louis County, they will need to get county approval and approval of the annexation through City Council.

Ms. Julie McCullom 912 Woodshire Ln., Creve Coeur, MO, stated that the land being acquired is on their side of the creek. She explained that she and her husband have been maintaining the property.

Mr. Wang made a motion to approve the request as outlined in the staff report. Mr. Potashnick seconded. All in favor.

WORK AGENDA

None



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DEPARTMENT REPORTS

Mr. Jaggi stated that there are no applications for the August 7th meeting.

Mr. Jaggi stated that an application for the former Bayer west campus has been submitted. He explained that this application will take longer for review, and he will follow up with the commission when it is ready for a hearing.

The Commission discussed the possibility of having a tour of the site on August 7 in lieu of the meeting. Mr. Lumley indicated that as long as the tour was in groups smaller than a quorum, it would be acceptable without the posting requirements under the sunshine law. He indicated council members could be included under similar arrangements.

ADJOURNMENT

Meeting adjourned at 7:24 PM.

Submitted by:

Recording Secretary

Chair



**DRAFT MINUTES
CITY OF CREVE COEUR
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AUGUST 15, 2023
6:00 PM**

CALL TO ORDER

Ms. Julie LaBonte, Planning and Zoning Commission Chair, called the meeting to order at 6:00 PM.

ROLL CALL

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

City Council members present: Ms. Nicole Greer, Mr. Tim Carney, Ms. Sari Neudorf, and Mr. Joe Martinich.

Economic Development Committee members present: Mr. Ned Maniscalco, Mr. Roger Levy, Mr. Jonathan Sher, Mr. Lucas Stauder, and Mr. Lon Zimmerman

Staff Present: Mr. Carl Lumley, City Attorney, Mr. Jason Jaggi, Director of Community Development, Mr. Mark Perkins, City Administrator, Ms. Sharon Stott, Assistant City Administrator, Ms. Lori Obermoeller, Director of Finance, Ms. Bethany L. Moore, City Planner, Ms. Megan Waller, Administrative Supervisor/Recording Secretary

Others Present: Mr. Matthew Pfund, Jack Matthews Development, Mr. Michael Bailey, Fireside Financial, and Kristie Bailey, Fireside Financial, Barry Glantz, Consultant, Toby Heddinghaus, Gray Design Group, Brian Paul, Gray Design Group, Chris Stritzel, Crawford Murphy & Tilley, and Todd Ehlen, Crawford Murphy & Tilley.

ACCEPTANCE OF THE AGENDA

None

APPROVAL OF MINUTES

None

PUBLIC COMMENT

None

**DRAFT MINUTES
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UNFINISHED BUSINESS

None

NEW BUSINESS

1. Former Bayer West Campus Site Visit

The Planning and Zoning Commission, City Council, Economic Development Committee, and staff met on-site at the former Bayer West campus, 10300 Olive Boulevard, and were driven to six locations around the property. Mr. Pfund pointed out existing buildings to be preserved, topography, pedestrian paths, and preliminary plans for the layout of the site.

WORK AGENDA

None

DEPARTMENT REPORTS

None

ADJOURNMENT

The tour ended and the meeting adjourned at 7:00 PM.

Submitted by:

Recording Secretary

Chair



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-026: Text Amendment to the Zoning Ordinance to Amend
Section 405.470.A., Conditional Uses, and Table A, to include NAICS
541711, NAICS 541712 and NAICS 541720 as Conditional Uses in the
“GC” General Commercial Zoning District only on properties that
abut the “LI” Light Industrial Zoning District**

FOR THE MEETING OF: Monday, August 21, 2023, 6:00 P.M.

LOCATION: “GC” General Commercial District properties abutting the “LI”
Light Industrial zoning district

REQUEST: Tim Elli, of 39 North Holdings, LLC, has submitted a zoning
ordinance text amendment application to amend Section 405.470.A., Conditional
Uses, to include (NAICS 541711) Research and Development in Biotechnology,
(NAICS 541712) Research and Development in the Physical, Engineering, and
Life Sciences (except Biotechnology), and (NAICS 541720) Research and
Development in the Social Sciences and Humanities, as Conditional Uses in the
“GC” General Commercial Zoning District. Section 405.470 would be amended
to limit these uses to properties that are zoned “GC” General Commercial and
abut the “LI” Light Industrial district. The applicant plans to attract agricultural
technology and research-oriented tenants to their building at 1220 N. Lindbergh
that would fall under the above NAICS codes and seek Conditional Use Permits
for those uses in the future.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance
require a public hearing and review by the Planning and Zoning Commission
with final approval by the City Council.

APPLICANT’S Tim Eli

REPRESENTATIVE: 39 North Holdings, LLC
150 N. Meramec Ave #500
St. Louis, MO, 63105

REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: August 15, 2023

ATTACHMENTS: Draft Ordinance

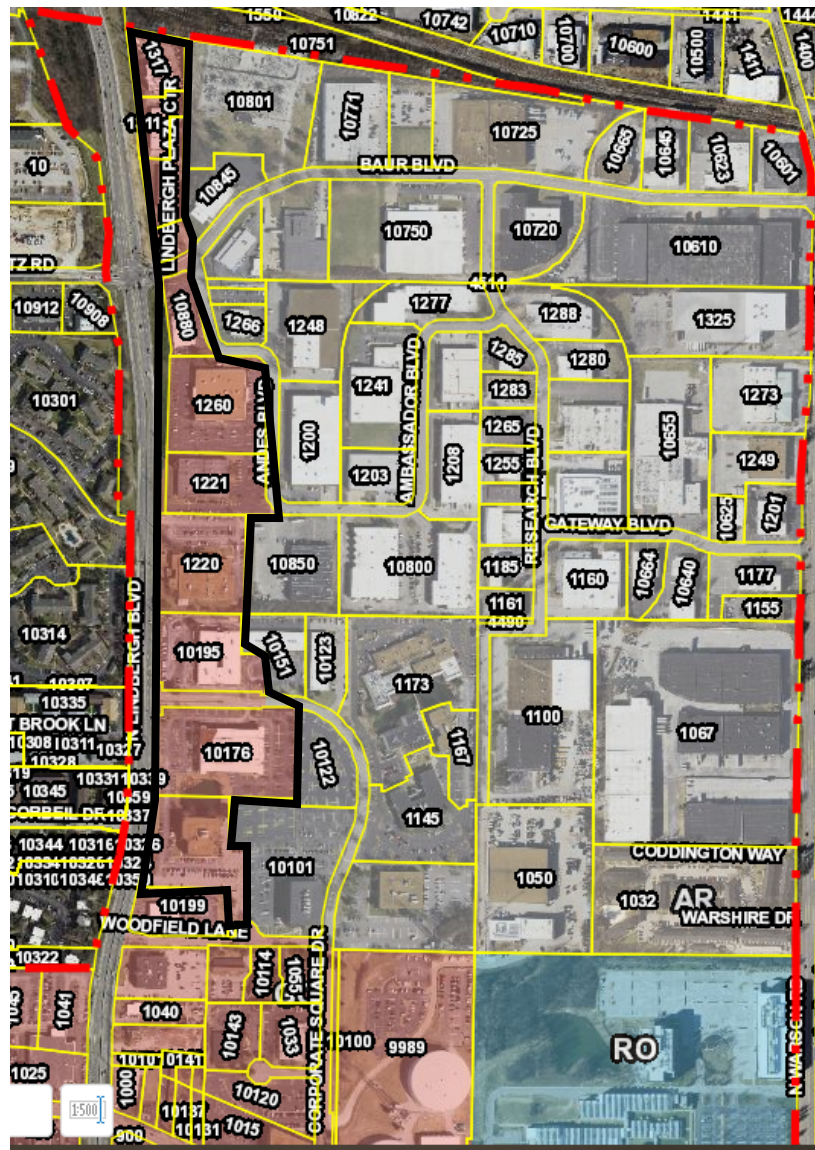
Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.360 “GC” General Commercial District
- Section 405.380 “LI” Light Industrial District
- Section 405.470 Conditional Uses

The applicant is looking to renovate a property at 1220 N. Lindbergh within the “GC” zoning district adjacent to “LI” and would be seeking to attract tenants that would fall into these NAICS use codes. The applicant explained that they have seen a need in the market for these types of uses and staff believes it would help to bolster the overall 39 North area to allow these uses as a transitional land use to “LI” along North Lindbergh in the “GC” zoning district.



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The Mixed-Use Innovation Campus District is envisioned as a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. The current proposal is not incongruous with the Comprehensive Plan recommendations within the Mixed-Use and Mixed-Use Innovation Campus District Place Type which includes the broader 39 North AgTech District.



- | | |
|---|--|
|  | I - Countryside Estate (CR) |
|  | II - Estate Neighborhood 2 (ER-2) |
|  | III - Estate Neighborhood 1 (ER-1) |
|  | IV - Suburban Neighborhood 2 (SR-2) |
|  | V - Suburban Multi-Family Neighborhood 1 (SR-1) |
|  | VI - Civic (CV) |
|  | VII - Campus (CP) |
|  | VIII - Neighborhood Commercial District (NC) |
|  | IX - Mixed-Use District (MU) |
|  | IX.A - Central Business District (CBD) |
|  | X - Community Center District (CC) |
|  | XI - Mixed-Use Innovation Campus District (MUIC) |

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39 NORTH MASTER PLAN

The 39 North Master Plan for the 39 North plant science and technology innovation district in the northeast corner of Creve Coeur was adopted as an addendum to the Creve Coeur 2030 Comprehensive Plan. This plan serves as a guide to collaboratively supporting and encouraging growth in the 39 North district. The development goals of the plan include strengthening connection within the district and to its surroundings in the City of Creve Coeur and other neighboring communities, expanding the core resources that attract and support top researchers and companies and expanding the innovation ecosystem. The zoning amendment proposed, to add these three Agri-tech uses as Conditional uses in the “GC” zoning district only on properties that abut the “LI” zoning district, would support the goals of the 39 North Master Plan through the continued growth of district by allowing more areas for these types of uses to expand in a contained location directly next to a zoning district where they are already permitted and is the core of the 39 North district.

ZONING REVIEW

The three proposed uses are allowed as permitted uses in the “PO” and “RO” zoning districts while NAICS 541711 and 541712 are allowed as permitted uses in the “LI” zoning district and NAICS 541720 is allowed as a permitted use in the “CB” zoning district. Amending Section 405.470.A and Table A to include these uses as Conditional in the “GC” zoning district only on properties adjacent to the “LI” zoning district allows the Planning and Zoning Commission and City Council to review the operational characteristics of these uses which are more intensive than what is normally allowed in the GC District. For example, these “R&D” uses could include laboratories and testing facilities which could include hazardous materials. Further, through conversations with the real estate community, these research facilities might also have accessory structures such as greenhouses. The intent of the “LI” zoning district is to accommodate those light industrial uses that would be disruptive in other zoning districts. The purpose of the “GC” zoning district is for convenience retail shopping and services and offices which are freestanding or part of small scale planned commercial developments and which are compatible in scale and intensity of use with adjacent residential uses. The addition of these three uses in “GC” properties adjacent to the “LI” zoning district will open up new areas for the 39 North District to expand in a transitional area around “LI” and, through the conditional use process, the City can review individual proposals to minimize disruption to adjacent properties located within the “GC” zoning district.

If approved, Section 405.470.A. would be revised to include the following:

35. Research and Development in Biotechnology (NAICS 541711) conditional use in the GC District.

- a.** Shall be located only on properties that abut the "LI" Light Industrial Zoning District.
- b.** All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

36. Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology) (NAICS 541712) conditional use in the GC District.

- a.** Shall be located only on properties that abut the "LI" Light Industrial Zoning District.
- b.** All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

37. Research and Development in the Social Sciences and Humanities (NAICS 541720) conditional use in the GC District.

- a.** Shall be located only on properties that abut the "LI" Light Industrial Zoning District.
- b.** All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

If approved, Table A (permitted and conditional uses) would be revised as follows:

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
541711	Research and Development in Biotechnology								P	P			<u>C</u>		P
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P			<u>C</u>		P
541720	Research and Development in the Social Sciences and Humanities								P	P			<u>C</u>	P	

CONCLUSION AND ACTION

The proposed uses, NAICS 541711, NAICS 541712 and NAICS 541720, would foster the continued growth of the 39 North District and, through the conditional use process, would allow the Planning and Zoning Commission and City Council to identify and mitigate any negative impacts to the surrounding uses in the “GC” zoning district. Conditional uses are subject to a public hearing and Planning and Zoning Commission review and City Council approval through a Conditional Use Permit.

MOTION

If the Planning and Zoning Commission believes the proposed change to Section 405.470.A to include the proposed uses as conditional in the “GC”-General Commercial District is appropriate, the following would be a suitable motion for this application:

“I move to recommend approval of the text amendment to Amend Section 405.470.A., Conditional Uses, and Table A, to include NAICS 541711, NAICS 541712 and NAICS 541720 as Conditional Uses in the “GC” General Commercial Zoning District only on properties that abut the “LI” Light Industrial Zoning District as described in the attached draft ordinance as part of Application 23-026 at the meeting of August 21, 2023.”

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.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 405.470.A. CONDITIONAL USES AND TABLE A: PERMITTED AND CONDITIONAL USES OF THE ZONING CODE OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW NAICS 541711, NAICS 541712 AND NAICS 541720 AS CONDITIONAL USES IN THE GC-GENERAL COMMERCIAL DISTRICT ON PROPERTIES THAT ABUT THE “LI” LIGHT INDUSTRIAL ZONING DISTRICT

WHEREAS, an application by Tim Eli, of 39 North Holdings, LLC, was submitted for a text amendment to the zoning code to amend Section 405.470.A., Conditional Uses, to include (NAICS 541711) Research and Development in Biotechnology, (NAICS 541712) Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology), and (NAICS 541720) Research and Development in the Social Sciences and Humanities, as Conditional Uses in the “GC” General Commercial Zoning District and to amend Section 405.470, to limit these uses to properties that are zoned “GC” General Commercial and abut the “LI” Light Industrial district; and

WHEREAS, such uses are not currently allowed within the GC General Commercial District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 21, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, 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 text amendments, subject to the conditions contained herein, at its meeting on August 21, 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 being fully informed finds that amending the City Code of Ordinances 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: The following individual line items in Section 405.210 Table A Permitted and Conditional Uses shall be amended as follows, while all other parts of Table A shall remain unchanged:

BILL NO. _____

ORDINANCE NO. _____

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
541711	Research and Development in Biotechnology								P	P			<u>C</u>		P
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P			<u>C</u>		P
541720	Research and Development in the Social Sciences and Humanities								P	P			<u>C</u>	P	

Section 2: Section 405.470.A. shall be amended as follows, while all other parts of Section 405.470 shall remain unchanged:

35. Research and Development in Biotechnology (NAICS 541711) conditional use in the GC District.

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

36. Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology) (NAICS 541712) conditional use in the GC District.

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

37. Research and Development in the Social Sciences and Humanities (NAICS 541720) conditional use in the GC District.

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

BILL NO. _____

ORDINANCE NO. _____

Section 3: 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

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

TEXT AMENDMENT APPLICATION**PLEASE COMPLETE FRONT AND BACK PAGES**

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Tim Elli <i>Name</i>	 <i>Name</i>
39 North Holdings, LLC <i>Company (If Applicable)</i>	 <i>Company (If Applicable)</i>
 <i>Address</i>	 <i>Address</i>
 <i>Address</i>	 <i>Address</i>
Telephone # 314-809-4022	Telephone # _____
Fax # _____	Fax # _____
Email: telli@gershmancommercial.com	Email: _____

Applicant's Status (Indicate one):☐

City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)

☒

Private Party (Financial, contractual, or proprietary interest)

☐

Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, _____, 20__.

Applicant's Signature

7/3/23

Date

Applicant's Representative's Signature

Date

Description of Request (attach additional sheets as needed): There is interest in 1220 N Lindbergh Blvd from Agri Tech Companies. However, current zoning does not allow for conditional use of the building by Agri Tech Companies. We would like to complete a text amendment to conditionally allow NAICS 54 uses. Please see the attached and amended Table A.

Affected Section(s) of the Zoning or Subdivision Code: "Section 405.1070 Conditional Use Permits" to be amended to allow for use codes 541711, 541712, and 541720 when adjacent to light commercial zoning.

Proposed Ordinance Language (attach additional sheets as needed): _____

Office Use Only

____ **Proposed Ordinance Language**

Received By: _____

____ **Fees Paid**

____ **Written Justification**

Date: _____

ZONING ORDINANCE

405 Attachment 1

City of Creve Coeur

TABLE A

PERMITTED AND CONDITIONAL USES

[Ord. No. 5300, 4-22-2013; Ord. No. 5325 §1, 8-26-2013; Ord. No. 5431 §§17 — 18, 7-27-2015; Ord. No. 5631, 3-25-2019; Ord. No. 5637, 4-22-2019; Ord. No. 5648, 8-26-2019; Ord. No. 5708, 8-10-2020; Ord. No. 5717, 9-29-2020; Ord. No. 5822, 1-23-2023; Ord. No. 5828, 2-13-2023; Ord. No. 5833, 4-10-2023]

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC111419	Comprehensive or Medical Marijuana Cultivation Facility and Microbusiness Marijuana Wholesale Facility, inside a building or greenhouse as defined under Section 405.120 with no drive-up facilities									C					C
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems												C		C
221320	Sewage Treatment Facilities														C
236115	New Single-Family Housing Construction (except For-Sale Builders)														C
236116	New Multi-Family Housing Construction (except For-Sale Builders)														C
236117	New Housing For-Sale Builders														C
236118	Residential Remodelers														C
236210	Industrial Building Construction														C
236220	Commercial and Institutional Building Construction														C
237110	Water and Sewer Line and Related Structures Construction														C
237120	Oil and Gas Pipeline and Related Structures Construction														C
237130	Power and Communication Line and Related Structures Construction														C
237210	Land Subdivision														C

CREVE COEUR CITY CODE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P
238150	Glass and Glazing Contractors														C
238210	Electrical Contractors and Other Wiring Installation Contractors														C
238220	Plumbing, Heating, and Air-Conditioning Contractors														C
238310	Drywall and Insulation Contractors														C
238320	Painting and Wall Covering Contractors														C
238330	Flooring Contractors														C
238340	Tile and Terrazzo Contractors														C
238350	Finish Carpentry Contractors														C
238390	Other Building Finishing Contractors														C
238990	All Other Specialty Trade Contractors														C
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionary Manufacturing from Purchased Chocolate										P	P	P	P	P
311340	Non-Chocolate Confectionary Manufacturing										P	P	P		P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P
311920	Coffee and Tea Manufacturing														P
311942	Spice and Extract Manufacturing														C
312111	Soft Drink Manufacturing														P
312112	Bottled Water Manufacturing														P
312113	Ice Manufacturing														C
312120	Breweries														C
312130	Wineries														C
312140	Distilleries														C

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required																
Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
313220	Narrow Fabric Mills and Schiffii Machine Embroidery														P	
313310	Textile and Fabric Finishing Mills														P	
313320	Fabric Coating Mills														P	
314120	Curtain and Linen Mills														P	
314910	Textile Bag and Canvas Mills														P	
314999	All Other Miscellaneous Textile Product Mills														C	
315210	Cut and Sew Apparel Contractors														P	
315220	Men’s and Boys’ Cut and Sew Apparel Manufacturing														P	
315240	Women’s, Girls’, and Infants’ Cut and Sew Apparel Manufacturing														P	
315280	Other Cut and Sew Apparel Manufacturing														P	
315990	Apparel Accessories and Other Apparel Manufacturing														P	
316210	Footwear Manufacturing														P	
316992	Woman’s Handbag and Purse Manufacturing														P	
316998	All Other Leather Good and Allied Product Manufacturing														P	
321211	Hardwood Veneer and Plywood Manufacturing														C	
321212	Softwood Veneer and Plywood Manufacturing														C	
321213	Engineered Wood Member (except Truss) Manufacturing														C	
321214	Truss Manufacturing														C	
321219	Reconstituted Wood Product Manufacturing														C	
321911	Wood Window and Door Manufacturing														C	
321912	Cut Stock, Re-sawing Lumber, and Planning														C	
321918	Other Millwork (including Flooring)														C	
321920	Wood Container and Pallet Manufacturing														C	
321991	Manufactured Home (Mobile Home) Manufacturing														C	
321992	Prefabricated Wood Building Manufacturing														C	
321999	All Other Miscellaneous Wood Product Manufacturing														C	
322211	Corrugated and Solid Fiber Box Manufacturing														C	
322212	Folding Paperboard Box Manufacturing														P	
322219	Other Paperboard Container Manufacturing														P	

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
322220	Paper Bag and Coated and Treated Paper Manufacturing														C
322230	Stationery Product Manufacturing														C
322291	Sanitary Paper Product Manufacturing														C
322299	All Other Converted Paper Product Manufacturing														C
323111	Commercial Printing (except Screen and Books)														P
323113	Commercial Screen Printing														P
323117	Books Printing														P
323120	Support Activities for Printing														P
325220	Artificial and Synthetic Fibers and Filaments									C					C
325411	Medicinal and Botanical Manufacturing									C					C
325412	Pharmaceutical Preparation Manufacturing									C					C
325413	In-Vitro Diagnostic Substance Manufacturing									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Comprehensive or Medical Marijuana-Infused Product Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 with no drive-up facilities									C					C
325991	Custom Compounding of Purchased Resins														P
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing														P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P
326111	Plastics Bag and Pouch Manufacturing														C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P
326121	Unlaminated Plastics Profile Shape Manufacturing														P
326122	Plastics Pipe and Pipe Fitting Manufacturing														P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P
326140	Polystyrene Foam Product Manufacturing														P
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P
326160	Plastics Bottle Manufacturing														P

ZONING ORDINANCE

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
326191	Plastics Plumbing Fixture Manufacturing														P
326199	All Other Plastics Product Manufacturing														P
326212	Tire Retreading														C
326291	Rubber Product Manufacturing for Mechanical Use														P
326299	All Other Rubber Product Manufacturing														P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing														P
327211	Flat Glass Manufacturing														P
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P
327213	Glass Container Manufacturing														P
327215	Glass Product Manufacturing Made of Purchased Glass														P
332114	Custom Roll Forming														P
332117	Powder Metallurgy Part Manufacturing														P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing														P
332216	Saw Blade and Handtool Manufacturing														P
332311	Prefabricated Metal Building and Component Manufacturing														P
332312	Fabricated Structural Metal Manufacturing														P
332313	Plate Work Manufacturing														P
332321	Metal Window and Door Manufacturing														P
332322	Sheet Metal Work Manufacturing														P
332323	Ornamental and Architectural Metal Work Manufacturing														P
332410	Power Boiler and Heat Exchanger Manufacturing														P
332420	Metal Tank (Heavy Gauge) Manufacturing														P
332431	Metal Can Manufacturing														P
332439	Other Metal Container Manufacturing														P
332510	Hardware Manufacturing														P
332613	Spring Manufacturing														P
332618	Other Fabricated Wire Product Manufacturing														P
332710	Machine Shops														P
332721	Precision Turned Product Manufacturing														P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing														P

