



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 14, 2023
7:00 PM**

ZOOM MEETING INFORMATION

Members of the public may access live audio and/or video at the following link:

<https://us02web.zoom.us/j/89906705919>

Meeting ID: 899 0670 5919

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC An opportunity for members of the public to address the City Council 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.

PUBLIC HEARING

1. 2023 Property Tax Rate

Summary: Public Hearing setting the 2023 Property Tax Rate (including debt) for the City of Creve Coeur.

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

*The second Regular City Council Meeting in September will be held on
Tuesday, September 26th at 7:00 PM*

CONSENT AGENDA

2. Approval of August 28, 2023 City Council Regular Meeting Minutes

BILLS PAYABLE REPORT



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For Information Only: Invoices Paid Listing 8-24-23 to 9-6-23

UNFINISHED BUSINESS

- 3. Bill No. 6080- 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 and to Amend Table A to Include NAICS 541720 as a Permitted Use in the LI Zoning District. Final Reading and Passage.**

Summary: 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. Staff recommends correcting the table of uses regarding the omission of NAICS 541720 as a permitted use in the LI district as well. The Planning and Zoning Commission recommended approval for the item with the correction.

- 4. Bill No. 6081- An Ordinance to Correct a Zoning Map Error Affecting the Priory School Campus. Final Reading and Passage.**

Summary: Staff discovered an error on the Official Zoning Map of the City for the Priory School Campus. The current effective zoning map, adopted in 2019 by Ordinance 5658, incorrectly shows the easternmost portion of the Priory School Campus located in the A-Single Family Residential District when it should be located within the HE-Higher Education District. This ordinance will correct this error by placing the entire Priory School Camus within the HE-Higher Education District.



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5. Bill No. 6082- An Ordinance Amending Certain Provisions of the Municipal Code Regarding Offenses to Incorporate Changes in State Law. Final Reading and Passage.

Summary: Changes in State Legislation necessitate certain amendments to the Offense Code provisions of the Municipal Code

6. Amended Bill No. 6083- An Ordinance Revising Chapter 520 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding the Lateral Sewer Repair Fund. Final Reading and Passage.

Summary: As a result of the Lateral Sewer Repair Fund Balance increasing each year, staff is recommending increasing the reimbursement percentage from the current level of 50%. Based on City Council discussion at the August 28 meeting, the draft ordinance provides for a 70% reimbursement rate effective October 1, 2023.

7. Bill No. 6084- An Ordinance Amending the Adopted 2023 General Fund Budget of the City of Creve Coeur by Transferring \$27,910 from the Public Works Park Maintenance Division to the Maintenance of Municipal Property Division and Authorizing an Additional \$32,000 Appropriation to the Enterprise Fund. Final Reading and Passage.

Summary: An Ordinance amending the adopted 2023 General Fund Budget of the City of Creve Coeur by transferring \$27,910 from the Public Works Park Maintenance Division to the Maintenance of Municipal Property Division for unbudgeted expenditures and authorizing an additional \$32,000 appropriation to the Enterprise Fund as a result of an increase in watering the greens at the golf course due to a dry season.

NEW BUSINESS

8. Bill No. 6085- An Ordinance Authorizing a New Conditional Use Permit for Straight Up Solar at 1145 N. Warson Road within the North Warson Business Center, Zoned LI- Light Industrial District. First Reading.

Summary: Cherie Ellis, of Straight Up Solar, has submitted an application for a Conditional Use Permit for a warehouse/storage use at 1145 North Warson Road in the "LI" Light Industrial Zoning District. The 11,890 square foot space within the existing building will be used to store solar panel module inventory.

No exterior or interior changes are proposed in order for the use to take place. Under Section 405.380, Table A of the Zoning Code, NAICS 484110 requires



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the issuance of a conditional use permit in the "LI" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval at the September 5, 2023 meeting.

9. Bill No. 6086- An Ordinance Ordering the Levy and Establishment of the Rates of Annual Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2023. First Reading.

Summary: The proposed ordinance will establish the 2023 property tax rates at \$.066 on each one hundred dollars (\$100.00) of assessed valuation for residential property, \$.075 for commercial property, \$.024 for agricultural property, and \$.082 for the debt service levy. These numbers are preliminary, prior to Board of Equalization review. Therefore, the rates may be adjusted slightly prior to final adoption.

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

11. Proposed Stormwater Management Cost-Share Program

Summary: The goal of the proposed Stormwater Management Cost-Share Program is to help homeowner associations and individual homeowners solve stormwater issues that are unlikely to be addressed by a City-funded project or receive funding from existing programs.

12. Planning and Zoning Update

Summary: Staff will provide an update on current planning and development matters.

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council 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



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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.

**CITY OF CREVE COEUR
NOTICE OF PUBLIC HEARING
2023 TAX RATE**

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON THURSDAY SEPTEMBER 14, 2023 AT 7:00 P.M. AT THE CREVE COEUR GOVERNMENT CENTER, 300 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI AT WHICH TIME CITIZENS SHALL BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY THE CITY OF CREVE COEUR, MISSOURI. THE PROJECTED REVENUES FROM THE PROPERTY TAX ARE ESTIMATED TO PRODUCE SLIGHTLY MORE REVENUES DUE TO AN INCREASE IN ASSESSED VALUATION MAINLY AS A RESULT OF AN INCREASE IN RESIDENTIAL NEW CONSTRUCTION FOR THE ANNUAL BUDGET FOR THE FISCAL YEAR 2024 BEGINNING JULY 1, 2023.

ASSESSED VALUATION (BY CATEGORIES)	CURRENT TAX YEAR 2023	PREVIOUS TAX YEAR 2022
REAL ESTATE	\$ 1,171,839,830	\$ 1,013,194,580
PERSONAL PROPERTY	169,894,383 ⁽¹⁾	171,344,519
RAILROAD & UTILITY	10,512,270 ⁽²⁾	8,676,662
	\$ 1,352,246,483	\$ 1,193,215,761

⁽¹⁾ NO CITY TAX ASSESSED ON PERSONAL PROPERTY.

⁽²⁾ INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

	PROPOSED GENERAL FUND TAX RATE FOR 2023 PER \$100 ASSESSED VALUATION	GENERAL FUND PROPERTY TAX REVENUES ESTIMATED FOR 2024 BUDGET	PROPOSED DEBT LEVY FOR 2023 PER \$100 ASSESSED VALUATION	DEBT LEVY PROPERTY TAX REVENUES ESTIMATED FOR 2024 BUDGET
RESIDENTIAL	\$ 0.066	\$488,434	\$ 0.082	\$606,842
COMMERCIAL	\$ 0.075	331,719	\$ 0.082	362,680
AGRICULTURE	\$ 0.024	2	\$ 0.082	7
PERSONAL	\$ 0.000	0	\$ 0.082	139,313
		\$820,155**		\$1,108,842**

**PRIOR TO UNCOLLECTIBLES

THE PROPOSED 2023 TAX RATES ARE BASED UPON CURRENT INFORMATION. **THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.**

DR ROBERT HOFFMAN, MAYOR
CITY OF CREVE COEUR



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 28, 2023
7:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, August 28, 2023 at 7:03 PM.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Heather Silverman
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Assistant City Administrator Sharon Stott, Chief of Police Jeffrey Hartman, Information Systems Coordinator Chris Tumbarello, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

City Attorney Carl Lumley recognized the recent passing of former City of Creve Coeur Alderman Otto Breoder at age 92 and acknowledged his prior service to the community.

No one from the public requested to speak.

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS)

MOVER: Council Member Ward 1 Silverman

SECONDER: Council Member Ward 3 Hoffman

AYES: Hoffman, Martinich, Manlin, Tierney, Greer, Neudorf, Carney, Silverman

The vote on the motion being 8 ayes and 0 nays, motion carried.



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ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

The next regular meeting of the City Council and future Public Hearing for the setting of the 2023 Property Tax Rate will take place on Thursday, September 14, 2023 at 7:00 PM.

CONSENT AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Council Member Ward 1 Silverman SECONDER: Council Member Ward 2 Greer AYES: Hoffman, Martinich, Manlin, Tierney, Greer, Neudorf, Carney, Silverman

The vote on the motion being 8 ayes and 0 nays, motion carried.

- 1. Approval of August 14, 2023 City Council Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing from 8/10/23-8/23/23

UNFINISHED BUSINESS

- 2. Bill No. 6078 -An Ordinance Amending Section 160.010 of the Code of Ordinances regarding Closed Records. Final Reading and Passage.**

City Clerk read Bill No. 6078 for the final time.

RESULT: APPROVED (UNANIMOUS) MOVER: Council Member Ward 2 Greer SECONDER: Council Member Ward 2 Carney AYES: Hoffman, Martinich, Manlin, Tierney, Greer, Neudorf, Carney, Silverman
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The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6078 becomes Ordinance No. 5851.

3. Bill No. 6079 - An Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur and Amending Related Ordinances. Final Reading and Passage.

City Clerk read Bill No. 6079 for the final time.

RESULT: APPROVED (UNANIMOUS) MOVER: Council Member Ward 2 Greer SECONDER: Council Member Ward 2 Carney AYES: Hoffman, Martinich, Manlin, Tierney, Greer, Neudorf, Carney, Silverman
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The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6079 becomes Ordinance No. 5852.

NEW BUSINESS

4. Bill No. 6080- 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 and to Amend Table A to Include NAICS 541720 as a Permitted Use in the LI Zoning District. First Reading.

City Clerk read Bill No. 6080 for the first time.

Director of Community Development Jason Jaggi provided an overview of the application (see Exhibit A) and stated the Planning and Zoning Commission recommended approval at the August 21, 2023 meeting.

Kurt Mollett, of Paric Corporation, stated he was available to answer any questions.

Council Member Silverman confirmed the text amendment would apply only to properties in “GC” General Commercial Zoning District that are abut to the “LI” Light Industrial Zoning District.



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5. Bill No. 6081- An Ordinance to Correct a Zoning Map Error Affecting the Priory School Campus. First Reading.

City Clerk read Bill No. 6081 for the first time.

Director of Community Development Jason Jaggi provided an overview of the Ordinance (see Exhibit B) and stated the effective Zoning Map would be corrected to show the Priory School campus to be entirely located within the HE-Higher Education District.

City Administrator Mark Perkins stated the lot next to the Priory School Campus is a boundary adjustment that was requested by Town and Country for the creation of Preservation Park.

6. Bill No. 6082- An Ordinance Amending Certain Provisions of the Municipal Code Regarding Offenses to Incorporate Changes in State Law. First Reading.

City Clerk read Bill No. 6082 for the first time.

City Attorney Carl Lumley provided an overview of the amendments based upon revised state statutes.

7. Bill No. 6083- An Ordinance Revising Chapter 520 of the Code of Ordinances of the City of Creve Coeur, Missouri, Regarding the Lateral Sewer Repair Fund. First Reading.

City Clerk read Bill No. 6083 for the first time.

City Administrator Mark Perkins summarized the discussion at the City Council meeting held on August 14, 2023 regarding the Sewer Lateral Repair Fund and stated the proposed ordinance would increase the reimbursement percentage to 75%. Mr. Perkins stated the maximum reimbursement by the City would remain at \$7,500.

Council Member Hoffman supported a more conservative approach and recommended the reimbursement percentage be lowered to 70%. To which Council Member Silverman and Council Member Greer both agreed.

Council Member Tierney recommended keeping the proposed percentage at 75% and stated the funds are available and could support this level of reimbursement.



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Council Member Martinich made a motion, seconded by Council Member Silverman, to amend Bill No. 6083 and lower the sewer lateral reimbursement to 70%.

RESULT: AMENDMENT APPROVED

MOVER: Council Member Ward 4 Martinich

SECONDER: Council Member Ward 1 Silverman

AYES: Hoffman, Martinich, Manlin, Greer, Neudorf, Carney, Silverman

NAYS: Tierney

The vote on the motion being 7 ayes and 1 nay, motion carried.

8. Bill No. 6084- An Ordinance Amending the Adopted 2023 General Fund Budget of the City of Creve Coeur by Transferring \$27,910 from the Public Works Park Maintenance Division to the Maintenance of Municipal Property Division and Authorizing an Additional \$32,000 Appropriation to the Enterprise Fund. First Reading.

City Clerk read Bill No. 6084 for the first time.

Director of Finance Lori Obermoeller provided an overview of the proposed amendment and stated there would be no impact on the overall budget. Ms. Obermoller stated an appropriation is required when expenditures exceed the originally approved budget. Mr. Perkins stated revenues have also exceeded budget and confirmed funds from the General Fund would not be transferred to the Enterprise Fund.

Council Member Martinich asked for further explanation and City Attorney Carl Lumley clarified that when the City Council approves the fiscal year budget, they approve appropriations as budgeted, but the approval does not include additional expenditures.

Mayor Hoffman complimented Golf Course Superintendent Cory Gettemeier on the maintenance and condition of the golf course.

Council Member Carney complimented staff on the new landscaping in front of the Government Center.

9. Resolution No. 1674- A Resolution of the City Council of the City of Creve Coeur, Missouri, Confirming and Making Public Previously Established Methods of Disclosing Potential Conflicts of Interest and Substantial Interests Pursuant to Section 105.485 of the Revised Statutes of Missouri.



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City Clerk read Resolution No. 1674.

City Attorney Carl Lumley stated the Resolution is required by the Missouri Ethics Commission to be submitted biennially and pertains to potential conflicts of interest and personal financial disclosure reports.

RESULT: APPROVED (UNANIMOUS) MOVER: Council Member Ward 2 Greer SECONDER: Council Member Ward 2 Carney AYES: Hoffman, Martinich, Manlin, Tierney, Greer, Neudorf, Carney, Silverman
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The vote on the motion being 8 ayes and 0 nays, motion carried.

10. Resolution No. 1675- A Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Purchase of a 2023 John Deere 5060E Tractor with Cab for an Amount of \$33,270.66 Pursuant to a Cooperative Purchase Agreement.

City Clerk read Resolution No. 1675

City Administrator Mark Perkins provided an overview of the recommended purchase based upon a Sourcewell Cooperative Purchasing Agreement and stated the purchase price includes a trade in of an existing mower.

RESULT: APPROVED (UNANIMOUS) MOVER: Council Member Ward 2 Greer SECONDER: Council Member Ward 1 Silverman AYES: Hoffman, Martinich, Manlin, Tierney, Greer, Neudorf, Carney, Silverman

The vote on the motion being 8 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

11. Council Liaison Reports

Council Member Hoffman stated the Horticulture, Ecology, and Beautification Committee met and stated the Arbor Day Celebration will take place at the Government Center in 2024, due to the construction expected at Millenium Park.

BUSINESS FROM CITY ADMINISTRATOR



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12. 4th Quarter Financial Report as of June 30, 2023

Director of Finance Lori Obermoeller provided an overview of the preliminary FY2023 Fourth Quarter Financial Report and stated additional revenues and expenditures will be recorded until the end of the fiscal year and final numbers will be determined by the Audit conducted in November.

Council Member Manlin asked if there would be any further discussion regarding the Use Tax. To which Mr. Perkins stated it would be revisited in 2024.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS) MOVER: Council Member Ward 2 Greer SECONDER: Council Member Ward 3 Hoffman AYES: Hoffman, Martinich, Manlin, Tierney, Greer, Neudorf, Carney, Silverman

The vote on the motion being 8 ayes and 0 nays, motion carried.

The meeting adjourned at 7:40 pm.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor



City Council
August 28, 2023

Text Amendments to Allow Research and Development Uses within the GC-General Commercial District abutting the LI-Light Industrial District as Conditional Uses

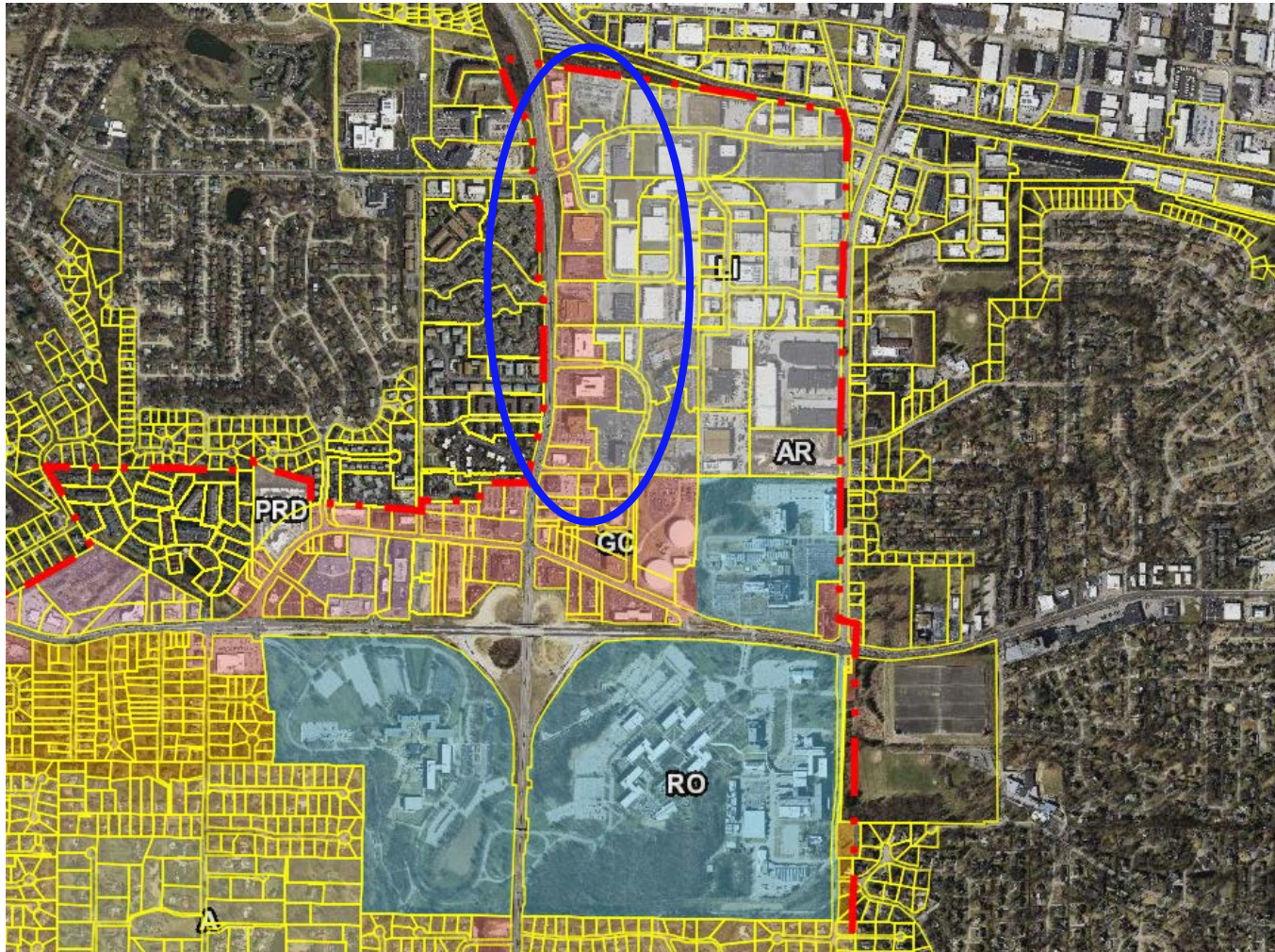
Jason Jaggi, AICP Director of Community Development

Exhibit A

REQUEST

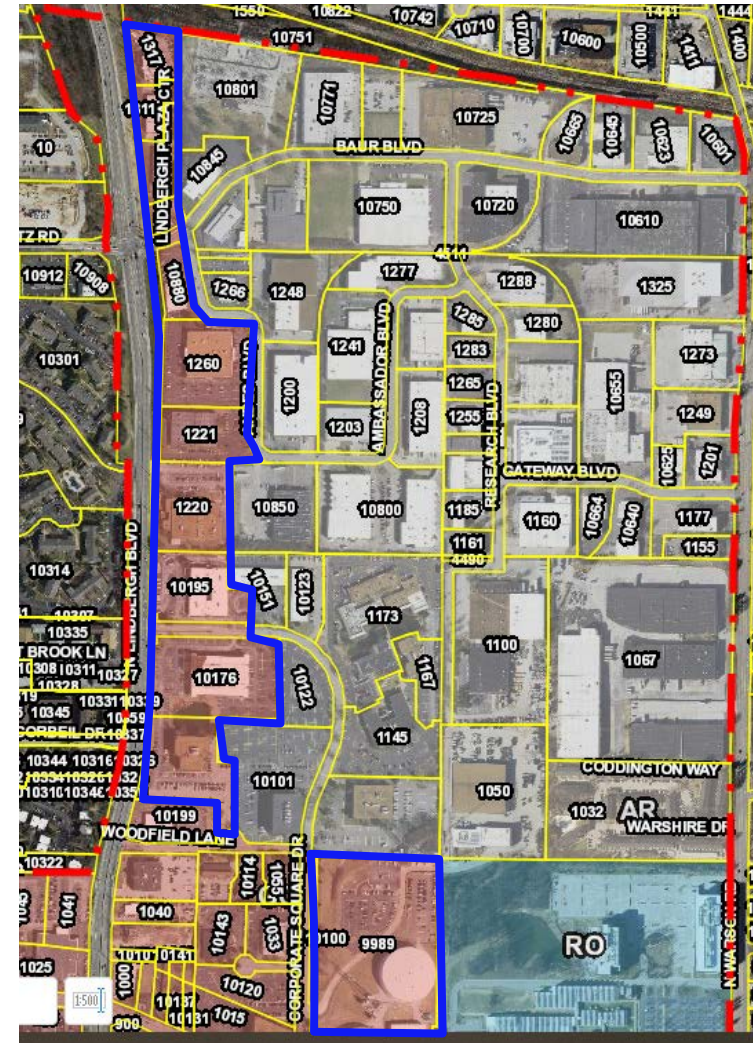
- Tim Elli, of 39 North Holdings, LLC, has submitted a zoning ordinance text amendment application to amend Section 405.470.A, Conditional Uses and Table A, to include NAICS 541711, NAICS 541712 and NAICS 541720 AS Conditional Uses in the “GC” General Commercial zoning district on properties abutting the “LI” Light Industrial zoning district.
- These uses are Permitted uses in other districts but more of an intense use than staff would be comfortable with allowing as Permitted in all “GC” districts.
- These uses would help to grow and support the 39 North Agri-Tech district as recommended in the Comprehensive Plan.

