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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 19, 2012
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

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

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes from the meeting of November 5, 2012

4. PUBLIC COMMENT

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

5. UNFINISHED BUSINESS

- A. Application #12-027: A request to allow rezoning and re-subdivision of the former Belle Maison subdivision from "A" Single-Family Residential with a Residential Design Development (RDD) approval to "PRD" Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.**

Applicant: Delmar Gardens Creve Coeur Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

6. NEW BUSINESS

- A. Application #12-033: Approval for the preliminary plan for 10 single family homes on four acres for the Villas at Mosley Subdivision with Residential Design Development (RDD) Designation.**

Applicant: William Levinson
Benton Homebuilders
1000 Executive Parkway, Suite 106
Saint Louis, MO 63141

- B. Application #11-034: Approval of a minor site development plan for an eight-foot high fence along a portion of the north side property line at 838 Larkin Ave.**

Applicant: Carl Masthay
838 Larkin Avenue
Saint Louis, MO 63141

- C. Application #11-040: Approval to amend the CVS Pharmacy conditional use permit (Ordinance No. 5105) to establish the time for withdrawing funds for construction of an artist-designed transit shelter. PUBLIC HEARING**

Applicant: Paul Langdon
Director of Community Development

7. WORK AGENDA

None

8. OTHER BUSINESS

- A. Planning Division Report**
B. City Attorney Report

9. ADJOURNMENT

Posted: _____
Whitney Kelly
City Planner



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, NOVEMBER 5, 2012
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, November 5, 2012, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Mr. Gary Eberhardt
 Mr. James Faron
 Mr. Ken Howard
 Ms. Cynthia Kramer
 Mr. Jim Schnarr

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of October 15, 2012

Mr. Eberhardt moved approval of the draft minutes, with the proposed changes of changing the applicant name on Application #12-027 from Kling to King, and to add the second to the motion and the vote on Application #12-027, and Mr. Faron seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. Stormwater Master Plan Update.

Applicant: Matt Wohlberg
 City Engineer

Mr. Matt Wohlberg, City Engineer, City of Creve Coeur, presented the final draft of the Stormwater Master Plan Update back in July 2012, and was back seeking Planning & Zoning Commission's approval to move forward to City Council.

Mr. Wohlberg went over the purpose of the Stormwater Master Plan, stating it is used for identifying and prioritizing projects within the City. Mr. Wohlberg also stated the assessments were done a year ago and in October 2012 the Stormwater Committee motioned approval of the Master Plan. The Stormwater Master Plan results in 3.7 million dollars of issues, not including two because they are not cost prohibitive.

Mr. Eberhardt asked if the only item in the Capital Budget was the culvert project, and Mr. Wohlberg responded he believed it was the sole stormwater project.

Mr. Faron motioned the Planning and Zoning Commission recommend approval of the Stormwater Master Plan Update report to the Creve Coeur City Council, as recommended by the City's Stormwater Committee and City Staff. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Mr. Howard – aye

B. Application #12-027: A request to allow rezoning and re-subdivision of the former Belle Maison subdivision from "A" Single-Family Residential with a Residential Design Development (RDD) to approval to "PRD" Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.

REQUEST FOR CONTINUANCE

Applicant: Delmar Gardens Creve Coeur Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

Mr. Langdon, Director, Community Development, explained the continuance was sought out due to waiting for the report from the City's traffic consultant.

Mr. Eberhardt motioned Application #12-027, Delmar Gardens, be postponed from this evenings meeting to the next Planning and Zoning meeting, November 19, 2012. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair - aye