CREVE COEUR CITY CODE

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers														P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring														P
332911	Industrial Valve Manufacturing														P
332912	Fluid Power Valve and Hose Fitting Manufacturing														C
332913	Plumbing Fixture Fitting and Trim Manufacturing														P
332919	Other Metal Valve and Pipe Fitting Manufacturing														P
332991	Ball and Roller Bearing Manufacturing														P
332992	Small Arms Ammunition Manufacturing														C
332993	Ammunition (except Small Arms) Manufacturing														C
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing														C
332996	Fabricated Pipe and Pipe Fitting Manufacturing														P
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing														C
333111	Farm Machinery and Equipment Manufacturing														C
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing														C
333120	Construction Machinery Manufacturing														P
333131	Mining Machinery and Equipment Manufacturing														P
333132	Oil and Gas Field Machinery and Equipment Manufacturing														P
333241	Food Product Machinery Manufacturing														P
333242	Semi-Conductor Machinery Manufacturing														P
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing														P
333244	Printing Machinery and Equipment Manufacturing														P
333249	Other Industrial Machinery Manufacturing														P
333314	Optical Instrument and Lens Manufacturing														P
333316	Photographic and Photocopying Equipment Manufacturing														P
333318	Other Commercial and Service Industry Machinery Manufacturing														P
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing														P

ZONING ORDINANCE

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing														P
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing														P
333511	Industrial Mold Manufacturing														C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing														P
333515	Cutting Tool and Machine Tool Accessory Manufacturing														P
333517	Machine Tool Manufacturing														P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing														P
333611	Turbine and Turbine Generator Set Units Manufacturing														P
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing														P
333613	Mechanical Power Transmission Equipment Manufacturing														P
333618	Other Engine Equipment Manufacturing														P
333911	Pump and Pumping Equipment Manufacturing														P
333912	Air and Gas Compressor Manufacturing														P
333913	Measuring and Dispensing Pump Manufacturing														P
333921	Elevator and Moving Stairway Manufacturing														P
333922	Conveyor and Conveying Equipment Manufacturing														P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing														P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing														P
333991	Power-Driven Handtool Manufacturing														C
333992	Welding and Soldering Equipment Manufacturing														P
333993	Packaging Machinery Manufacturing														P
333994	Industrial Process Furnace and Oven Manufacturing														P
333995	Fluid Power Cylinder and Actuator Manufacturing														P
333996	Fluid Power Pump and Motor Manufacturing														P
333997	Scale and Balance Manufacturing														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
333999	All Other Miscellaneous General Purpose Machinery Manufacturing														C
334111	Electronic Computer Manufacturing														P
334112	Computer Storage Device Manufacturing														P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing														P
334210	Telephone Apparatus Manufacturing														P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing														P
334290	Other Communications Equipment Manufacturing														P
334310	Audio and Video Equipment Manufacturing														P
334412	Bare Printed Circuit Board Manufacturing														P
334413	Semi-Conductor and Related Device Manufacturing														P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing														P
334417	Electronic Connector Manufacturing														P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing														P
334419	Other Electronic Component Manufacturing														P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C							P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing														P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use														P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables														P
334514	Totalizing Fluid Meter and Counting Device Manufacturing														P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334519	Other Measuring and Controlling Device Manufacturing														P
334613	Blank Magnetic and Optical Recoding Media Manufacturing														P
334614	Software and Other Pre-Recorded Compact Disc, Tape, and Record Reproducing											P	P	P	P
335110	Electric Lamp Bulb and Part Manufacturing														P
335121	Residential Electric Lighting Fixture Manufacturing														P
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
335129	Other Lighting Equipment Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335221	Household Cooking Appliance Manufacturing														P
335222	Household Refrigerator and Home Freezer Manufacturing														P
335224	Household Laundry Equipment Manufacturing														P
335228	Other Major Household Appliance Manufacturing														P
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335911	Storage Battery Manufacturing														P
335912	Primary Battery Manufacturing														P
335932	Non-Current-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
336111	Automobile Manufacturing														C
336112	Light Truck and Utility Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C
336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing														P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C
336340	Motor Vehicle Brake System Manufacturing														C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P
336390	Other Motor Vehicle Parts Manufacturing														C
336411	Aircraft Manufacturing														C
336412	Aircraft Engine and Engine Parts Manufacturing														C
336413	Other Aircraft Parts and Auxillary Equipment Manufacturing														P
336414	Guided Missile and Space Vehicle Manufacturing														C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing														C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing														C
336510	Railroad Rolling Stock Manufacturing														C
336611	Ship Building and Repairing														C
336612	Boat Building														C
336991	Motorcycle, Bicycle, and Parts Manufacturing														C
336992	Military Armored Vehicle, Tank and Tank Component Manufacturing														C
336999	All Other Transportation Equipment Manufacturing														C
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C
337121	Upholstered Household Furniture Manufacturing														C
337122	Non-Upholstered Wood Household Furniture Manufacturing														C
337124	Metal Household Furniture Manufacturing														C
337125	Household Furniture (except Wood and Metal) Manufacturing														C
337127	Institutional Furniture Manufacturing														C

ZONING ORDINANCE

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
337211	Wood Office Furniture Manufacturing														C
337212	Custom Architectural Woodwork and Millwork Manufacturing														C
337214	Office Furniture (except Wood) Manufacturing														C
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C
337910	Mattress Manufacturing														C
337920	Blind and Shade Manufacturing														P
339112	Surgical and Medical Instrument Manufacturing														P
339113	Surgical Appliance and Supplies Manufacturing							C				C	C		P
339114	Dental Equipment and Supplies Manufacturing							C							P
339115	Ophthalmic Goods Manufacturing							C							P
339116	Dental Laboratories							P					C	C	P
339910	Jewelry and Silverware Manufacturing														P
339920	Sporting and Athletic Goods Manufacturing														P
339930	Doll, Toy, and Game Manufacturing														P
339940	Office Supplies (except Paper) Manufacturing														P
339950	Sign Manufacturing										C	C	C	C	C
339991	Gasket, Packing, and Sealing Device Manufacturing														P
339992	Musical Instrument Manufacturing														P
339993	Fastener, Button, Needle, and Pin Manufacturing														P
339994	Broom, Brush, and Mop Manufacturing														P
339995	Burial Casket Manufacturing														P
339999	All Other Miscellaneous Manufacturing														C
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P
423130	Tire and Tube Merchant Wholesalers														C
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C
423210	Furniture Merchant Wholesalers														P
423220	Home Furnishing Merchant Wholesalers														P
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P
423390	Other Construction Material Merchant Wholesalers														P
423410	Photographic Equipment and Supplies Merchant Wholesalers														P
423420	Office Equipment Merchant Wholesalers														P
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers														P
423440	Other Commercial Equipment Merchant Wholesalers														P
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P
423460	Ophthalmic Goods Merchant Wholesalers														P
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P
423520	Coal and Other Mineral and Ore Merchant Wholesalers														P
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers														P
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P
423710	Hardware Merchant Wholesalers														P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers														P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers														P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423830	Industrial Machinery and Equipment Merchant Wholesalers														P
423840	Industrial Supplies Merchant Wholesalers														P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers														P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P
423930	Recyclable Material Merchant Wholesalers														P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers														P
424110	Printing and Writing Paper Merchant Wholesalers														P
424120	Stationary and Office Supplies Merchant Wholesalers														P
424130	Industrial and Personal Service Paper Merchant Wholesalers														P
424210	Drugs and Druggists' Sundries Merchant Wholesalers												C		P
424310	Place Goods, Notions, and Other Dry Goods Merchant Wholesalers														P
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers														P
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers														P
424340	Footwear Merchant Wholesalers														P
424410	General Line Grocery Merchant Wholesalers														P
424420	Packaged Frozen Food Merchant Wholesalers														P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P
424440	Poultry and Poultry Product Merchant Wholesalers														P
424450	Confectionery Merchant Wholesalers														P
424460	Fish and Seafood Merchant Wholesalers														P
424470	Meat and Meat Product Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P
424490	Other Grocery and Related Products Merchant Wholesalers														P
424510	Grain and Field Bean Merchant Wholesalers														P
424520	Livestock Merchant Wholesalers														P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P
424690	Other Chemical and Allied Products Merchant Wholesalers														C
424810	Beer and Ale Merchant Wholesalers														P
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														P
424910	Farm Supplies Merchant Wholesalers														P
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P
424940	Tobacco and Tobacco Product Merchant Wholesalers														P
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P
424990	Other Miscellaneous Non-Durable Goods Merchant Wholesalers														P
425110	Business to Business Electronic Markets								P		P	P	P	P	P
425120	Wholesale Trade Agents and Brokers								P				P	P	P
441110	New Car Dealers												C	C	C
441120	Used Car Dealers														C
441210	Recreational Vehicle Dealers														C
441222	Boat Dealers											C	C	C	C
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C
441310	Automotive Parts and Accessories Stores										C	C	C	C	C
441320	Tire Dealers												C		C
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							C				C	C	C	C
442110	Furniture Stores										P	P	P	P	C
442210	Floor Covering Stores										P	P	P	P	C
442291	Window Treatment Stores										P	P	P	P	P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
442299	All Other Home Furnishings Stores										C	C	P	P	P
443141	Household Appliance Stores										C	C	P	P	P
443142	Electronics Stores										P	P	P	P	P
444110	Home Centers											C	C	C	P
444120	Paint and Wallpaper Stores										C	P	P	P	P
444130	Hardware Stores										P	P	P	P	P
444190	Other Building Material Dealers											C	C	C	P
444210	Outdoor Power Equipment Stores										C	C	C	P	P
444220	Nursery, Garden Center, and Farm Supply Stores										C			C	P
445110	Supermarkets and Other Grocery (except Convenience) Stores										C	P	P	P	P
445120	Convenience Stores								C		C	C	C	C	C
445210	Meat Markets										P	P	P	P	P
445220	Fish and Seafood Markets														P
445230	Fruit and Vegetable Markets										P	P	P	P	P
445291	Baked Goods Stores										P	P	P	P	P
445292	Confectionery and Nut Stores										P	P	P	P	P
445299	All Other Specialty Food Stores										P	P	P	P	P
445310	Beer, Wine, and Liquor Stores										P	P	P	P	P
446110	Pharmacies and Drug Stores							P	P		P	P	P	P	P
446120	Cosmetics, Beauty Supplies, and Perfume Stores										P	P	P	P	P
446130	Optical Goods Stores										P	P	P	P	P
446191	Food (Health) Supplement Stores							P			P	P	P	P	P
446199	All Other Health and Personal Care Stores										P	P	P	P	P
447110	Gasoline Stations with Convenience Stores										C	C	C	C	C
447190	Other Gasoline Stations											C	C	C	C
448110	Men's Clothing Stores										P	P	P	P	C
448120	Women's Clothing Stores										P	P	P	P	C
448130	Children's and Infants' Clothing Stores										P	P	P	P	C
448140	Family Clothing Stores										P	P	P	P	C
448150	Clothing Accessories Stores										P	P	P	P	C
448190	Other Clothing Stores										P	P	P	P	P
448210	Shoe Stores										P	P	P	P	P
448310	Jewelry Stores										P	P	P	P	C
448320	Luggage and Leather Goods Stores										P	P	P	P	C

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)										C	C	P	P	P
451120	Hobby, Toy, and Game Stores										P	P	P	P	P
451130	Sewing, Needlework, and Piece Goods Stores										P	P	P	P	P
451140	Musical Instrument and Supplies Stores										P	P	P	P	P
451211	Book Stores										P	P	P	P	P
451212	News Dealers and Newsstands								P		P	P	P	P	P
452111	Department Stores (except Discount Department Stores)										C	C	C	C	P
452112	Discount Department Stores										C	C	C	C	P
452910	Warehouse Clubs and Supercenters											C	C	C	P
452990	All Other General Merchandise Stores								C		C	C	C	C	P
453110	Florists							P			P	P	P	P	P
453210	Office Supplies and Stationery Stores							P	P		P	P	P	P	P
453220	Gift, Novelty, and Souvenir Stores							P			P	P	P	P	P
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods)										P	P	P	P	P
453910	Pet and Pet Supplies Stores										P	P	P	P	P
453920	Art Dealers										P	P	P	P	P
453930	Manufactured (Mobile) Home Dealers														C
453991	Tobacco Stores										P	P	P	P	P
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility (provided any drive-through or drive-up portion of any such dispensary shall be a conditional use in the designated districts)							P		P	P	P	P	P	P
454111	Electronic Shopping										P	P	P	P	P
454112	Electronic Auctions													P	P
454113	Mail-Order Houses														P
454210	Vending Machine Operators														P
454310	Fuel Dealers														C
454390	Other Direct Selling Establishments										P	P	P		

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481112	Scheduled Freight Air Transportation														P
481219	Other Non-Scheduled Air Transportation											P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C
484210	Used Household and Office Goods Moving														C
484220	Specialized Freight (except Used Goods) Trucking, Local														C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C
485111	Mixed Mode Transit Systems														C
485112	Commuter Rail Systems														C
485113	Bus and Other Motor Vehicle Transit Systems														C
486119	Other Urban Transit Systems														P
485210	Interurban and Rural Bus Transportation												C	C	C
485310	Taxi Service														C
485320	Limousine Service														P
485410	School and Employee Bus Transportation														C
485510	Charter Bus Industry											C			C
485991	Special Needs Transportation											C			C
485999	All Other Transit and Ground Passenger Transportation											C			C
486110	Pipeline Transportation of Crude Oil														C
486210	Pipeline Transportation of Natural Gas														C
486910	Pipeline Transportation of Refined Petroleum Products														C
486990	All Other Pipeline Transportation														C
488190	Other Support Activities for Air Transportation														P
488410	Motor Vehicle Towing														C
488490	Other Support Activities for Road Transportation														C
488510	Freight Transportation Arrangement														P
488991	Packing and Crating														P
488999	All Other Support Activities for Transportation														P
491110	Postal Service								P			P	P	P	P

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
492110	Couriers and Express Delivery Services														P
492210	Local Messengers and Local Delivery														P
493110	General Warehousing and Storage														C
493120	Refrigerated Warehousing and Storage														C
511110	Newspaper Publishers								P		P	P		P	P
511120	Periodical Publishers								P	P	P	P		P	P
511130	Book Publishers								P		P	P		P	P
511140	Directory and Mailing List Publishers								P		P	P		P	P
511191	Greeting Card Publishers								P		P	P		P	P
511199	All Other Publishers								P		P	P		P	P
511210	Software Publishers								P	P	P	P	P	P	P
512110	Motion Picture and Video Production											C	C	C	P
512120	Motion Picture and Video Distribution											P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	
512191	Teleproduction and Other Postproduction Services												P	P	
512199	Other Motion Picture and Video Industries												P	P	
512210	Record Production								P	P			P	P	P
512220	Integrated Record Production/Distribution														P
512230	Music Publishers								P	P			P	P	P
512240	Sound Recording Studios								C			C	C	C	P
512290	Other Sound Recording Industries								C			C	C	C	P
515111	Radio Networks								C			C	C	C	C
515112	Radio Stations								C			C	C	C	C
515120	Television Broadcasting								C			C	C	C	C
515210	Cable and Other Subscription Programming								C			C	C	C	C
517110	Wired Telecommunications Carriers								C	C		C		C	C
517210	Wireless Telecommunications Carriers Incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
517410	Satellite Telecommunication								C	C			C		C
517911	Telecommunications Resellers								C			P		P	P
517919	All Other Telecommunications								C				C		C
517929	Roof-Mounted Communication Equipment	C					C	C	C	C	C	C	C	C	C
518210	Data Processing, Hosting, and Related Services								P	P		P		P	P

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
519110	News Syndicates								P			P	P	P		
519120	Libraries and Archives						P		P	P	P	P	P	P	P	
519130	Internet Publishing and Broadcasting and Web Search Portals								P	P	P	P	P	P	P	
519190	All Other Information Services								P	P		P		P	P	
521110	Monetary Authorities-Central Bank								P			P		P	P	
522110	Commercial Banking						C		C		C	C	C	C	C	
522120	Savings Institutions						C		C		C	C	C	C	C	
522130	Credit Unions						C		C		C	C	C	C	C	
522190	Other Depository Credit Intermediation								C			C		C	C	
522210	Credit Card Issuing								P		P	P	P	P		
522220	Sales Financing								P		P	P	P	P	P	
522291	Consumer Lending								P		P	P	P	P	P	
522292	Real Estate Credit								P		P	P	P	P	P	
522293	International Trade Financing								P		P	P	P	P	P	
522294	Secondary Market Financing								P		P	P	P	P	P	
522298	All Other Non-Depository Credit Intermediation (Incl. Pawnshops)															
522310	Mortgage and Non-Mortgage Loan Brokers								P			P		P		
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P		
523110	Investment Banking and Securities Dealing								P			P	P	P		
523120	Securities Brokerage								P		P	P	P	P		
523130	Commodity Contracts Dealing								P		P		P	P		
523140	Commodity Contracts Brokerage								P		P		P	P		
523210	Securities and Commodity Exchanges								P		P	P	P	P		
523910	Miscellaneous Intermediation								P			P		P		
523920	Portfolio Management								P		P	P	P	P		
523930	Investment Advice								P		P	P	P	P		
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P		
523999	Miscellaneous Financial Investment Activities								P			P	P	P		
524113	Direct Life Insurance Carriers								P			P	P	P		
524114	Direct Health and Medical Insurance Carriers								P			P	P	P		
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P		

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524127	Direct Title Insurance Carriers								P			P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	
524130	Reinsurance Carriers								P			P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C
524292	Third Party Administration of Insurance and Pension Funds								P			P	P	P	
524298	All Other Insurance Related Activities								P			P	P	P	
525110	Pension Funds								P			P	P	P	
525120	Health and Welfare Funds								P			P	P	P	
525190	Other Insurance Funds								P			P	P	P	
525910	Open-End Investment Funds								P			P	P	P	
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	
525990	Other Financial Vehicles								P			P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	
531120	Lessors of Non-Residential Buildings (except Miniwarehouses)								P		P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P			P	P	P	
531312	Non-Residential Property Managers								P			P	P	P	
531320	Offices of Real Estate Appraisers								P			P	P	P	
531390	Other Activities Related to Real Estate								P			P	P	P	
532111	Passenger Car Rental											C	C	C	
532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
532220	Formal Wear and Costume Rental										P	P	P	P	C
532230	Video Tape and Disc Rental										P	P	P	P	C
532291	Home Health Equipment Rental										P	P	P	P	C
532292	Recreational Goods Rental										P	P	P	P	P
532299	All Other Consumer Goods Rental										C	C	C		C
532310	General Rental Centers										C	C	C	C	C

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Use Code	2012 NAICS Title	Zoning Districts													
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532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing														P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing														C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P
533110	Lessors of Non-Financial Intangible Assets (except Copyrighted Works)								P			P		P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P
541199	All Other Legal Services								P			P		P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P			P	P	P	P
541219	Other Accounting Services								P			P	P	P	P
541310	Architectural Services								P			P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P	P	P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Marijuana Testing Facility, as defined under Section 405.120									P					P
541410	Interior Design Services								P				P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P			P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P

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541611	Administrative Management and General Management Consulting Services								P			P		P	P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P	P	P	P
541618	Other Management Consulting Services								P			P	P	P	P
541620	Environmental Consulting Services								P	P		P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P
541711	Research and Development in Biotechnology								P	P			C		P
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P			C		P
541720	Research and Development in the Social Sciences and Humanities								P	P			C	P	
541810	Advertising Agencies								P			P	P	P	P
541820	Public Relations Agencies								P			P	P	P	P
541830	Media Buying Agencies								P			P	P	P	P
541840	Media Representatives								P			P	P	P	P
541850	Outdoor Advertising								P			P	P	P	P
541860	Direct Mail Advertising								P				P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P
541922	Commercial Photography											P	P	P	P
541930	Translation and Interpretation Services								P			P		P	P
541940	Veterinary Services										P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P
551111	Offices of Bank Holding Companies								P		P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P	

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561110	Office Administrative Services								P			P	P	P	P
561210	Facilities Support Services														P
561311	Employment Placement Agencies								P			C	C	C	P
561312	Executive Search Services								P			P	P	P	P
561320	Temporary Help Services								P			P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	C
561410	Document Preparation Services								P	P		P	P	P	P
561421	Telephone Answering Service								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P			P	P	P	P
561450	Credit Bureaus								P			P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P			P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C
611110	Elementary and Secondary Schools	C	C	C	C	C	P								

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611210	Junior Colleges						P		C		C	C	C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P
611519	Other Technical and Trade Schools								C					C	C
611610	Fine Arts Schools											C	C	C	P
611620	Sports and Recreation Instruction											C	C	C	P
611630	Language Schools								P					P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P
611692	Automobile Driving Schools											C	C	C	C
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P
611710	Educational Support Services								P			P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P					C		
621491	HMO Medical Centers							P	P			P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P
621498	All Other Outpatient Care Centers							P					C		P

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
621511	Medical Laboratories							P	P				C	P	P
621512	Diagnostic Imaging Centers							P					C	P	P
621610	Home Health Care Services							P				P	P	P	P
621910	Ambulance Services												C		P
621991	Blood and Organ Banks							P							P
621999	All Other Miscellaneous Ambulatory Health Care Services							P					C	C	
622110	General Medical and Surgical Hospitals							P							
622210	Psychiatric and Substance Abuse Hospitals							P							P
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C			
623311	Continuing Care Retirement Communities						C	C				C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P					P	P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks														C

CREVE COEUR CITY CODE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P
711510	Independent Artists, Writers, and Performers							C				C	C	C	
712110	Museums											C	C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C	
712130	Zoos and Botanical Gardens											C	C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C	
713110	Amusement and Theme Parks											C	C	C	
713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C									
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII-A of Chapter 405)														P
721310	Rooming and Boarding Houses						C	C							
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Non-Alcoholic Beverage Bars								C	C	C	C	C	C	C
811111	General Automotive Repair												C		C
811112	Automotive Exhaust System Repair												C		C
811113	Automotive Transmission Repair												C		C

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
811118	Other Automotive Mechanical and Electrical Repair and Maintenance												C		C
811121	Automotive Body, Paint, and Interior Repair and Maintenance														C
811122	Automotive Glass Replacement Shops												C		C
811191	Automotive Oil Change and Lubrication Shops												C	C	C
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C
811211	Consumer Electronics Repair and Maintenance										C	C	C		C
811212	Computer and Office Machine Repair and Maintenance								P		P	P	P	P	P
811213	Communication Equipment Repair and Maintenance														P
811219	Other Electronic and Precision Equipment Repair and Maintenance												P		P
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P
811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Re-upholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair											P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops										P	P	P	P	P
812112	Beauty Salons										P	P	P	P	C
812113	Nail Salons										P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons and Turkish baths)										P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries not associated with a place of worship and all Crematories	C					C					C			

CREVE COEUR CITY CODE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
812320	Dry Cleaning and Laundry Services (except Coin-Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers										P				
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405, 120) Services										P	P	P	P	
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	
812930	Parking Lots and Garages												C	C	P
812990	All Other Personal Services										C	C	C	C	C
813110	Religious Organizations, Incl. Retreat Houses	C	C	C	C	C	C	C	C	C	C	C	C	C	C
813211	Grantmaking Foundations								P		P	P	P	P	P
813212	Voluntary Health Organizations								P			P		P	P
813219	Other Grantmaking and Giving Services								P			P		P	P
813311	Human Rights Organizations								P			P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C
813910	Business Associations	C	C	C	C	C			P			P		P	P
813920	Professional Organizations								P			P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C
813940	Political Organizations								P			P	P	P	P
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P
814110	Private Households, Single-Family Residential	P	P	P	P		P								
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P									
CC814120	Low-Density Multifamily Residential (up to 6 single family units per acre)					C									
CC814130	Medium-Density Multifamily Residential (up to 20 single family units per acre)													P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C	

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
921110	Executive Offices								P	P		P	P	P	C
921120	Legislative Bodies								P	P		P	P	P	
921130	Public Finance Activities								P			P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P
921190	Other General Government Support								P	P		P	P	P	P
922110	Courts								P				P	P	P
922120	Police Protection						P	P	P	P		P	P	P	P
922130	Legal Counsel and Prosecution								P	P		P	P	P	
922160	Fire Protection						P		P	P		P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C	C	C	P
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	
923130	Administration of Human Resources Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P			P	P	P	P
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

Section 405.470 Conditional Uses.