LOCATION



LOCATION

- Only on properties that abut “LI” in the “GC” district



NEW CONDITIONAL USES

- If approved, Section 405.470.A. would be revised as follows:

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.

REVISED TABLE A

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		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	<u>P</u>



City Council
August 28, 2023

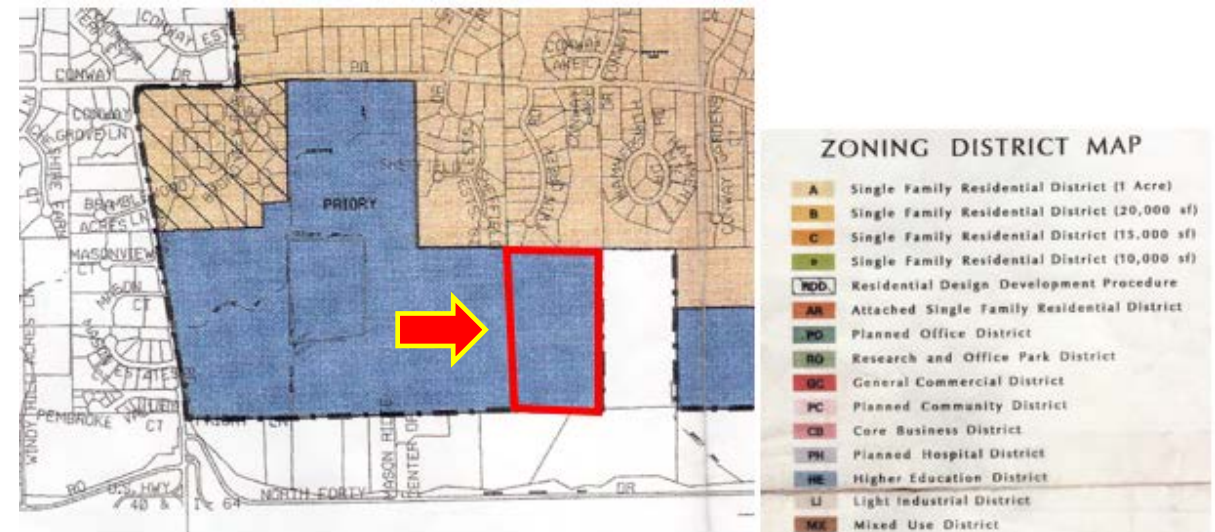
Zoning Map Correction: Priory School Campus

Jason Jaggi, AICP Director of Community Development

Exhibit B

ZONING MAP CORRECTION

- When the Zoning Map was updated and adopted by Ord. 5658 in 2019, the easternmost portion of the Priory Campus was incorrectly shown as **“A” Single-Family Residential** instead of **“HE” Higher Education**.
- 2002 map (top) and 2019 map (bottom)





MEMORANDUM

DATE: September 6, 2023

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from August 24, 2023 through September 6, 2023 in the amount of \$760,141.97.



Creve Coeur, MO

Council Report of invoices Paid Listing

By Fund

Payment Dates 8/24/2023 - 9/6/2023

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	REPLACEMENT PRINTER IN T	01-2410	DFT0007583	204.54
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MTR TRANSPORT SPIT HOOD	01-2410	DFT0007583	41.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	20 BUS PASSES	01-2410	DFT0007583	22.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	NITRILE GLOVES	01-2410	DFT0007583	132.78
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	BIKE STORAGE RACK	01-2517	DFT0007583	279.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	TUNEUP FOR PATROL BICYCL	01-2517	DFT0007583	140.57
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	ULTRA STRONG BIKE TIRE LE	01-2517	DFT0007583	32.97
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	PUMPS AND HEADLIGHTS F	01-2517	DFT0007583	104.94
LAGERS	9103 AUG 2023	08/29/2023	LAGERS AUGUST 2023 PMT	01-2317	DFT0007520	47,022.76
DEPARTMENT OF TREASURY	INV0001847	08/31/2023	SOCIAL SECURITY	01-2102	DFT0007518	505.30
DEPARTMENT OF TREASURY	INV0001847	08/31/2023	MEDICARE	01-2103	DFT0007518	118.18
DEPARTMENT OF TREASURY	INV0001847	08/31/2023	FEDERAL WITHHOLDING	01-2104	DFT0007518	100.00
PAYROLL MISSOURI	INV0001848	08/31/2023	STATE WITHHOLDING	01-2105	DFT0007519	100.00
WITHHOLDING TAXES						
DEPARTMENT OF TREASURY	INV0001845	09/01/2023	SOCIAL SECURITY	01-2102	DFT0007516	2,018.96
DEPARTMENT OF TREASURY	INV0001845	09/01/2023	MEDICARE	01-2103	DFT0007516	472.16
DEPARTMENT OF TREASURY	INV0001845	09/01/2023	FEDERAL WITHHOLDING	01-2104	DFT0007516	541.78
PAYROLL MISSOURI	INV0001846	09/01/2023	STATE WITHHOLDING	01-2105	DFT0007517	301.00
WITHHOLDING TAXES						
PAYROLL-MS CONTRIBUTION	INV0001849	09/01/2023	ICMA ROTH IRA %	01-2319	DFT0007521	106.45
FAMILY SUPPORT DIVISION-CHILD SUPPORT OFFICE	INV0001850	09/01/2023	CHILD SUPPORT	01-2113	DFT0007522	184.62
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ER PENSION 10%	01-2312	DFT0007523	801.80
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ICMA ROTH 457 %	01-2318	DFT0007523	2,708.88
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ICMA ROTH 457 \$	01-2318	DFT0007523	1,888.08
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ICMA ROTH IRA \$	01-2319	DFT0007523	494.62
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ICMA 457 %	01-2322	DFT0007523	1,851.43
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ICMA 457 \$	01-2322	DFT0007523	627.47
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ICMA 457 \$	01-2322	DFT0007523	7,977.35
PAYROLL-MS CONTRIBUTION	INV0001851	09/01/2023	ICMA LOAN PAYMENT	01-2324	DFT0007523	565.31

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
MOST-MISSOURI'S 529 SAVINGS PLAN	INV0001852	09/01/2023	MOST 529 COLLEGE SAVINGS	01-2323	DFT0007524	890.00
VOYA	INV0001853	09/01/2023	VOYA 457 %	01-2321	DFT0007525	1,995.37
DEPARTMENT OF TREASURY	INV0001854	09/01/2023	SOCIAL SECURITY	01-2102	DFT0007526	37,938.48
DEPARTMENT OF TREASURY	INV0001854	09/01/2023	MEDICARE	01-2103	DFT0007526	8,872.60
DEPARTMENT OF TREASURY	INV0001854	09/01/2023	FEDERAL WITHHOLDING	01-2104	DFT0007526	29,566.92
PAYROLL MISSOURI WITHHOLDING TAXES	INV0001855	09/01/2023	STATE WITHHOLDING	01-2105	DFT0007527	11,403.00
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	0923	09/06/2023	GROUP HEALTH SEP 23	01-2211	66497	108,609.87
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	0923	09/06/2023	GROUP HEALTH SEP 23	01-2225	66497	1,422.02
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY	1455781	09/06/2023	DENTAL SEP 23	01-2213	66487	5,223.94
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY	1455781	09/06/2023	DENTAL SEP 23	01-2226	66487	87.43
AMERICAN UNITED LIFE INSURANCE COMPANY	619325-09/01/23	09/06/2023	VOL AD&D SEP 23	01-2216	66484	69.60
BEN RICK HARDY JR	8/27/23	09/06/2023	LOST PROPERTY 301 W COU	01-2410	66485	608.19
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	VOL LIFE SEP 23	01-2216	66479	1,214.76
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	VOL AD & D SEP 23	01-2216	66479	78.08
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	SHORT TERM DIS SEP 23	01-2222	66479	601.74
						277,926.94
						277,926.94

Department: 11 - LEGISLATIVE SERVICES

Division: 12 - MAYOR AND CITY COUNCIL

ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Council Dinner 7.10.23	01-11-12-6264	DFT0007583	45.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Donuts Coffee with the May	01-11-12-6264	DFT0007583	72.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	CCO July Luncheon- Neudorf	01-11-12-6264	DFT0007583	26.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Agenda Review missing recei	01-11-12-6264	DFT0007583	22.66
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Agenda Review	01-11-12-6264	DFT0007583	23.01
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Council Dinner for Staff 7.24	01-11-12-6264	DFT0007583	11.98
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Council Dinner for Staff 7.24.	01-11-12-6264	DFT0007583	204.83
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Council Dinner 7.10.23	01-11-12-6264	DFT0007583	297.99

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-11-12-5234	66479	43.20
Division 12 - MAYOR AND CITY COUNCIL Total:						746.67
Division: 13 - CITY CLERK						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Registration Municipal Gover	01-11-13-6261	DFT0007583	150.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MML Training- Henke	01-11-13-6261	DFT0007583	10.00
BRIDGE TOWER MEDIA	745634795	08/31/2023	PUBLIC HEARING NOTICE 20	01-11-13-6260	66463	74.97
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-11-13-5234	66479	24.12
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-11-13-5235	66479	2.11
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-11-13-5236	66479	17.59
Division 13 - CITY CLERK Total:						358.79
Department 11 - LEGISLATIVE SERVICES Total:						1,105.46
Department: 12 - ADMINISTRATION						
Division: 10 - LEGAL						
CURTIS HEINZ GARRETT AND OKEEFE PC	176424-176428	08/31/2023	MUNICIPAL PROSECUTION R	01-12-10-6201	247	2,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC	176424-176428	08/31/2023	NON-RETAINER GENERAL	01-12-10-6201	247	4,880.00
CURTIS HEINZ GARRETT AND OKEEFE PC	176424-176428	08/31/2023	MUNICIPAL PROSECUTION N	01-12-10-6201	247	1,277.50
CURTIS HEINZ GARRETT AND OKEEFE PC	176424-176428	08/31/2023	PROSECUTING ATTORNEY AS	01-12-10-6201	247	840.00

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
CURTIS HEINZ GARRETT AND OKEEFE PC	176424-176428	08/31/2023	RETAINER MEETINGS AND C	01-12-10-6201	247	5,000.00
Division 10 - LEGAL Total:						14,497.50
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Monthly Credit Report	01-12-11-6202	DFT0007583	45.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Pre-Employment Backgroun	01-12-11-6202	DFT0007583	15.55
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Pre-Employment Backgroun	01-12-11-6202	DFT0007583	15.55
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	PW GARAGE LUNCH	01-12-11-6203	DFT0007583	250.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	PW VISIT TO HOLOCAST MUS	01-12-11-6203	DFT0007583	168.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Wall Street Journal	01-12-11-6262	DFT0007583	4.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	3CMA Annual Membership D	01-12-11-6262	DFT0007583	400.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Business Newsletter Subscrip	01-12-11-6262	DFT0007583	110.00
RICHARD DECOLLO	6856	08/31/2023	Newsletter handling SEP 23	01-12-11-6203	66473	279.55
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES ADMIN 7/21/2	01-12-11-6253	66476	49.48
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-12-11-5234	66479	114.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-12-11-5235	66479	10.06
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-12-11-5236	66479	82.68
Division 11 - ADMINISTRATIVE Total:						1,544.85
Division: 14 - MUNICIPAL COURT						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	SIGNS AND SUPPLIES FOR LO	01-12-14-9503	DFT0007583	176.12
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES COURT 7/21/2	01-12-14-6253	66476	24.74
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-12-14-5234	66479	47.62
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-12-14-5235	66479	4.17
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-12-14-5236	66479	34.72
Division 14 - MUNICIPAL COURT Total:						287.37
Department 12 - ADMINISTRATION Total:						16,329.72

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Department: 13 - FINANCE						
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	GAPP DUES FOR CHERYL BAS	01-13-11-6262	DFT0007583	75.00
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES FIN 7/21/23-8/	01-13-11-6253	66476	24.74
PAYROLL MISSOURI WITHHOLDING TAXES	INV0001855	09/01/2023	STATE WITHHOLDING	01-13-11-6202	DFT0007527	0.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-13-11-5234	66479	96.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-13-11-5235	66479	8.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-13-11-5236	66479	69.16
Division 11 - ADMINISTRATIVE Total:						274.28
Division: 15 - INTERDEPARTMENTAL						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Shipping Cost for R-22 Contr	01-13-15-6269	DFT0007583	19.40
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Shipping Cost for R-22 Contr	01-13-15-6269	DFT0007583	14.25
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	DESK FLAGS FOR CHERYL AN	01-13-15-7312	DFT0007583	14.90
AT&T	314983-27050760-08/07/23	08/31/2023	MONITOR LINE ICE ARENA 8/	01-13-15-6253	66460	112.82
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	0923	09/06/2023	GROUP HEALTH SEP 23	01-13-15-5230	66497	-200.00
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	0923	09/06/2023	GROUP HEALTH SEP 23	01-13-15-5230	66497	12,559.61
ODP BUSINESS SOLUTIONS LLC	325813248001	09/06/2023	ENVELOPES ADVIL	01-13-15-7312	66490	59.37
ODP BUSINESS SOLUTIONS LLC	325814001001	09/06/2023	TONER FILE TABS	01-13-15-7312	66490	542.23
ODP BUSINESS SOLUTIONS LLC	326349767001	09/06/2023	TONER	01-13-15-7312	66490	258.99
ODP BUSINESS SOLUTIONS LLC	328783684001	09/06/2023	C BATTERIES TONER	01-13-15-7312	66490	120.27
ODP BUSINESS SOLUTIONS LLC	328783684002	09/06/2023	C BATTERIES	01-13-15-7312	66490	12.00
ODP BUSINESS SOLUTIONS LLC	328788015001	09/06/2023	PAPER CLIPS	01-13-15-7312	66490	7.99
ODP BUSINESS SOLUTIONS LLC	329224529001	09/06/2023	TONER	01-13-15-7312	66490	83.03
ODP BUSINESS SOLUTIONS LLC	329276261001	09/06/2023	AA BATTERIES CALCULATOR	01-13-15-7312	66490	89.23
Division 15 - INTERDEPARTMENTAL Total:						13,694.09

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Division: 51 - MIS OPERATIONS						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	APC UPS BE600M1 battery b	01-13-51-6213	DFT0007583	74.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	USB GPS puck (pd)	01-13-51-6213	DFT0007583	25.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Canon DR-C225 Scanner (fin	01-13-51-7331	DFT0007583	331.80
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	(3) iPad 10th Gen cases	01-13-51-7331	DFT0007583	36.87
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Zoom subscription	01-13-51-7332	DFT0007583	129.94
DIGITAL RIVER INC	6696946696	08/31/2023	ANTIVIRUS TWO YEAR RENE	01-13-51-7332	66466	3,896.10
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES MIS 7/21/23-8	01-13-51-6253	66476	24.74
WINNING TECHNOLOGIES, INC.	28128	09/06/2023	IT Management Consultants	01-13-51-6202	272	1,800.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-13-51-5234	66479	26.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-13-51-5235	66479	2.32
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-13-51-5236	66479	19.30
Division 51 - MIS OPERATIONS Total:						6,368.52
Department 13 - FINANCE Total:						20,336.89
Department: 14 - COMMUNITY SERVICES						
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	H2H Run Supplies	01-14-11-6281	DFT0007583	205.44
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	ID Card Printer Ribbon	01-14-11-7304	DFT0007583	93.98
BEGINNERS WORLD TENNIS	110	08/31/2023	TENNIS PROGRAM INSTRUCT	01-14-11-6202	66462	805.00
MYRLYNN HENLEY	119A	09/06/2023	TAI CHI INSTRUCTION 8/29/2	01-14-11-6202	268	634.50
DOUGLAS VENTURES LLC	309221224-64	09/06/2023	PARK PAVILION CLEANING SE	01-14-11-6203	263	434.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-14-11-5234	66479	22.54
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-14-11-5235	66479	1.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-14-11-5236	66479	16.43
Division 11 - ADMINISTRATIVE Total:						2,213.87
Department 14 - COMMUNITY SERVICES Total:						2,213.87
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE						
Division: 11 - ADMINISTRATIVE						
SPIRE	5003001000-08/14/23	08/24/2023	300 N NEW BALLAS CITY HAL	01-16-11-6252	DFT0007500	44.79

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ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	LOUNGE SUPPLIES FOR CITY	01-16-11-7304	DFT0007583	211.76
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES BLDG MAINT 7	01-16-11-6253	66476	24.74
LOCAL CLEANERS LLC	000117	09/06/2023	GOVERNMENT CENTER COM	01-16-11-6212	266	3,000.00
LOCAL CLEANERS LLC	000118	09/06/2023	STRIPPING & WAXING FLOO	01-16-11-6212	266	510.00
UNIFIRST CORPORATION	1880065427	09/06/2023	CITY HALL & PD UNIFORMS	01-16-11-7308	270	7.69
UNIFIRST CORPORATION	1880066583	09/06/2023	CITY HALL & PD UNIFORMS	01-16-11-7308	270	7.69
UNIFIRST CORPORATION	1880067899	09/06/2023	CITY HALL & PD UNIFORMS	01-16-11-7308	270	7.69
UNIFIRST CORPORATION	1880069122	09/06/2023	CITY HALL & PD UNIFORMS	01-16-11-7308	270	7.69
UNIFIRST CORPORATION	1880070403	09/06/2023	CITY HALL & PD UNIFORMS	01-16-11-7308	270	7.69
UNIFIRST CORPORATION	1880071548	09/06/2023	CITY HALL & PD UNIFORMS	01-16-11-7308	270	7.69
WIEGMANN ASSOCIATES	79491	09/06/2023	COOLING TOWER REPAIR	01-16-11-6211	271	7,099.39
GRAINGER	9803212993	09/06/2023	GRADUATED TAMPING ROD	01-16-11-7302	265	84.94
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-16-11-5234	66479	18.13
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-16-11-5235	66479	1.59
Division 11 - ADMINISTRATIVE Total:						11,041.48
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:						11,041.48

Department: 21 - POLICE

Division: 11 - ADMINISTRATIVE

ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	ALEVE - 60 POUCHES	01-21-11-6211	DFT0007583	24.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	FBINAA LUNCH MEETING FO	01-21-11-6264	DFT0007583	60.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	REGISTRATION FEE-FBI NAA	01-21-11-6265	DFT0007583	175.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	REGISTRATION FOR CJIS CON	01-21-11-6265	DFT0007583	300.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	REGISTRATION FEE-FBI & NA	01-21-11-6265	DFT0007583	175.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	FRAMELESS MIRROR FOR RE	01-21-11-7302	DFT0007583	15.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	STACKABLE SHELVES & KEYB	01-21-11-7302	DFT0007583	69.54
MERCY CORPORATE HEALTH	681730	08/31/2023	PRE-EMPLOYMENT SCREENI	01-21-11-6271	66468	712.65
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES POLICE 7/21/2	01-21-11-6253	66476	54.49
T MOBILE USA	972253619-08/21/23	08/31/2023	PD PHONES AND TABLETS PD	01-21-11-6253	66475	34.72
UNIFIRST CORPORATION	1880065427	09/06/2023	CITY HALL & PD UNIFORMS	01-21-11-7308	270	7.69
UNIFIRST CORPORATION	1880066583	09/06/2023	CITY HALL & PD UNIFORMS	01-21-11-7308	270	7.69
UNIFIRST CORPORATION	1880067899	09/06/2023	CITY HALL & PD UNIFORMS	01-21-11-7308	270	7.69
UNIFIRST CORPORATION	1880069122	09/06/2023	CITY HALL & PD UNIFORMS	01-21-11-7308	270	7.69
UNIFIRST CORPORATION	1880070403	09/06/2023	CITY HALL & PD UNIFORMS	01-21-11-7308	270	7.69
UNIFIRST CORPORATION	1880071548	09/06/2023	CITY HALL & PD UNIFORMS	01-21-11-7308	270	7.69

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-21-11-5234	66479	232.43
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-21-11-5235	66479	20.31
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-21-11-5236	66479	156.66
Division 11 - ADMINISTRATIVE Total:						2,077.92
Division: 21 - INVESTIGATION						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	SOCIAL MEDIA SCREENING O	01-21-21-6203	DFT0007583	40.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	LODGING DURING SRO CONF	01-21-21-6265	DFT0007583	567.96
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	GAS USED DURING SRO CON	01-21-21-6265	DFT0007583	48.48
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	USB 3.0 SD CARD READER FO	01-21-21-7304	DFT0007583	13.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	REPLACEMENT CHAIR - INVE	01-21-21-9504	DFT0007583	249.77
W SCHILLER & CO INC	4264783-01	08/31/2023	NIKON CAMERA FOR INVESTI	01-21-21-9504	259	2,400.00
T MOBILE USA	972253619-08/21/23	08/31/2023	PD PHONES AND TABLETS PD	01-21-21-6253	66475	-19.76
T MOBILE USA	972253619-08/21/23	08/31/2023	PD PHONES AND TABLETS PD	01-21-21-6253	66475	47.74
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-21-21-5234	66479	196.56
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-21-21-5235	66479	17.19
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-21-21-5236	66479	143.35
Division 21 - INVESTIGATION Total:						3,705.28
Division: 22 - PATROL						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0007583	455.76
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	10 BAGS OF KITTY LITTER	01-21-22-6210	DFT0007583	41.40
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0007583	18.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0007583	18.99
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	LODGING FOR LETSAC CONF	01-21-22-6265	DFT0007583	498.52
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MISSING ITEMS FOR CAR 24	01-21-22-7302	DFT0007583	150.77
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	XL SEARCH GLOVES	01-21-22-7302	DFT0007583	44.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	SUPPLIES FOR BODY CAMER	01-21-22-7302	DFT0007583	42.68