[R.O. 2008 §26-52; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1909 §2, 12-8-1997; Ord. No. 1957 §2, 10-12-1998; Ord. No. 1958 §§2 — 3, 10-12-1998; Ord. No. 2051 §§1 — 2, 2-28-2000; Ord. No. 2102 §1, 1-22-2001; Ord. No. 2202 §1, 12-9-2002; Ord. No. 2247 §1, 11-24-2003; Ord. No. 2289 §1, 6-28-2004; Ord. No. 4043 §1, 11-13-2006; Ord. No. 5007 §1, 10-22-2007; Ord. No. 5228 §2, 10-24-2011; Ord. No. 5236 §§1, 3, 12-12-2011; Ord. No. 5295 §1, 2-11-2013; Ord. No. 5300 §19, 4-22-2013]

A. Conditional uses allowed in zoning districts are as follows:

1. *Electric power distribution — (NAICS 221122) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).* Shall provide a minimum six (6) foot high screen of evergreen plant material or wall between any structure exceeding three (3) feet in height, with the exception of utility poles and any adjacent residential or institutional use or any right-of-way or street.
2. *Retreat houses — (NAICS 813110) operated by non-profit or religious, fraternal or community service organizations including overnight accommodations for guests or members (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).*
 - a. Shall be located on sites of at least three (3) acres.
 - b. Overnight accommodations shall be limited to guests or members.
 - c. The maximum capacity of such overnight guest facilities shall not exceed a ratio of four (4) overnight guests per acre of site occupied by the retreat house.
3. *Accessory retail sales — (NAICS 45299 all other general merchandise stores and NAICS 445120 convenience stores) (conditional use in the "PO" districts).*
 - a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross leasable floor area of any building.
 - b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.
 - c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.
4. *Roof-mounted communication equipment (CC-517929) (conditional use in the "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Districts).*

[Ord. No. 5381 §3, 7-14-2014]

 - a. Roof-mounted communication equipment shall not exceed fifteen (15) feet in height as measured from the roof of the building and shall meet the

sky-exposure plane requirement in the applicable zoning district if applicable.

b. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.

c. In addition to the requirements of Section **405.1080**, the site plan for the roof-mounted communication equipment shall include the following information:

(1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and

(2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.

d. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.

e. Roof-mounted communication equipment shall not be located within one hundred fifty (150) feet of any residential structure.

f. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.

g. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.

h. Changes to existing facilities and/or structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[1] [Ord. No. 5620, 12-10-2018]

[1]

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

5. Roof-mounted communication equipment (CC-517929) (conditional use in the "A" District). [Ord. No. 5381 §3, 7-14-2014]

- a.** Roof-mounted communication equipment may be located in a residential parcel if the property is over twenty (20) acres and is primarily used as a public or private school or place of worship.
- b.** The location of the roof-mounted communication equipment shall be no less than three hundred (300) feet from any residential structure measured from the location of the proposed communication equipment.
- c.** Any equipment building, cabinet or similar elements serving the antenna must be located within the structure on which it is mounted or below grade level so as to minimize the visibility from the outside of said structure.
- d.** No antenna shall project above the existing height of the structure upon which it is mounted.
- e.** The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
- f.** In addition to the requirements of Section **405.1080**, the site plan for the roof-mounted communication equipment shall include the following information:
 - (1)** Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and
 - (2)** Location of any adjoining or surrounding residential districts or structures used for residential purposes.
- g.** Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
- h.** Signs and lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.

i. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the communication equipment owner's expense. The owner shall provide the City with a copy of its notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.

j. Changes to existing facilities and/or structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[2][Ord. No. 5620, 12-10-2018]

[2]

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

6. Communication towers — (NAICS 517210) (conditional use in the "A," "B," "C," "D," "AR," "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Districts).

[Ord. No. 5381 §3, 7-14-2014]

a. A communication tower shall not exceed one hundred (100) feet in height except in the "LI" Light Industrial District.

b. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A," "B," "C," "D," and "AR" District.

c. The communication tower shall be set back from the property line a minimum of one (1) foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. No communication tower shall be located within two hundred (200) feet of any residential structure.

- d. The design of the tower shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities with the surrounding natural setting and built environment and otherwise reduce the visibility of it.
- e. All accessory uses and any guy wire anchors or other supporting apparatus shall be subject to height and setback requirements generally applicable to principal uses in the zoning district in which they are located. All guy wire anchor locations, equipment shelter structures or buildings, fencing and similar structures or improvements constituting accessory uses shall be located on the same parcel of land occupied by the communication tower.
- f. In addition to the requirements of Section **405.1080**, the site plan for the communication tower shall include the following information:
- (1) Exact location of the tower and guy wire anchors or other supporting apparatus;
 - (2) Proposed type, number and location of antennas or other transmission equipment to be located on the tower; and
 - (3) Location of any adjoining residential districts or structures used for residential purposes.
 - (4) Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.
- g. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any communication tower, unless required by the FAA or other Federal or State authority.
- h. A communication tower shall not be located closer than fifty (50) feet from any street right-of-way.
- i. The provisions of Section **405.620** and Section **405.690** shall not apply to communication towers.
- j. Any communication tower that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the tower and accessory structures. In case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations. Removal of existing equipment shall not be a condition of approval of any subsequent application.
- k. Changes to existing wireless facilities and/or support structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or

that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[3] [Ord. No. 5620, 12-10-2018]

[3]

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

7. Electromedical and electrotherapeutic apparatus manufacturing — (NAICS 334510), surgical appliance and supplies manufacturing — (NAICS 339113), dental equipment and supplies manufacturing — (NAICS 339114), and ophthalmic goods manufacturing — (NAICS 339115) (conditional use in the "PH" district).

- a.** Shall clearly be accessory to the medical specialty use.
- b.** Shall be located in the same building as the medical specialty use.
- c.** Shall occupy less than fifty percent (50%) of the floor area of the building devoted to the medical specialty, not to exceed ten thousand (10,000) square feet.

8. All drive-through and drive-in sales of goods or services, including, but not limited to, pharmacies, banking facilities, and marijuana dispensary facilities (not including restaurants) (CC442100) (conditional use in the "PH," "MX," "PC," "GC," "CB" and "L1" Districts). [Ord. No. 5400 §1, 11-10-2014; Ord. No. 5717, 9-29-2020; Ord. No. 5828, 2-13-2023]

- a.** Shall provide space for at least three (3) cars per drive-up window or station.
- b.** Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.

c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.

d. When provided in the "PH" District, drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

9. Water supply and irrigation systems — NAICS 221310 (conditional use in the "GC" and "LI" district). [Ord. No. 5648, 8-26-2019]

a. Shall be located on lots of at least three (3) acres in the "LI" Light Industrial District.

b. Shall be located on lots of at least eight (8) acres in the "GC" General Commercial District.

c. Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

10. Sewage treatment facilities — NAICS 221320 (conditional use in the "LI" district).

a. Shall be located on lots of at least three (3) acres.

b. Shall be allowed only as an accessory use to an industrial use.

c. Shall be limited to the treatment of industrial waste prior to transmittal to the sanitary sewer system.

d. Shall receive all necessary permits from the Metropolitan St. Louis Sewer District, St. Louis County, the State of Missouri and the Federal Government prior to initiating operation.

11. New car dealers — NAICS 441110 (conditional use in the "GC" and "CB" districts).

a. *Site size.* Shall be located on lots of not less than one (1) acre.

b. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").

c. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.

d. *Motor vehicle dealers (new or new and used) (all uses NAICS 441110).* A motor vehicle dealer, whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of three (3) years from the later of the date of such termination or January 24, 2011, provided the dealer gives the City written notice of such termination within thirty (30) days of the effective date thereof and states

in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.

12. New car dealers, used car dealers, motorcycle dealers, and boat dealers — NAICS 441110, 441120, 441221 and 441222 (conditional use in the "LI" District).

a. Indoor operations only. All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.

b. Site size. Shall be located on lots of not less than one (1) acre.

c. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.

13. Gasoline service stations — NAICS 447110 and 447190 (conditional use in the "PC", "GC" and "CB" districts). The following specific development standards shall be met before a conditional use permit may be issued for a gasoline service station in accordance with Section **405.1070**, so as to control the mode of development, method of operation and to ensure that the location does not adversely affect the health, safety and welfare of the community, especially from the traffic point of view.

a. Site size. Service station sites shall contain a minimum area of twenty thousand (20,000) square feet, a minimum lot frontage of one hundred (100) feet and a minimum of twenty-five hundred (2,500) square feet for each dispenser, whichever is greater. A dispenser may have more than one (1) hose.

b. Setbacks. All buildings shall be set back at least fifty (50) feet from the street right-of-way line and at least ten (10) feet from any other property line unless a greater setback is required by other provisions of this Chapter. Dispenser islands shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect automobiles positioned for service at pump islands.

c. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays are to be contained entirely within the building. Where adjacent to a residential district ("A", "B", "C", "D", "AR" or "MR"), no more than three (3) service bays shall be permitted. Service bay doors shall not face residentially zoned property.

- d. *Parking and access.*** In addition to providing parking in accordance with Section **405.820(F)**, there should be adequate space on site for automobiles to wait in line for each dispenser island and dispenser.
- e. *Fencing.*** The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
- f. *Retail sales.*** Sales shall be restricted for the service station to gasoline, oil, tires, batteries and automotive accessories and food and beverages sold from vending machines, unless permission is explicitly granted as part of the conditional use permit for the sale of other items or classes of items such as food, beverages, personal care or other convenience items or car washing services.
- g. *Trash disposal and storage.*** All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
- h. *Major repairs prohibited.*** Major engine or transmission dismantling, body and fender work, top and upholstery work shall not be permitted on the premises of the service station.
- i. *Trailer and equipment rental prohibited.*** Trailer and equipment rentals shall not be permitted to operate on the premises of a service station.
- j. *Gasoline deliveries.*** No delivery tanker shall park on public right-of-way during gasoline delivery, nor shall any hose be permitted on the public right-of-way.
- k. *Pump island location.*** Pump islands located parallel to the street should observe a twenty (20) foot setback. Pump islands located perpendicular to the street should observe a thirty (30) foot setback.
- l. *Landscaping and buffering.*** A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
- m. *Curb cuts and corner radius.*** On corner sites a twenty (20) foot curb radius shall be provided and no curb entrance shall be located within less than fifty (50) feet from the end of such curve. At intersections where a primary flow of right turn traffic is anticipated, a thirty-five (35) foot corner curb radius of curvature shall be provided, again with a fifty (50) foot curb cut setback from the end of the curve.

n. *Sight lines.* Landscaping provided along the street frontage in accordance with paragraph (13)(l) "Landscaping and Buffering" above should preserve sight lines for entering and exiting traffic. This does not preclude careful placement of street trees with high foliage or low growing shrubbery (below thirty (30) inches).

14. *Food services and drinking places — (NAICS 722).* Shall be located on sites of not less than two (2) acres with the following exceptions and conditions: [Ord. No. 5400 §2, 11-10-2014; Ord. No. 5626, 2-11-2019; Ord. No. 5806 & 5807, 10-10-2022]

a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District.

b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a multi-tenant retail or office building.

c. For the purposes of this Section, the term "abut" or "abutting" means having a shared property line and not separated by a street.

d. Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single-family residential uses or multi-family uses in any zoning district other than the "CB" District are subject to the following:

(1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing the primary street frontage. If adjacent to single-family residential uses or multi-family uses in any zoning district other than the "CB" District, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a non-primary street, the drive-thru order facility and service window shall provide

visual screening in the form of dense landscaping as deemed appropriate by the City Council.

(3) The drive-thru restaurant shall have no minimum size requirement; however, indoor seats for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.

(4) The drive-thru order facility and service window shall be no less than two hundred (200) feet from any property line of any single-family residential use and shall be no less than fifty (50) feet from any property line of any multi-family uses in any zoning district other than the "CB" District.

(5) The designated stacking lane shall be no less than one hundred ninety (190) feet long [approximately ten (10) cars] excluding the space adjoining the service window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) The designated stacking lane shall not cross between the building and primary street frontage.

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City Council, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and that traffic impacts are otherwise properly mitigated.

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding eighty (80) dB as measured at the source or exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

e. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that do not abut single-family residential uses or multi-family uses in any zoning district other than the "CB" District and drive-thru

services on sites located on one (1) or more lots totaling ten (10) acres or more in the "MX," "GC," "CB," "PO," "PC" and "LI" Districts that abut single-family residential uses or multi-family uses in any zoning district other than the "CB" District are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows and two (2) order facilities in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than ten thousand (10,000) square feet of gross floor area. All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

(2) For drive-thru restaurants on sites located on one (1) or more lots totaling ten (10) acres or more, the drive-thru order facility and service window shall be no less than two hundred (200) feet from any property line of any single-family residential use and no less than fifty (50) feet from any property line of any multi-family uses in any zoning district other than the "CB" District.

(3) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing the primary street frontage. If adjacent to a non-primary street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the City Council.

(4) The drive-thru restaurant shall have pedestrian-oriented site features. Such features, include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, outdoor cooking or refrigeration equipment must be fully screened.

(7) The designated stacking lane shall be no less than one hundred ninety (190) feet long [(approximately ten (10) cars)], excluding the

space adjoining a service window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) If the designated stacking lane crosses between the building and primary street frontage, it shall be screened in the form of dense landscaping as deemed appropriate by the City Council.

(10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City Council, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and that traffic impacts are otherwise properly mitigated.

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

f. "Drive-thru" or "Drive Through" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

15. Hotels and motels — NAICS 721110 (conditional use in the "PC", "GC", "CB" and "LI" district).

a. Shall be located on lots of not less than three (3) acres.

16. Hotels and motels, and rooming and boarding houses — NAICS 721110 and 721310 (conditional use in the "HE" district).

a. Shall be located on lots of not less than twenty (20) acres.

b. Shall be accessory to a permitted principal use.

17. Cemeteries and crematories — NAICS 812220 (conditional use in the "A", "HE", and "PC" districts).

a. Shall be located on sites of at least forty (40) acres.

b. The use of the site shall be limited to cremation and final interment of bodies or ashes in the ground, in columbariums, in mausoleums or similar facilities and the customary accessory uses to support a cemetery.

18. Funeral homes and funeral services — NAICS 812210 (conditional use in the "A", "HE", "MX", "PC", and "GC" districts).

a. Shall be located on lots of not less than one (1) acre.

19. Passenger car rental and leasing — NAICS 53211 (conditional use in the "GC", "CB", and "LI" districts).

a. Reserved.

b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").

20. Tire dealers, general automotive repair, automotive transmission repair, other automotive mechanical and electrical repair and maintenance, oil change, automotive glass replacement shops, and all other automotive repair and maintenance — NAICS 441320, 811111, 811113, 811118, 811122, 811191 and 811198 (conditional uses in the "GC", "CB" and "LI" districts).

a. Site size. Shall be located on lots of at least one (1) acre.

b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").

c. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").

d. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.

e. Body repairs prohibited. No body and fender work, top and upholstery work shall be permitted on the premises.

f. Landscaping and buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.

21. Motion picture theaters (except drive-ins) — NAICS 512131 (conditional use in the "PC", "GC" and "CB" districts).

a. Shall be located on lots of not less than three (3) acres.

22. Various membership organizations — NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).

- a. Shall be located on sites of at least three (3) acres.
- b. Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.

23. Nursing care facilities, residential intellectual disability , mental health and substance abuse facilities, and community care facilities for the elderly — NAICS 623110, 623210, 623311 and 623990 (except boot camps and halfway group homes) (conditional use in the "HE", "PH", "PC", "GC" and "CB" districts).

[Ord. No. 5431 §2, 7-27-2015]

- a. Shall be located on sites of at least three (3) acres.
- b. The density of development (for apartment-type units) within a personal care facility shall not exceed twenty (20) dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
- c. Personal care facilities shall be primarily residential in character; however, convalescent and nursing homes, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
- d. No building shall be located within fifty (50) feet of any property line.

24. Outpatient mental health and substance abuse center — NAICS 62142 (conditional use in the "GC" district).

- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
- b. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
- c. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A," "B," "C," "D," and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030, Public Facilities and in consideration of these standards: [Ord. No. 5728, 1-25-2021]

- a. Shall be located on lots of not less than three (3) acres; and
- b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.

- d. Maximum site coverage shall be allowed up to fifty percent (50%) within the residential districts.

26. Adult day care centers (NAICS 624120) (conditional uses in the "HE" and "PO" districts).

- a. Shall be located on lots of not less than three (3) acres.
- b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
- c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.

27. Child day care services — NAICS 624410 (conditional use in the "A", "B", "C", "D", "AR", "HE", "PO" and "RO" districts).

- a. Shall be located on lots of not less than three (3) acres.
- b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
- c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.

28. Residential mental health and substance abuse facilities — NAICS 623220 (conditional use in the "PC" district).

- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
- b. Not more than twenty (20) persons shall reside in the building at one time.
- c. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
- d. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.

29. Religious organizations — NAICS 813110 (conditional use in the "A," "B," "C," "D" and "AR" districts). [Ord. No. 5458 §1, 3-14-2016]

- a. Shall be located on lots of not less than three (3) acres.
- b. *Maximum site coverage.* Fifty percent (50%).

30. Multi-family dwellings (conditional use in the "AR" district).

- a. Shall be located on sites of at least five (5) acres.
- b. The minimum dwelling unit size shall not be less than nine hundred (900) square feet per unit.
- c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.

d. Private usable open space. Private usable open space shall be provided in accordance with the standards for all multi-family residential building or development described in Section **405.710**.

e. Visual environment enhancement. In the site development plan for any building or structure or any tract or tracts in the "AR" District, there shall be set aside a sum of money equal to not less than two percent (2%) of the proposed total construction cost, which sum shall be used for the erection, construction or installation of special or extraordinary walks, patios, fountains, pools, statuary, landscaping and other applicable objects of art or beautification upon such tract or tracts. There shall be specified on such site development plan an itemized cost estimate of such items including the manner in which the sum of money is to be used for this visual environment enhancement.

31. Multi-family dwellings (conditional use in the "CB" district). [Ord. No. 5470 §1, 5-9-2016]

a. Shall be located on sites of at least three (3) acres.

b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.

c. At a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

32. Building or structure exceeding a floor area ratio of one (1.0), but not exceeding one and one-fourth (1.25) (conditional use in the "CB" district).

a. All projects seeking a floor area ratio (FAR) exceeding one (1.0) shall be limited to a FAR of eight-tenths (0.8) for the office use portion of the building. The intent is to encourage projects that provide mixed-use developments and reduce peak hour vehicular congestion. All projects should incorporate uses that include, but not be limited to, restaurants, personal service providers and incidental retail and service establishments, that are oriented to both on- and off-site users.

33. Comprehensive or medical marijuana cultivation facility (NAICS CC111419) and comprehensive or medical marijuana-infused products manufacturing facility, and microbusiness marijuana wholesale facility (NAICS CC325415) as defined in Section 405.120, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A, Permitted and Conditional Uses, subject to the following specific standards: [Ord. No. 5637, 4-22-2019; Ord. No. 5828, 2-13-2023]

a. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section **405.550** or Chapter **215**, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.

b. Marijuana cultivation and processing activities shall occur only within an enclosed building.

34. Drugs and Druggists' Sundries Merchant Wholesalers (NAICS 424210) conditional use in the GC District. [Ord. No. 5708, 8-10-2020]

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. Such uses are limited to a maximum of fifty percent (50%) of the floor area of the building in which they are located.

c. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

35. Research and Development in Biotechnology (NAICS 541711) conditional use in the GC District. [Ord. No. 5708, 8-10-2020]

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

36. Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology) (NAICS 541712) conditional use in the GC District. [Ord. No. 5708, 8-10-2020]

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

37. Research and Development in the Social Sciences and Humanities (NAICS 541720) conditional use in the GC District. [Ord. No. 5708, 8-10-2020]

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-030: MINOR SITE DEVELOPMENT PLAN FOR THE REPLACEMENT OF
FOUR EXISTING SCOREBOARDS WITHIN THE ST. LOUIS ABBEY PRIORY
SCHOOL CAMPUS LOCATED AT 500 S. MASON ROAD**

FOR THE MEETING OF: Monday, August 21, 2023

LOCATION: 500 S. Mason Road, Zoned HE – Higher Education District.

REQUEST: Laurie Krieger, Assistant Head of School for Facilities and Finance for the St. Louis Abbey Priory School, property owners of 500 S. Mason Road, has submitted an application for a minor site development plan for four new scoreboards to replace existing scoreboards for the soccer, baseball and football fields on the campus. Three of the new scoreboards will include digital displays and the football field scoreboard will have a LED video screen with integrated speakers.

ADDITIONAL INFORMATION:

Section 405.300 requires site plan review by the Planning and Zoning Commission for any development and maintenance of appropriate facilities in the Higher Education zoning district. City Council approval is not required.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a site development plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Comprehensive Plan References

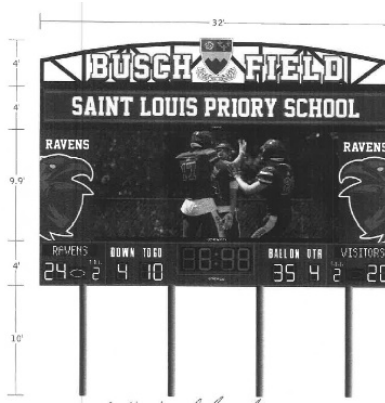
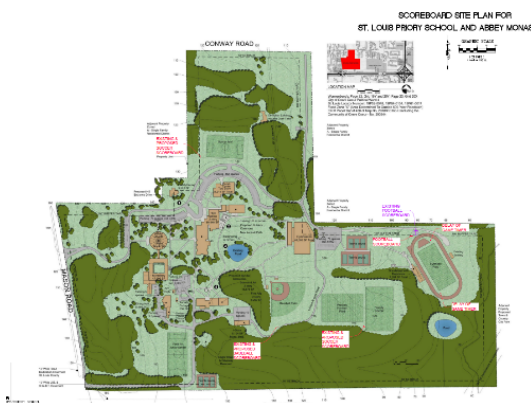
- Campus Place Type District

Zoning Code References

- Section 405.300: HE-Higher Education District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Laurie Krieger-Assistant Head of School for Facilities and Finance
Saint Louis Abbey/Priory School
500 South Mason Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock, P.E.
Stock and Assoc. Consulting Engineers, Inc
257 Chesterfield Business Parkway
Chesterfield, Missouri 63005



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 08/18/2023

ATTACHMENTS: Applicant's Materials received July 21, 2023

BACKGROUND AND PROPOSAL SUMMARY

The St. Louis Priory School and monastery were founded in 1955, and it was later annexed into the City and subsequently zoned Higher Education District. The property is a 155-acre site located south of Conway Road and east of Mason Road and makes up the southwestern corner of the City of Creve Coeur. Existing uses on the site include an abbey monastery, a parish church and a Catholic junior and senior high boy's school.

St. Louis Abbey Priory School is proposing to replace four existing athletic scoreboards around the campus with new Nevco Inc scoreboards with integrated video and sound systems. According to the applicant, the existing scoreboards and sound system are aging and in need of replacement. The proposal includes the removal and replacement of four existing scoreboards at the soccer, baseball, and football fields as well as two smaller game timers for the football field. The new baseball and the varsity soccer scoreboards are at the interior of the campus and are buffered extensively by the existing wooded area to the south of the campus. The new scoreboard for the soccer field at the north end of the campus and the football scoreboard are both outside of the 100-foot required buffer yard between the campus property line and the residential area to the north of the campus. No exterior lighting is proposed as part of the application. The only light will be from the scoreboard elements themselves. The existing sound system speakers at the football stadium will be abandoned in favor of the integrated scoreboard sound system. The scoreboards will mostly be used for scheduled games with the occasional practice or event use. The games are typically scheduled for week day evenings and weekends. The applicant has included a schedule as part of the submission.

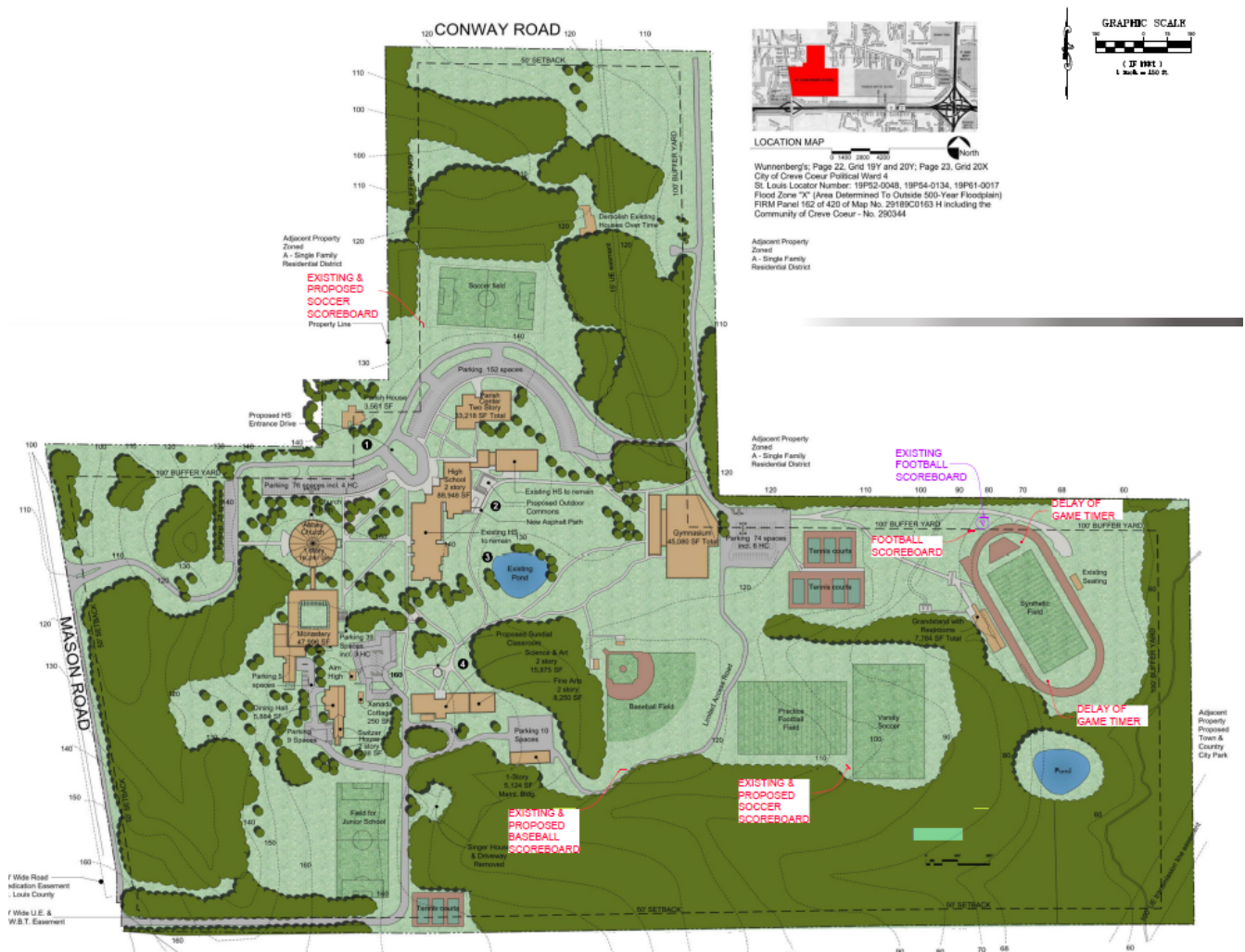


Figure 1: Site Plan showing existing and proposed scoreboard locations.

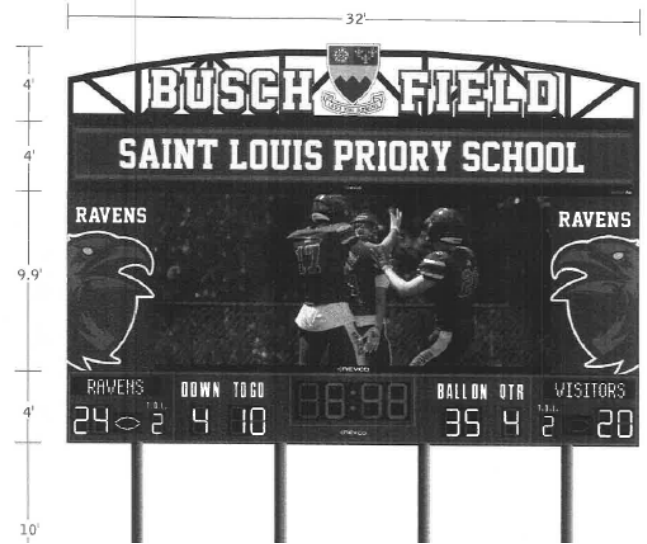


Figure 2: Existing (left) and proposed (right) football scoreboards

The existing football scoreboard is roughly 18 feet wide by 10 feet tall featuring an analog scoreboard. There is not an integrated sound system but it does include a horn. The existing sound system used for the football field will be removed. The location of the sign is currently within the 100-foot buffer yard that separates the campus from the surrounding residential uses. It will be removed and the new scoreboard will be placed outside the 100-foot buffer yard and interior to the campus. The new larger scoreboard will be just under 32 feet wide and 22 feet tall. From the ground to the tallest point the sign will stand at just under 32 feet. The scoreboard will feature an LED video display as well as the standard analog scoreboard and will face to the south, and will not be directed toward the adjacent residents to the north. It will also include a Nevco horn and Nevco SP1000 Pro Sound System that includes directional speakers which will be aimed towards the home and visitors stands. The sound system enclosure is lined with 1-inch-thick acoustic foam to help dampen the sound waves leaving the rear of the display which will face the residential buffer. The system includes an adjustable volume control which the applicant stated will comply with the Section 210.237 *Public Disturbance Noises* of the city code and St. Louis County noise standards as established and enforced by St. Louis County. A condition of approval has been added to reflect compliance with these requirements; however, the Commission should discuss the proposed noise levels with the applicant.



Figure 3: Existing soccer fields scoreboards.

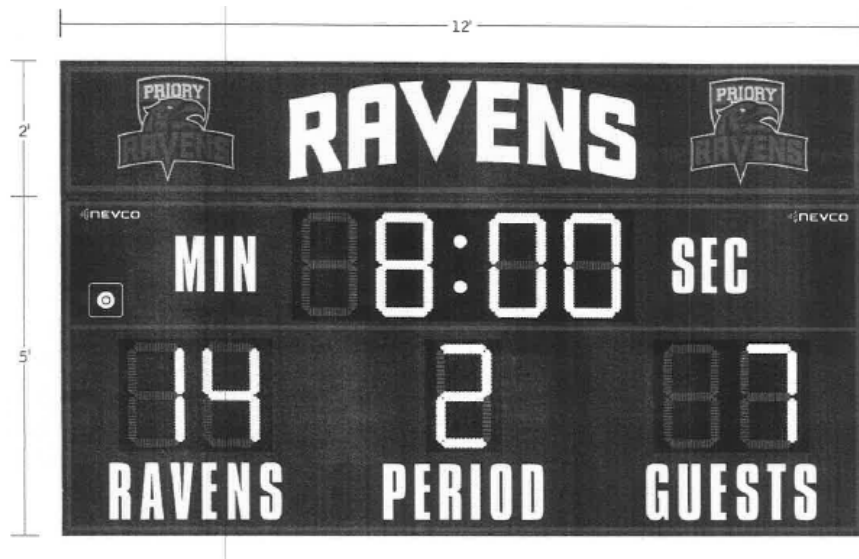


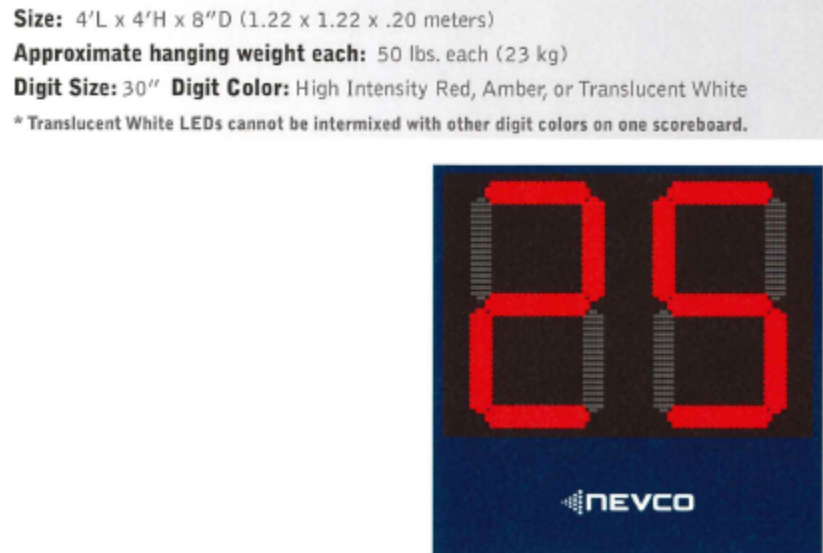
Figure 4: Proposed soccer fields scoreboards.

The existing soccer scoreboards, one on the soccer field at the northern end of campus and one on the varsity soccer field at the south eastern portion of the campus, are both 10 feet wide by 4 feet tall with analog displays and integrated horn. The new scoreboards will be replaced in the same locations as existing and will be 12 feet wide and 7 feet tall with digital displays and an integrated horn. From the ground to the top of the sign is 17 feet.



Figure 5: Existing baseball scoreboard (left) and proposed baseball scoreboard (right).

The existing baseball scoreboard is 10 feet wide and 6 feet tall and is located in the middle of the southern portion of the campus. It has analog displays and an existing horn. The new scoreboard will be placed in the same location as the existing scoreboard and will be 18 feet wide and 12 feet tall with a total height of 22 feet from the ground to the top of the sign. It will feature digital displays and the integrated horn.



The proposal also includes installing two delay of game timers, one on each end of the football field. They will include digital displays and be 4 feet tall and 4 feet wide.

Operational Schedule

The applicant has submitted the following schedule of use for the new scoreboards:

Fall Season:

- JV Football: 4-5 Monday's from 4pm to 7pm
- Varsity Football: 5-6 Saturday's from 12pm to 4pm
- 7th & 8th Football: 1-2 weeknights for an hour & 2-4 Saturday mornings from 8am-10am
- 1 Saturday for cross-country meet from 9am to 2pm
- Possibly 1-2 Saturday soccer games 9am-1pm

Winter Season:

- Not utilized

Spring Season:

- Varsity Lacrosse: 8-10 Weeknight games from 4:30-7:30
- 7th & 8th Lacrosse: 6-8 Weeknight games from 5pm to 7:30pm

Outside uses:

- Weekends only during daylight hours.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residential	A-Single-Family Residential	N/A
South	Office	O District (City of Town and Country)	N/A
East	Park	P Park District (City of Town and Country)	N/A

West	Single Family Residential	SM Suburban Medium, SE Suburban Estate (City of Town and Country)	Mason Road
------	---------------------------	---	------------

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Campus Place Type District which is intended for the development of multiple large office structures, institutional facilities, research buildings, education and healthcare facilities. This district type is intended to protect established, existing residential neighborhoods from potential negative impacts of non-residential land uses (p.106). The St. Louis Abbey Priory School campus is 155 acres with a 100-foot-wide buffer along the property lines that abut residential and a 50-foot setback of property lines that do not abut residential. The components of the proposal, the scoreboards, are all proposed to be located internally to the campus and not within the buffers. The goal for these types of campus properties in the Comprehensive Plan is to make sure that the perimeters of these uses offer adequate protection to residential uses from the on campus uses and contain the more intense uses to the center of the properties. The proposal is not in conflict with the goals of the comprehensive plan, with the condition that the noise levels will not violate the St. Louis County Noise Control Ordinance.

ZONING REGULATIONS

Minor site plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site., per Section 405.1080. As the proposal is not adding any additional square feet of coverage but is a significant exterior change to the site, a minor site plan was required.

The proposal includes replacing 4 existing scoreboards with 4 new scoreboards in roughly the same locations as existing and staff is not concerned with their placement due to the existing scoreboards having been in place for many years and the football scoreboard is being removed from the buffer and replaced outside the buffer zone. The proposed signs are bigger than the existing signs but will be interior to the campus and behind the 100- and 50-foot buffer and setbacks lines in all cases. The applicant has provided materials stating that the noise levels of the integrated speaker system will comply with Section 210.237 of the city code and the St. Louis County noise standards to which the city refers.

The speaker cabinet frame in the football scoreboard will face away from the residential area, towards the sports stands, and will include 1-inch-thick acoustic foam to dampen the sound waves leaving the rear of the display. The Commission should review the materials provided by the applicant and ask the applicant to confirm that the noise levels will not violate the St. Louis County Noise Control Ordinance.

ZONING MAP CORRECTION

In the course of reviewing this application, staff noticed an error in the Zoning Map when it was updated and adopted by Ordinance No. 5658 in 2019. The easternmost portion of the Priory campus is shown as being in the A-Single Family Residential District which is incorrect. Staff will prepare a correcting ordinance to the City Council at the next meeting to address this discrepancy to show this portion of the campus as HE-Higher Education District. The images below show the 2002 Zoning Map with the correct zoning designation and the 2019 update, which is in error.

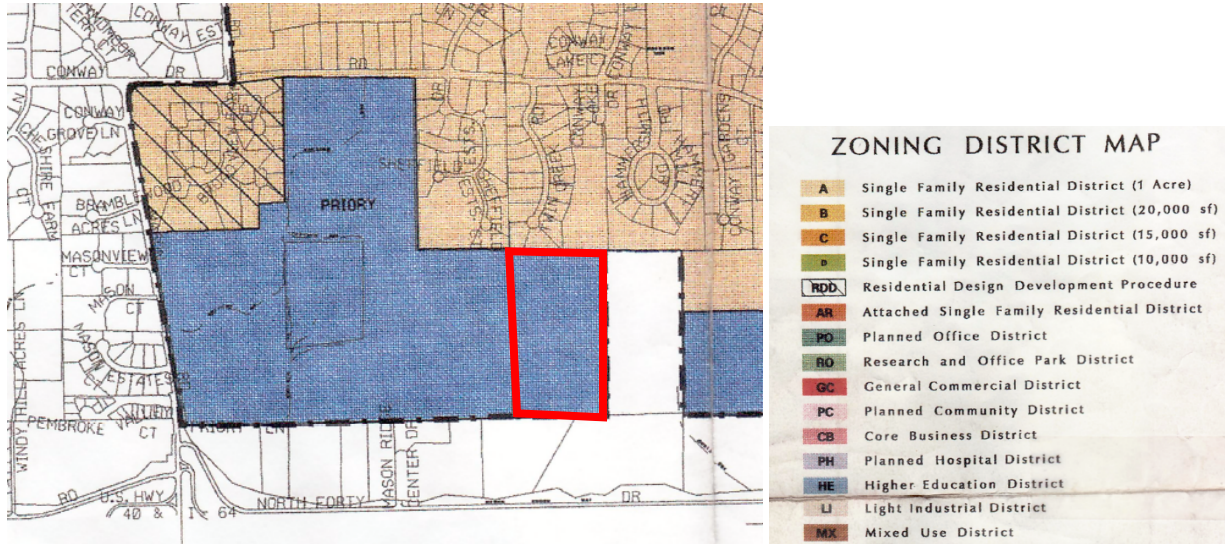


Figure 6: 2002 Zoning Map showing all of Priory campus in the HE-Higher Education District

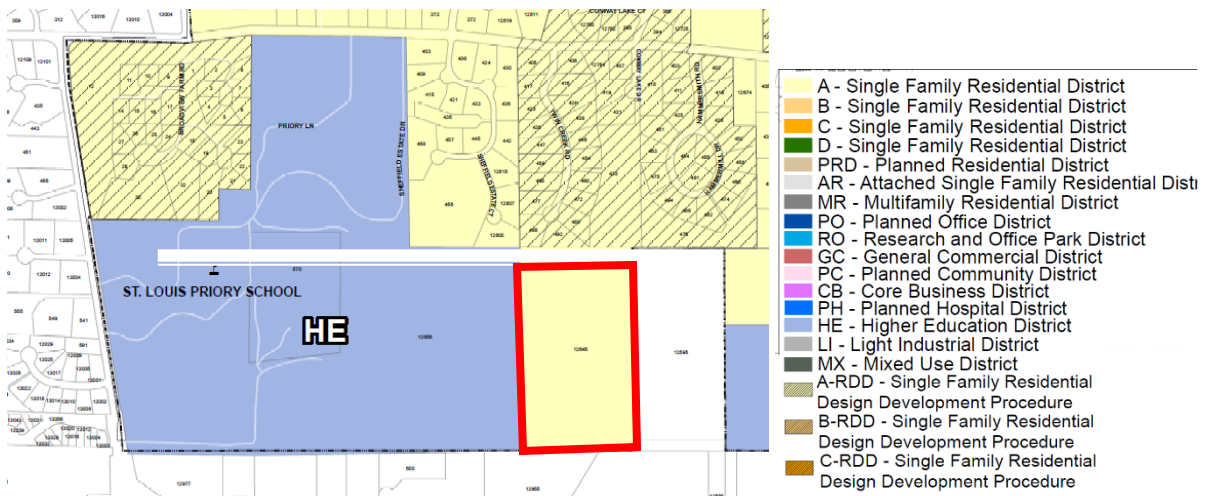


Figure 7: Effective Zoning Map incorrectly showing the easternmost portion of the Priory campus in the A-Single Family District

RECOMMENDATION

Should the Commission find the scoreboard replacement acceptable, below are the recommended conditions of approval:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The sign details shall be in substantial conformance with the applicant's submission as for Application #23-030 received on August 10, 2023.
2. The proposed sound system for the football scoreboard shall not exceed the allowable noise levels established by Chapter 625 St. Louis County Noise Control Ordinance
3. The use of the scoreboards shall follow the schedule submitted with this application. Minor adjustments may be approved by the City administratively at the discretion of the Zoning Administrator.
4. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to recommend approval of the minor site development plans to replace four existing scoreboards with two new game timers for The St. Louis Abbey Priory School Campus at 500 North Mason Road subject to the conditions listed in the Staff Report for the meeting of August 21, 2023" (Conditions may be added, eliminated, altered, and/or modified).

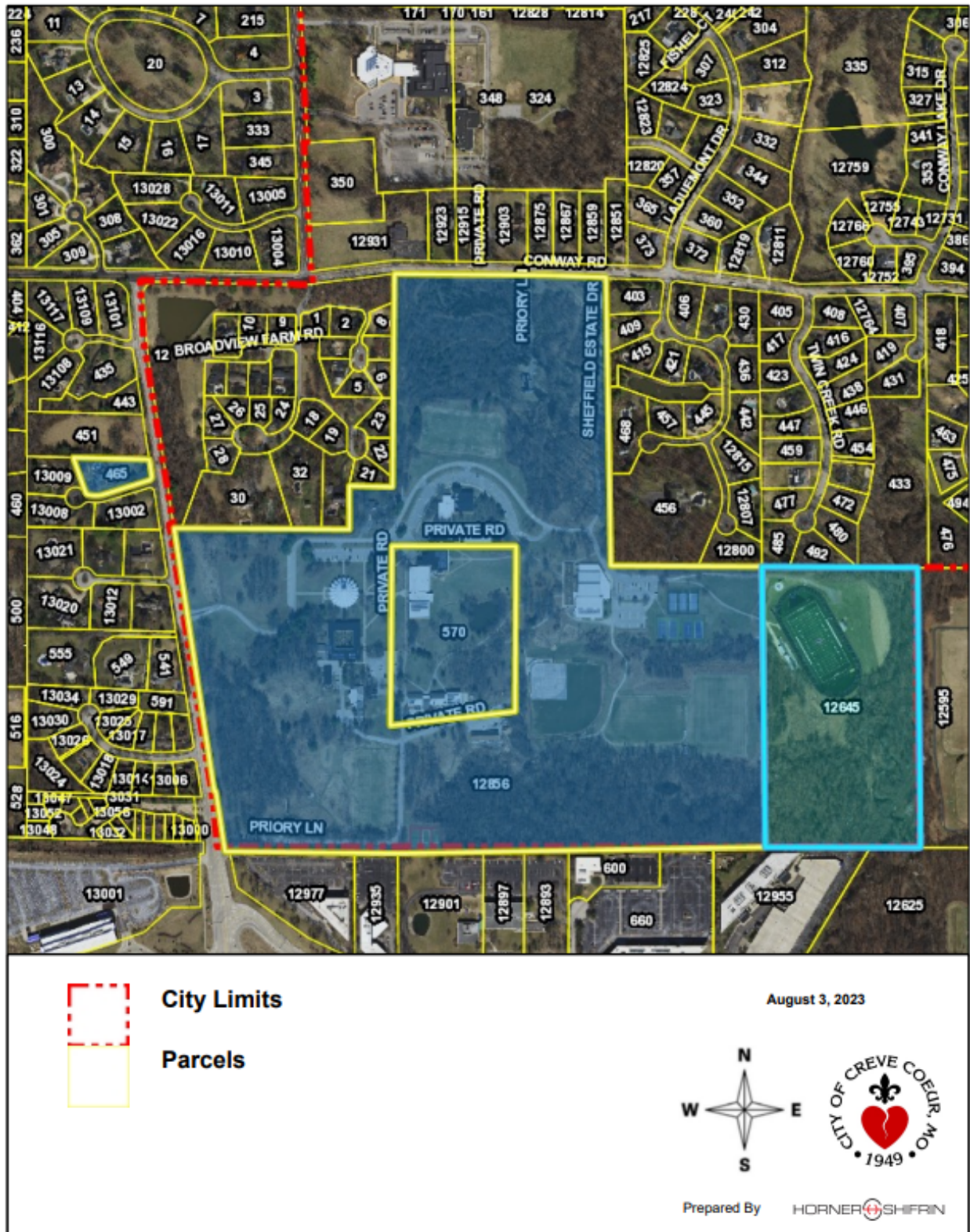
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO





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: Saint Louis Abbey/Priory School - Scoreboards

Location of Project: 12856 Conway Road Locator # 19P540134

Subject for Agenda: Sports field scoreboards

Applicant:

Architect ☐ Engineer ☒ Contractor ☐ Agent ☐ Owner ☐

Applicant:	Applicant's Representative (if applicable):
Laurie Krieger - Assistant Head of School For Facilities & Finance	George Stock, P.E.
<u>Name</u>	<u>Name</u>
Saint Louis Abbey/Priory School	Stock & Associates Consulting Engineers, Inc
<u>Company (If Applicable)</u>	<u>Company (If Applicable)</u>
	257 Chesterfield Business Parkway
<u>Address</u>	<u>Address</u>
500 South Mason Road, Creve Coeur, MO 63141	Chesterfield, MO 63005
<u>Address</u>	<u>Address</u>
Telephone # 314-434-8928	Telephone # 636-530-9100
<u>Fax #</u>	<u>Fax #</u> 636-530-9130
<u>Email:</u> lkrieger@priory.org	<u>Email:</u> george.stock@stockassoc.com
 Laurie Krieger	
Digitally signed by Laurie Krieger Date: 2023.07.20 09:25:27 -05'00'	Applicant's Representative's Signature
Applicant's Signature	

Owner's Acknowledgement (if different from applicant):		
Laurie Krieger - Assistant Head of School For Facilities & Finance		
<u>Name</u>	<u>Company (If Applicable)</u>	
500 South Mason Road, Creve Coeur, MO 63141		
<u>Address</u>		
314-434-8928	lkrieger@priory.org	
<u>Phone</u>	<u>Fax</u>	<u>Email</u>
 Laurie Krieger	Digitally signed by Laurie Krieger Date: 2023.07.20 09:26:08 -05'00'	
Applicant's Signature		

Description of Request (attach additional sheets as needed)

General Description: _____

Nevco Inc to provide state of the art integrated video and scoreboard scoring solutions
to Saint Louis Priory School. These displays will be located on-site at their football field,
baseball field and two soccer fields. Nevco has obtained Professional Engineered
drawings to ensure the safety of the new structures and applicable wind factors. Saint
Louis Priory School has provided a Letter of Agreement and approved scope of work
for all parties has been obtained.