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	K9 FOOD AND SUPPLIES	01-21-22-7304	DFT0007583	106.96
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	2 ZEBRA PRINTER BATTERIES	01-21-22-7304	DFT0007583	111.80
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	5 GUN SECURITY SAFES	01-21-22-9503	DFT0007583	284.35
LAGERS	9103 AUG 2023	08/29/2023	LAGERS AUGUST 2023 PMT	01-21-22-5241	DFT0007520	0.02
LAW ENFORCEMENT TARGET	0576476-IN	08/31/2023	TARGETS FOR RANGE	01-21-22-7313	252	214.79
STARGATE KENNEL INC	33467	08/31/2023	BOARDING,EXERCISE,FEEDIN	01-21-22-6203	258	164.00
ED ROEHR SAFETY PRODUCT	534095	08/31/2023	3 CASES OF FLARES	01-21-22-7302	248	300.00
T MOBILE USA	972253619-08/21/23	08/31/2023	PD PHONES AND TABLETS PD	01-21-22-6253	66475	18.24
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-21-22-5234	66479	971.43
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-21-22-5235	66479	85.01
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-21-22-5236	66479	599.12
Division 22 - PATROL Total:						4,126.83
Department 21 - POLICE Total:						9,910.03
Department: 31 - PUBLIC WORKS						
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	RETURNED CELL PHONE CAS	01-31-11-6253	DFT0007583	-11.94
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES PW ADMIN 7/2	01-31-11-6253	66476	148.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-31-11-5234	66479	84.59
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-31-11-5235	66479	7.40
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-31-11-5236	66479	60.51
DREXEL TECHNOLOGIES INC	INV114318	09/06/2023	COPIER LEASE/MAINTENANC	01-31-11-6213	264	68.79
Division 11 - ADMINISTRATIVE Total:						357.79
Division: 41 - STREET MAINTENANCE						
SPIRE	9717450000-08/14/23	08/24/2023	1030 N LINDBERGH LEAF SIT	01-31-41-6252	DFT0007498	24.86
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	FENCE REPAIR AT GARAGE	01-31-41-6212	DFT0007583	140.91
AMERENUE	2316025009-08/08/23	08/29/2023	10276 OLIVE PED LIGHTING	01-31-41-6251	DFT0007541	28.05
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES STREETS 7/21/	01-31-41-6253	66476	123.70
SPIRE	7725111000-08/22/23	09/01/2023	996 RUE DE LA BANQUE 7/2	01-31-41-6252	DFT0007566	25.68
WM NOBBE & COMPANY IN	10428108	09/06/2023	BACKHOE KEYS	01-31-41-6211	66500	22.28
SHAPIRO METAL SUPPLY COMPANY	125121	09/06/2023	325 BRACKET METAL	01-31-41-6210	66495	60.15
NEW FRONTIER MATERIALS LLC	12684619	09/06/2023	GABION ROCK	01-31-41-7318	269	187.99

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
CERTIFIED POWER INC	15496006	09/06/2023	323 SPREADER PARTS	01-31-41-6211	66486	243.64
CERTIFIED POWER INC	15496007	09/06/2023	320 SPREADER PARTS	01-31-41-6211	66486	243.64
CERTIFIED POWER INC	15496008	09/06/2023	319 SPREADER PARTS	01-31-41-6211	66486	243.64
UNIFIRST CORPORATION	1880065415	09/06/2023	PW GARAGE UNIFORMS	01-31-41-7308	270	66.80
UNIFIRST CORPORATION	1880066590	09/06/2023	PW GARAGE UNIFORMS	01-31-41-7308	270	66.80
UNIFIRST CORPORATION	1880067905	09/06/2023	PW GARAGE UNIFORMS	01-31-41-7308	270	66.80
MCCOY CONSTRUCTION AND FORESTRY INC	2252450	09/06/2023	BACKHOE SHOCK	01-31-41-6211	66488	79.60
RUSH TRUCK CENTER	3033834411	09/06/2023	315 OIL PAN BOLTS	01-31-41-6210	66494	144.99
TIMBERCREEK EQUIPMENT CO LLC	928364	09/06/2023	CHAINSAW BLADES	01-31-41-6211	66499	117.00
ST LOUIS COMPOSTING, INC.	CM318	09/06/2023	OLIVE PLANTERS	01-31-41-7303	66498	-107.12
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-31-41-5234	66479	161.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-31-41-5235	66479	14.13
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-31-41-5236	66479	117.72
Division 41 - STREET MAINTENANCE Total:						2,072.70
Division: 43 - PARKS MAINTENANCE						
SPIRE	9717450000-08/14/23	08/24/2023	1030 N LINDBERGH LEAF SIT	01-31-43-6252	DFT0007498	24.85
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES PARKS 7/21/23	01-31-43-6253	66476	24.74
SPIRE	7725111000-08/22/23	09/01/2023	996 RUE DE LA BANQUE 7/2	01-31-43-6252	DFT0007566	25.68
WM NOBBE & COMPANY IN	10428108	09/06/2023	BACKHOE KEYS	01-31-43-6211	66500	7.42
SHAPIRO METAL SUPPLY COMPANY	125121	09/06/2023	325 BRACKET METAL	01-31-43-6210	66495	20.05
SITEONE LANDSCAPE SUPPLY HOLDING, LLC	133860624-001	09/06/2023	POND DYE & ALGAECIDE	01-31-43-7303	66496	178.29
SITEONE LANDSCAPE SUPPLY HOLDING, LLC	133927064-001	09/06/2023	BACKPACK SPRAYERS	01-31-43-9503	66496	383.98
CERTIFIED POWER INC	15496006	09/06/2023	323 SPREADER PARTS	01-31-43-6211	66486	81.22
CERTIFIED POWER INC	15496007	09/06/2023	320 SPREADER PARTS	01-31-43-6211	66486	81.22
CERTIFIED POWER INC	15496008	09/06/2023	319 SPREADER PARTS	01-31-43-6211	66486	81.22
UNIFIRST CORPORATION	1880065415	09/06/2023	PW GARAGE UNIFORMS	01-31-43-7308	270	22.26
UNIFIRST CORPORATION	1880066590	09/06/2023	PW GARAGE UNIFORMS	01-31-43-7308	270	22.26
UNIFIRST CORPORATION	1880067905	09/06/2023	PW GARAGE UNIFORMS	01-31-43-7308	270	22.26
MCCOY CONSTRUCTION AND FORESTRY INC	2252450	09/06/2023	BACKHOE SHOCK	01-31-43-6211	66488	26.54
RUSH TRUCK CENTER	3033834411	09/06/2023	315 OIL PAN BOLTS	01-31-43-6210	66494	48.33
TIMBERCREEK EQUIPMENT CO LLC	927609	09/06/2023	MOWER BOLTS	01-31-43-6211	66499	61.00
TIMBERCREEK EQUIPMENT CO LLC	928364	09/06/2023	CHAINSAW BLADES	01-31-43-6211	66499	39.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-31-43-5234	66479	83.12

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-31-43-5235	66479	7.27
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-31-43-5236	66479	37.43
ST LOUIS COMPOSTING, INC.	INV98383	09/06/2023	DIRT FOR MALCOLM PARK L	01-31-43-7303	66498	236.64
ST LOUIS COMPOSTING, INC.	INV98655	09/06/2023	DIRT FOR MALCOM TERRACE	01-31-43-7303	66498	207.06
Division 43 - PARKS MAINTENANCE Total:						1,721.84
Department 31 - PUBLIC WORKS Total:						4,152.33
Department: 32 - COMMUNIITY DEVELOPMENT						
Division: 11 - ADMINISTRATIVE						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Chair for Bethany	01-32-11-9504	DFT0007583	229.99
MCLAUGHLIN COURT REPORTING SERVICES INC	082223-1	08/31/2023	P&Z PROJECT - 23-7 - 7 SHER	01-32-11-6202	255	255.00
BRIDGE TOWER MEDIA	745634603	08/31/2023	PUBLIC NOTICE - 10300 OLIV	01-32-11-6260	66463	108.29
BRIDGE TOWER MEDIA	745634604	08/31/2023	PUBLIC NOTICE - 1145 N WA	01-32-11-6260	66463	60.69
LOCHMUELLER GROUP INC	917912	08/31/2023	TRAFFIC STUDY - JACK MATT	01-32-11-6203	254	1,256.25
LOCHMUELLER GROUP INC	917913	08/31/2023	TRAFFIC STUDY - ALTUS PRO	01-32-11-6203	254	176.25
LOCHMUELLER GROUP INC	917914	08/31/2023	TRAFFIC STUDY - CREVE COE	01-32-11-6203	254	570.00
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES PLNING 7/21/2	01-32-11-6253	66476	24.74
MCLAUGHLIN COURT REPORTING SERVICES INC	082823-1	09/06/2023	P&Z PROJECT 23-026	01-32-11-6202	267	92.30
PGAV PLANNERS LLC	117583	09/06/2023	PROFESSIONAL SERVICES FO	01-32-11-6204	66492	5,255.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-32-11-5234	66479	71.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-32-11-5235	66479	6.21
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-32-11-5236	66479	51.00
Division 11 - ADMINISTRATIVE Total:						8,156.72
Division: 61 - BUILDING DEPARTMENT						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	BRIEFCASE	01-32-61-7304	DFT0007583	47.29
CHUCKS ACQUISITION CO LL	23-2448	08/31/2023	BLDG BOOTS - GREGORY TAT	01-32-61-7308	246	170.00
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES BUILDING 7/21	01-32-61-6253	66476	123.70
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	01-32-61-5234	66479	166.09
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	01-32-61-5235	66479	14.52

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	01-32-61-5236	66479	121.12

Division 61 - BUILDING DEPARTMENT Total: 642.72

Department 32 - COMMUNIITY DEVELOPMENT Total: 8,799.44

Fund 01 - GENERAL FUND Total: 351,816.16

Fund: 02 - CAPITAL IMPROVEMENT FUND

Department: 61 - CIP

Division: 71 - CIP

HOTTLE VALUATION SERVICE	07-20-23-FY23	08/31/2023	LINDBERGH AND OLD OLIVE	02-61-71-9510	251	6,000.00
HOTTLE VALUATION SERVICE	07-20-23-FY24	08/31/2023	LINDBERGH AND OLD OLIVE	02-61-71-9510	251	6,000.00
HOTTLE VALUATION SERVICE	2144-FY23	08/31/2023	LINDBERGH AND OLIVE APPR	02-61-71-9510	251	750.00
HOTTLE VALUATION SERVICE	2144-FY24	08/31/2023	LINDBERGH AND OLD OLIVE	02-61-71-9510	251	750.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	02-61-71-5234	66479	38.99
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	02-61-71-5235	66479	3.41
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	02-61-71-5236	66479	26.33
DONELSON CONSTRUCTION CO LLC	VARIOUS AREAS	09/06/2023	23 MICROSURFACING PROJE	02-61-71-9510	262	274,179.00

Division 71 - CIP Total: 287,747.73

Department 61 - CIP Total: 287,747.73

Fund 02 - CAPITAL IMPROVEMENT FUND Total: 287,747.73

Fund: 05 - PARKS & STORMWATER FUND

Department: 61 - CIP

Division: 71 - CIP

ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	MSD Fee for Project 403E	05-61-71-9509	DFT0007583	35.25
ALLBRITTON LEE LLC	LEE 1 8/4/2023	08/31/2023	1ST OF 2 PAYMENTS FOR STI	05-61-71-9506	244	1,250.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	05-61-71-5234	66479	35.68
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD&D SEP 23	05-61-71-5235	66479	3.12
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	05-61-71-5236	66479	23.91

Division 71 - CIP Total: 1,347.96

Department 61 - CIP Total: 1,347.96

Fund 05 - PARKS & STORMWATER FUND Total: 1,347.96

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 06 - MUNICIPAL ENTERPRISE FUND						
Department: 14 - COMMUNITY SERVICES						
Division: 31 - ICE ARENA						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Items for Recycling	06-14-31-6203	DFT0007583	190.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Trash Can Wheels	06-14-31-6212	DFT0007583	16.69
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Casters	06-14-31-6212	DFT0007583	107.13
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Casters	06-14-31-6212	DFT0007583	16.69
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Online Training	06-14-31-6261	DFT0007583	179.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Laminate	06-14-31-7304	DFT0007583	9.95
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Key Tags	06-14-31-7304	DFT0007583	4.98
MURPHY COMPANY	245646	08/31/2023	DRC PREVENTATIVE MAINTENANCE	06-14-31-6268	256	171.00
DEKA SERVICE	30767358	08/31/2023	MUNTERS REPAIRS	06-14-31-6268	66465	2,656.85
ARAMARK UNIFORM SERVICES	6170181981	08/31/2023	DRC MOPS	06-14-31-7301	245	32.01
ARAMARK UNIFORM SERVICES	6170184647	08/31/2023	DRC MOPS	06-14-31-7301	245	32.01
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES ICE RINK 7/21/23-	06-14-31-6253	66476	24.74
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES GOLF 7/21/23-	06-14-31-6253	66476	24.74
GRAINGER	9806917457	08/31/2023	MISC MAINT SUPPLIES DRC	06-14-31-6212	249	54.41
AMERENUE	1801001713-08/11/23	09/01/2023	11400 OLDE CABIN ICE ARENA	06-14-31-6250	DFT0007492	9,735.25
MISSOURI AMERICAN WATER CO	1017-210013831700-08-22-	09/06/2023	DIELMANN GOLF COURSE W	06-14-31-6254	66489	1,346.35
DOUGLAS VENTURES LLC	309565001-248	09/06/2023	DRC ICE RINK CLEANING SEP	06-14-31-6203	263	1,625.00
RHINE PARACO GAS OF ST LOUIS	745092	09/06/2023	OLY PROPANE	06-14-31-7307	66493	147.87
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	06-14-31-5234	66479	58.21
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	06-14-31-5235	66479	5.10
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	06-14-31-5236	66479	42.80
Division 31 - ICE ARENA Total:						16,480.78
Division: 32 - GOLF MAINTENANCE						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	fuse kit	06-14-32-6210	DFT0007583	12.69
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	heat shrink connectors	06-14-32-6210	DFT0007583	26.69

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Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	hose fitting	06-14-32-6212	DFT0007583	11.47
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	water pump	06-14-32-6212	DFT0007583	135.90
SITEONE LANDSCAPE SUPPLY HOLDING, LLC	130114705-001	08/31/2023	FLOWZONE PRESSURE SPRAY	06-14-32-7303	66474	-48.00
SITEONE LANDSCAPE SUPPLY HOLDING, LLC	133680144-001	08/31/2023	REWARD HERBICIDE	06-14-32-7303	66474	240.00
AUDUBON INTERNATIONAL	13640-2023	08/31/2023	AUDUBON INTERNATIONAL	06-14-32-6262	66461	400.00
MTI DISTRIBUTING INC	1401446-00	08/31/2023	4500D PARTS	06-14-32-6211	66471	217.09
HELENA CHEMICAL CO.	235280068	08/31/2023	ARISTOCRACY WETTING AGE	06-14-32-7303	250	462.50
T MOBILE USA	971998911-08/21/23	08/31/2023	CITY PHONES GOLF MAINT 7	06-14-32-6253	66476	24.74
R&R PRODUCTS, INC.	CD2826319	08/31/2023	REAR TIRES JD7700	06-14-32-6211	66472	184.70
AMERENUE	0639074006-08/11/23	09/01/2023	11400 OLDE CABIN LAKE FO	06-14-32-6250	DFT0007490	138.00
AMERENUE	4863142006-08/11/23	09/01/2023	11400 OLDE CABIN GOLF FA	06-14-32-6250	DFT0007484	446.22
AMERENUE	7072604119-08/11/23	09/01/2023	11400 OLDE CABIN MAINT S	06-14-32-6250	DFT0007485	57.90
MISSOURI AMERICAN WATER CO	1017-210013831700-08-22-	09/06/2023	DIELMANN GOLF COURSE W	06-14-32-6254	66489	4,770.68
SITEONE LANDSCAPE SUPPLY HOLDING, LLC	133922987-001	09/06/2023	MARKING PAINT	06-14-32-7301	66496	44.58
SITEONE LANDSCAPE SUPPLY HOLDING, LLC	133964330-001	09/06/2023	CELERO HERBICIDE	06-14-32-7303	66496	412.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	06-14-32-5234	66479	51.20
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	06-14-32-5235	66479	4.48
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	06-14-32-5236	66479	37.33
					Division 32 - GOLF MAINTENANCE Total:	7,630.17
Division: 33 - PRO-SHOP						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Golf Pencils	06-14-33-7304	DFT0007583	19.96
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Golf Pencils	06-14-33-7304	DFT0007583	26.38
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Credit Card Stand	06-14-33-9504	DFT0007583	53.95
AMERENUE	9601003815-08/11/23	09/01/2023	11400 OLDE CABIN GOLF SH	06-14-33-6250	DFT0007491	2,697.39
YAMAHA MOTOR FINANCE CORPORATION USA	817672	09/06/2023	Golf Cart Lease - 1st Year of	06-14-33-9503	66501	5,340.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	06-14-33-5234	66479	20.80
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	06-14-33-5235	66479	1.82
					Division 33 - PRO-SHOP Total:	8,160.30

Council Report of invoices Paid Listing

Payment Dates: 8/24/2023 - 9/6/2023

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Division: 34 - FOOD SERVICES						
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Beer	06-14-34-8316	DFT0007583	106.94
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	Bottled Water	06-14-34-8317	DFT0007583	47.64
RL MUELLER NATIONAL DIST INC	113752	08/31/2023	SNACKS FOR RESALE	06-14-34-8319	257	79.50
D AND D DISTRIBUTORS LLP	479474	08/31/2023	BEER FOR RESALE	06-14-34-8316	66464	619.90
D AND D DISTRIBUTORS LLP	479475	08/31/2023	ENERGY DRINK RESALE	06-14-34-8317	66464	100.00
ARAMARK UNIFORM SERVICES	6170181981	08/31/2023	DRC SODA TOWELS	06-14-34-7301	245	14.00
ARAMARK UNIFORM SERVICES	6170184647	08/31/2023	DRC SODA TOWELS	06-14-34-7301	245	14.00
PEPSICO BEVERAGE SALES LL	19634258	09/06/2023	PEPSI FOR RESALE	06-14-34-8317	66491	318.04
Division 34 - FOOD SERVICES Total:						1,300.02
Department 14 - COMMUNITY SERVICES Total:						33,571.27
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:						33,571.27
Fund: 11 - SEWER LATERAL FUND						
Department: 61 - CIP						
Division: 93 - SEWER LATERAL						
THOMAS & ANNE GRONEMEYER	SLR 06/20/23	08/31/2023	SANITARY SEWER LATERAL R	11-61-93-9315	66477	1,517.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LIFE SEP 23	11-61-93-5234	66479	4.26
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	AD & D SEP 23	11-61-93-5235	66479	0.37
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-0000-000-08/16	09/06/2023	LTD SEP 23	11-61-93-5236	66479	3.11
Division 93 - SEWER LATERAL Total:						1,525.24
Department 61 - CIP Total:						1,525.24
Fund 11 - SEWER LATERAL FUND Total:						1,525.24
Fund: 19 - PUBLIC SAFETY FUND						
Department: 21 - POLICE						
Division: 23 - COUNTY PUBLIC SAFETY-PROP P						
SPIRE	0076006378-08/14/23	08/24/2023	350 N NEW BALLAS RD 7/14/	19-21-23-6252	DFT0007496	103.20
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	BUILDING SUPPLIES - BLEAC	19-21-23-6212	DFT0007583	36.76
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	TRAINING FOR MANNINGER	19-21-23-6261	DFT0007583	375.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	TRAINING FOR WIGINTON	19-21-23-6261	DFT0007583	375.00
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	TRAINING FOR SGT. MARTIN	19-21-23-6261	DFT0007583	125.00