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. Saint Louis Priory School has partnered with Nevco for scoring solutions since 1987. As the school and community grow, upgrades to technology become an integral part of not only the athletics programs with scoreboards, but video displays open an entire new learning environment for students. Video displays and the integrated software used to run them, can be used to spark new clubs, classes, and bring an elevated atmosphere to the community for any event hosted by the school. Students can showcase graphic design work, learn how to run live camera feeds, gain IT experience, and a plethora of skills used at the College & University level for events. These upgrades will not only benefit the school's athletic programs, but students, fans, and community can all find a benefit in these displays.

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, August 21, 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





EXISTING SOCCER SCOREBOARD



EXISTING SOCCER SCOREBOARD



SAINT LOUIS PRIORY SCHOOL, SAINT LOUIS, MO

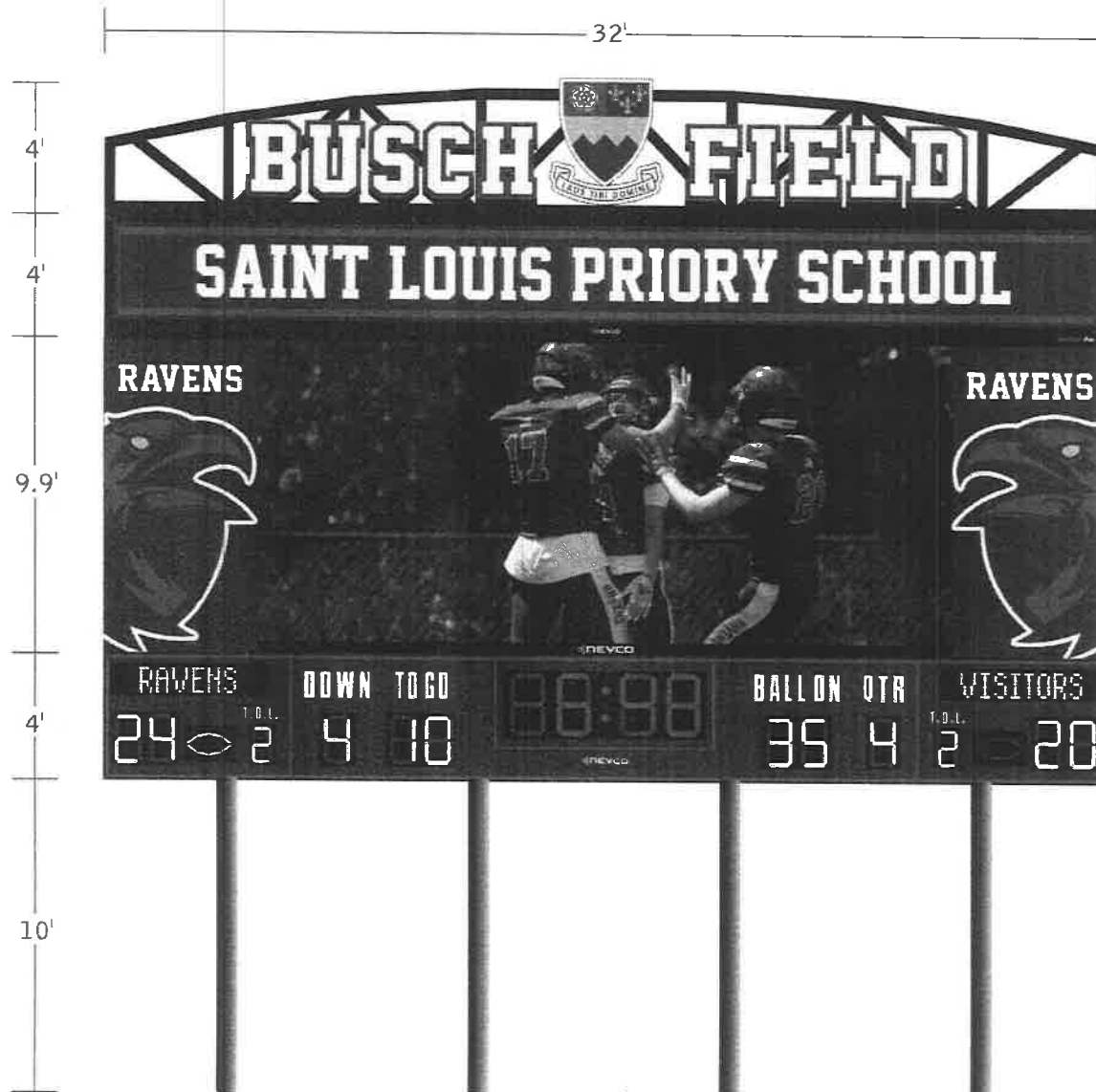
PROOF #58644E-PR

PROOF INCLUDES:

- **Custom Strip-ETN Football LED Scoreboard - Quote #5946**
32'W x 4'H x 8"D
Scoreboard Color: #141 Navy Blue
Digit Color: White
Clock Digit Color: Red
Digit Size: 18"/24"
Electronic Team Name Color: White
Electronic Team Name Size: 10"
Custom Striping: #103 Cardinal Red
- **Full Color LED Video Display**
9.9'H x 22.05'W 10mm
(288 x 672 pixel matrix)
- **Non-illuminated Sign**
(2) 4.975'W x 9.9'H
- **SP-1000 Stadium Pro 1000**
9'W x 4'H
Scrim Size: 376.5"W x 36.5"H
Printable Scrim Area: 373"W x 33"H
Scrim Color: #141 Navy Blue
Imprint Color: White/Light Blue/#141 Navy Blue
- **Decorative Arch Truss**
32'W x 4'H
- **Decorative Arch Truss Logo**
4'W x 4'H
- **Decorative Arch Truss Letters**
(10) 30" Letters

*Truss logo/letters may require additional support.

* Engineering specifications may require changes in the quantity, size and/or shape of beams and pillars to meet installation requirements. Nevco assumes no obligations or liability regarding the viability of applicability of existing structures.



SIGNATURE OF APPROVAL

Curtis Glick

DATE

4/14/23

This rendering is for conceptual purposes only. It may not be to exact scale or specifications and should not be used for installation purposes. Every effort has been made to make it as accurate as possible. Beams and/or pillars are for illustration only. Engineering specifications may require changes in the quantity, size and/or shape of beams and pillars to meet installation requirements. Nevco assumes no obligations or liability regarding the viability of applicability of existing structures. THIS DRAWING IS THE PROPERTY OF NEVCO INC. AND SHALL NOT BE REPRODUCED, COPIED, SHARED or DISTRIBUTED WITH ANYONE OTHER THAN THE INTENDED STAFF OR CLIENT OF THE PROPOSED PROJECT WITHOUT THE EXPRESSED PERMISSION OF NEVCO INC.

NEVCO

INTEGRATED DISPLAY AND
SCORING SOLUTIONS

WWW.NEVCO.COM

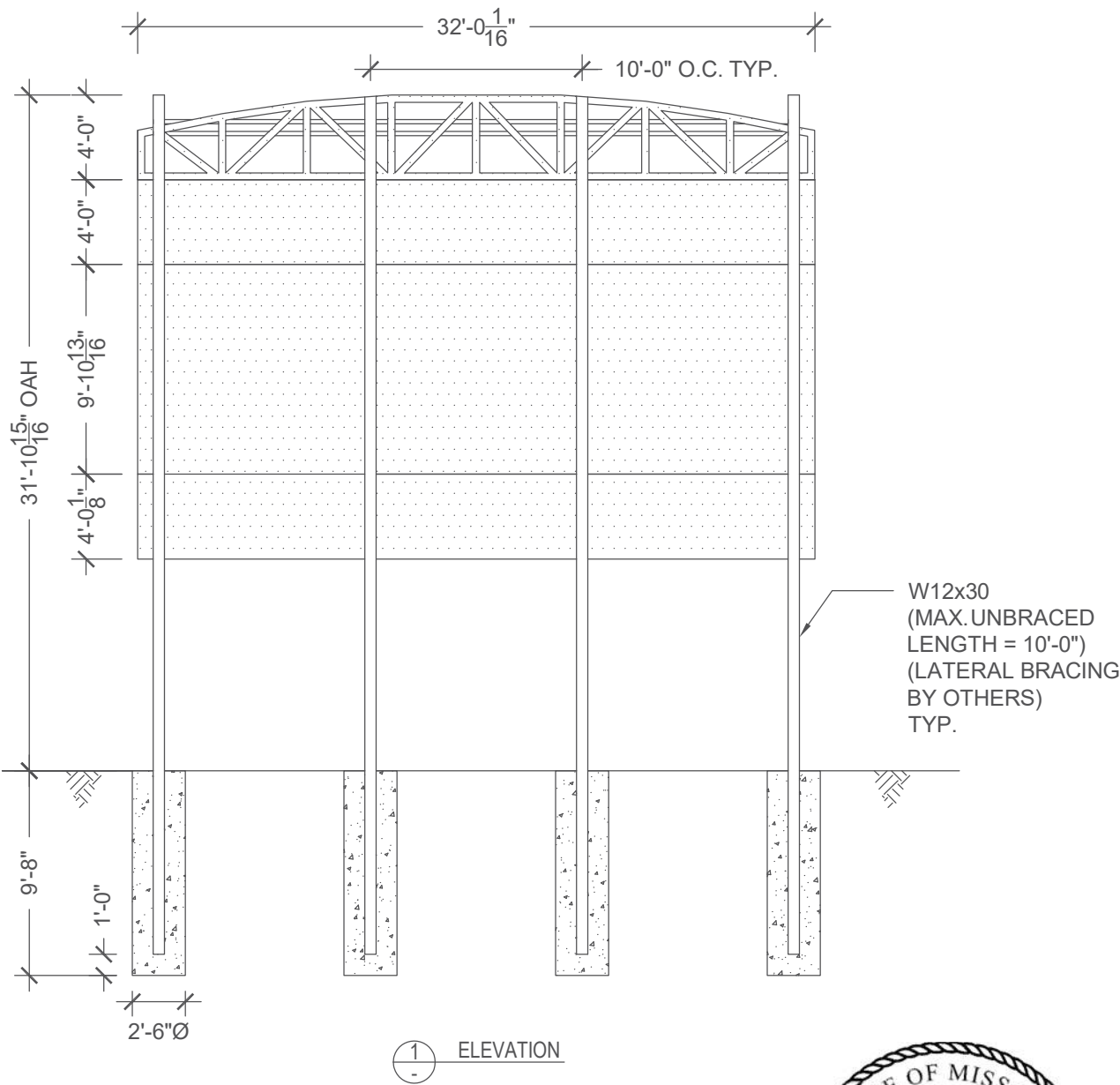
PROPOSED FOOTBALL SCOREBOARD



11545 W. BERNARDO COURT, SUITE 201
SAN DIEGO, CA 92127
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: ST. LOUIS PRIORY SCHOOL, 500 S. MASON RD., ST. LOUIS, MO
PROJECT #: 41001
CLIENT: NEVCO, INC.

DATE: 06/21/2023
ENGINEER: ET
LAST REVISED:



1 ELEVATION

GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 105 MPH EXPOSURE B RISK CATEGORY I
4. CONCRETE 2500 PSI MINIMUM
5. WIDE FLANGE STEEL ASTM A992, $F_y = 50$ KSI MIN.
6. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
7. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



06-21-2023



PROJECT: ST. LOUIS PRIORY SCHOOL
PROJ. NO.: 41001
CLIENT: NEVCO, INC.

DATE: 6/21/2023
ENGINEER: ET

V5.5 units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16 (Governing Pole)

$F=q_z \cdot G \cdot C_f \cdot A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.850$ (Fig. 29.3-1) 1.00 0 max. height= 31.91
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_z =$ from table 28.3-1 Exposure= b
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 105$ mph
 $G = 0.85$ (26.9) weight= 2.022 kips
 $s/h = 0.125$ $M_{DL} = 0.00$ k-ft
 $B/s = 8.00$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z \cdot G \cdot C_f$	A_f	shear	Wind Moment M_w
	1	5.00	0.700	16.8	26.41	5.42	143	715
	2	12.50	0.700	16.8	26.41	50.00	1320	16505
	3	17.50	0.700	16.8	26.41	50.00	1320	23107
	4	22.50	0.700	16.8	26.41	50.00	1320	29708
	5	26.46	0.700	16.8	26.41	29.11	769	20340
	6	28.96	0.700	16.8	26.41	9.20	243	7035
	7	30.96	0.706	16.9	26.63	8.42	224	6943
sums: 202.15							5340	104.35 (M_w) k-ft arm= 19.5
			$P_u = 2.43$ kip					
$M_u = \text{sqrt}(1.2 M_{DL}^2 + 1.0 M_w^2) =$			104.35 k-ft			$M = 104.35$ k-ft	$M = \text{sqrt}(M_{DL}^2 + M_w^2)$	

Pole Design section; W flange

$M_u \leq \phi M_n$ with $M_n = f_y Z$	$f_y = 50$ ksi	$\phi = 0.9$
H	M_u (k-ft)	USE
at grade	104.35	W12x30, $\phi M_n = 134.32$ k-ft
(See Page #3 for wide flange capacity)		

Footing Design footprint: round

$\omega = 1.3$	IBC 1605.3.2	IBC Table 1806.2, sections 1806.3.4, 1807.3.2	$S = (1.3 \times 2 \times 150 \text{ psf/ft})$
$P = 4.17$ kip		$S1 = S \times d / 3$	$A = 2.34 \times P / (S1 \times b)$ $S = 400$
$S1 = 1290$		$d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$	IBC 1807.3.2.1
$A = 3.02$			
footing: 2' - 6" dia.		9' - 8" deep	

PROPOSED FOOTBALL SCOREBOARD



PROJECT: ST. LOUIS PRIORY SCHOOL

PROJ. NO.: 41001

CLIENT: NEVCO, INC.

DATE: 6/21/2023

ENGINEER: ET

units; pounds, feet unless noted otherwise

Check W12X30 for flexure

(AISC 14 F2)

Yielding

Mu = 1252.20 k-in (See Page#2)

Mn = Mp = Fy Z = 2155 k-in (eq'n. F2-1)

LTB:

Mn = Cb[Mp-(Mp-0.7FySx)((Lb-Lp)/(Lr-Lp))]

Fcr = Cb π²E/(Lb/rts)² (1+0.078Jc/Sxho(Lb/rts)²)¹/² =

φMn = 1611.8 k-in OK

(Mu/Mc) = 0.78 (eq'n. H1-1)

OK

Fy = 50 ksi

Zx = 43.1 in³

Lb = 120 in

Lp = 64.43 in

Lr = 187.1 in

E = 29000 ksi

ry = 1.52 in

Sx = 38.6 in³

J = 0.457 in⁴

ho = 11.9 in

c = 1

rts = 1.769

φ = 0.9

PROFESSIONAL SOUND

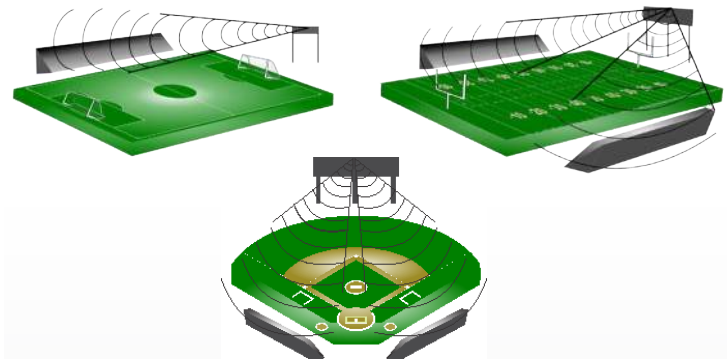
ACCESSORIES

STADIUM PRO™ 1000

Cabinet Size: 9'W x 4'H x 43"D

Weight: 708lbs

Display: Personalized flexible front mesh face scrim



CUSTOM DESIGNED SPEAKER CABINET
WITH PERSONALIZED FRONT MESH FACE SCRIM

Maximize your fan experience with a professional grade sound system integrated with your scoreboard or video display

- Single-point sound source systems located at scoreboard, custom designed for athletic market.
- High-fidelity, full-range reproduction of music and speech ensures sound clarity.
- Subwoofer reinforces sound and enhances fan experience.
- Speakers housed in a weatherproof lightweight aluminum custom designed speaker cabinet with front mesh scrim.
- Customizable printed front mesh scrim is perfect for team logo or sponsors.
- Does NOT require additional power outside at the speaker cabinet.

Stadium Pro™ systems are custom designed for the athletic market to provide complete coverage.

Stadium Pro™ speakers will deliver clear, intelligible voice and concert quality music at high decibel levels throughout your facility.

**5 YEAR
LOUDSPEAKER &
CUSTOM DESIGNED
SPEAKER CABINET
WARRANTY**

 **NEVCO**
MAXIMIZE YOUR IMPACT®

**BUILD YOUR OWN DISPLAY AND SCORING SYSTEM ONLINE AT:
WWW.NEVCO.COM**

U.S. & CANADA: 800-851-4040 INTERNATIONAL: 618-664-0360
FAX: 618-664-0398 E-MAIL: INFO@NEVCO.COM

INTEGRATED DISPLAY AND SCORING SOLUTIONS

Stadium Pro™ 1000 Features

- Custom designed for easy installation.
- No additional power required at scoreboard results in faster installation, lower installation costs.
- Speakers fully aimable to provide complete stadium coverage.
- Subwoofer reinforces low frequency resulting in a "fuller sound".
- Best in market 5-year warranty on loudspeakers and custom designed speaker cabinet.
- Control Room Package equipment included:
 - Power Amplifiers.....2
 - Power Sequencers.....1
 - Equipment Rack.....1-14 Space
 - 12 Channel Mixer.....1
 - Announcer Mic (+Stand) -Wired.....1
 - All Required Cabling/Connectors.....Yes

**10 Gauge speaker wire maximum length: 650ft*

CUSTOM DESIGNED SPEAKER CABINET



SPEAKERS (2)



SUBWOOFER (1)

STADIUM PRO™ 1000 SPECIFICATIONS

FREQUENCY RESPONSE (-10DB@1M)	35Hz to 22Khz	LOW FREQUENCY POWER HANDLING RMS	2 x 600W
FREQUENCY RESPONSE (+/-3DB@1M)	48Hz to 18Khz	LOW FREQUENCY POWER HANDLING PROGRAM	2 x 1500W
MAX SPL @ 1M	137dB	MID FREQUENCY POWER HANDLING RMS	2 x 1500W
MAX.SYSTEM COVERAGE-HORIZONTAL	100°H	MID FREQUENCY POWER HANDLING PROGRAM	2 x 3000W
MAX.SYSTEM COVERAGE-VERTICAL	40°V	HIGH FREQUENCY POWER HANDLING RMS	2 x 200W
LOW FREQUENCY SPEAKER CONFIGURATION	2 x 15" Subwoofers	HIGH FREQUENCY POWER HANDLING PROGRAM	2 x 400W
MID FREQUENCY CONFIGURATION	4 x 12" + 4 x 2" Mid Comp. Drivers	LF AMPLIFIER OUTPUT	3200W @ 4 Ohms
HIGH FREQUENCY CONFIGURATION	2 x 1" HF Comp. Drivers	MF AMPLIFIER OUTPUT	2100W @ 4 Ohms
LOUDSPEAKER & CUSTOM DESIGNED SPEAKER CABINET WARRANTY	5 Year	HF AMPLIFIER OUTPUT	2100W @ 4 Ohms

GUARANTEE: TO VIEW OR RECEIVE THE MOST RECENT COPY OF OUR GUARANTEE, PLEASE VISIT: NEVCO.COM/WARRANTY-LIMITATION

U.S. SERVICE: 1-800-851-4040

INTERNATIONAL SERVICE: 1-618-664-0360

CANADA SERVICE: 1-800-461-8550



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WWW.NEVCO.COM

U.S. & CANADA: 800-851-4040 INTERNATIONAL: 618-664-0360

FAX: 618-664-0398 E-MAIL: INFO@NEVCO.COM

Saint Louis Priory School, Saint Louis, MO

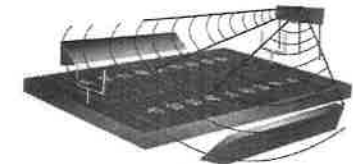
PROOF #50121B-PR

PROOF INCLUDES:

- **Model 3602-W Football/Soccer LED Scoreboard**
12'W x 5'H x 8"D
Scoreboard Color: #141 Navy Blue
Digit Color: White
Custom Team Name: RAVENS
Custom Striping Color: #103 Cardinal Red

- **Non-illuminated Sign**
12'W x 2'H

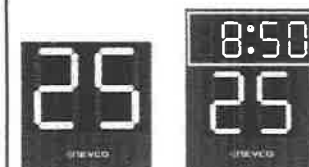
You may also be interested in these scoring accessories.



STADIUM PRO™ SOUND SYSTEM



MESSAGE CENTER

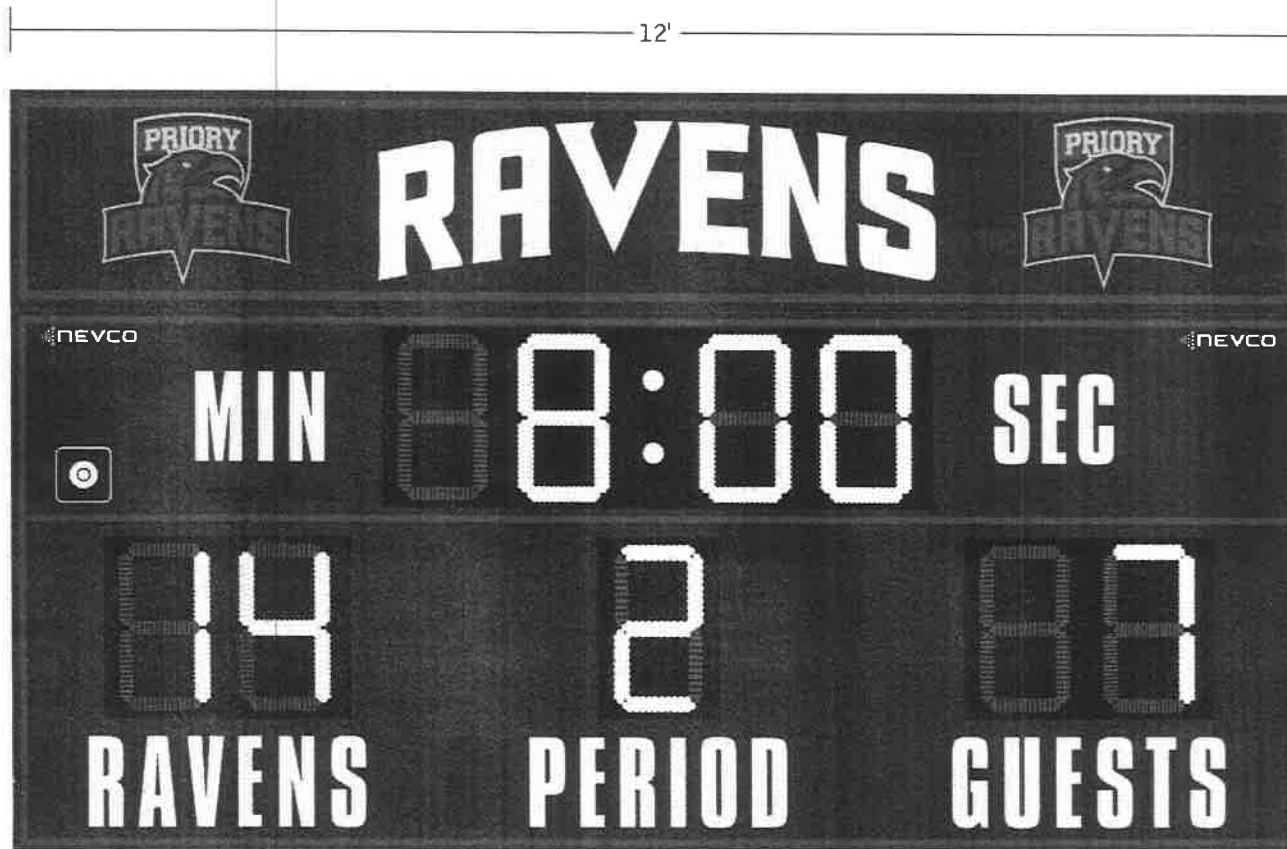


DELAY OF GAME TIMER



INTEGRATED DISPLAY AND SCORING SOLUTIONS

WWW.NEVCO.COM



SIGNATURE OF APPROVAL

Lucretia [Signature]

DATE

4/14/23

This rendering is for conceptual purposes only. It may not be to exact scale or specifications and should not be used for installation purposes. Every effort has been made to make it as accurate as possible. Beams and/or pillars are for illustration only. Engineering specifications may require changes in the quantity, size and/or shape of beams and pillars to meet installation requirements. Nevco assumes no obligations or liability regarding the viability of applicability of existing structures. THIS DRAWING IS THE PROPERTY OF NEVCO INC. AND SHALL NOT BE REPRODUCED, COPIED, SHARED or DISTRIBUTED WITH ANYONE OTHER THAN THE INTENDED STAFF OR CLIENT OF THE PROPOSED PROJECT WITHOUT THE EXPRESSED PERMISSION OF NEVCO INC.

PROPOSED SOCCER SCOREBOARD

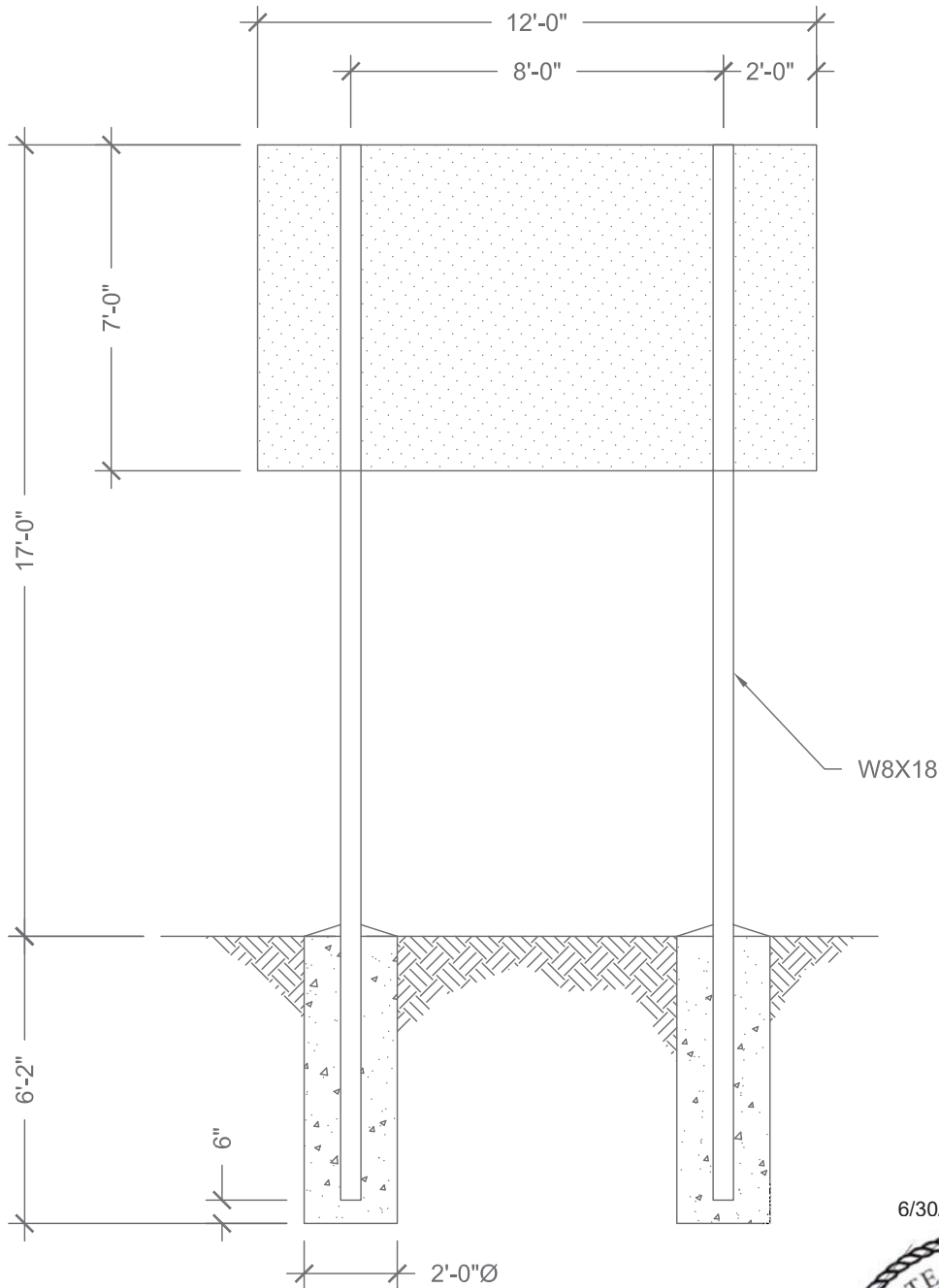
Page 1 of 3



11545 W. BERNARDO COURT
SUITE 201, SAN DIEGO, CA 92127
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: ST. LOUIS PRIORY SCHOOL 12X17'- POLE SIGN DB- 500 S MASON RD, ST. LOUIS, MO.
PROJECT #: 41150B
CLIENT: NEVCO, INC.

DATE: 6/29/2023
ENGINEER: VM
LAST REVISED:



GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY: 105 MPH EXPOSURE B, RISK CATEGORY I
4. CONCRETE 2500 PSI MIN.
5. WIDE FLANGESTEEL ASTM A992, FY=50KSI MIN.
6. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
7. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION.

1 FRONT ELEVATION

6/30/2023



PROPOSED SOCCER SCOREBOARD



11545 W. Bernardo Court, San Diego, CA 92127
projectmanager@sullawayeng.com
Phone: 858-312-5150 Fax: 858-777-3534

PROJECT: ST. LOUIS PRIORY SCHOOL 12X17'
PROJ. NO.: 41150B
CLIENT: NEVCO, INC.

DATE: 6/29/23
ENGINEER: VM

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$F = q_z * G * C_f * A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.719$ (Fig. 29.3-1) 2 pole Cf factor= 0.98 8 max. height= 17.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape) s= 7.00
 $K_z =$ from table 28.3-1 Exposure= B
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 105$ mph
 $G = 0.85$ (26.9) weight= 0.940 kips
 $s/h = 0.412$ $M_{DL} = 0.00$ k-ft
 $B/s = 1.71$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z * G * C_f$	A_f	shear	Wind Moment M_w	
	1	5.0	0.700	16.8	24.53	10.0	245	1227	
	2	12.5	0.700	16.8	24.53	60.0	1472	18401	
	3	16	0.700	16.8	24.53	24.0	589	9421	
					sums:	94.0	2306	29.05	(M_w) k-ft arm= 12.6
	two pole distribution factor *b*s (asce fig. 29.4-1):				x 0.74		1707	21.50	
					$P_u = 1.13$ kip		M=	21.50 k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$
	$M_u = \sqrt{(1.2 M_{DL}^2 + 1.0 M_w^2)} =$				21.50 k-ft				

Pole Design

section; W flange

$M_u \leq \phi M_n$ with $M_n = f_y Z$		$f_y = 50$ ksi	$\phi = 0.9$				
H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE	
at grade	21.5	5.73	#REF!	#REF!	#REF!	W8X18 , $\phi M_n = 29.15$ k-ft	
(See page#3 for capacity check)							

Footing Design

footprint: round

$\omega = 1.3$ IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2 \times)$
 $P = 1.33$ kip $S1 = S \times d / 3$ $A = 2.34 \times P / (S1 \times b)$ $S = 400$
 $S1 = 819$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1
 $A = 1.90$
 footing: 2' - 0" dia. 6' - 2" deep

PROPOSED SOCCER SCOREBOARD

		10815 Rancho Bernardo RD., SD, CA 92127 projectmanager@sullawayeng.com Phone: 858-312-5150 Fax: 858-777-3534	
PROJECT: ST. LOUIS PRIORY SCHOOL 12X17'		DATE: 6/29/2023	
PROJ. NO.: 41150B		ENGINEER: VM	
CLIENT: NEVCO, INC.			
building code; IBC 2018		units; pounds, feet unless noted otherwise	
Check W8X18 for flexure		(AISC 14 F3)	
Yielding:	Mu =	258 k-in	Fy = 50 ksi
			Zx = 17 in ³
	Mn = Mp = Fy Z =	850 k-in (eq'n. F2-1)	Lb = 204 in
LTB:			Lp = 52.14 in
	Mn = Fcr Sx =	388.7 k-in (eq'n. F2-3)	Lr = 161.9 in
	Fcr = Cb π ² E/(Lb/rts) ² (1+0.078Jc/Sxho(Lb/rts) ²) ^{1/2} =	25.57 ksi (eq'n. F2-4)	E = 29000 ksi
FTB:			ry = 1.23 in
	Mn = Mp-(Mp-0.7FySx)(l-lpf)/(lrf-lpf) =	875.6 k-in (eq'n. F3-1)	Sx = 15.2 in ³
	φMn =	349.8 k-in OK	J = 0.172 in ⁴
			ho = 7.81 in
	Pu/2Pc + (Mu/Mc) =	0.75 (eq'n. H1-1)	c = 1
			rts = 1.431
			λpf = 9.152
			λrf = 24.08
			λ = 7.95
			φ = 0.9
			kc = 4/(h/tw) ^{1/2} = 0.73
			Cb = 1.00

Saint Louis Priory School, Saint Louis, MO

PROOF #50122D-PR

PROOF INCLUDES:

- **Model 1608-ETN-W Baseball/Softball LED Scoreboard**
18'W x 6'H x 8"D
Scoreboard Color: #141 Navy Blue
Digit Color: White
Electronic Team Name Color: White
Custom Striping Color: #103 Cardinal Red

- **Non-illuminated Arch Sign**
18'W x 2'H
- **Decorative Arch Truss**
18'W x 4'H
Logo Size: 5'W x 4.5'H

*Truss Letters/Logos may require additional support.

You may also be interested in these scoring accessories.



NEVCO

INTEGRATED DISPLAY AND SCORING SOLUTIONS

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SIGNATURE OF APPROVAL

Carl H. Elia

DATE

2/14/23

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PROPOSED BASEBALL SCOREBOARD

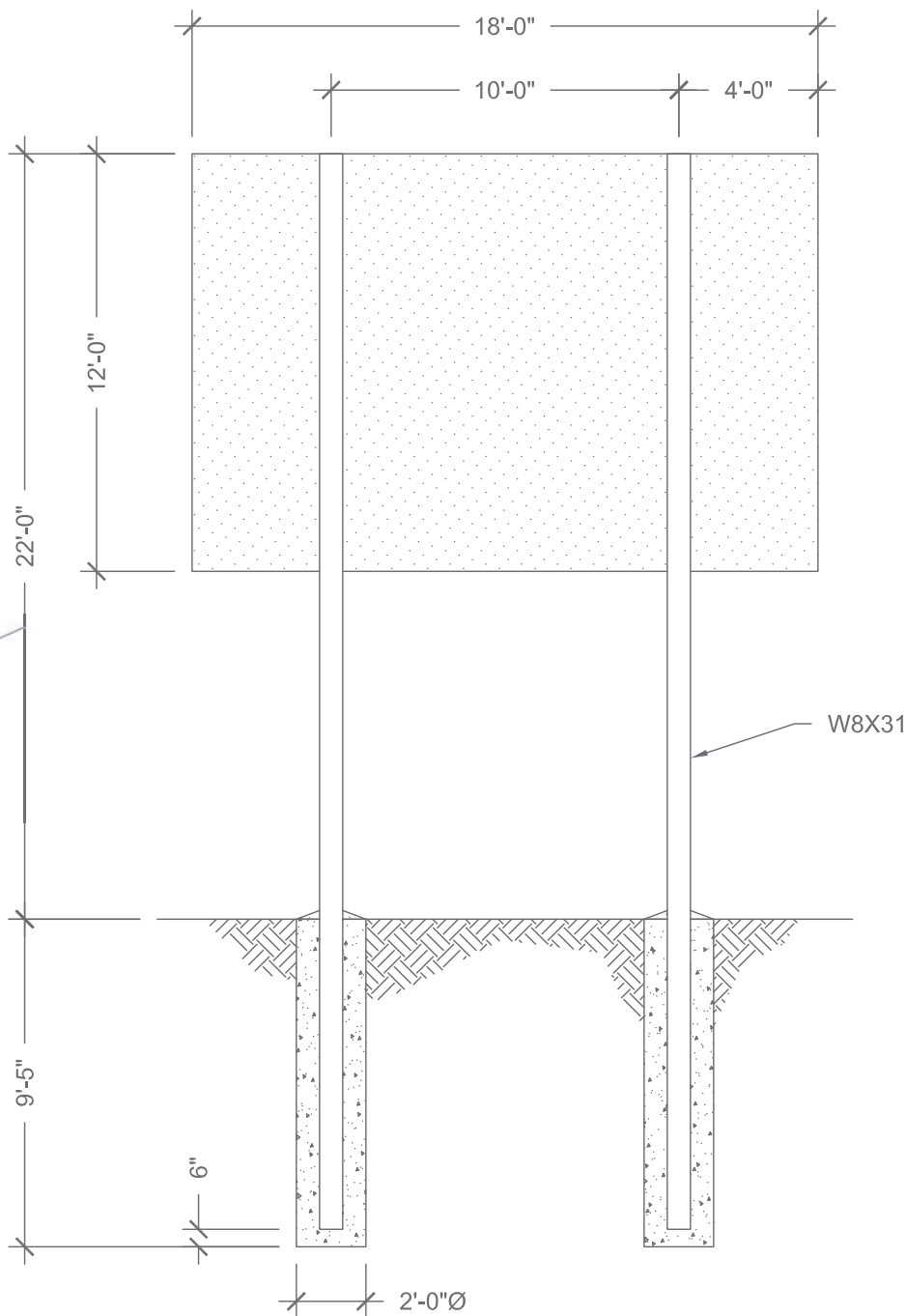
Page 1 of 3



11545 W. BERNARDO COURT
SUITE 201, SAN DIEGO, CA 92127
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: ST. LOUIS PRIORY SCHOOL 18X22'- POLE SIGN DB- 500 S MASON RD, ST. LOUIS, MO.
PROJECT #: 41150A
CLIENT: NEVCO, INC.

DATE: 6/29/2023
ENGINEER: VM
LAST REVISED:



6/29/2023



GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY: 105 MPH EXPOSURE B, RISK CATEGORY I
4. CONCRETE 2500 PSI MIN.
5. WIDE FLANGESTEEL ASTM A992, FY=50KSI MIN.
6. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
7. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION.

SULLAWAY

ENGINEERING

11545 W. Bernardo Court, San Diego, CA 92127
projectmanager@sullawayeng.com
Phone: 858-312-5150 Fax: 858-777-3534

PROJECT: ST. LOUIS PRIORY SCHOOL 18X22'

DATE: 6/29/23

PROJ. NO.: 41150A

ENGINEER: VM

CLIENT: NEVCO, INC.

V5.5units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$F=q_z \cdot G \cdot C_f \cdot A_f$

with $q_z = 0.00256 K_z K_{zt} K_d V^2$

(29.3.2 & 29.4)

$C_f = 1.683$

(Fig. 29.3-1)

2 pole Cf factor= 0.99

10

max. height= 22.00

s= 12.00

$K_{zt} = 1.0$

(26.8.2) (=1.0 unless unusual landscape)

K_z = from table 28.3-1

Exposure= B

$K_d = 0.85$

for signs (table 26.6-1)

$V = 105$

mph

$G = 0.85$

(26.9)

$s/h = 0.545$

$B/s = 1.50$

weight= 2.260

kips

$M_{DL} = 0.00$

k-ft

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z \cdot G \cdot C_f$	A_f	shear	Wind Moment M_w
	1	5.0	0.700	16.8	24.03	10.0	240	1201
	2	12.5	0.700	16.8	24.03	90.0	2163	27033
	3	17.5	0.700	16.8	24.03	90.0	2163	37846
	4	21	0.700	16.8	24.03	36.0	865	18166
					sums:	226.0	5431	84.25
two pole distribution factor *b*s (asce fig. 29.4-1):					x 0.82		4454	69.10
					$P_u = 2.71$	kip	M= 69.10	k-ft
					$M_u = \sqrt{1.2 M_{DL}^2 + 1.0 M_w^2} = 69.10$	k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$	

Pole Design

section; W flange

$M_u \leq \phi M_n$ with $M_n = f_y Z$

$f_y = 50$ ksi

$\phi = 0.9$

H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE
at grade	69.1	18.43	#REF!	#REF!	#REF!	W8X31 , $\phi M_n = 78.78$ k-ft

(See page#3 for capacity check)

Footing Design

footprint: round

$\omega = 1.3$

IBC 1605.3.2

IBC Table 1806.2, sections 1806.3.4, 1807.3.2

$S = (1.3 \times 2x)$

$P = 3.47$

kip

$S_1 = S \times d / 3$

$A = 2.34 \times P / (S_1 \times b)$

$S = 400$

$S_1 = 1237$

$d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$

IBC 1807.3.2.1

$A = 3.29$

footing: 2' - 0" dia.

9' - 3" deep

Page 98 of 126

PROPOSED BASEBALL SCOREBOARD

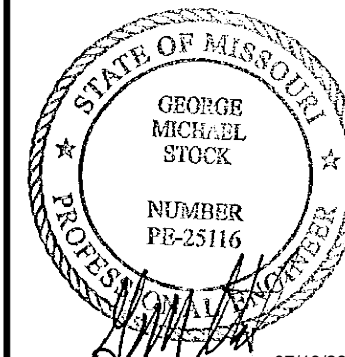
		10815 Rancho Bernardo RD., SD, CA 92127 projectmanager@sullawayeng.com Phone: 858-312-5150 Fax: 858-777-3534	
PROJECT: ST. LOUIS PRIORY SCHOOL 18X22'		DATE: 6/29/2023	
PROJ. NO.: 41150A		ENGINEER: VM	
CLIENT: NEVCO, INC.			
building code; IBC 2018		units; pounds, feet unless noted otherwise	
Check W8X31 for flexure		(AISC 14 F3)	
Yielding:	Mu =	829.2 k-in	Fy = 50 ksi
			Zx = 30.4 in ³
	Mn = Mp = Fy Z =	1520 k-in (eq'n. F2-1)	Lb = 264 in
			Lp = 85.62 in
LTB:			Lr = 297.4 in
	Mn = Cb[Mp-(Mp-0.7FySx)((Lb-Lp)/(Lr-Lp))] =	1050 k-in (eq'n. F2-2)	E = 29000 ksi
			ry = 2.02 in
	Fcr = Cb π ² E/(Lb/rts) ² (1+0.078Jc/Sxho(Lb/rts) ²) ^{1/2} =	40.56 ksi (eq'n. F2-4)	Sx = 27.5 in ³
			J = 0.536 in ⁴
FTB:			ho = 7.57 in
	Mn = Mp-(Mp-0.7FySx)(l-lpf)/(lrf-lpf) =	1519 k-in (eq'n. F3-1)	c = 1
			rts = 2.26
	φMn =	945.3 k-in OK	λ _{pf} = 9.152
			λ _{rf} = 24.08
	Pu/2Pc + (Mu/Mc) =	0.882 (eq'n. H1-1)	λ = 9.19
			φ = 0.9
			kc = 4/(h/tw) ^{1/2} = 0.85
			Cb = 1.00

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636)
330-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PREPARED BY:

ST. LOUIS PRIORY SCHOOL & ABBEY MONASTERY

12856 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 07/18/23	JOB NO: 223-7459
M.S.D. P # -	BASE MAP # 19P
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. #	

SHEET TITLE

SCOREBOARD
SITE PLAN

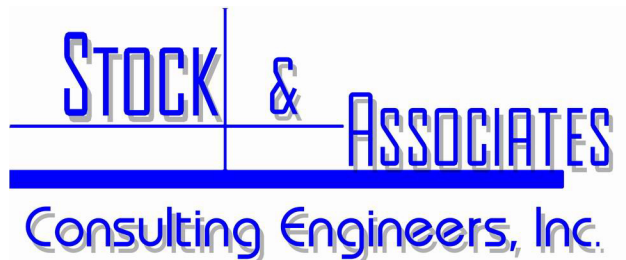
SHEET NO.:

C1



NOTE:
THIS PLAN WAS PREPARED FROM RECORD INFORMATION AS PROVIDED
BY ST. LOUIS ABBEY/PRIORY SCHOOL. DATED 10/28/2016

PREPARED FOR:
ST. LOUIS ABBEY/PRIORY SCHOOL
CONTACT:
MARTIN FITZGERALD –
DIRECTOR OF FACILITIES
PHONE: 314-434-8928 EMAIL:
mfitzgerald@priory.org



August 10, 2023

City of Creve Coeur (via email)
300 N. New Ballas Road
Creve Coeur, MO 63141
Attention: Ms. Bethany Moore, City Planner

Re: Priory School Scoreboards
(Stock Project No. 2023-7459)

The following are our responses to your email 08/03/23:

1. What are the dimensions of the timers? How are they displayed?

Response: The timers are 4'H x 4'W x 8"D with LED Lights. Please see attachment with details.