Council Report of invoices Paid Listing

Payment Dates: 8/24/2023 - 9/6/2023

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	STORAGE BIN FOR EOC STOR	19-21-23-7302	DFT0007583	18.95
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	3-OUTLET POWER STRIPS	19-21-23-7302	DFT0007583	20.34
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	LOUNGE SUPPLIES FOR PD	19-21-23-7304	DFT0007583	611.98
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	PRO MINI 3-OUTLET POWER	19-21-23-7308	DFT0007583	24.84
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	13 USB RECEIVER ANTENNA	19-21-23-7331	DFT0007583	246.87
ARVEST BANK OPERATIONS INC	PURCHASES JUL 23	08/24/2023	KEYBOARD FOR CALEA ASSIS	19-21-23-7332	DFT0007583	34.99
LOCAL CLEANERS LLC	000119	08/31/2023	PD COMMERCIAL CLEANING	19-21-23-6212	253	1,275.00
WILL ELECTRONICS	0275910-IN	08/31/2023	SERVICE CALL - CAMERAS DO	19-21-23-6211	261	1,407.00
METROPOLITAN ST LOUIS SEWER DISTRICT	1225607-9-JULY23	08/31/2023	PD SUMMARY BILLING 1225	19-21-23-6254	66469	95.89
ZAGARRI HOLDINGS INC	2023CCPD-01	08/31/2023	ANNUAL ERCES MAINTENAN	19-21-23-6211	66478	2,500.00
MISSOURI AMERICAN WATER CO	220023905773-AUG23	08/31/2023	350 N NEW BALLAS 08/02-09	19-21-23-6254	66470	139.70
JOHNSON CONTROLS FIRE PROTECTION LP	23658401	08/31/2023	PD ANNUAL TEST & INSPECT	19-21-23-6211	66467	1,903.78
WIEGMANN ASSOCIATES	78460	08/31/2023	REPAIR ON HOT WATER HEAT	19-21-23-6211	260	1,180.75
					Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:	10,475.05
					Department 21 - POLICE Total:	10,475.05
					Fund 19 - PUBLIC SAFETY FUND Total:	10,475.05
Fund: 99 - POOLED CASH						
ARVEST BANK	1797-08/28/23	08/30/2023	EPAYMENT 8/30/23	99-2809	DFT0007570	1,228.31
ARVEST BANK	1797-09/04/23	09/06/2023	EPAYMENT 9/6/23	99-2809	DFT0007576	72,430.25
						73,658.56
						73,658.56
					Fund 99 - POOLED CASH Total:	73,658.56
					Grand Total:	760,141.97

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	351,816.16
02 - CAPITAL IMPROVEMENT FUND	287,747.73
05 - PARKS & STORMWATER FUND	1,347.96
06 - MUNICIPAL ENTERPRISE FUND	33,571.27
11 - SEWER LATERAL FUND	1,525.24
19 - PUBLIC SAFETY FUND	10,475.05
99 - POOLED CASH	73,658.56
Grand Total:	760,141.97

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	43.20
01-11-12-6264	IN TOWN MEETINGS	703.47
01-11-13-5234	GROUP LIFE INSURANCE	24.12
01-11-13-5235	ACCIDENTAL DEATH INS	2.11
01-11-13-5236	DISABILITY INSURANCE	17.59
01-11-13-6260	ADVERTISING	74.97
01-11-13-6261	EDUCATION & TRAINING	240.00
01-12-10-6201	LEGAL AND ACCOUNTIN	14,497.50
01-12-11-5234	GROUP LIFE INSURANCE	114.98
01-12-11-5235	ACCIDENTAL DEATH INS	10.06
01-12-11-5236	DISABILITY INSURANCE	82.68
01-12-11-6202	TECHNICAL AND PERSO	76.10
01-12-11-6203	PROFESSIONAL SERVICE	697.55
01-12-11-6253	TELEPHONE	49.48
01-12-11-6262	DUES MEMBERSHIPS &	514.00
01-12-14-5234	GROUP LIFE INSURANCE	47.62
01-12-14-5235	ACCIDENTAL DEATH INS	4.17
01-12-14-5236	DISABILITY INSURANCE	34.72
01-12-14-6253	TELEPHONE	24.74
01-12-14-9503	EQUIPMENT	176.12
01-13-11-5234	GROUP LIFE INSURANCE	96.44
01-13-11-5235	ACCIDENTAL DEATH INS	8.44
01-13-11-5236	DISABILITY INSURANCE	69.16
01-13-11-6202	TECHNICAL AND PERSO	0.50
01-13-11-6253	TELEPHONE	24.74
01-13-11-6262	DUES MEMBERSHIPS &	75.00
01-13-15-5230	HOSPITAL AND MEDICAL	12,359.61
01-13-15-6253	TELEPHONE	112.82
01-13-15-6269	POSTAGE	33.65

Account Summary

Account Number	Account Name	Payment Amount
01-13-15-7312	OFFICE SUPPLIES	1,188.01
01-13-51-5234	GROUP LIFE INSURANCE	26.47
01-13-51-5235	ACCIDENTAL DEATH INS	2.32
01-13-51-5236	DISABILITY INSURANCE	19.30
01-13-51-6202	TECHNICAL AND PERSO	1,800.00
01-13-51-6213	OFFICE EQUIPMENT MAI	100.98
01-13-51-6253	TELEPHONE	24.74
01-13-51-7331	COMPUTER HARDWARE	368.67
01-13-51-7332	COMPUTER SOFTWARE	4,026.04
01-14-11-5234	GROUP LIFE INSURANCE	22.54
01-14-11-5235	ACCIDENTAL DEATH INS	1.98
01-14-11-5236	DISABILITY INSURANCE	16.43
01-14-11-6202	TECHNICAL AND PERSO	1,439.50
01-14-11-6203	PROFESSIONAL SERVICE	434.00
01-14-11-6281	5K RUN EXPENSES	205.44
01-14-11-7304	GENERAL SUPPLIES	93.98
01-16-11-5234	GROUP LIFE INSURANCE	18.13
01-16-11-5235	ACCIDENTAL DEATH INS	1.59
01-16-11-6211	EQUIPMENT MAINTENA	7,099.39
01-16-11-6212	BUILDING AND GROUND	3,510.00
01-16-11-6252	NATURAL GAS	44.79
01-16-11-6253	TELEPHONE	24.74
01-16-11-7302	SMALL TOOLS	84.94
01-16-11-7304	GENERAL SUPPLIES	211.76
01-16-11-7308	WEARING APPAREL AND	46.14
01-2102	FICA WITHHOLDING	40,462.74
01-2103	MEDICARE WITHHOLDIN	9,462.94
01-2104	FEDERAL TAX WITHHOL	30,208.70
01-2105	MISSOURI TAX WITHHOL	11,804.00
01-21-11-5234	GROUP LIFE INSURANCE	232.43
01-21-11-5235	ACCIDENTAL DEATH INS	20.31
01-21-11-5236	DISABILITY INSURANCE	156.66
01-21-11-6211	EQUIPMENT MAINTENA	24.99
01-21-11-6253	TELEPHONE	89.21
01-21-11-6264	IN TOWN MEETINGS	60.00
01-21-11-6265	TRAVEL & CONFERENCE	650.00
01-21-11-6271	MEDICAL SUPPLIES	712.65
01-21-11-7302	SMALL TOOLS	85.53
01-21-11-7308	WEARING APPAREL AND	46.14
01-2113	PAYROLL CHILD SUPPOR	184.62
01-21-21-5234	GROUP LIFE INSURANCE	196.56
01-21-21-5235	ACCIDENTAL DEATH INS	17.19

Account Summary

Account Number	Account Name	Payment Amount
01-21-21-5236	DISABILITY INSURANCE	143.35
01-21-21-6203	PROFESSIONAL SERVICE	40.00
01-21-21-6253	TELEPHONE	27.98
01-21-21-6265	TRAVEL & CONFERENCE	616.44
01-21-21-7304	GENERAL SUPPLIES	13.99
01-21-21-9504	OFFICE EQUIPMENT	2,649.77
01-21-22-5234	GROUP LIFE INSURANCE	971.43
01-21-22-5235	ACCIDENTAL DEATH INS	85.01
01-21-22-5236	DISABILITY INSURANCE	599.12
01-21-22-5241	PENSION CONTRIBUTIO	0.02
01-21-22-6203	PROFESSIONAL SERVICE	164.00
01-21-22-6210	VEHICLE MAINTENANCE	535.14
01-21-22-6253	TELEPHONE	18.24
01-21-22-6265	TRAVEL & CONFERENCE	498.52
01-21-22-7302	SMALL TOOLS	537.45
01-21-22-7304	GENERAL SUPPLIES	218.76
01-21-22-7313	RANGE SUPPLIES	214.79
01-21-22-9503	EQUIPMENT	284.35
01-2211	HEALTH INSURANCE	108,609.87
01-2213	DENTAL INSURANCE PAY	5,223.94
01-2216	SUPPLEMENTAL LIFE	1,362.44
01-2222	SHORT TERM DISABILITY	601.74
01-2225	HEALTH INS PREM PAID	1,422.02
01-2226	DENTAL INS PREM PAID	87.43
01-2312	401 - ICMA	801.80
01-2317	MO LAGERS	47,022.76
01-2318	ICMA ROTH 457	4,596.96
01-2319	ICMA ROTH IRA	601.07
01-2321	457 - VOYA	1,995.37
01-2322	457 - ICMA	10,456.25
01-2323	MOST PROGRAM	890.00
01-2324	ICMA LOAN REPAYMENT	565.31
01-2410	INMATE SECURITY ACCO	1,008.51
01-2517	HELMET SAFETY PROGR	558.47
01-31-11-5234	GROUP LIFE INSURANCE	84.59
01-31-11-5235	ACCIDENTAL DEATH INS	7.40
01-31-11-5236	DISABILITY INSURANCE	60.51
01-31-11-6213	OFFICE EQUIPMENT MAI	68.79
01-31-11-6253	TELEPHONE	136.50
01-31-41-5234	GROUP LIFE INSURANCE	161.44
01-31-41-5235	ACCIDENTAL DEATH INS	14.13
01-31-41-5236	DISABILITY INSURANCE	117.72

Account Summary

Account Number	Account Name	Payment Amount
01-31-41-6210	VEHICLE MAINTENANCE	205.14
01-31-41-6211	EQUIPMENT MAINTENA	949.80
01-31-41-6212	BUILDING AND GROUND	140.91
01-31-41-6251	STREET LIGHTING	28.05
01-31-41-6252	NATURAL GAS	50.54
01-31-41-6253	TELEPHONE	123.70
01-31-41-7303	HORTICULTURAL SUPPLI	-107.12
01-31-41-7308	WEARING APPAREL AND	200.40
01-31-41-7318	SMALL STRMWATR PROJ	187.99
01-31-43-5234	GROUP LIFE INSURANCE	83.12
01-31-43-5235	ACCIDENTAL DEATH INS	7.27
01-31-43-5236	DISABILITY INSURANCE	37.43
01-31-43-6210	VEHICLE MAINTENANCE	68.38
01-31-43-6211	EQUIPMENT MAINTENA	377.62
01-31-43-6252	NATURAL GAS	50.53
01-31-43-6253	TELEPHONE	24.74
01-31-43-7303	HORTICULTURAL SUPPLI	621.99
01-31-43-7308	WEARING APPAREL AND	66.78
01-31-43-9503	EQUIPMENT	383.98
01-32-11-5234	GROUP LIFE INSURANCE	71.00
01-32-11-5235	ACCIDENTAL DEATH INS	6.21
01-32-11-5236	DISABILITY INSURANCE	51.00
01-32-11-6202	TECHNICAL AND PERSO	347.30
01-32-11-6203	PROFESSIONAL SERVICE	2,002.50
01-32-11-6204	PLANNING AND DESIGN	5,255.00
01-32-11-6253	TELEPHONE	24.74
01-32-11-6260	ADVERTISING	168.98
01-32-11-9504	OFFICE EQUIPMENT	229.99
01-32-61-5234	GROUP LIFE INSURANCE	166.09
01-32-61-5235	ACCIDENTAL DEATH INS	14.52
01-32-61-5236	DISABILITY INSURANCE	121.12
01-32-61-6253	TELEPHONE	123.70
01-32-61-7304	GENERAL SUPPLIES	47.29
01-32-61-7308	WEARING APPAREL AND	170.00
02-61-71-5234	GROUP LIFE INSURANCE	38.99
02-61-71-5235	ACCIDENTAL DEATH INS	3.41
02-61-71-5236	DISABILITY INSURANCE	26.33
02-61-71-9510	STREETS	287,679.00
05-61-71-5234	GROUP LIFE INSURANCE	35.68
05-61-71-5235	ACCIDENTAL DEATH INS	3.12
05-61-71-5236	DISABILITY INSURANCE	23.91
05-61-71-9506	PARK DEVELOPMENT PR	1,250.00

Account Summary

Account Number	Account Name	Payment Amount
05-61-71-9509	STORMWATER PROJECTS	35.25
06-14-31-5234	GROUP LIFE INSURANCE	58.21
06-14-31-5235	ACCIDENTAL DEATH INS	5.10
06-14-31-5236	DISABILITY INSURANCE	42.80
06-14-31-6203	PROFESSIONAL SERVICE	1,815.00
06-14-31-6212	BUILDING AND GROUND	194.92
06-14-31-6250	ELECTRICITY	9,735.25
06-14-31-6253	TELEPHONE	49.48
06-14-31-6254	WATER AND SEWER	1,346.35
06-14-31-6261	EDUCATION & TRAINING	179.00
06-14-31-6268	ICE REPAIRS	2,827.85
06-14-31-7301	CHEMICALS & CLEANING	64.02
06-14-31-7304	GENERAL SUPPLIES	14.93
06-14-31-7307	GASOLINE, PROPANE &	147.87
06-14-32-5234	GROUP LIFE INSURANCE	51.20
06-14-32-5235	ACCIDENTAL DEATH INS	4.48
06-14-32-5236	DISABILITY INSURANCE	37.33
06-14-32-6210	VEHICLE MAINTENANCE	39.38
06-14-32-6211	EQUIPMENT MAINTENA	401.79
06-14-32-6212	BUILDING AND GROUND	147.37
06-14-32-6250	ELECTRICITY	642.12
06-14-32-6253	TELEPHONE	24.74
06-14-32-6254	WATER AND SEWER	4,770.68
06-14-32-6262	DUES MEMBERSHIPS &	400.00
06-14-32-7301	CHEMICALS & CLEANING	44.58
06-14-32-7303	HORTICULTURAL SUPPLI	1,066.50
06-14-33-5234	GROUP LIFE INSURANCE	20.80
06-14-33-5235	ACCIDENTAL DEATH INS	1.82
06-14-33-6250	ELECTRICITY	2,697.39
06-14-33-7304	GENERAL SUPPLIES	46.34
06-14-33-9503	EQUIPMENT	5,340.00
06-14-33-9504	OFFICE EQUIPMENT	53.95
06-14-34-7301	CHEMICALS & CLEANING	28.00
06-14-34-8316	BEER	726.84
06-14-34-8317	COFFEE,TEA & SOFT DRI	465.68
06-14-34-8319	SNACKS	79.50
11-61-93-5234	GROUP LIFE INSURANCE	4.26
11-61-93-5235	ACCIDENTAL DEATH INS	0.37
11-61-93-5236	DISABILITY INSURANCE	3.11
11-61-93-9315	SEWER LATERAL REIMB	1,517.50
19-21-23-6211	EQUIPMENT MAINTENA	6,991.53
19-21-23-6212	BUILDING AND GROUND	1,311.76

Account Summary

Account Number	Account Name	Payment Amount
19-21-23-6252	NATURAL GAS	103.20
19-21-23-6254	WATER AND SEWER	235.59
19-21-23-6261	EDUCATION & TRAINING	875.00
19-21-23-7302	SMALL TOOLS	39.29
19-21-23-7304	GENERAL SUPPLIES	611.98
19-21-23-7308	WEARING APPAREL AND	24.84
19-21-23-7331	COMPUTER HARDWARE	246.87
19-21-23-7332	COMPUTER SOFTWARE	34.99
99-2809	EPAYABLES LIABILITY	73,658.56
Grand Total:		760,141.97

Project Account Summary

Project Account Key	Payment Amount
None	464,643.25
21702E	13,500.00
403E	35.25
60022E	274,179.00
ISFE	1,008.51
K9 UNITE	270.96
OLIAE	5,255.00
VPARKE	1,250.00
Grand Total:	760,141.97



Account Number: XXXX XXXX XXXX 1797

CITY OF CREVE COEUR EPAY

Statement Closing Date: 08/28/23

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Cardholder Account Activity

CITY OF CREVE COEUR EPAY		Credit Limit		Credits	Purchases	Cash Advances	Total Activity
XXXX XXXX XXXX 2282		\$250,000		\$538.82	\$1,767.13	\$0.00	\$1,228.31
Trans Date	Post Date	Reference Number	Description	Amount			
08/21	08/22	24436543234024661978081	I/O SOLUTIONS, INC. 708-4100200 IL	\$60.00			
08/21	08/22	24436543234024658930087	I/O SOLUTIONS, INC. 708-4100200 IL	\$100.00			
08/21	08/22	24057813234000016723930	REINHOLD ELECTRIC INC 314-6311158 MO	\$215.00			
08/23	08/24	24445003235300572356390	WWP*BLUE CHIP PEST 636-343-7900 MO	\$110.00			
08/23	08/24	24453883236004282217842	HANDY AUTOMOTIVE 314-2914666 MO	\$248.50			
08/24	08/25	74941663236083002161861	REPUBLIC SERVICES TRASH PHOENIX AZ	-\$538.82			
08/24	08/25	24005943236300725192567	BECKER ARENA 952-890-2690 MN	\$74.38			
08/24	08/25	24445003236200143581295	4TE*ALARM 24 636-970-1777 MO	\$126.00			
08/24	08/25	24057813237000017024442	REINHOLD ELECTRIC INC 314-6311158 MO	\$430.00			
08/25	08/28	24412953237700946558477	REJIS COMMISSION 314-535-1950 MO	\$403.25			



Account Number: XXXX XXXX XXXX 1797

CITY OF CREVE COEUR EPAY

Statement Closing Date: 09/04/23

Page 3 of 4

Cardholder Account Activity

CITY OF CREVE COEUR EPAY		Credit Limit		Credits	Purchases	Cash Advances	Total Activity
XXXX XXXX XXXX 2282		\$250,000		\$0.00	\$72,430.25	\$0.00	\$72,430.25
Trans Date	Post Date	Reference Number	Description	Amount			
08/28	08/29	24138293241400000927654	BRANNEKY TRUE VALUE HDWE BRIDGETON MO	\$20.78			
08/28	08/29	24138293241400000927738	BRANNEKY TRUE VALUE HDWE BRIDGETON MO	\$201.74			
08/28	08/29	24435653241081454714692	CREST INDUSTRIES INC 636-349-4800 MO	\$339.00			
08/29	08/30	24690293241017024585316	PAYYER PRINTING MACHIN 314-535-0774 MO	\$172.86			
09/01	09/04	24639233244900014500014	SIRCHIE ACQUISITION COMPA 919-5542244 NC	\$60.57			
09/01	09/04	24445003244300717085614	WWP*BLUE CHIP PEST 636-343-7900 MO	\$64.00			
09/01	09/04	24005943244200177142526	BECKER ARENA 952-890-2690 MN	\$74.38			
09/01	09/04	24435653245200087700052	TRITECH FORENSICS 910-457-6600 NC	\$94.45			
09/02	09/04	24445003245200178413785	4TE*ALARM 24 636-970-1777 MO	\$230.00			
09/01	09/04	24137473245000014600019	POSITIVE CONCEPTS ORANGE CA	\$230.85			
09/01	09/04	24137463245600198155903	DOBBS TIRE #06 CORPORATE HIGH RIDGE MO	\$1,291.06			
09/01	09/04	24941663244083749394820	REPUBLIC SERVICES TRASH 866-576-5548 AZ	\$1,800.69			
09/01	09/04	24789303244353902540685	LEON UNIFORM COMPANY INC 314-8284302 MO	\$3,752.45			
09/02	09/04	24412953245700928544933	REJIS COMMISSION 314-535-1950 MO	\$6,262.36			
09/01	09/04	24941663244083747200128	REPUBLIC SERVICES TRASH 866-576-5548 AZ	\$57,835.06			

Arvest Epayables

8/28/23	1,228.31
9/4/23	72,430.25
	<u>\$ 73,658.56</u>

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 AND TO AMEND TABLE A TO INCLUDE NAICS 541720 AS A PERMITTED USE IN THE LI ZONING DISTRICT

WHEREAS, an application by Tim Eli, of 39 North Holdings, LLC, has 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, NAICS 541720 is a use that is consistent with the “LI” zoning district and appears to have been inadvertently omitted as a Permitted Use; 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 6-0 vote, recommended approval of the text amendments and the correction of the omission, 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:

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	<u>P</u>

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.

BILL NO. 6080

ORDINANCE NO. _____

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

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



**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

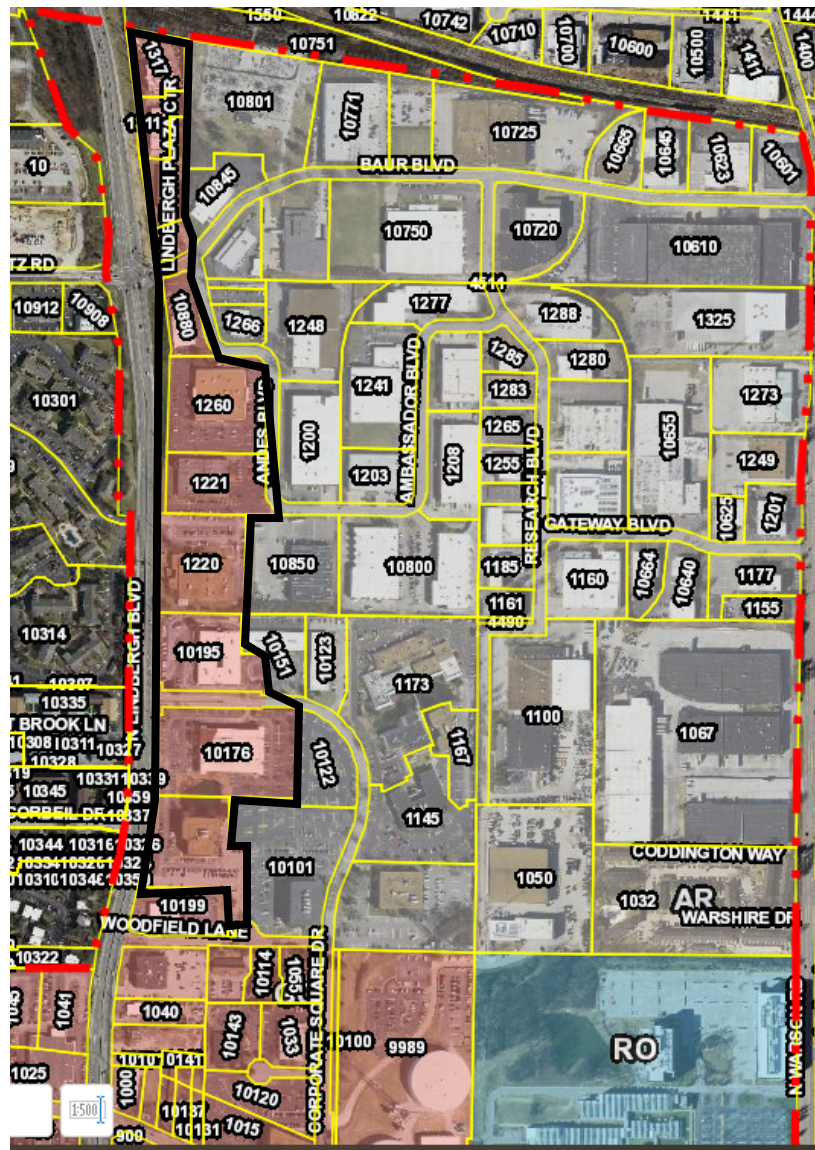
Key Issues:

- 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.