2. What are the dimensions of the existing signs and how many of existing speakers?

Response:

Existing Football: 18'(+/-) wide by 10'(+/-) tall.

Existing Soccer 1: 10' wide by 4' tall'

Existing Soccer 2: 10' wide by 4' tall.

Existing Baseball: 10' wide by 4' tall; with 2' high field name sign atop.

Please see attachment with details. There are no speakers on the existing scoreboards.

3. Please revise the site plan to show where the existing signs are located.

Response: The Site Plan has been revised. All but the football scoreboard are planned to be replaced in their existing locations.

4. There is no external lighting proposed for the signs, correct?

Response: Correct. The scoreboards displays are the only light emitting elements proposed.

**257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com**

5. *Please provide the sound levels for each sign.*

Response: A Nevco Horn will be a part of the football, soccer and lacrosse scoreboards, which have existing horns today.

The existing sound system speakers at the football/lacrosse stadium will be abandoned and no longer used. The football/lacrosse scoreboard will incorporate a Nevco SP1000 Pro Sound System, which is within a speaker cabinet framed into the scoreboard structure. The SP1000 system includes directional speakers which will be aimed to direct audio towards the home and visitor stands. The SP1000 enclosure is lined with 1" thick acoustic foam, which dampens sound waves leaving the rear of the display. The system includes an adjustable volume control, which will be set to comply with the City Code Section 210.237 and St. Louis County noise standards as established and enforced by the St. Louis County noise abatement office of the Department of Community Health and Medical Care. Note that the sound system is only utilized during Varsity Football and Lacrosse events, as noted within the below schedule.

6. *Please confirm the times the signs will be used. What are the game times? Will they be used for practice? Etc.*

Response:

The scoreboard at football/lacrosse field includes an LED Video Display, as well as a standard analog scoreboard. The analog scoreboard will be used for all events played at the field. The LED Video Display and the audio system will generally be used only for Varsity Football and Lacrosse games as noted per the schedule below. There may be an exception for time to time where the video display and audio would be used for a practice, or a unique event. However, it is anticipated this would be very infrequent, if at all.

Fall Season:

- JV Football: 4-5 Monday's from 4pm to 7pm
- Varsity Football: 5-6 Saturday's from 12pm to 4pm
- 7th & 8th Football: 1-2 weeknights for an hour & 2-4 Saturday mornings from 8am-10am
- 1 Saturday for cross-country meet from 9am to 2pm
- Possibly 1-2 Saturday soccer games 9am-1pm

Winter Season:

- Not utilized

Spring Season:

- Varsity Lacrosse: 8-10 Weeknight games from 4:30-7:30
- 7th & 8th Lacrosse: 6-8 Weeknight games from 5pm to 7:30pm

Outside uses:

- Weekends only during daylight hours.

August 11, 2023

Page 3 of 3

Should you have any further comments and/or questions, please contact me.

Sincerely,

Josh Barcus

Joshuah Barcus, P.E.,
Senior Associate

CC: George M. Stock, P.E., President
Martin Fitzgerald, Director of Facilities (via email)
Laurie Krieger, Assistant Head of School For Facilities & Finance (via email)
Phillip Brotherton, Director of Athletics (via email)
Anthony Johnson, Clayco (via email)
Ethan Lichvar, Nevco (via email)
Jerry Lepchenske, Nevco (via email)

1. What are the dimensions of the timers? How are they displayed?

The delay of game timers are 4'H x 4'W x 8"D with 30" LED Digits

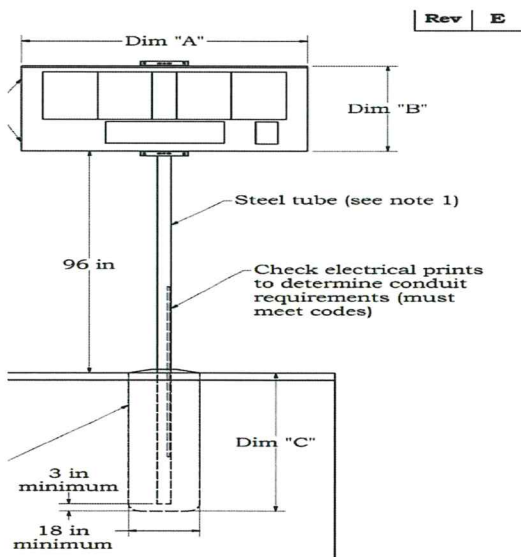
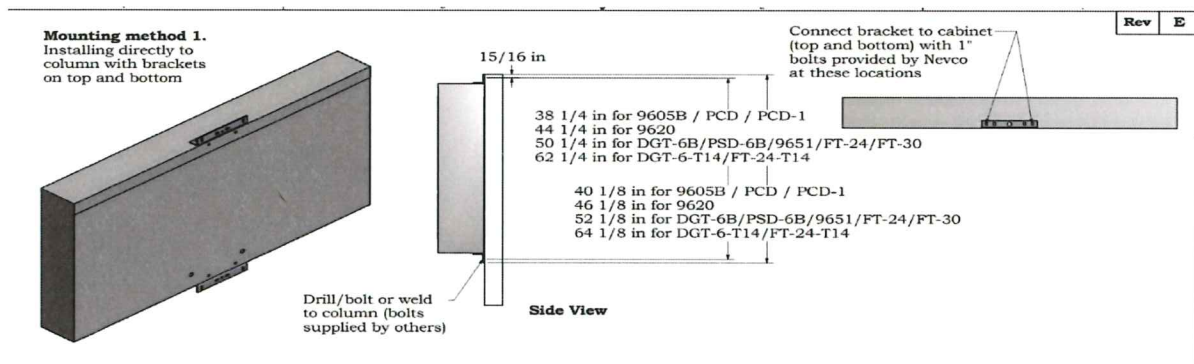


Size: 4'L x 4'H x 8"D (1.22 x 1.22 x .20 meters)
Approximate hanging weight each: 50 lbs. each (23 kg)
Digit Size: 30" **Digit Color:** High Intensity Red, Amber, or Translucent White
 * Translucent White LEDs cannot be intermixed with other digit colors on one scoreboard.



Note: Translucent White LEDs are an optional LED upgrade

Attachment Details Below:



2. What are the dimensions of the existing signs and how many have existing speakers?

Dimensions are below, and no current scoreboards have speakers.

Football



Existing Dimensions

Soccer 1



Soccer 2



Baseball

3. There is no external lighting proposed for the signs, correct?

NO

4. Please provide the sound levels for each sign.

Nevco Horn – Applies to Soccer & Football Scoreboards

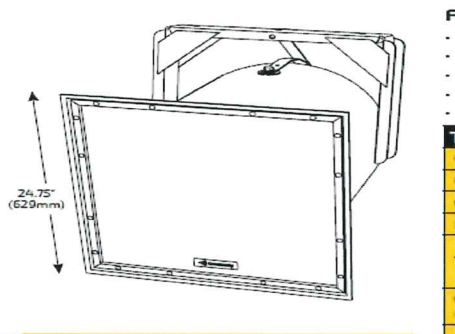
This will be the same sound levels as the existing scoreboards.

SP1000 Pro Sound System at Stadium Display & Scoreboard

R SERIES
Voice and Music

R2-52Z

HIGH OUTPUT FULL-RANGE 50° x 20°
WEATHER-RESISTANT LOUDSPEAKER



TECHNICAL SPECIFICATIONS ¹		
Operating Mode	Passive	
Operating Environment	Indoor / Continuous outdoor direct exposure	
Operating Range ²	70 Hz to 16 kHz	
Nominal Beamwidth (H x V)	50° x 20°	
Transducers	LF 2 x 12" (305mm) weather-treated, Ferrofluid-cooled MF 2 x M200 2" exit, non-metallic diaphragm, Ferrofluid-cooled HF – 1 x 1" exit, titanium diaphragm	
Continuous Power Handling ³ @ Nominal Impedance	40V	400W @ 4 ohms (1600W peak)
Nominal Sensitivity ⁴	@ 1W 107 dB	@ 2.83V 110 dB
Nominal Maximum SPL ⁵ (Whole Space)	Peak 139 dB	Continuous 133 dB
Equalized Sensitivity ⁶	@ 1W 107 dB	@ 2.83V 110 dB
Equalized Maximum SPL ⁷	Peak 139 dB	Continuous 133 dB
Recommended Amplifiers	400W - 800W @ 4 ohms, (40V - 57V)	



FOOTBALL

ACCESSORIES

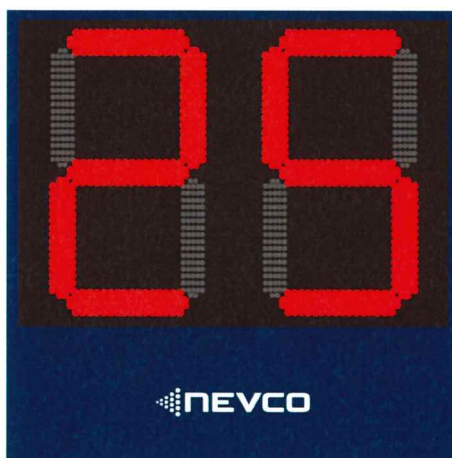
MODEL DGT-6

Size: 4'L x 4'H x 8"D (1.22 x 1.22 x .20 meters)

Approximate hanging weight each: 50 lbs. each (23 kg)

Digit Size: 30" **Digit Color:** High Intensity Red, Amber, or Translucent White

* Translucent White LEDs cannot be intermixed with other digit colors on one scoreboard.



Note: Translucent White LEDs are an optional LED upgrade

Set of two delay of game timers for football or lacrosse fields:

- Large 30" digits easily seen from anywhere on the field.
- Bright, long lasting, energy efficient LEDs.
- Hand-held switches included for easy operation.
- Operate wired or wireless.
- Ideal for football or lacrosse.



MAXIMIZE YOUR IMPACT™

BUILD YOUR OWN DISPLAY AND SCORING SYSTEM ONLINE AT:
WWW.NEVCO.COM

U.S. & CANADA: 800-851-4040 INTERNATIONAL: 618-664-0360

FAX: 618-664-0398 E-MAIL: INFO@NEVCO.COM

INTEGRATED DISPLAY AND SCORING SOLUTIONS



Model DGT-6 (Outdoor) Football / Lacrosse Delay of Game Timer Set

OPERATING FEATURES

MODEL DGT-6	MPC(W)-4/5/6	MPCW WIRELESS	MPCX ₂ WIRELESS
TIMING 30" High Intensity Red, Amber, or Translucent White LED Digits	Any delay of game time of 99 seconds or less can be set. Hand-held switch provides instant reset. INDEPENDENT OR SYSTEM OPERATION	Any delay of game time of 99 seconds or less can be set. Hand-held switch provides instant reset. INDEPENDENT OR SYSTEM OPERATION	Any delay of game time of 99 seconds or less can be set with any of the three RESET buttons on the control.
SEGMENT TIMING	Supported.	Supported.	Requires MPCX ₂ segment timer control.

In addition to the standard 15 colors, Nevco can match any PMS color. Please contact your local Display and Scoring Consultant for pricing information.



AGENCY APPROVAL: UL/CUL listed, FCC, CE, INDUSTRY CANADA.

SCOREBOARD: Two (2) of each display 4'L x 4'H x 8"D (1.22 x 1.22 x .20 meters), constructed of aluminum. Weight approximately 50 lbs. (23 kg) each.

LED UNITS: Seven-bar segmented digits with protective aluminum cover.

POWER: 120 Volts, .6 Amps, 50/60 Hz. Requires earth ground.

BUILT-IN LIGHTNING PROTECTION: All models feature fiber-optic isolation circuitry providing additional protection against lightning strikes.

GUARANTEE: TO VIEW OR RECEIVE THE MOST RECENT COPY OF OUR GUARANTEE, PLEASE VISIT: NEVCO.COM/WARRANTY-LIMITATION

U.S. SERVICE: 1-800-851-4040

INTERNATIONAL SERVICE: 1-618-664-0360

CANADA SERVICE: 1-800-461-8550



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FAX: 618-664-0398 E-MAIL: INFO@NEVCO.COM

Dimensions and Steel Requirements					
Model Number	Dim "A"	Dim "B"	Dim "C"	Tube Length	Cabinet Weight
9605B	72"	36"	5' 6"	16' 6"	60 lbs
PCD / PCD-1	60"	36"	5' 6"	16' 6"	50 lbs
DGT-6B	48"	48"	5'	17'	50 lbs
DGT-6-T14 FT-24-T14	48"	60"	5' 6"	18' 6"	60 lbs
PSD-6B	48"	48"	5'	17'	50 lbs
9651	60"	48"	5' 6"	17'	60 lbs
9620	48"	42"	5'	16' 6"	45 lbs
FT-24 / FT-30	48"	48"	5'	17'	55 lbs

Dimensions and Steel Requirements (8'-12')					
Model Number	Dim "A"	Dim "B"	Dim "C"	Tube Length	Lateral Qty/Cabinet Weight
1650	96"	36"	8'	18'	3"x3"x5/16" - 84" 2 90 lbs
PCD-08/PCD-08-1	96"	18"	6.5'	15'	3"x3"x5/16" - 84" 2 50 lbs
9652	108"	48"	9'	20'	3"x3"x5/16" - 96" 2 110 lbs
1610, 1620, 3650	120"	48"	9.5'	20' 6"	3"x3"x5/16" - 108" 2 130 lbs
1625, 1612-PC	120"	60"	10'	22'	3"x3"x5/16" - 108" 2 160 lbs
PCD-10/PCD-10-1	120"	24"	7.5'	16' 6"	3"x3"x5/16" - 108" 2 80 lbs
1655, 9660	120"	72"	11'	24'	3"x3"x5/16" - 108" 4 200 lbs
1632, 3602	144"	60"	11'	23'	3"x3"x5/16" - 132" 2 180 lbs
5625	144"	96"	14'	29'	3"x3"x5/16" - 132" 4 290 lbs

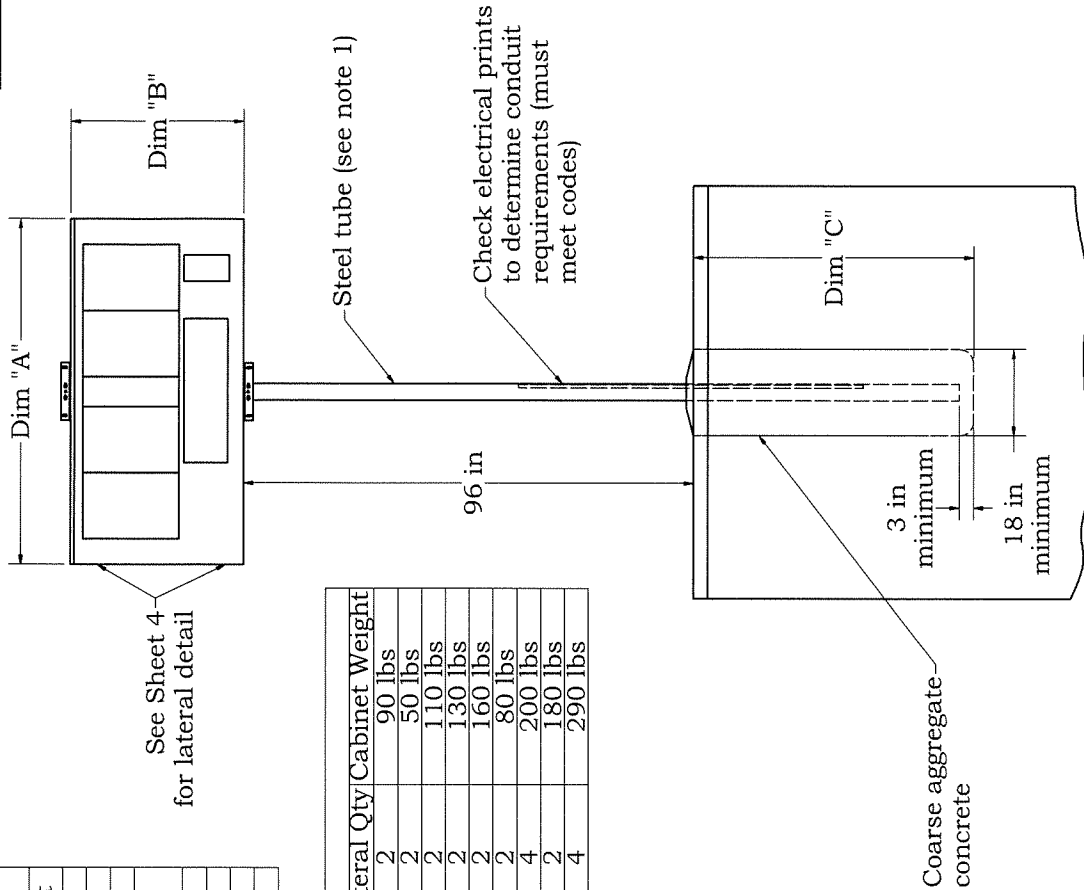
Notes:

1. Minimum steel tubing is 4" x 4" x 1/4" for boards under 8' wide.
Minimum steel tubing is 6" x 6" x 3/16" for boards 8'-12' wide.
(ASTM A-500) at length shown. Tubing length shown will result in approximately 96" clearance to ground level. Trim tubing to achieve clearance if necessary.
2. Pier depth is figured with 96" clearance from bottom of cabinet to ground level.
3. Pier depth figured using Exposure "C".
4. Cabinets have extra knockouts on back for power and signal to accommodate lateral or column installation

Important. Read before installation*

This is not an engineered drawing. It is intended for representation purposes only. The dimensions called out on this drawing are intended to be used as a guide only, and are not intended to be suitable for all conditions. Information specific to the scoreboard being used, such as assembly instructions and electrical connections, may be found in the installation manual for that scoreboard.

Nevco recommends that you consult a professional engineer or architect familiar with the area before attempting installation. They can verify that the brackets, screws, and other hardware items supplied by you or Nevco are adequate for your local soil conditions, wind loads and other conditions. If procedures are used that are not covered in this drawing, careful analysis of the installation is urged.



**Front View
(9605 shown)**

Installation for
Single Section
Scoreboard
Requiring One
Column



Nevco, Inc.
Greenville, Illinois 62246

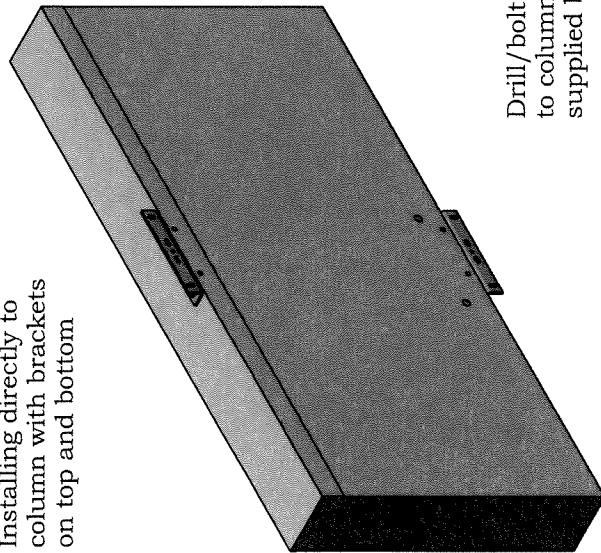
Drawing No. 241-0367

Sheet 1 of 4

Drawn WHP Date 1/18/2022

Mounting method 1.

Installing directly to column with brackets on top and bottom



Drill/bolt or weld to column (bolts supplied by others)

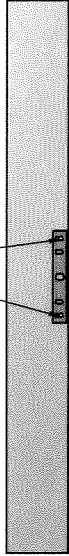
Side View

15/16 in

38 1/4 in for 9605B / PCD / PCD-1
44 1/4 in for 9620
50 1/4 in for DGT-6B/PSD-6B/9651/FT-24/FT-30
62 1/4 in for DGT-6-T14/FT-24-T14

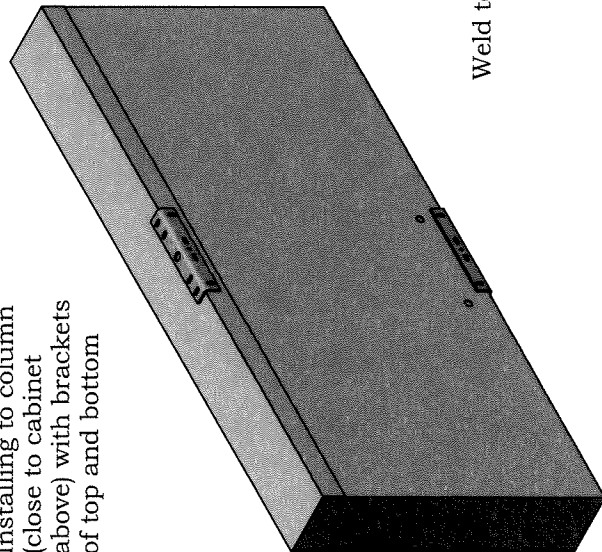
40 1/8 in for 9605B / PCD / PCD-1
46 1/8 in for 9620
52 1/8 in for DGT-6B/PSD-6B/9651/FT-24/FT-30
64 1/8 in for DGT-6-T14/FT-24-T14

Connect bracket to cabinet (top and bottom) with 1" bolts provided by Nevco at these locations



Mounting Method 2.

Installing to column (close to cabinet above) with brackets of top and bottom



Weld to column

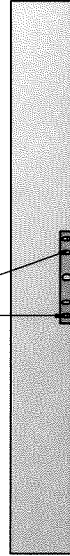
Side View

1 1/16 in

34 1/2 in for 9605B / PCD / PCD-1
40 1/2 in for 9620
46 1/2 in for DGT-6B/PSD-6B/9651/FT-24/FT-30
58 1/2 in for DGT-6-T14/FT-24-T14

36 5/8 in for 9605B / PCD / PCD-1*
42 5/8 in for 9620*
48 5/8 in for DGT-6B/PSD-6B/9651/FT-24/FT-30*
60 5/8 in for DGT-6-T14/FT-24-T14*

Connect bracket to cabinet (top and bottom) with 1" bolts provided by Nevco at these locations



Installation for Single Section Scoreboard Requiring One Column



Nevco, Inc.
Greenville, Illinois 62246

Drawing No. 241-0367

Sheet 2 of 4

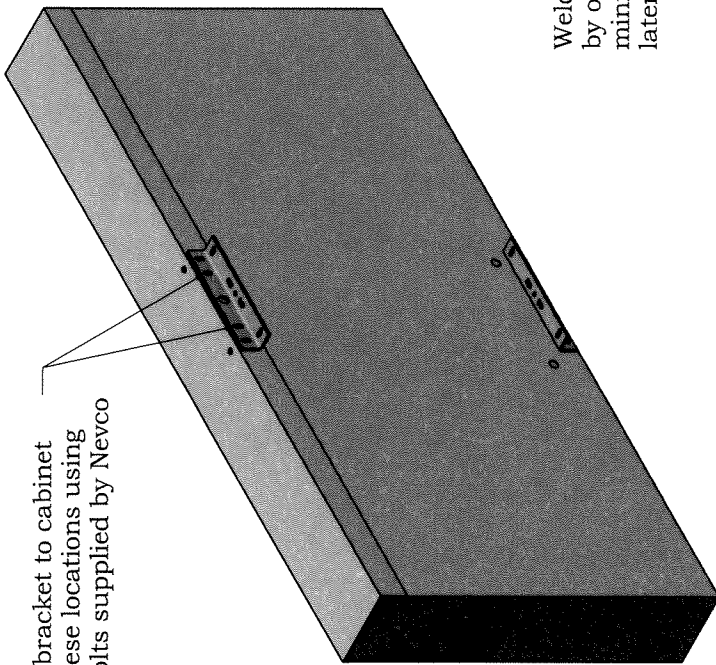
Date 1/18/2022

Drawn WHP

*Dimensions do not include bolt/washer height

Mounting Method 3.
Standard installation
to lateral

Bolt bracket to cabinet
at these locations using
1" bolts supplied by Nevco



1/4 in
2 in

Weld laterals (supplied
by others) to column -
minimum length of
lateral is 12 in

31 5/8 in for 9605B / PCD / PCD-1
37 5/8 in for 9620
43 5/8 in for DGT-6B/PSD-6B/9651/FT-24/FT-30
55 5/8 in for DGT-6-T14/FT-24-T14

Drill/bolt or weld
to laterals (bolts
supplied by others)

Side View

Installation for
Single Section
Scoreboard
Requiring One
Column



Nevco, Inc.
Greenville, Illinois 62246

Drawing No. 241-0367

Drawn WHP Date 1/18/2022

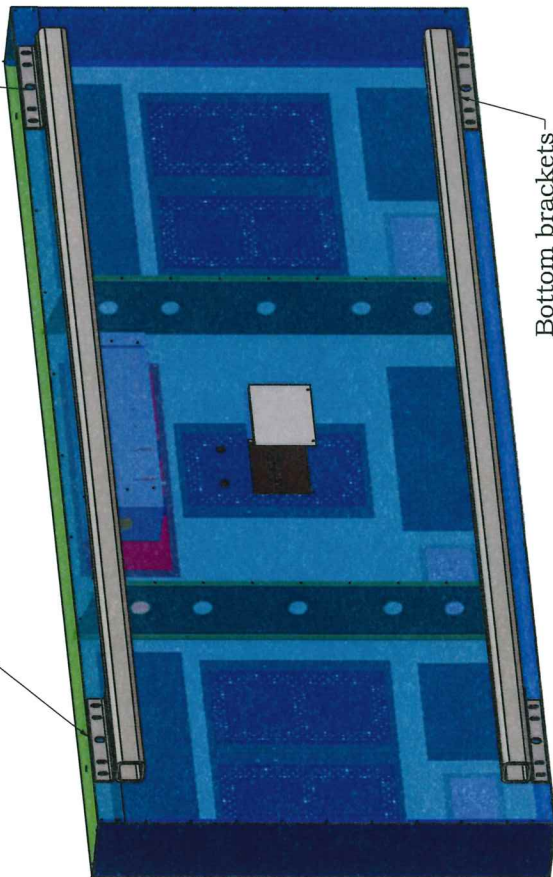
Sheet 3 of 4

Mounting Method 4.
Standard installation
to laterals (8'-12' boards)

Bolt bracket to cabinet
using 3/8" serrate flange
bolts supplied by Nevco

Top brackets
face down

Bottom brackets
face up



Weld laterals (supplied
by others) to column

Drill/bolt or weld
to laterals (bolts
supplied by others)

Steel Lateral Dimmenions		
Model	Dim "A"	Dim "B"
1650	31-5/8"	--
PCD-08/PCD-08-1	13-5/8"	--
1610, 1620, 3650, 9652	43-5/8"	--
1625, 1612-PC	55-5/8"	--
PCD-10/PCD-10-1	19-5/8"	--
9660, 1655	19-5/8"	43-5/8"
1632, 3602	55-5/8"	--
5625	43-5/8"	43-5/8"

Installation for
Single Section
Scoreboard
Requiring One
Column



Nevco, Inc.
Greenville, Illinois 62246

Drawing No. 241-0367

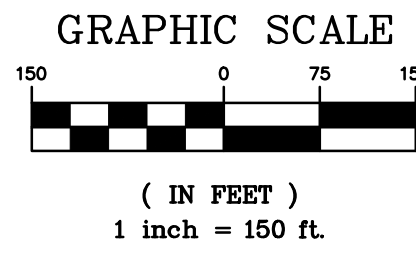
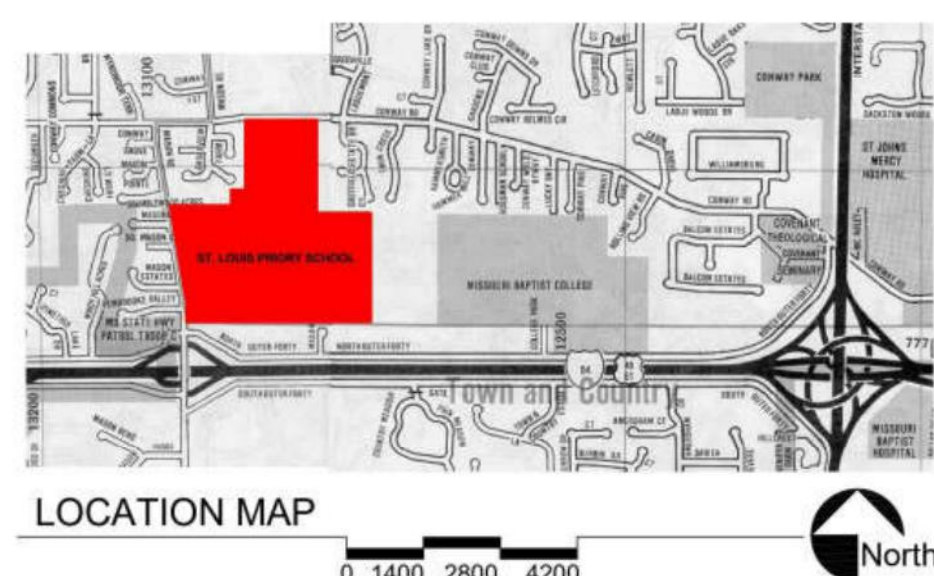
Drawn WHP

Date 1/18/2022

Sheet of 4

4

SCOREBOARD SITE PLAN FOR
ST. LOUIS PRIORY SCHOOL AND ABBEY MONASTERY



Wunnenberg's: Page 22, Grid 19Y and 20Y; Page 23, Grid 20X
City of Creve Coeur Political Ward 4
St. Louis Locator Number: 19P52-0048, 19P54-0134, 19P61-0017
Flood Zone "X" (Area Determined To Outside 500-Year Floodplain)
FIRM Panel 162 of 420 of Map No. 29189C0163 H including the
Community of Creve Coeur - No. 290344

Adjacent Property
Zoned
A - Single Family
Residential District

Adjacent Property
Zoned
A - Single Family
Residential District

Adjacent
Property
Proposed
Town &
Country
City Park

PREPARED FOR:
ST. LOUIS ABBEY/PRIORY SCHOOL
CONTACT:
MARTIN FITZGERALD -
DIRECTOR OF FACILITIES
PHONE: 314-434-8928 EMAIL:
mfitzgerald@priory.org

NOTE:
THIS PLAN WAS PREPARED FROM RECORD INFORMATION AS PROVIDED
BY ST. LOUIS ABBEY/PRIORY SCHOOL, DATED 10/28/2016

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chestfield Business Parkway
St. Louis, MO 63015 PH: (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE PLAN FOR:
ST. LOUIS PRIORY SCHOOL & ABBEY MONASTERY
12856 CONWAY ROAD
CREVE COEUR, MO 63141

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PB-25116
08/10/23
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:	
1.	REVISED PER CITY COMMENTS 08/10/23
DRAWN BY:	CHECKED BY:
J.E.S.	G.M.S.
DATE:	JOB NO:
07/18/23	223-7459
M.S.D. P. #	BASE MAP #
19P	
S.L.C. H&T #	H&T S.U.P. #
M.D.N.R. #	
SHEET TITLE:	
SCOREBOARD SITE PLAN	
SHEET NO.: C1	



city of **CREVE COEUR**

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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: August 21, 2023

Subject: **Conditional Use Permit Procedures and Short-Term Rentals Ordinance Amendments—Work Session**

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

Attachments: Draft Ordinance Amendments for Discussion

Planning Staff and the City Attorney have been working on amendments to the Conditional Use Permit review procedures and the Short-Term Rental ordinances. The Conditional Use Permit review procedures are provided in Section 405.450.C. of the Zoning Code. The section has been updated and clarified throughout to include a new procedure when Conditional Use Permits are denied by the City Council.

Short Term Rentals are allowed in residential districts subject to registration with the City and adherence to certain standards. Amendments to this ordinance are necessary due to a recent federal court decision that declared residency requirements associated with short term rentals as unconstitutional.

Attached are the redlined draft amendments. Staff would like to provide an overview of these two items with the Commission prior to presenting them at the public hearing scheduled for September 18th.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REVISING SECTION 405.1070 OF THE MUNICIPAL CODE REGARDING
PROCEDURES FOR CONSIDERATION OF APPLICATIONS FOR CONDITIONAL USE
PERMITS.**

WHEREAS, an application by Jason Jaggi, Director of the Community Development Department, on behalf of the City of Creve Coeur, was submitted for a text amendment to the zoning code to refine procedures regarding consideration of applications for Conditional Use Permits; and

WHEREAS, a public hearing was held regarding such proposed text amendment by the Creve Coeur Planning and Zoning Commission on Monday, _____, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, 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 additional notice was provided as required by the Municipal Code; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the proposed text amendment, at its meeting on _____, 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 being fully informed finds that amending the City Code of Ordinances 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. Section 405.1070 of the Municipal Code is amended to read as follows:

Section 405.1070. Conditional Use Permits.

[R.O. 2008 §26-114; Ord. No. 1903 §1, 11-24-1997; Ord. No. 2091 §2, 11-27-2000; Ord. No. 5123 Exh. A, 2-22-2010; Ord. No. 5165 §1, 12-13-2010]

A.

Generally.

1.

The purpose of conditional use permits is to provide the City with a procedure for determining the appropriateness of a proposed use not authorized as a matter of right by the regulations of the district

in which the use is proposed to be located. The appropriateness of the use shall be determined in consideration of surrounding uses, activities and conditions of the site and of surrounding areas. Based upon this determination, the City may decide to permit, reject or permit conditionally the use for which the conditional use permit is sought.

2.

The City Council may authorize by ordinance, under prescribed conditions, the construction or undertaking of any conditional use that is expressly ~~allowed~~permitted as a conditional use in a particular zoning district; however, the City Council reserves full authority ~~and discretion~~ to deny any request for a conditional use including but not limited to because it determines the use as proposed does not clearly meet one or more of the standards set forth in subsection E of this Section, to impose conditions ~~of approval of~~ the use to address concerns related to those standards, or to revoke approval at any time, upon a ~~determination~~finding that ~~the a previously approved~~permitted conditional use ~~will or~~ has become unsuitable and/or incompatible in its location based on deviations in the use from the original proposal pertaining to the standards of subsection E of this Section as a result of any nuisance or activity generated by the use.

3.

An application for a conditional use permit may be filed by the owner of the subject property or any person with a financial, contractual or proprietary interest in the subject property who also submits the owner's consent to the application.

B.

Application And Submission Requirements. The application and all required fees and reserve deposits shall be filed in the ~~office of the Zoning Administrator~~Department of Community Development ~~on using a forms~~ provided by the Zoning Administrator ~~in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free.~~ The application shall be signed by the applicant and shall state the applicant's name, mailing address, telephone number, and (if available) e-mail address. The application shall contain a metes and bounds legal description of the property and such information as the Planning and Zoning Commission may prescribe, and shall include those items specified in Section **405.1080** regarding site concept and site development plan approval, as applicable.

C.

Limitations Of Filing. An application for conditional use permit shall not be accepted by the Zoning Administrator:

1.

If the application does not comply with all the requirements of this Section and any regulation published pursuant thereto or if required fees and escrows have not been submitted.

2.

If a previous application for the same conditional use for the same property was denied within twelve (12) months of this new application. The application ~~may~~shall be accepted, however, if the Zoning Administrator determines that substantial new facts warrant reapplication.

D.

Application Review Procedure.

1.

Zoning Administrator. The Zoning Administrator shall receive the application and determine whether it complies with all applicable submission requirements. Upon an affirmative determination the Zoning Administrator shall promptly: (1) forward the application to the Planning and Zoning Commission,

Mayor and City Council, (2) thereafter cause notice of the application to be publicly posted at the Government Center in the same manner as Commission meeting agendas, (3) cause a sign regarding the application to be posted on the affected property, and (4) cause the application to be made publicly available on the City website, all at least ten (10) days prior to the date of the meeting of the Planning and Zoning Commission at which the application is first considered. An application shall have been received and determined to be complete by the Zoning Administrator and the Zoning Administrator's review and accompanying coordinated review of the site concept and site development plan shall have been completed ~~prior to by the agenda preparation~~ date ~~foref~~ the meeting of the Planning and Zoning Commission in order to be included on the agenda. The Zoning Administrator shall also prepare a staff analysis and report in conjunction with all applications being forwarded to the Planning and Zoning Commission, and shall submit such analysis and report to the Commission, Mayor and City Council in advance of the meeting at which the application is scheduled to be considered, and cause such analysis and report to be made publicly available on the City website in advance of that meeting.^[1] [Ord. No. 5381 §6, 7-14-2014; Ord. No. 5620, 12-10-2018]

[1]

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

2.

Planning and Zoning Commission. The Planning and Zoning Commission shall consider the applications under the standards of subsection E of this Section and Section 405.470, as applicable to the requested conditional use, and decide whether to recommend approval to the City Council.

3.

Public hearing. Prior to the Commission making its ~~recommendation~~decision regarding an application, the City Clerk or designee shall set a date for a public hearing before the Commission and publish a public notice as required under Section **405.1120** of this Code and post it on the City website. The City Clerk or designee shall also send written notice to all owners of property located within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property for which a conditional use permit is sought, stating the nature of the proposed use and advising of the date, time and location of the public hearing. No application for a conditional use permit may be approved until after such hearing is held.

4.

City Council. After receipt of a recommendation from the Commission, the City Council shall consider the application.

E.

Standards. The burden of persuasion shall rest with the applicant to clearly establish to the satisfaction of the City Council that the proposed conditional use will meet the following criteria. The City Council shall not approve a conditional use unless it finds that the application and ~~information~~evidence presented clearly indicate that the proposed conditional use:

1.

Complies with all ~~other~~ applicable provisions of this Zoning Ordinance Chapter **405** including but not limited to 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 of the community at the specific location.

3.

Will not cause substantial injury to the value of neighboring property.

4.

~~Is generally consistent with the~~ **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~~ is demonstrated 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 character of the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

F.

Upon final consideration of an application, if the motion to approve the proposed ordinance granting the conditional use permit fails, then the Director of Community Development shall prepare a proposed record of decision of disapproval, to be presented for consideration by the City Council at its next regular meeting or such later date as may be determined by the City Council. The City Council may take such time as it determines necessary before adopting a proposed record of decision of disapproval.

GF.

Conditions And Restrictions. In approving a conditional use permit application, the City Council may impose conditions and restrictions as necessary to assure that the standards of Section **405.1070(E)** are complied with and the general intent of this Chapter is carried out. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and restrictions imposed by the City Council. Any future enlargement or alteration in the use of the structure 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 or alteration may be issued. Failure to comply with any of these conditions or restrictions shall constitute a violation of this Chapter punishable as provided in Section **405.1150** of this Chapter.

HG.

Time Limitations. Any applicable time limitations shall be met, such as those pertaining to proposed wireless communications facilities and support structures under Sections 67.5090, RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.^[2]

[Ord. No. 5620, 12-10-2018]

^[2]

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

I.H.

Expiration.

[Ord. No. 5381 §6, 7-14-2014]

1.

A conditional use permit granted by the City Council shall not be valid for a period longer than one (1) year from the date it is granted, unless within such period:

a.

A building permit is ~~obtained~~obtained, and ~~substantial~~construction is begun. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work; or

b.

If a building permit is not required, an occupancy permit is obtained and the authorized use is commenced.

c.

Notwithstanding the foregoing, a conditional use permit granted for a wireless communications facility or support structure shall not expire.

2.

The City Council may grant extensions to the one-year period of not more than one hundred 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.

Section 2.

This Ordinance shall become effective as of _____, 2023 in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN

MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

AN ORDINANCE AMENDING SECTION 405.450.C OF THE CITY ZONING CODE REGARDING SHORT TERM RENTALS.

WHEREAS, the Court of Appeals for the 5th Circuit of the United States recently held that a residency requirement for owners of residential properties desiring to engage in short term rentals unconstitutionally interferes with interstate commerce; and

WHEREAS, an application was submitted by the Director of Community Development for text amendments to Section 405.450.C of the City's Zoning Ordinance to eliminate such a residency requirement; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein for conformity with state and federal law and zoning practices that are consistent with public health and welfare; and

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 _____, 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 amendments at its meeting on _____, 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 the Bill was 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 amending the City Code of Ordinances as provided herein 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, and avoid litigation costs;

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

Section 1. Section 405.450.C of the Code of Ordinances is hereby amended to read as follows:

C. Short Term Rental. Short term rentals as defined in Section **405.120** are a permitted use subject to registration and the following specific standards:

1.

Short term rental ~~dwelling units shall be permitted only in owner-occupied dwelling units which remain the owner's primary residence and~~ shall be subject to all requirements of City and State building, fire, safety and occupancy codes and limits.

2.

~~Short term rentals of a property shall be limited to one hundred eighty (180) days in any calendar year.~~

3.

No traffic shall be generated by such residence during any short-term rental in greater volumes than would normally be expected in a residential neighborhood.

34.

Maximum occupancy during a short-term rental shall be limited to two (2) adults times the number of legally recognized bedrooms/sleeping rooms under City Building Codes.

45.

The residential appearance of the home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.

56.

~~A short-term rental shall include the primary dwelling unit and N~~no short-term rental shall occur within any accessory structure.

67.

No exterior displays or signs other than a name plate as exempted in Section **405.930(E)** shall be allowed. The property owner shall post a legible notice near the primary entrance to the residence stating as follows: "This property is rented in 'as is' condition and has not been inspected by the City of Creve Coeur for purposes of any rental." The property owner shall include this disclaimer in any advertising or online posting regarding short term rentals.

78.

The property owner shall maintain a record of the name, address and telephone number of all renters for three (3) years, to be produced upon request by the City.

89.

The owner of the property shall register their intent to engage in short term rentals by filing an affidavit in the form prescribed by the Director of Community Development with the City prior to the first rental, and by February 1 of each succeeding year for further rentals, acknowledging all applicable regulations and stating their name and mobile telephone contact information. If the owner will not be able to appear at the property within thirty (30) minutes of a police request at any time during a short term rental, the affidavit shall include such contact information for a person who will be able to appear within thirty (30) minutes of such a request and who has the owner's authorization to address any issues or problems that may arise at the property.

940.

The owner or alternate contact shall, upon notification from the Police Department that any person on the premises is engaged in disorderly conduct or violating any applicable law, ordinance, rule or regulation pertaining to the use and occupancy of the property, ~~shall~~ respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct, in cooperation with the police if necessary.

1044.

BILL NO. _____

ORDINANCE NO. _____

The ~~property~~ Owner shall use reasonably prudent practices to ensure that there are no unreasonable noise or disturbances, disorderly conduct or violation of any applicable law, ordinance, rule or regulation during a short-term rental of their property.

1112.

Any ordinance violations shall be subject to general penalties under the City Code of Ordinances. Additionally, in the event of material violations of the foregoing standards, the Director of Community Development may issue notice suspending all rights to use the property for short term rentals for such period of time as deemed appropriate under the circumstances, during which suspension all such uses shall cease. The Director of Community Development may apply such suspension to all properties in the City belonging to such owner or their affiliated persons or entities. Any such suspension may be appealed as provided in this Zoning Ordinance.

Section 2.

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

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: August 21, 2023

Subject: **Olia Village Rezoning Meeting Review Process—Work Session**

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

Attachments: None

The Olia Village Planned Mixed Use Development Rezoning application has been submitted with public hearings scheduled over two meetings, September 5th and September 18th, 2023. The public hearing notices were posted Friday, including on the City's website along with the application materials and plans. Given the scale of this proposal, the anticipated high level of public interest, and the review requirements by the Commission and Council for this form of rezoning, staff would like to discuss the Planning and Zoning Commission meeting review process and receive feedback.

To facilitate the discussion, below are staff suggestions to manage the review of this request based on a schedule for two public hearings.

Tuesday, September 5

- Staff Report Presentation:
 - Project overview
 - Comp Plan review
 - Planned Development Zoning Code review and compliance with code requirements and Comp Plan recommendations
- Applicant presentation
- Accept public comments
- P&Z discussion and direction to Applicant and/or Staff for follow up at next meeting.

Monday, September 18

- Staff Presentation:
 - Review changes to the plans based on any outstanding items and comments from P&Z at prior meeting
 - Review regulatory components and present Draft Planned Development Ordinance, including Attachment B information (Proposed Development Standards)
- Applicant presentation
- Accept public comments

- Close public hearing
- Discuss any further concerns and amendments to the presented ordinance
- P&Z vote on PMD Rezoning and Site Concept Plan, Site Development Plan for Phase I grading/site work, and Preliminary Plat to City Council (if P&Z review is complete)

In addition to the meeting discussion above, Staff will also provide an update on the staff review process thus far, including the City's use of consultants to assist with the review of the proposal.