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

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
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

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
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

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		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

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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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		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

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		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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		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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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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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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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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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
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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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
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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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
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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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
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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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
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

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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

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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

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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			

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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.

BILL NO. 6081

ORDINANCE NO. _____

**AN ORDINANCE CORRECTING AN ERROR TO THE OFFICIAL ZONING DISTRICT MAP
OF THE CITY OF CREVE COEUR**

WHEREAS, the City's existing zoning map was adopted by the City Council in 2019 with Ordinance 5658; and

WHEREAS, the prior zoning map was professionally updated in 2002 having been previously adopted by the City Council in 1996 with Ordinance 1771, and

WHEREAS, the easternmost portion of the Priory campus, attached as Exhibit A, is incorrectly shown on the effective zoning map as being in the "A" Single Family Residential District instead of the "HE" Higher Education District to match the remaining property of the Priory School campus; and

WHEREAS, the City Council being fully informed finds that correcting the effective zoning map is necessary and is 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 is in the public interest; and

WHEREAS, all parties desiring to be heard on the matter, 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,

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

SECTION 1: The City of Creve Coeur Official Zoning Map, which became effective on September 9, 2019 by Ordinance 5658, is hereby corrected to show the Priory School Campus to be entirely located within the "HE" Higher Education District.

SECTION 2: The adoption of this Ordinance is to correct an error in the classification of the Priory School Campus, located at 500 South Mason Road. All other aspects of the effective Zoning Map of the City of Creve Coeur remain in effect as adopted by the City Council with Ordinance 5658.

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



MEMO TO CITY COUNCIL

Meeting Date: August 26, 2023

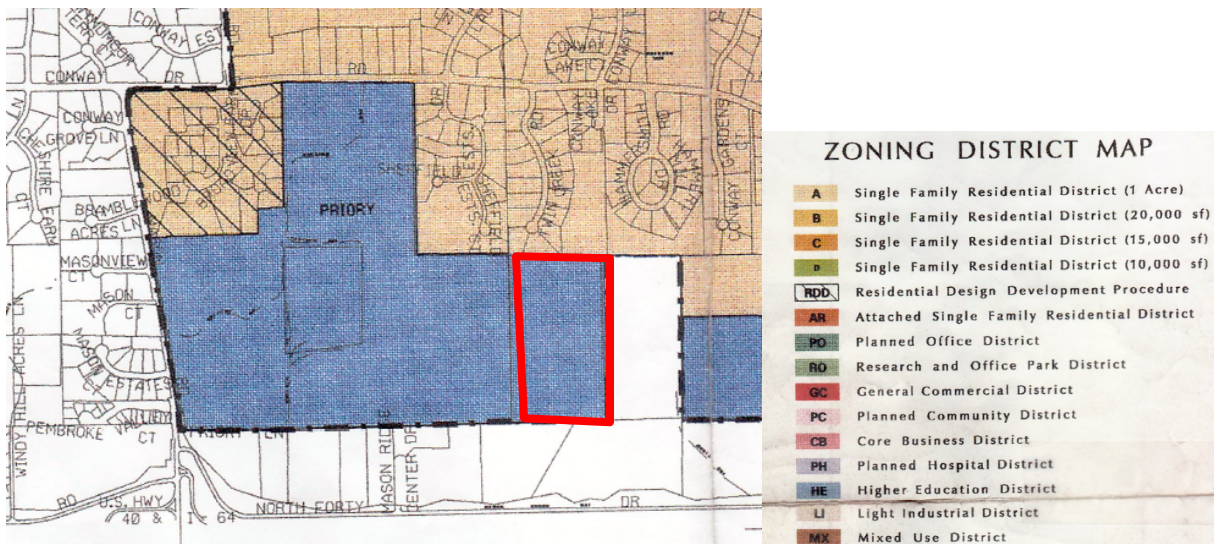
Subject: Zoning Map Correction—Priory School Campus

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

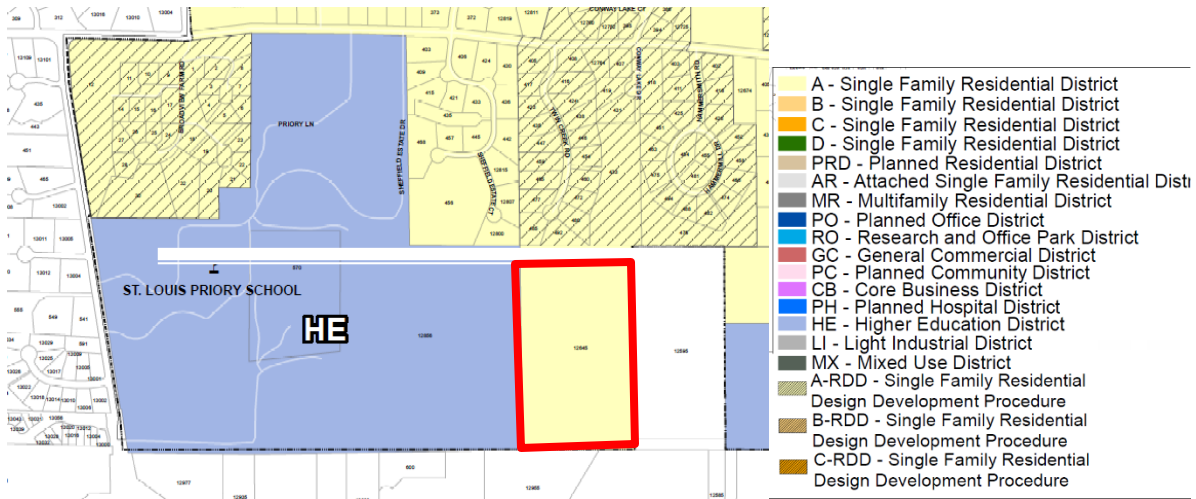
Attachment: Draft Ordinance

In the course of reviewing a Planning and Zoning application for Priory School, staff noticed an error in the Zoning Map when it was updated and adopted by Ordinance No. 5658 in 2019. The current zoning map shows easternmost portion of the Priory campus is shown as being in the A-Single Family Residential District, which is incorrect. The attached correcting ordinance addresses this error which will change this portion of the campus to 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.

The Planning and Zoning Commission was advised of this map error on August 21, 2023 in association with the review of the school's request to replace scoreboards. Upon adoption of the submitted ordinance, the Zoning Map will be corrected to show the entire Priory School campus located within the HE-Higher Education District.



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



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

**AN ORDINANCE ADOPTING A REVISED ZONING DISTRICT MAP FOR THE CITY OF
CREVE COEUR PURSUANT TO THE REQUIREMENTS OF SECTION 405.190 OF THE
ZONING ORDINANCE OF THE CITY OF CREVE COEUR**

WHEREAS, The City's existing zoning map has not been professionally updated since 2002 and the zoning map has not been officially adopted since 1996 with Ordinance 1771; and

WHEREAS, In order to provide an accurate version of the zoning map to the public, Staff engaged a consultant to prepare an updated and re-formatted zoning map, pursuant to Section 405.190; and

WHEREAS, The revised map has been reviewed by Staff and is believed to be an accurate depiction of the existing zoning district boundaries which are reflective of all zoning updates throughout the past several years since the map was last updated, and does not involve any rezoning of properties from their current designation; and

WHEREAS, Section 405.190 of the zoning ordinance of the City of Creve Coeur requires the adoption of an official comprehensive zoning district map of the city, properly attested and kept on file in the office of the City Clerk; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 vote, recommended approval of the revised Zoning Map at its meeting on August 19, 2019; and

WHEREAS, the City Council being fully informed finds that approving the revised zoning map 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 is in the public interest; and

WHEREAS, all parties desiring to be heard on the matter, 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,

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

SECTION 1: The City of Creve Coeur Zoning Map, prepared by Horner & Shifrin dated August 15, 2019, is hereby adopted as the official zoning map for the City. The first sentence of Section 405.190.A is hereby amended to read: "The boundaries of the various zoning districts are shown upon the Zoning District Map dated August 15, 2019, unless otherwise provided by ordinance."

SECTION 2: The adoption of this zoning map is not intended to rezone any property, but rather to reflect all zoning changes since the adoption of the prior map. Procedures to approve a zoning change were not followed. In the event any previously approved and effective zoning amendment ordinance is not accurately reflected on the map, such ordinance shall remain controlling. .

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 9th DAY OF September, 2019.

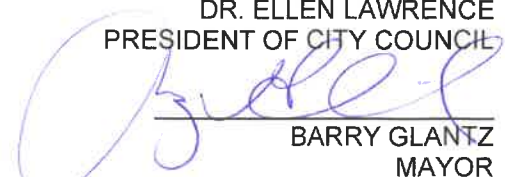
APPROVED THIS 9th DAY OF September, 2019.

ATTEST:


DEBORAH RYAN
CITY CLERK



DR. ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL


BARRY GLANTZ
MAYOR

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE MUNICIPAL CODE
REGARDING OFFENSES TO INCORPORATE CHANGES IN STATE LAW.**

WHEREAS, changes in state law (SB 775, 751 & 640 and HB 2168 (2022), and SB 186 (2023)) require amendments to certain provisions of the Municipal Code regarding offenses,

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

SECTION 1. Section 210.250.C of the Municipal Code is hereby amended to read as follows:

Subparagraphs (1), (5), (7) and (8) of Subsection **(A)** of this Section do not apply when the actor is transporting such weapons in a non-functioning state or in an unloaded state when ammunition is not readily accessible or when such weapons are not readily accessible.

Subparagraph (1) of Subsection **(A)** of this Section does not apply to any person nineteen (19) years of age or older or eighteen (18) years of age or older and a member of the United States Armed Forces, or honorably discharged from the United States Armed Forces, transporting a concealable firearm in the passenger compartment of a motor vehicle, so long as such concealable firearm is otherwise lawfully possessed, nor when the actor is also in possession of an exposed firearm or projectile weapon for the lawful pursuit of game, or is in his/her dwelling unit or upon business premises over which the actor has possession, authority or control, or is traveling in a continuous journey peaceably through this State. Subparagraph (8) of Subsection **(A)** of this Section does not apply if the firearm is otherwise lawfully possessed by a person while traversing on school premises for the purposes of transporting a student to or from school, or possessed by an adult for the purposes of facilitation of a school-sanctioned firearm-related event or club event. Subparagraph (8) of subsection (A) of this Section shall not apply to a person who is a school officer commissioned by the district school board under section 162.215 RSMo or who is a school protection officer as described under section 160.665 RSMo.

SECTION 2. A new Section 210.575 of the Municipal Code is here by adopted, to read as follows:

Section 210.575. Unlawful Distribution, Delivery of Sale of a Drug Masking Product.

1. For purposes of this section, the following terms mean:

(1) "Drug masking product", synthetic urine, human urine, a substance designated to be added to human urine, or a substance designated to be added to or used on human hair or oral fluid for the purpose of defrauding an alcohol or a drug screening test;

(2) "Synthetic urine", a substance that is designated to simulate the composition, chemical properties, physical appearance, or physical properties of human urine.

2. A person commits the offense of unlawful distribution, delivery, or sale of a drug masking product if the person distributes, delivers, or sells a drug masking product without lawful authorization.

SECTION 3. A new Section 210.095 of the Municipal Code is hereby adopted, to read as follows:

Section 210.095 Tampering with a Judicial Officer

1. A person commits the offense of tampering with a judicial officer if, with the purpose to harass, intimidate or influence a judicial officer in the performance of such officer's official duties, such person:

(1) Threatens or causes harm to such judicial officer or members of such judicial officer's family;

(2) Uses force, threats, or deception against or toward such judicial officer or members of such judicial officer's family;

(3) Offers, conveys or agrees to convey any benefit direct or indirect upon such judicial officer or such judicial officer's family;

(4) Engages in conduct reasonably calculated to harass or alarm such judicial officer or such judicial officer's family, including stalking pursuant to Code Section 210.035;

(5) Disseminates through any means, including by posting on the internet, the judicial officer's or the judicial officer's family's personal information.

For purposes of this section, "personal information" includes a home address, home or mobile telephone number, personal email address, Social Security number, federal tax identification number, checking or savings account number, marital status, and identity of a child under eighteen years of age.

2. A judicial officer for purposes of this section shall be a judge or commissioner of a state or federal court, arbitrator, special master, juvenile officer, deputy juvenile officer, municipal prosecutor, state prosecuting or circuit attorney, state assistant prosecuting or circuit attorney, juvenile court commissioner, state probation or parole officer, or referee.

3. A judicial officer's family for purposes of this section shall be: (1) Such officer's spouse; and (2) Such officer or such officer's spouse's ancestor or descendant by blood or adoption; and (3) Such officer's stepchild, while the marriage creating that relationship exists.

SECTION 4. Section 621.050.A.6 is hereby amended to read as follows:

Any metal that can be identified as belonging to a public or private cemetery, a political subdivision, telecommunications provider, cable provider, wireless service or other communications-related provider, electrical cooperative, water utility, municipal utility, or utility regulated under Chapters 386, 392 or 393, RSMo., including twisted pair copper telecommunications wiring of one pair or more existing in 19, 22, 24, or 26 gauge burnt wire, bleachers, guardrails, signs, street and traffic lights or signals, and manhole cover or covers, whether broken or unbroken, from anyone other than the cemetery or monument owner, political subdivision, telecommunications provider, cable provider, wireless service or other communications-related provider, electrical cooperative, water utility, municipal utility, utility regulated under Chapters 386, 392 or 393, RSMo., or manufacturer of the metal or item described in this Section unless such person is authorized in writing by the cemetery or monument owner, political subdivision, telecommunications provider, cable provider, wireless service or other communications-related provider, water utility, municipal utility, electrical cooperative, utility regulated under Chapter 386, 392 or 393 RSMo., or manufacturer to sell the metal.

SECTION 5. The definition of “Sexual Contact” in Section 210.430 of the Municipal Code is hereby amended to read as follows:

SEXUAL CONTACT

Any touching of another person with the genitals or any touching of the genitals or anus of another person or the breast of a female person, or such touching through the clothing, or causing semen, seminal fluid, or other ejaculate to come into contact with another person, for the purpose of arousing or gratifying sexual desire of any person or for the purpose of terrorizing the victim.

SECTION 6. The definition of “Sexual Contact” in Section 210.470 of the Municipal Code is hereby amended to read as follows:

SEXUAL CONTACT

Any touching of another person with the genitals or any touching of the genitals or anus of another person, or the breast of a female person, or such touching through the clothing, or causing semen, seminal fluid, or other ejaculate to come into contact with another person, for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim.

SECTION 7. The definition of “Sexual Conduct” in Section 210.490 of the Municipal Code is hereby amended to read as follows:

SEXUAL CONDUCT

Sexual intercourse, deviate sexual intercourse, or sexual contact.

SEXUAL CONDUCT

~~Actual or simulated, normal or perverted acts of human masturbation; deviate sexual intercourse; sexual intercourse; or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks, or the breast of a female in an act of apparent sexual stimulation or gratification; or any sadomasochistic abuse or acts including animals or any latent objects in an act of apparent sexual stimulation or gratification.~~

SECTION 8. Definitions of "Sexual Contact" and "Deviate Sexual Intercourse" are hereby added to Section 210.490 of the Municipal Code to read as follows:

SEXUAL CONTACT

Any touching of another person with the genitals or any touching of the genitals or anus of another person, or the breast of a female person, or such touching through the clothing, or causing semen, seminal fluid, or other ejaculate to come into contact with another person, for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim.

Deviate Sexual Intercourse

any act involving the genitals of one person and the hand, mouth, tongue, or anus of another person or a sexual act involving the penetration, however slight, of the penis, female genitalia, or the anus by a finger, instrument or object done for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim;

SECTION 9. Section 385.090 of the Municipal Code is hereby amended to read as follows:

It shall be unlawful for any person to operate in this City a motor vehicle or trailer required to be registered as provided by law unless a certificate of ownership has been obtained or applied for as provided in Section 301.190, RSMo. and such registration is not suspended.

SECTION 10. This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter and as provided herein.

ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF THE CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN

BILL NO. 6082

ORDINANCE NO. _____

MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

**AN ORDINANCE REVISING CHAPTER 520 OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR,
MISSOURI, REGARDING THE LATERAL SEWER REPAIR FUND**

WHEREAS, Chapter 520 of the City Code of Ordinances governs the Lateral Sewer Repair Fund; and

WHEREAS, the Lateral Sewer Repair Fund supports an important program which promotes the public health and welfare by facilitating prompt repairs to private sanitary sewer facilities; and

WHEREAS, a significant increase in the lateral sewer repair program fund balance warrants an increase in the reimbursement percentage; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1:

Section 520.010 of Chapter 520 of the City Code of Ordinances is revised to read as follows:

D. Fund. The funds collected for repairs of defective lateral sewer service lines shall be deposited in a special account, to be known as the "Sewer Lateral Repair Program Fund," which shall be established and administered by the Finance Department to be used solely for the purpose of paying for costs reasonably associated with and necessary to administer and carry out such repairs. For claims received on or before September 30, 2023, the fund shall reimburse the property owner for fifty percent (50%) of approved and documented repair and video inspection costs, up to a maximum amount of seven thousand five hundred dollars (\$7,500.00). For claims received on or after October 1, 2023; the fund shall reimburse the property owner for seventy percent (70%) of approved and documented repair and video inspection costs, up to a maximum amount of seven thousand five hundred dollars (\$7,500.00). All interest generated on such deposited funds shall accrue to the special account established for the repair of lateral sewer service lines.

SECTION 2: This Ordinance shall take effect in accordance with Section 3.11(g) of the Charter.

ADOPTED THIS _____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF THE CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMORANDUM

DATE: July 28, 2023

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Sewer Lateral Fund

The Sewer Lateral Fund was established in 1999 with voter approval of \$28 per single family home for sewer lateral insurance. Under the program, residents can file for reimbursement of 50% of their expenses for sewer lateral replacement, up to a maximum reimbursement of \$7,500.

However, the reimbursement percentage and fee have not always been at this percentage or amount. In FY 2012, the fee was decreased from \$28 to \$18 due to a significant increase in fund balance. Then in FY 2016, the fee reverted back to \$28 due to a large increase in reimbursement requests. Then effective January 1, 2017, the reimbursement percentage was lowered from 80% to 50% due to the significant increase in the number of reimbursements.

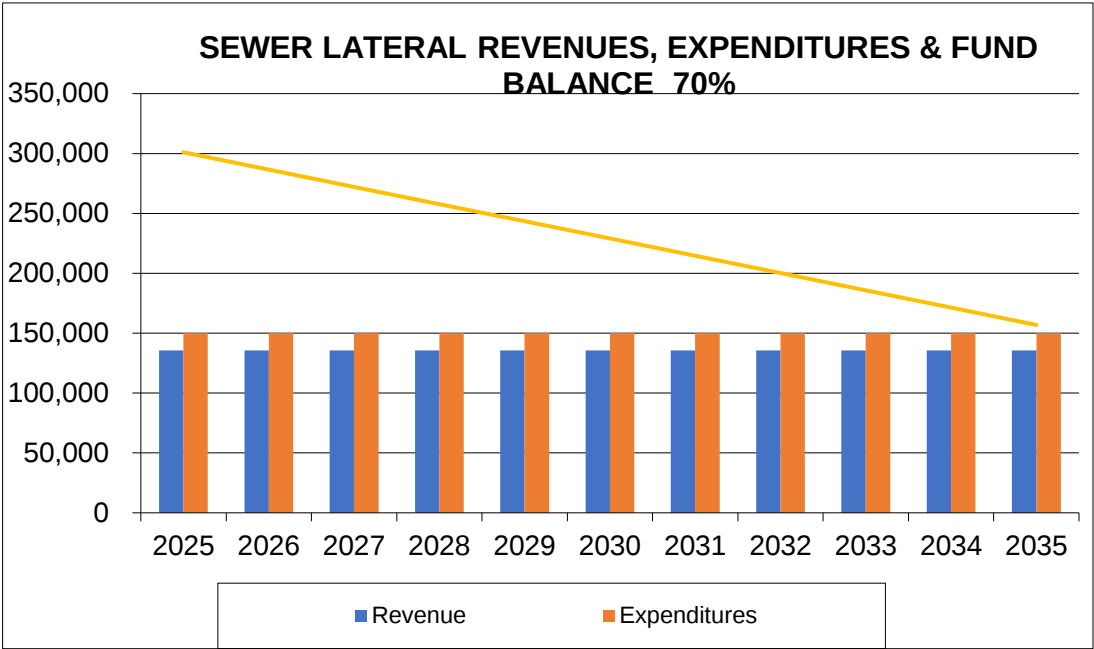
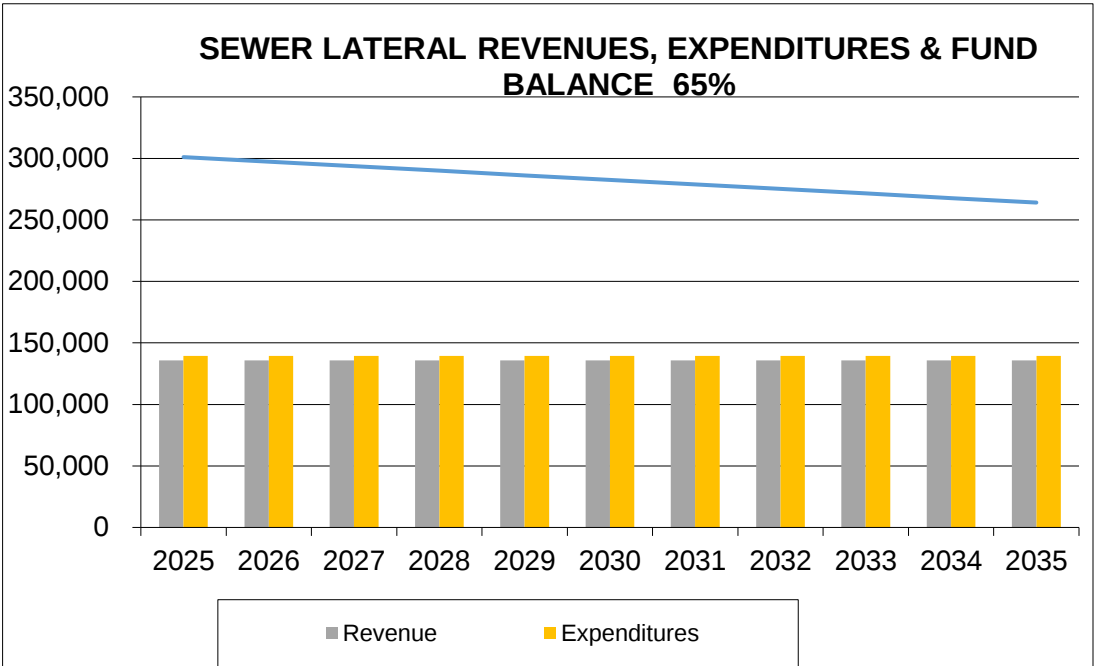
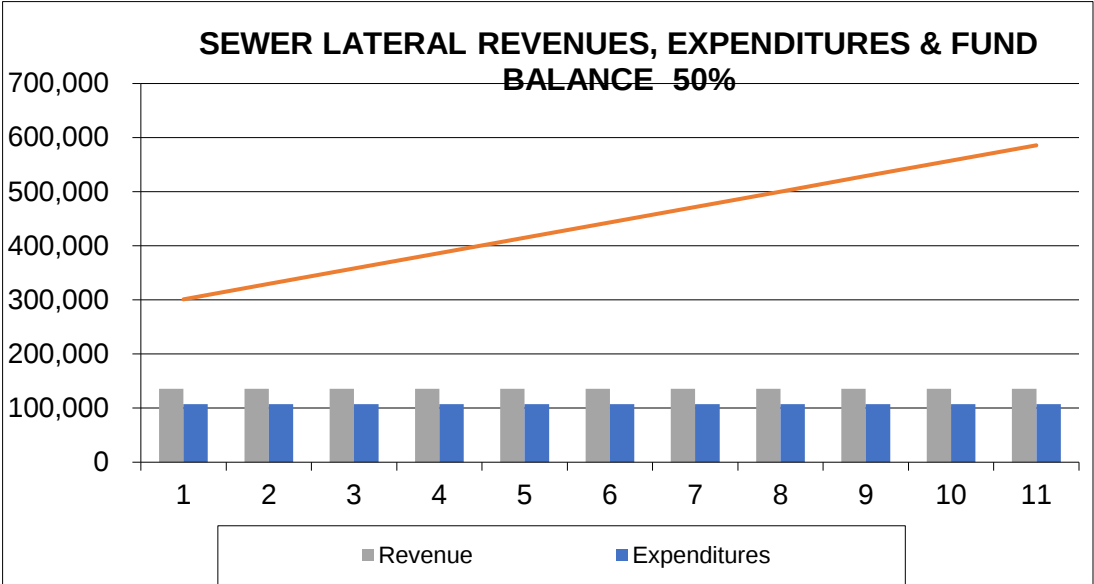
During the FY 2024 budget process, it was noted that the fund balance had once again reached a level where we should consider either reducing the fee or increasing the percentage, so that the fund balance does not continue to grow.

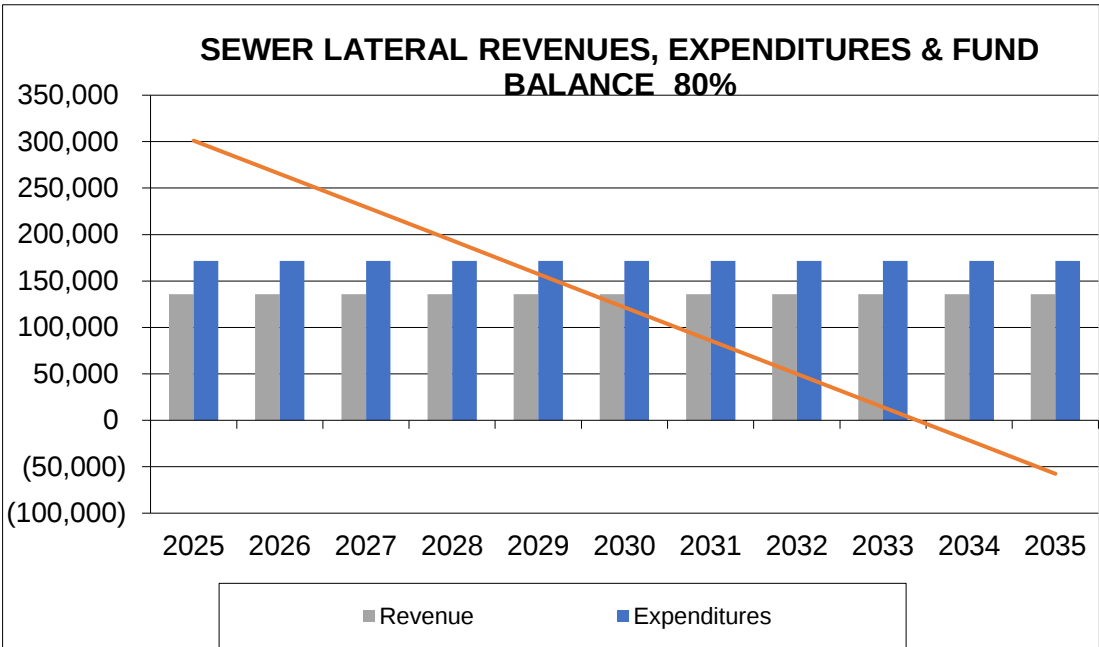
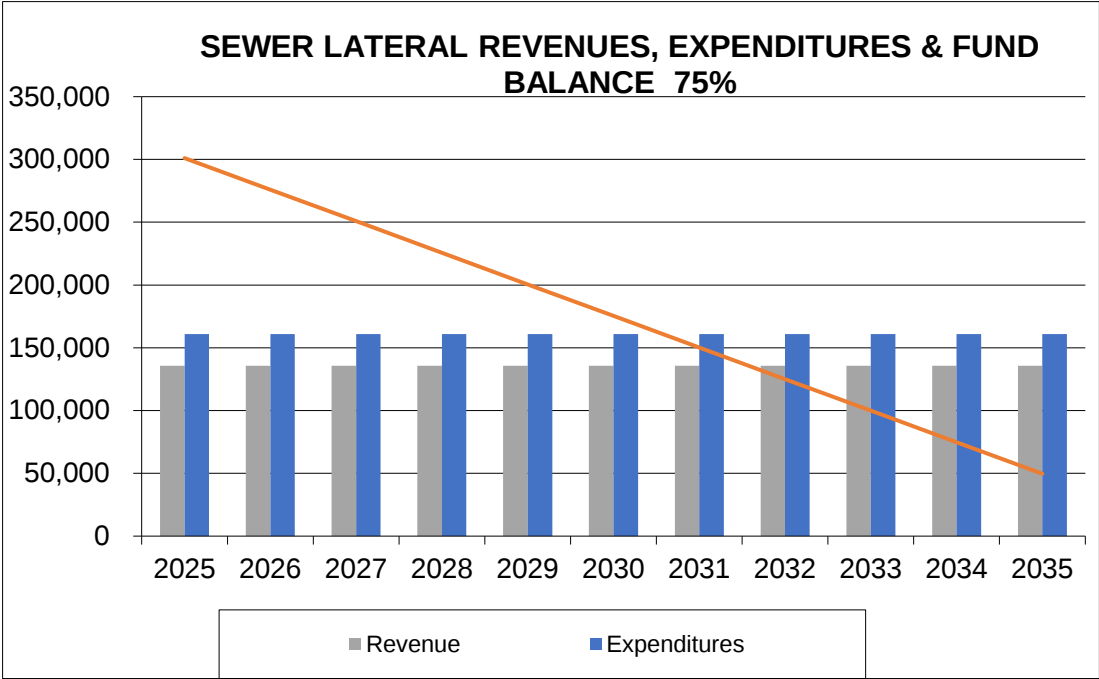
The number of reimbursement requests have leveled off since the huge increase between FY 2012 and FY 2016. Revenues have exceeded expenditures every year since FY 2017.

While decreasing the fee from \$28 is an option, it is not one that staff would recommend. The attached 2 pages include five (5) charts, each with a different reimbursement percentage and how it affects the sewer lateral fund balance over the next 10 years.

Increasing the percentage from 50% to 65% decreases the fund balance less than \$4K per year over the next 10 years. 70% reimbursement reduces the fund balance a little over \$14K each year, which means the fund balance could be depleted in a little over 20 years (assuming revenues and expenditures remain constant). 75% reimbursement depletes the fund balance in about 12 years. And 80% depletes the fund balance in about 8 years.

Staff's recommendation would be to increase the reimbursement percentage to either 70% or 75%. Any change in the reimbursement percentage requires a change to the policy, which means an Ordinance will need to be drafted. I would be pleased to respond to any questions.





**AN ORDINANCE AMENDING THE ADOPTED 2023 GENERAL FUND BUDGET OF THE CITY OF CREVE COEUR BY TRANSFERRING
\$27,910 FROM THE PUBLIC WORKS PARK MAINTENANCE DIVISION TO THE MAINTENANCE OF MUNICIPAL
PROPERTY DIVISION AND AUTHORIZING AN ADDITIONAL \$32,000 APPROPRIATION TO THE ENTERPRISE FUND AND
AN ADDITIONAL \$600,000 APPROPRIATION TO THE DEBT SERVICE FUND**

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 13, 2022 BY ORDINANCE NO. 5783, AND

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE A \$27,910 TRANSFER FROM THE PUBLIC WORKS PARK MAINTENANCE DIVISION TO THE MAINTENANCE OF MUNICIPAL PROPERTY DIVISION TO PAY FOR UNANTICIPATED EXPENDITURES;

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION OF \$32,000 TO THE ENTERPRISE FUND AS A RESULT OF AN INCREASE IN WATERING THE GREENS AT THE GOLF COURSE DUE TO A DRY SEASON;

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION OF \$600,000 TO THE DEBT SERVICE FUND AS A RESULT OF THE DEFEASANCE PAYMENT;

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

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FUND FOR THE FISCAL YEAR 2023 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING THE TRANSFER OF \$27,910 FROM PARK MAINTENANCE DIVISION TO MAINTENANCE OF MUNICIPAL PROPERTY DIVISION

GENERAL FUND

BUILDING AND GROUNDS MAINTENANCE (01-16-11-6212)	27,910
TEMP PROFESSIONAL SERVICES (01-31-43-6207)	(16,000)
WATER AND SEWER (01-31-43-6254)	(11,910)
TOTAL GENERAL FUND	\$ -

SECTION 2. THAT THE ANNUAL OPERATING BUDGET FOR THE ENTERPRISE FUND FOR THE FISCAL YEAR 2023 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL \$32,000 FOR WATERING THE GREENS AT THE GOLF COURSE

ENTERPRISE FUND

WATER AND SEWER (06-14-32-6254)	32,000
TOTAL ENTERPRISE FUND	\$ 32,000

SECTION 3. THAT THE ANNUAL OPERATING BUDGET FOR THE DEBT FUND FOR THE FISCAL YEAR 2023 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL \$600,000 FOR THE DEFEASANCE PAYMENT

DEBT SERVICE FUND

TECHNICAL AND PERSONAL SERVICES (16-61-71-6202)	600,000
TOTAL ENTERPRISE FUND	\$ 600,000

SECTION 3. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2023.

NICOLE GREER
PRESIDENT OF THE CITY COUNCIL

BILL NO. 6084

ORDINANCE NO.

ADOPTED THIS _____ DAY OF _____ 2023.

ATTEST:

DR. ROBERT HOFFMAN
MAYOR

KELLIE HENKE
CITY CLERK

**AN ORDINANCE AMENDING THE ADOPTED 2023 GENERAL FUND BUDGET OF THE CITY OF CREVE COEUR BY TRANSFERRING
\$27,910 FROM THE PUBLIC WORKS PARK MAINTENANCE DIVISION TO THE MAINTENANCE OF MUNICIPAL
PROPERTY DIVISION AND AUTHORIZING AN ADDITIONAL \$32,000 APPROPRIATION TO THE ENTERPRISE FUND**

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET
ADOPTED ON JUNE 13, 2022 BY ORDINANCE NO. 5783, AND

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE A \$27,910 TRANSFER FROM THE PUBLIC WORKS PARK
MAINTENANCE DIVISION TO THE MAINTENANCE OF MUNICIPAL PROPERTY DIVISION TO PAY FOR UNANTICIPATED EXPENDITURES;

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION OF \$32,000 TO
THE ENTERPRISE FUND AS A RESULT OF AN INCREASE IN WATERING THE GREENS AT THE GOLF COURSE DUE TO A DRY SEASON;

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

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FUND FOR THE FISCAL YEAR 2023 AS
ADOPTED, IS HEREBY AMENDED BY AUTHORIZING THE TRANSFER OF \$27,910 FROM PARK MAINTENANCE DIVISION TO MAINTENANCE
OF MUNICIPAL PROPERTY DIVISION

GENERAL FUND

BUILDING AND GROUNDS MAINTENANCE (01-16-11-6212)	27,910
TEMP PROFESSIONAL SERVICES (01-31-43-6207)	(16,000)
WATER AND SEWER (01-32-43-6254)	<u>(11,910)</u>
TOTAL GENERAL FUND	\$ -

SECTION 2. THAT THE ANNUAL OPERATING BUDGET FOR THE ENTERPRISE FUND FOR THE FISCAL YEAR 2023 AS ADOPTED, IS
HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL \$32,000 FOR WATERING THE GREENS AT THE GOLF COURSE

ENTERPRISE FUND

WATER AND SEWER (06-14-32-6254)	<u>32,000</u>
TOTAL ENTERPRISE FUND	\$ 32,000

SECTION 3. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2023.

NICOLE GREER
PRESIDENT OF THE CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMORANDUM

DATE: September 7, 2023

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #1 – FY 2023

Attached is an ordinance to amend FY 2023 General Fund Budget to authorize a \$27,910 transfer of appropriations from the Public Works Park Maintenance Division to the Maintenance of Municipal Property Division to cover the following unbudgeted items:

- the costs for painting the interior of the Government Center (\$13,250);
- the purchase of new plants in front of the Government Center (\$8,455); and
- an increase in Government Center Cleaning (\$6,205).

This amendment has no effect on the overall budget since it is just moving funds from one division to another.

The ordinance also amends FY 2023 Enterprise Fund Budget to allocate additional expenditure appropriations of \$32,000 due to an increase in watering the greens at the golf course. This budget amendment increases the expenditures for the budget by \$32,000, which reduces the Enterprise Fund balance. However, because revenues have come in more than budget, the Enterprise Fund will still end the Fiscal Year with a Surplus.

The last amendment is to allocate additional expenditure appropriations of \$600,000 for the Defeasance that the City Council authorized in November 2022. As a reminder the Defeasance allows the City to pay off the bonds faster and it allows the City the option of issuing bonds again before the 20-year maturity at the same rate subject to voter approval. Basically, the Defeasance allows us to keep the debt levy at the \$.082 rate passed by the voters, which in turn allows us to collect and place extra funds in an Escrow until the first “call” date in 2025. This just under \$600K was paid to the Escrow Account.

I’d be happy to answer any questions.



MEMORANDUM

DATE: August 23, 2023

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #1 – FY 2023

Attached is an ordinance to amend FY 2023 General Fund Budget to authorize a \$27,910 transfer of appropriations from the Public Works Park Maintenance Division to the Maintenance of Municipal Property Division to cover the following unbudgeted items:

- the costs for painting the interior of the Government Center (\$13,250);
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I'd be happy to answer any questions.

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR
STRAIGHT UP SOLAR AT 1145 N. WARSON ROAD WITHIN THE NORTH
WARSON BUSINESS CENTER, ZONED LI-LIGHT INDUSTRIAL DISTRICT**

WHEREAS, Cherie Ellis, of Straight Up Solar, has submitted an application for a general warehousing and storage use at 1145 N. Warson Road, Creve Coeur, MO, 63141, within the North Warson Business Center, zoned LI-Light Industrial District; and

WHEREAS, Section 405.380(C), NAICS 484110 General Warehousing and Storage, requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 5, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on September 5, 2023; and

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

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of Straight Up Solar general warehousing and storage at 1145 N. Warson Road, Creve Coeur, MO, 63141, within the North Warson Business Center, zoned LI-Light Industrial District, whose legal description is as follows:

A tract of land being part of Section 36, Township 46 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as follows: Beginning at the Northwest corner of property conveyed to Warson Village Apartments Associates, L.L.C. as described in the deed recorded in Book 10552, Page 1310 of the St. Louis County records; thence North 00 degrees 44 minutes 25 seconds East 904.30 feet to a point on the South line of the "Resubdivision of Sections 2, 3, and 4 of Lindbergh Warson Industrial Center Addition 1", a subdivision according to the plat thereof recorded in Plat Book 100, Page 52 of the St. Louis County records; thence Eastwardly along said South line South 89 degrees 16 minutes 51 seconds East 830.00 feet to a point on the West line of Warson Road, 80 foot wide; thence Southwardly along said West line South 00 degrees 47 minutes 00 seconds West 905.03 feet to a point on the North line of aforesaid Warson Village Apartments Associates, L.L.C. property; thence Westwardly along said North line North 89 degrees 13 minutes 50 seconds West 829.32 feet to the point of beginning.

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

1. The Conditional Use Permit shall be for the operation of an 11,890 square foot general warehousing and storage space located at 1145 North Warson Road.
2. The hours of operation shall be: 6:00 a.m. to 3:00 p.m. Monday through Friday.
3. Additional business hours may be permitted with the Zoning Administrator's approval.
4. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
5. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without

BILL NO. 6085

ORDINANCE NO. _____

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 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



APPLICATION TO PLANNING AND ZONING COMMISSION
#23-031: A CONDITIONAL USE PERMIT FOR A
WAREHOUSE/STORAGE USE LOCATED AT 1145 NORTH WARSON
ROAD

FOR THE MEETING OF: Tuesday, September 5, 2023

LOCATION: 1145 North Warson Road, in the LI (Light Industrial) District

REQUEST: Cherie Ellis, of Straight Up Solar, has submitted an application for a Conditional Use Permit for a warehouse/storage use at 1145 North Warson Road in the "LI" Light Industrial Zoning District. The 11,890 square foot space within the existing building will be used to store solar panel module inventory. No exterior or interior changes are proposed in order for the use to take place.

ADDITIONAL INFORMATION: Under Section 405.380, Table A of the Zoning Code, NAICS 484110 requires the issuance of a conditional use permit in the "LI" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?
- Does the request follow the design guidelines?

Creve Coeur 2030 Comprehensive Plan
References

- Mixed-Use Innovation Campus District
- Design Guidelines

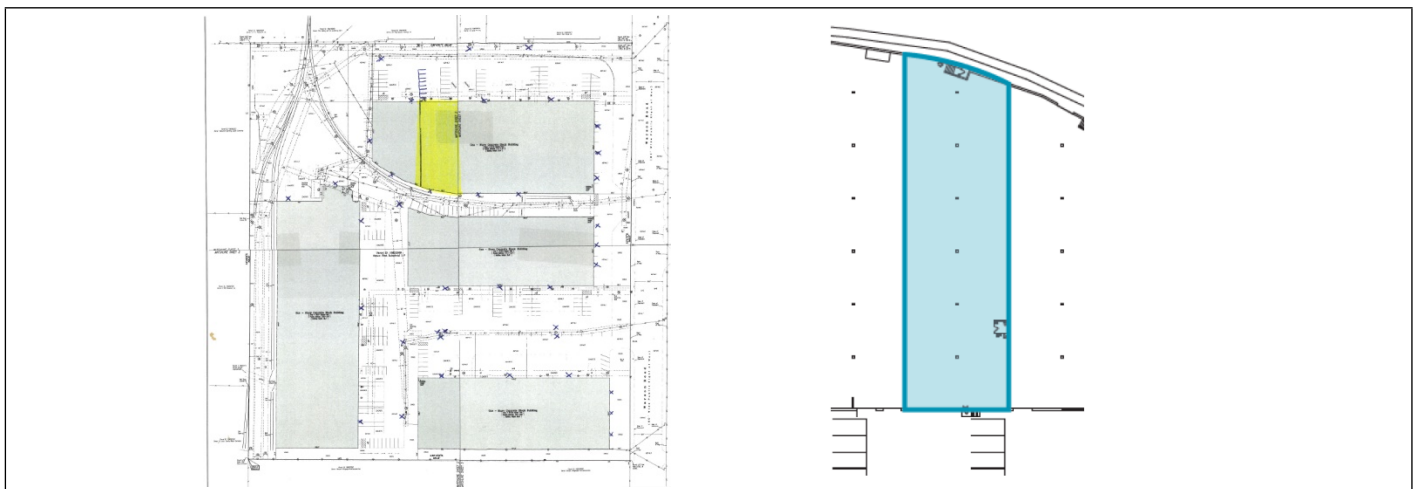
Zoning Code References

- Section 405.380: LI-Light Industrial District
- Section 405.470: Conditional Uses

APPLICANT: Cherie Ellis
Straight Up Solar
11696 Lilburn Park Road
St. Louis, MO 63146

APPLICANT'S
REPRESENTATIVE:

Tom Schenk
White Company
1600 South Brentwood Blvd., Suite 770
St. Louis, MO 63144



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 8/24/2023
ATTACHMENTS: Applicant's Materials
Draft Ordinance

BACKGROUND AND ZONING HISTORY

The applicant has applied for a Conditional Use Permit for an 11,890 square foot storage space to use for general storage for their business. The subject property is part of a four-building complex known as the North Warson Business Center which was developed in the 1970s in St. Louis County before becoming incorporated into Creve Coeur in the 1990s. Straight Up Solar is a solar panel installation company and will use the warehouse to store non-hazardous materials such as solar panel modules and installation equipment. The applicant will have 1-3 employees to access the space when needed within the hours of 6am to 3pm Monday-Friday. The space will not be modified on the exterior or the interior to accommodate the request. No vehicles will be parked or equipment stored outside the building. NAICS 493110, General Warehousing and Storage is a Conditional Use in the “LI” Light Industrial district requiring approval from the City Council with a positive recommendation from the Planning and Zoning Commission.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Industrial	“LI” Light Industrial	N/A
South	Residential	“AR” Attached Single-Family Residential	N/A
East	City of Olivette	Mixed Use	N. Warson Road
West	Industrial	“LI” Light Industrial	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) located on the east end of Olive Boulevard. The Comprehensive Plan recommends that a variety of active, office and residential uses be allowed and encouraged with side and rear lot parking. The MUIC is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development, multi-family housing, and other community amenities. The focus of the MUIC is to develop the SLEDP 39 North plant science and agricultural technology district. The property was developed in St. Louis County prior to incorporation into the City of Creve Coeur and has remained largely unchanged since. Since the proposed use will only be taking up a portion of the existing building and making no exterior or interior changes, this use is compatible in terms of the Comprehensive Plan guidelines. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan as much as such a use could.

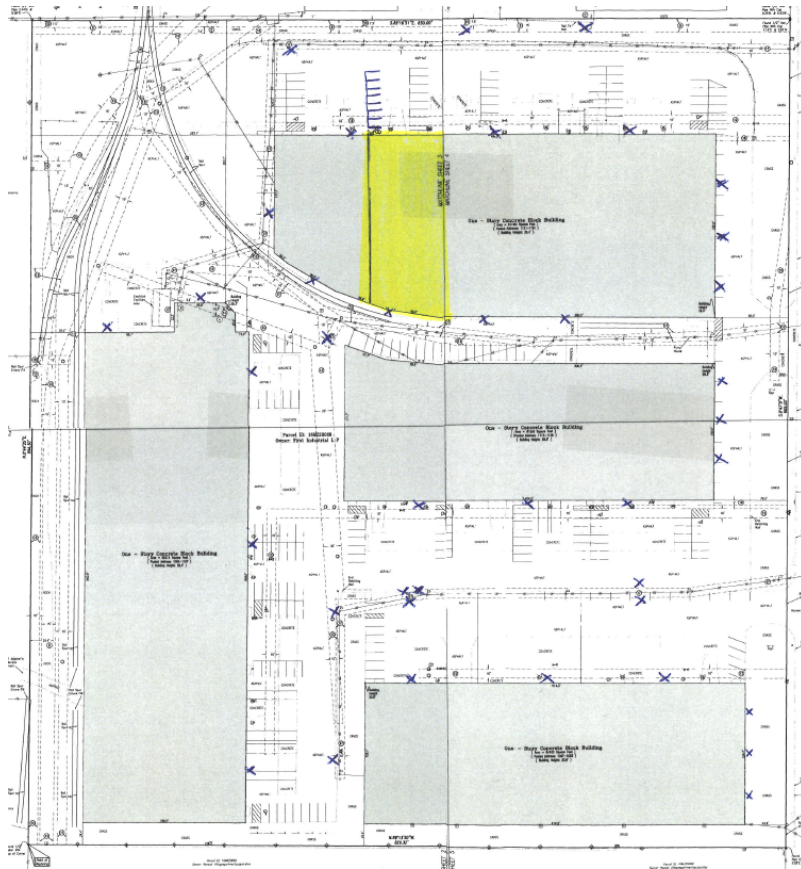


Figure 1: Site Plan.

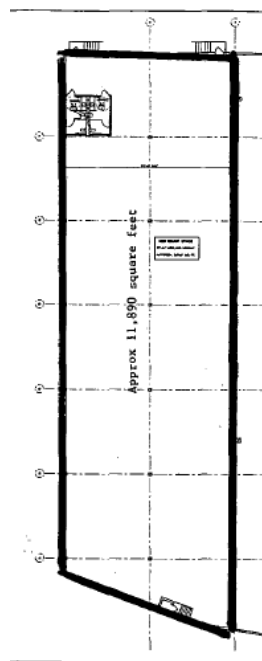


Figure 2: Proposed Floor Plan.

ZONING REVIEW

As the proposed use is utilizing an existing space within a multi-tenant building, and will not be making any changes to the exterior of the building or site, and the space will only be periodically accessed to retrieve materials, staff does not have any concerns with this use or the condition of the property.

Parking:

There are 205 total parking spaces on site that are shared between the four industrial buildings on the lot. NAICS 493110, General Warehousing and Storage, requires parking to be determined based on the square footage of the building. The total square footage of the building that the applicant is proposed to lease space in is 91,743 square feet while the tenant space is 11,890 square feet. Section 405.820, Required Off-Street Parking Spaces, requires that 1 parking space be provided per 2,500 square feet for buildings over 40,000 square feet which would require this use to have 5 parking spaces available for this type of use. Given that there are 205 parking spaces on site and the storage use would not require employees to be at the space consistently during the hours provided, only as needed to access the materials, staff is not concerned with the amount of parking provided on site and is satisfied that the parking requirements of Section 405.820 have been met.

Landscaping:

Due to the fact that the subject property was developed under St. Louis County standards before it was incorporated into the City of Creve Coeur, there are some non-conformities on the site. One of the non-conformities is that the required amount of street trees is not met. Given that no construction will be taking place that will result in any interior or exterior changes and the fact that the use will be fairly passive, staff is not requiring the installation of street trees as part of this Conditional Use Permit,

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets the requirements of the Zoning Ordinances and goals of the Comprehensive Plan. If approved by the Planning and Zoning Commission, Staff recommends the following conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 11,890 square foot general warehousing and storage space located at 1145 North Warson Road.
2. The hours of operation shall be: 6:00 a.m. to 3:00 p.m. Monday through Friday.
3. Additional business hours may be permitted with the Zoning Administrator's approval.
4. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
5. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed

by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of the conditional use permit for Straight Up Solar according to the draft ordinance attached to the staff report on Application #23-031, for the meeting of September 5, 2023.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS		Photo Date:8/28/23
		Description:
		Description:
		Description:

	Description:
	Description:



White Company

Commercial Real Estate Services

July 28, 2023

Ms. Bethany L. Moore
City Planner
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: 1145 N. Warson Road – Straight Up Solar

Dear Ms. Moore,

Please see the attached application and back up information for the above referenced space and the corresponding Conditional Use Permit.

Straight up Solar is a full service, turnkey, electronic power control and solar installation company located in Missouri and Illinois. They provide full solar services from design-to-build (engineering, procurement, construction, installation) for solar systems, battery storage, smart panels, and EV charging stations.

Straight up Solar is requesting a CUP to use the above referenced space in its “as-is” condition as overflow warehousing of solar panel modules and associated equipment. The warehouse space will be accessed from time to time by 1-3 employees, when needed, M-F from 6am- 3pm.

We appreciate your consideration of this request. If you have any questions regarding this request, please let us know.

Regards,
Tom Schenk
White Company
314-280-1562

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9 Easement granted to Union Electric Company, according to instrument recorded in Book 8303, Page 805. This item is shown hereon.
- 10 Easement granted to Union Electric Company, according to instrument recorded in Book 3608, Page 517 and Book 5110, Page 120. This item is shown hereon.
- 11 Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 5644, Page 108. This item is shown hereon.
- 12 An easement disclosed by an instrument recorded in Book 6334, Page 2085. In favor of: Laclede Gas Company. That portion beneath building was released by Partial Release of Easement recorded in Book 13757, Page 2063. This item is shown hereon.
- 13 An easement disclosed by an instrument recorded in Book 6342, Page 1643. In favor of: The Metropolitan St. Louis Sewer District. Said Easement was partially vacated by Ordinance No. 9397 recorded in Book 10407, Page 1189. This item is shown hereon in part; however, the vacation description per Ordinance No. 9397 refers to a description in B.7964 P.315, and has not been shown.
- 14 Notice of Encroachment upon the Storm Sewer Easement recorded in Book 6342, Page 1643 and reported next above. License for the said encroachment and an Indemnity Agreement recorded in Book 6881, Page 2073. This item is shown hereon.
- 15 Rail Easement to Industrial Properties, Inc., according to instrument recorded in Book 6364, Page 1461. This item is shown hereon.
- 16 Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 6626, Page 1133. This item is shown hereon.
- 17 Easement granted to Union Electric Company, according to instrument recorded in Book 13757, Page 2053 and Book 21889, Page 366. This item is shown hereon.
- 18 Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 20602, Page 4934 and Book 21131, Page 517. This item is shown hereon.

LEGEND OF SYMBOLS & ABBREVIATIONS

Monument As Noted	N.	North
Chiseled Cross	S.	South
Bollard or Gate Post	E.	East
Power Pole	W.	West
Guy Wire	°	Degrees
Electrical Pedestal	'	Feet or Minutes
Electrical Transformer	"	Inches or Seconds
Electrical Metering	V.O.	Vacation Ordinance
Air Conditioner	Calc.	Calculated
Light Standard	Rec.	Record
Yard Light	Inst.	Instrument
Sign	No.	Number
Handicap Parking	G.L.	Grass & Landscape
Handicap Parking (Sign Only)	R/W	Right of Way
Fire Hydrant	Qtr.	Quarter
Yard Hydrant	Sec.	Section
Water Meter	T.	Township
Water Valve	R.	Range
Pet Waste Container	B.	Book
Irrigation Control	P.	Page
Grate Inlet	①	Shown Exception
Storm Vault	---	Right of Way Line
Gas Meter	PL	Property Line
Gas Valve	---	Easement
Manhole	---	Setback
Clean Out	---	Overhead
Communications Vault	+	Fence
Communications Pedestal	OE	Overhead Electric
Television Accessory	UE	Underground Electric
Traffic Box	W	Water
	STM	Storm
	G	Gas
	S	Sewer
	C	Communications

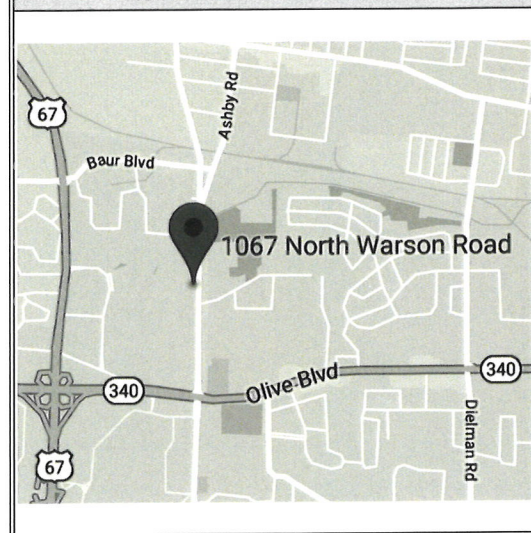
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE (FIRM). MAP No. 29189C0192K, WHICH BEAR(S) AN EFFECTIVE DATE OF 02/04/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 11/13/2018 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE AND/OR ENGINEERING (FLOOD) STUDY MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

Information not yet provided to surveyor per Table A item 6(a).

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 Some features on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3 The basis of bearings for this survey is S.0°47'0"W., which is the assumed bearing of the W. line of Warson Road, as shown hereon.
- MN4 At the time of the ALTA Survey, the subject property accessed the public right of way via 2--driveways along Warson Road, as shown hereon.
- MN5 At the time of the ALTA Survey, there was no evidence of cemeteries or burial grounds on site.
- MN6 At the time of the ALTA Survey, the subject property contained a gross land area of 17,2306--Acres, or 750563--Square Feet, (more--or--less), pursuant to Table A Item 4.
- MN7 At the time of the ALTA Survey, striped parking was as follows: 196--Regular Spaces, 9--Accessible Spaces, 205--Total Spaces, as shown hereon pursuant to Table A Item 9.
- MN8 At the time of the ALTA Survey, there were no division or party walls designated by the client with respect to adjoining properties pursuant to Table A Item 10a.
- MN9 At the time of the ALTA Survey, the distance to the nearest intersecting street, Grandview Drive, was 158', as shown hereon pursuant to Table A Item 14.
- MN10 At the time of the ALTA Survey, there was no observable evidence of recent earth moving work, building construction, or building additions pursuant to Table A Item 16.
- MN11 At the time of the ALTA Survey, there were no known proposed changes in street right-of-way lines available from the controlling jurisdiction and no evidence of recent sidewalk construction or repairs pursuant to Table A Item 17.
- MN12 At the time of the ALTA Survey, the surveyor was not provided with information to make wetland determinations, and no wetlands markers were observed at the site, pursuant to Table A Item 18.

UTILITY NOTES

- UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances. The surveyor was not provided with surface markings or underground plans to determine the location of any subterranean uses.
- UN2 From observed above ground appurtenances only as shown hereon, electric, gas, storm drainage and water lines and/or service is available for the surveyed property within utility easements near and along the property's perimeter.
- UN3 Before digging in this area, call the Missouri One Call System at 1-800-DIG-RITE for field locations (request for ground markings) of underground utility lines.

LEGAL

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RECORD DESCRIPTION

A TRACT OF LAND BEING PART OF SECTION 36, TOWNSHIP 46 NORTH -- RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO WARSON VILLAGE APARTMENTS ASSOCIATES, L.L.C. AS DESCRIBED IN THE DEED RECORDED IN BOOK 10552, PAGE 1310 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 44 MINUTES 25 SECONDS EAST 904.30 FEET TO A POINT ON THE SOUTH LINE OF THE RESUBDIVISION OF SECTIONS 2, 3, AND 4 OF LINDBERGH WARSON INDUSTRIAL CENTER ADDITION 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 52 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE SOUTH 89 DEGREES 16 MINUTES 51 SECONDS EAST 830.00 FEET TO A POINT ON THE WEST LINE OF WARSON ROAD, 80 FOOT WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 00 DEGREES 47 MINUTES 00 SECONDS WEST 905.03 FEET TO A POINT ON THE NORTH LINE OF AFORESAID WARSON VILLAGE APARTMENTS ASSOCIATES, L.L.C. PROPERTY; THENCE WESTWARDLY ALONG SAID NORTH LINE NORTH 89 DEGREES 13 MINUTES 50 SECONDS WEST 829.32 FEET TO THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY First American Title Insurance Company, Commitment/File No: NCS-930545--CH12, DATED October 4, 2018, at 8:00 AM.

ALTANSPPS LAND TITLE SURVEY

TriGate St. Louis

B&C Project No. 201805103-001
1067-1151 Warson, Bldgs A - D, St. Louis, MO

Based upon Title Commitment/File No: NCS-930545--CH12
of First American Title Insurance Company
bearing an effective date of October 4, 2018, at 8:00 AM

Surveyor's Certification

To: TPP 218 North Warson, LLC, a Delaware limited liability company; Crossfirst Bank, a Kansas corporation; First American Title Insurance Company; and Bock & Clark Corporation.

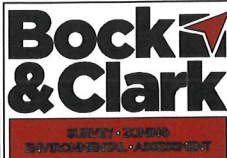
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 14, 2018.



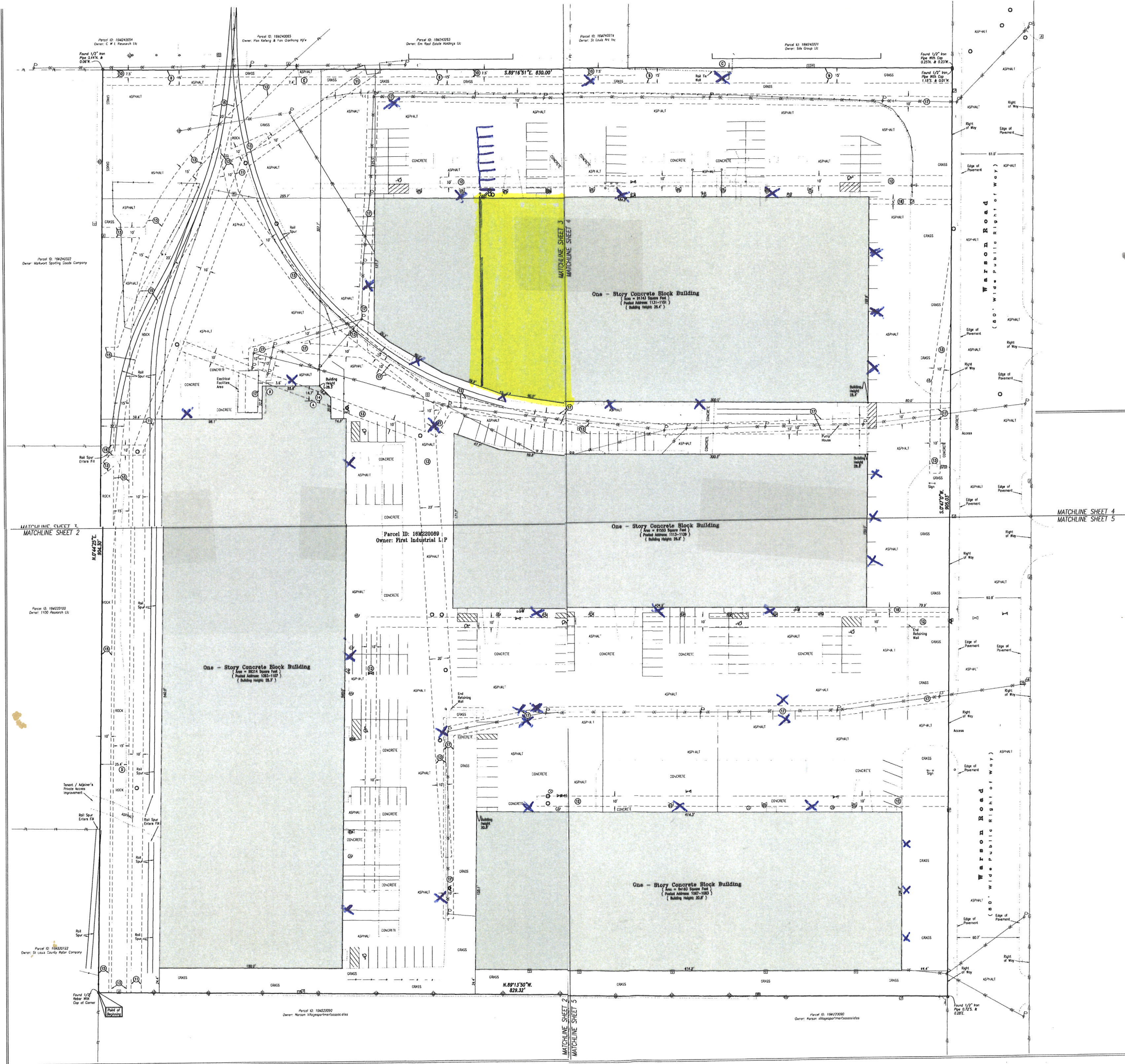
Zachary Winters
Registration No.: 2000016646
in the State of Missouri
Fieldwork Completed: November 14, 2018
Date of Last Revision: November 20, 2018 (#2)
Date Printed: November 20, 2018 (#2)
Bock & Clark NSN Project No.: 201805103-001

Survey Performed By:
Civen, Inc.
212 1/2 W. 5th St.
Ste. 209
Joplin, MO 64801
Phone: (877) 982-4836
Fax: (877) 992-4836
Email: zach.winters@civen.com
CCK: 2007015029

Sheet 1 of 5

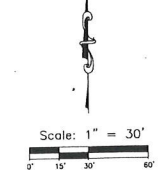


National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200,
Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com



X - approximate location of exterior lights

LEGEND OF SYMBOLS & ABBREVIATIONS	
Monument As Noted	N. North
Chained Cross	S. South
Ballard or Gate Post	E. East
Power Pole	W. West
Guy Wire	D. Degrees
Electrical Pedestal	F. Feet or Minutes
Electrical Transformer	I. Inches or Seconds
Electrical Metering	V.O. Vacation Ordinance
Air Conditioner	C.O. Calculated
Light Standard	Rec. Record
Yard Light	Inst. Instrument
Sign	No. Number
Handicap Parking	G.L. Gross & Landscape
Handicap Parking (Sign Only)	R/W Right of Way
Fire Hydrant	Qtr. Quarter
Water Meter	Sec. Section
Yard Hydrant	T. Township
Water Valve	R. Range
Pet Waste Container	B. Book
Irrigation Control	P. Page
Grade Inlet	S. Shown Exception
Storm Vault	Right of Way Line
Gas Valve	Property Line
Manhole	Easement
Clean Out	Setback
Communications Vault	Overhead
Communications Pedestal	Fence
Television Accessory	Overhead Electric
Traffic Box	Underground Electric
	Water
	Storm
	Gas
	Sanitary
	Communications



Bock & Clark

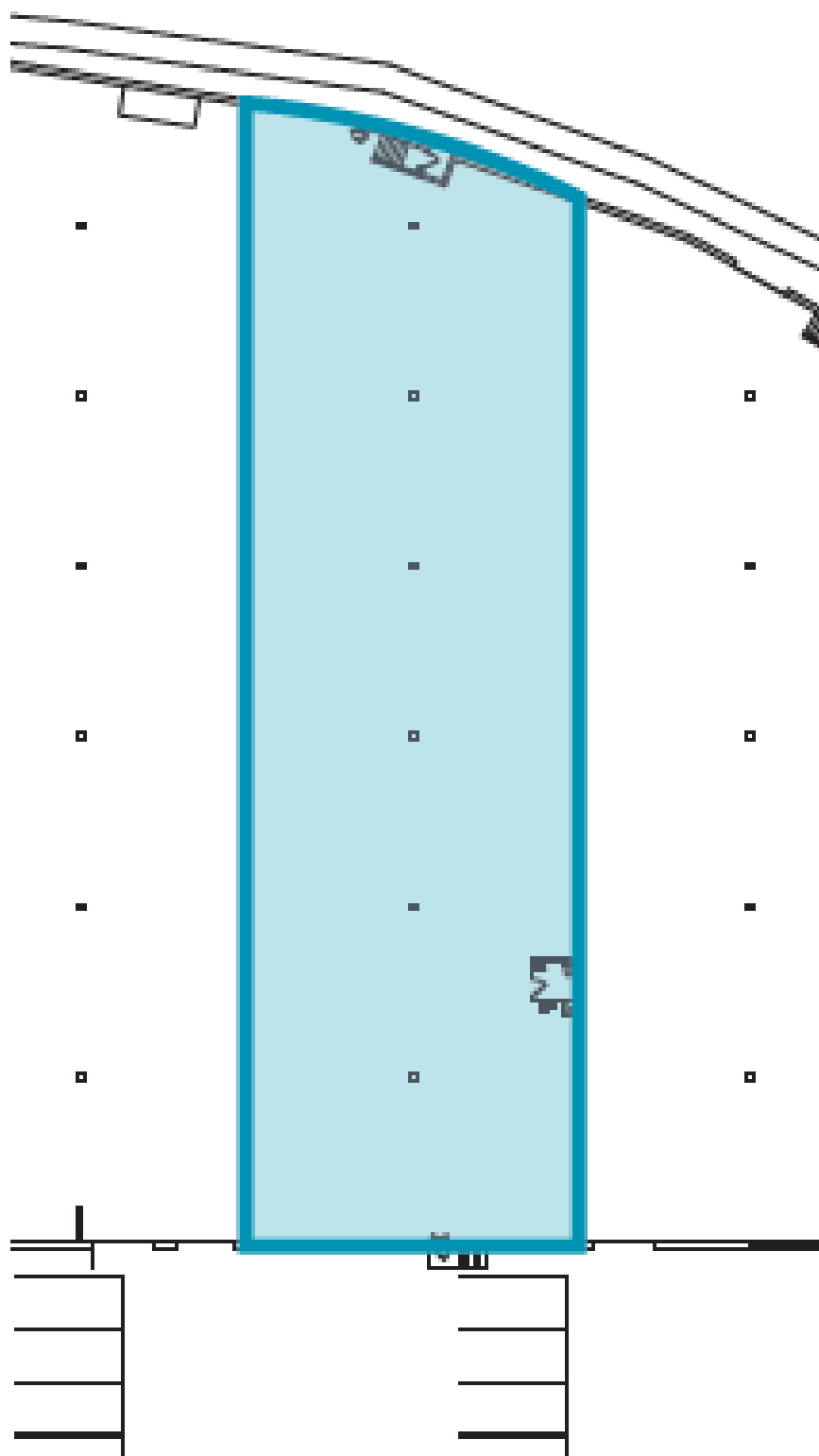
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
TriGate St. Louis

BAC Project No. 201805103-001
1067-1151 Worson, Bldgs A - D, St. Louis, MO
1-(800)-SURVEYS (787-8397)
mgs@bocland.com www.bocland.com

Survey Performed By:
Drew H. Smith
172 S.W. 5th St.
St. Louis, MO 63101
Phone (314) 862-4838
Fax (314) 862-4838
Email drew@bocland.com
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Depiction of Premises



**AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF
THE RATES OF ANNUAL TAXES FOR MUNICIPAL PURPOSES IN
THE CITY OF CREVE COEUR FOR THE YEAR 2023**

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2023 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 14, 2023 AT 7:00 P.M.; AND,

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2023 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 7 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

WHEREAS, 2023 TAX RATES OF \$.066 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, \$.075 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, \$.024 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY, AND \$.082 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR DEBT SERVICE LEVY ON REAL AND PERSONAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

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

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, AND IN THE CASE OF THE DEBT LEVY ALSO ON PERSONAL PROPERTY, TAXES FOR MUNICIPAL PURPOSES FOR THE YEAR 2023 AS FOLLOWS:

RESIDENTIAL PROPERTY	\$.066 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	\$.075 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION
AGRICULTURAL PROPERTY	\$.024 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION

BILL NO. 6086

ORDINANCE NO. _____

DEBT SERVICE LEVY

\$.082 ON EACH ONE HUNDRED DOLLARS
(REAL AND PERSONAL PROPERTY)
(\$100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF
3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS _____ DAY OF SEPTEMBER 2023.

NICOLE GREER
PRESIDENT, CITY COUNCIL

APPROVED THIS _____ DAY OF SEPTEMBER, 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMORANDUM

DATE: September 5, 2023

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: 2023 Property Tax Rate

Attached is legislation setting the 2023 property tax rates for the City of Creve Coeur. The proposed property tax rates for 2023 as compared to the current rates are as follows:

	<u>2022 Tax Rate</u>	<u>Proposed 2023 Tax Rate</u>	<u>2022 Debt Service Levy</u>	<u>Proposed 2023 Debt Service Levy</u>
Residential	.073	.066	.082	.082
Commercial	.083	.075	.082	.082
Agricultural	.024	.024	.082	.082
Personal	.000	.000	.082	.082

Personal property tax only applies to the Debt Service Levy dedicated to retiring the 2017 GO Bonds, as required under state statute. Personal property tax does not apply to the City's General Tax Levy. The City of Creve Coeur is the only taxing entity among all of the taxing entities serving Creve Coeur that does not levy a tax on personal property.

The 2023 proposed tax rates are at the tax rate ceiling, any increase to the rate would require voter approval under the Hancock Amendment.

The assessed valuation for residential, agriculture and commercial properties has increased \$160,480,858 with \$2,212,300 of it being from new construction. The \$.007 decrease in the residential tax rate and the \$.008 decrease in the commercial tax rate is a result of the assessed valuation increasing more than the 6.5% CPI (however, only an increase maximum of 5% is allowed by the State Tax Commission). The current assessment numbers for 2022 and 2023 are:

	<u>2022 (post-BOE)</u>	<u>2023 (pre-BOE)</u>
Residential	640,238,300	740,051,270
Commercial	381,624,592	442,292,360
Agriculture	8,350	8,470

Below is the Revenue projected for the General Fund and the Debt Service Fund for 2022 and 2023:

	<u>2022 Rate</u>	<u>2022 Gen. Fund Revenue</u>	<u>2022 Debt Revenue</u>	<u>2023 Rate</u>	<u>2023 Gen. Fund Revenue</u>	<u>2023 Debt Revenue</u>
Residential	.1550	467,374	435,362	.1480	488,434	606,842
Commercial	.1650	316,748	259,505	.1570	331,719	362,680
Agricultural	.1060	2	6	.1060	2	7
Personal Prop.	.0820	0	116,514	.0820	0	139,313
		784,124*	816,555*		820,155*	1,108,842*

*Prior to Uncollectibles

The proposed tax rates are based upon figures before the Board of Equalization (BOE) adjustments. It could be necessary to adjust the tax rates at the final meeting in September based upon the post-BOE assessment figures. Also, please note that assessed value, which property taxes are based upon, is 19% of estimated market value for residential and 32% of estimated market value for commercial real estate, and 33% for personal property.

Based upon the proposed tax rate for residential property and the debt service levy, a person with a house valued at \$400,000 and personal property valued of \$30,000, they would pay the City of Creve Coeur \$125.10 in property taxes for 2023, \$52.17 of which will go the General Fund and \$72.93 to the Debt Service Fund. This \$125.10 represents 2.1% of the property owner's total property tax bill. Since this is a reassessment year, the assessed valuation has increased 13.3%.

The Debt Service Levy was established to retire General Obligation (GO) Bonds in the amount of \$10,635,000, Series 2017, which was established for the purpose of constructing, furnishing and equipping a new police station and making safety, security and accessibility renovations to the Government Center.

The new police station was completed in 2019. Approximately \$1.1M of the 2017 GO Bond has not been spent and is available to be used for safety, security and accessibility renovations to the Government Center. Given the uncertainty of the scope and timing of a future project to either renovate or replace the Government Center, it may be prudent to use these funds to pre-pay the existing GO Bond debt. Paying down the debt avoids paying any possible negative arbitrage, and provides an opportunity to payoff the debt sooner.

Staff recommends approval of the proposed legislation setting the 2023 tax rates for the City of Creve Coeur.

**CITY OF CREVE COEUR
NOTICE OF PUBLIC HEARING
2023 TAX RATE**

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON THURSDAY SEPTEMBER 14, 2023 AT 7:00 P.M. AT THE CREVE COEUR GOVERNMENT CENTER, 300 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI AT WHICH TIME CITIZENS SHALL BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY THE CITY OF CREVE COEUR, MISSOURI. THE PROJECTED REVENUES FROM THE PROPERTY TAX ARE ESTIMATED TO PRODUCE SLIGHTLY MORE REVENUES DUE TO AN INCREASE IN ASSESSED VALUATION MAINLY AS A RESULT OF AN INCREASE IN RESIDENTIAL NEW CONSTRUCTION FOR THE ANNUAL BUDGET FOR THE FISCAL YEAR 2024 BEGINNING JULY 1, 2023.

ASSESSED VALUATION (BY CATEGORIES)	CURRENT TAX YEAR 2023	PREVIOUS TAX YEAR 2022
REAL ESTATE	\$ 1,171,839,830	\$ 1,013,194,580
PERSONAL PROPERTY	169,894,383 ⁽¹⁾	171,344,519
RAILROAD & UTILITY	10,512,270 ⁽²⁾	8,676,662
	\$ 1,352,246,483	\$ 1,193,215,761

⁽¹⁾ NO CITY TAX ASSESSED ON PERSONAL PROPERTY.

⁽²⁾ INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

	PROPOSED GENERAL FUND TAX RATE FOR 2023 PER \$100 ASSESSED VALUATION	GENERAL FUND PROPERTY TAX REVENUES ESTIMATED FOR 2024 BUDGET	PROPOSED DEBT LEVY FOR 2023 PER \$100 ASSESSED VALUATION	DEBT LEVY PROPERTY TAX REVENUES ESTIMATED FOR 2024 BUDGET
RESIDENTIAL	\$ 0.066	\$488,434	\$ 0.082	\$606,842
COMMERCIAL	\$ 0.075	331,719	\$ 0.082	362,680
AGRICULTURE	\$ 0.024	2	\$ 0.082	7
PERSONAL	\$ 0.000	0	\$ 0.082	139,313
		\$820,155**		\$1,108,842**

**PRIOR TO UNCOLLECTIBLES

THE PROPOSED 2023 TAX RATES ARE BASED UPON CURRENT INFORMATION. **THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.**

DR ROBERT HOFFMAN, MAYOR
CITY OF CREVE COEUR



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: August 29, 2023

TO: Jim Heines, Director of Public Works
Mark Perkins, City Administrator

FROM: Dione Garson, P.E., Civil Engineer

SUBJECT: Stormwater Management Cost-Share Program

Stormwater Management Cost-Share Program

Objective

The goal of the proposed Stormwater Management Cost-Share Program is to help homeowner associations and individual homeowners solve stormwater issues that are unlikely to be addressed by a City-funded project or receive funding from existing programs.

Background

The City's Watershed Management Plan has been collecting information about residents' stormwater issues. Currently, about 170 stormwater issues have been identified. Approximately 130 of these known issues have been categorized as possible public projects, and approximately 40 are issues that the owner will be responsible for solving.

In addition to the issues identified under the Watershed Management Plan, site owners regularly ask City staff to investigate private stormwater issues such as yard ponding and erosion.

Solving stormwater issues can be costly, and site owners often ask if funding assistance is available. Currently, site owners have two options for funding assistance: The Deer Creek Watershed Alliance Rainscaping Cost-Share Program and the MSD Water Quality Small Grants Program.

The Deer Creek Watershed Alliance Rainscaping Cost-Share Program offers funding for only for homeowners in Program Focus Areas. Funding can be used for the project design, implementation, and/or maintenance costs associated with Rainscaping Cost-Share funded feature(s). To be approved for funding, the Deer Creek Watershed Alliance requires at least one plant-based solution that removes and replaces a minimum of 100 square feet of established lawn, invasive species, impervious surface, or bare ground. No re-landscaping of previously landscaped areas is accepted. In the City of Creve Coeur, the Program Focus area is mostly in areas east of I-270.

For most residents east of I-270, MSD Water Quality Small Grants Program is the only current funding option. Eligible features must replace lawn grass, bare ground, invasive species, or pavement.

Addressing the Needs of Homeowner Associations and Homeowners

Homeowner Associations

City staff and the Stormwater Committee have heard from several homeowner associations that they are looking for assistance to properly maintain stormwater basins.

In many cases, helping homeowner associations with the costs of maintaining stormwater basins will serve the interests of residents City-wide. Many of the stormwater detention basins are receiving and managing flows from neighboring subdivisions, surrounding impervious areas, and roadways including Interstate 270. By receiving runoff from beyond the subdivision, basins are helping reduce flood risks by keeping water out of creeks and streams during the peak of storms. The basins are also improving public safety by helping keep runoff from roadways or sidewalks. When stormwater basins can detain the design volume or close to the design volume, residents beyond the subdivision often benefit.

The City's proposed Stormwater Management Cost-Share Program would offer help to homeowner associations with the costs for maintaining the detention volume and outfall performance of existing stormwater basins. Neither the Deer Creek Watershed Alliance Rainscaping Cost-Share Program nor the MSD Water Quality Small Grants Program appear to offer assistance for stormwater detention basin maintenance activities.

Individual Homeowners

The City program would also assist individual homeowners by funding solutions beyond what is currently funded by the Deer Creek Watershed Alliance Rainscaping Cost-Share Program and the MSD Water Quality Small Grants Program. These programs are focused on replacing lawn grass, bare ground, invasive species, or pavement with vegetated stormwater best management practices. The City's program would fund vegetated approaches and go beyond with funding for solutions such as grading and other drainage improvements.

The City's proposed Stormwater Management Cost-Share Program will help address site owners' needs. This program will offer funding assistance for solving issues that do not qualify for a publicly-funded City project or will be unlikely to have a publicly-funded City project in the foreseeable future because of a relatively low Prioritization Ranking System score.

Learning from the Examples of Existing Funding Programs

In developing a proposed framework for the City's proposed Stormwater Management Cost-Share Program, City Staff and the Stormwater Committee members looked to examples of other successful cost-share programs including:

- The Creek Watershed Alliance Rainscaping Cost-Share Program
- MSD Water Quality Small Grants Program
- The City of Ladue Small Project Stormwater Grant Program
- The City of Town & Country Stormwater Maintenance Grant Program
- The City of Webster Groves Stormwater Best Management Practices Funding Program

Proposed Program Year One

The first year of the proposed Stormwater Management Cost-Share Program will be seen as the pilot phase. The number of projects and proposed funding will be limited to levels that City staff and the Stormwater Committee believe will successfully identify procedures and processes that need to be improved.

The primary focus of the first year will be on funding projects that solve maintenance problems. Projects that improve water quality and use native plant species will be given greater consideration for funding.

The program will have two categories: homeowner associations and private homeowners. Total proposed cost for the pilot year is \$60,000.

Homeowner Association Category

This category will focus on helping subdivisions and homeowner associations maintain the capacity and performance of stormwater detention basins.

Staff is proposing a total budget of \$40,000 for the homeowner association category.

The pilot phase will aim to fund two projects. The homeowner association will pay for the total cost of the project, then the City's cost-share program will reimburse the homeowner association for 50% of the project's costs up to \$20,000.

Maintenance activities that are likely to be funded in the pilot phase:

- Activities that restore basin detention capacity such as:
 - Dredging
 - Removing debris and overgrown vegetation
- Activities that restore outflow performance such as:
 - Removing blockage from low-flow structures
 - Cleaning outflow pipes
 - Replacing failing outfall pipes

Individual Homeowners Category

This category will focus on helping individual homeowners maintain existing stormwater maintenance installation or install small stormwater management best practices (BMPs) such as raingardens or bioswales.

Staff and the Stormwater Committee are proposing a total budget of \$20,000 for the individual homeowner category.

The pilot program aims to fund up to five projects. The individual homeowner will pay for the total cost of the project, then the City will reimburse 50% of the project cost up to \$4,000.

Maintenance activities and BMPs that are likely to be funded in the pilot phase:

- Grading or other improvements to drainage
- Installing raingardens, bioswales, and other vegetated best management practices
- Maintenance of some best management practices such as bioswales
- Addressing erosion issues

Summary Table for Program Categories

	Homeowner associations	Individual homeowners
Total funding	\$40,000	\$20,000
Number of projects	2	5
Maximum funding per project	\$20,000	\$4,000

Project Financing

The proposed program would be funded through the City's Parks & Stormwater Fund under 05-06-71-9509. When the FY204-FY2028 Capital Improvement Program (CIP) was being developed, it seemed premature to request funding for an undefined program. Now that the program has a framework, City staff and the Stormwater Committee are requesting a budget amendment for FY2024 in the amount of \$60,000.

The total amount that is spent in FY2024 could be less depending on the total number of applications received, number of applications the Stormwater Committee approves, and the final documented costs of projects.

Program-wide Exclusions

Projects or activities that will not be funded in either category:

- If the location of the work will be within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, which are areas that will be inundated by flood events having a one-percent annual chance of being equaled or exceeded in any given year (100-year flood)
- Projects located on commercial properties
- Work that is part of new construction or redevelopment
- Detention required by regulations (City, MSD, or MoDNR)
- Stormwater management solutions that involve pumps
- Solutions to problems caused by changing or additions to the site made by the homeowner association or homeowner such as:
 - Adding impervious area
 - Modifications to site grading
- Relocation or repair of underground utilities or personal property including but not limited to:
 - Public utilities
 - Irrigation systems
 - Lighting

- Pools
- Patios
- Sheds

Project Requirements

- No invasive plant species – native plant species are preferred.
- Proposed work cannot increase runoff to neighboring sites.
- Before work begins, a Missouri 811 utility locate must be completed.
- For work being done by a contractor, multiple bids (three) are preferred.
 - Requiring multiple bids may be difficult because many contractors are charging for estimates.
 - If multiple bids are not provided, the application would need to explain why multiple bids were not included in the application.
- For smaller projects, the homeowner can perform the work.
 - City will reimburse materials and equipment rental costs if paid receipts are provided.
 - Cost estimates will be required as part of the application and approval process.
 - Do-it-yourself homeowner labor will not be reimbursed.

Proposed Schedule and Application Process

If the proposed Stormwater Management Cost-Share Program is approved for funding, then the City would begin accepting applications in October. An application form (a fillable PDF) will be available on the City's website much like the City's Sanitary Sewer Lateral Program application. Completed applications can be submitted in person at the Creve Coeur Government Center or through email.

The proposed deadline for applications is January 11, 2024.

The City would have one application window per year. A rolling application process would, at this time, not be manageable given the number of City-funded stormwater projects and staffing levels.

Review and Application Scoring Process

Step 1: After the submissions deadline, City staff will review applications for completeness.

Step 2: City staff along with a sub-committee of a few Stormwater Committee members will review and score applications.

Step 3: The scored applications will then be presented to the full Stormwater Committee for approval for awarding of funds.

Step 4: Applicants will be notified at the end of March if they were awarded funds. Applicants not awarded funds will be encouraged to reapply next year and given suggestions for improving the plan.

Completing Approved Work

Within one calendar year of notification of the award, approved work as described in the application must be completed.

City staff will conduct inspections throughout installation and a final inspection. Staff must be notified when work will begin and given access to the worksite.

Funds will be released only if:

- City staff is given access to the site during work for inspection
- City staff is given access to the site after construction for final inspection
- The project is completed as described in the application
- If significant changes to the plan as described in the application, the changes are approved by City staff and the Stormwater Committee
- Work is completed within one year of notification of award
- Proof of payment (paid receipts or paid invoices) is given to the City
- Any necessary permits were obtained and final inspection was completed

Cost-Share funds will be distributed after the successful completion of the project that includes:

- City inspections were completed and work was done as described and shown in the approved application and approved by City staff
- The City receives proof of payment
- The project was completed within one year of notice of award