Mr. Howard – aye

6. NEW BUSINESS

A. Warson Downs Road Dedication.

Applicant: Jim Heines
Director, Public Works, City of Creve Coeur

Mr. Jim Heines, Director of Public Works, explained in 2004 Warson Downs Subdivision was approved by the Planning and Zoning Commission and City Council as a private subdivision. Mr. Heines stated over the course of the next several years, the construction efforts on the project were completed (grading, stormwater systems, detention areas, curbs, & most road pavement). In addition, a number of housing units were constructed and sold, too. Due to the economic downturn, Mr. Heines explained the constructor went bankrupt and left the homeowners association responsible for remaining items/projects. Over the past year, the trustees have repaired deficiencies, applied the final asphalt lift on the road surface, and installed an Ameren UE street light in the cul-de-sac which they request the city to accept the maintenance costs. The trustees have been working with City Staff to prepare and execute paperwork to transfer the ownership of right-of-way, responsibilities of street curb and pavement, and the street light to the city. The storm inlets and pipe system will still belong to MSD, however Mr. Heines stated problems related to detention areas and landscaping/lawn maintenance of the right-of-way and Cul-de-sac Island remain with the Warson Downs Homeowners Association.

Mr. Eberhardt motioned that the Planning and Zoning Commission recommend the approval of Warson Downs as a public street and the city to assume the maintenance and energy cost for the Ameren U.E. street light to the Creve Coeur City Council, as recommended by Public Works staff. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Chair – aye

Mr. Howard – aye

B. Middlebrook and Chilton Culvert Rehabilitation Projects.

Applicant: Matt Wohlberg
City Engineer

Mr. Matt Wohlberg, City Engineer, explained the scope of the Middlebrook and Chilton rehab projects to the Commission. Mr. Wohlberg stated the scope of the project increased dramatically and for budgetary reasons would address the Chilton Lane culverts first and then approach the Middlebrook culverts later in the year. Mr. Wohlberg explained the plan is to replace a single culvert with two culverts (the culverts are staggered) and install modular block retaining walls.

Mr. Eberhardt asked if the roadway would be disturbed, to which Mr. Wohlberg said it would be dug in from above impacting the street less than trying to bore holes through the road.

Mr. David Caldwell, 257 Brooktrail Court, asked about the amounts for the fiscal year budgets, in the CIP, for 2013 and 2014. Mr. Wohlberg answered the amount in fiscal year 2013 was \$125,000.00 and he thought the estimate for 2014 would be around \$210,000.00.

Mr. Faron motioned the Commission recommend the approval of the proposed improvements to the culverts beneath Middlebrook Lane and Chilton Lane, as recommended by the City's Stormwater Committee, as well as the proposed phased approach to these improvements, as recommended by City Staff, with CIP for 2013 covering Chilton Lane and potential portion of CIP 2014 covering Middlebrook Lane along with a cost analysis recommended by the Commission. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Ms. Kramer – aye

Mr. Howard – aye
Chair – aye

C. Application #12-031: A request for approval of a preliminary plat for 222 N. Mason Road, Lot A.

Applicant: Chris Vatterott
The Enclave Bellerive, LLC
332 Wythe House Court
Creve Coeur, MO 63141

Mr. Chris Vatterott, 972 N Warson, presented the application for a preliminary plat for 222 N. Mason Road. Mr. Vatterott explained the proposal includes creating a lot, which was reserved for Mason Road improvements originally, building a modest home on it and eventually using it for groundskeeper/property maintenance personnel.

Mr. Paul Langdon, Director Community Development, pointed out for the record that the property is not a part of The Enclave Bellerive.

Ms. Kramer motioned approval for the preliminary plat for Enclave Bellerive for Lot A as shown in the Site Development Plan and Preliminary Plat, dated September 27, 2012. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Ms. Kramer – aye

Mr. Howard – aye
Chair – aye

D. Application #12-032: Request for approval of a minor site development plan for a “front-yard” five-foot wood privacy fence along Gallagher Road.

Applicant: Furqan Raja
12955 Barbezieux Drive
Creve Coeur, MO 63141

Mr. Furqan Raja, 12955 Barbezieux Drive, is requesting a five-foot fence along the rear property line. Mr. Raja stated the fence is 2 years old and already existed when he purchased the home. The previous owner installed the fence illegally. Mr. Raja wants to remove the existing illegal fence and make it compliant with the City’s code.

Mr. Faron motioned to approve the site plan for a five foot wood privacy fence with an arched design at the property line at 12955 Gallagher Road submitted with Application #12-032, as presented to the Planning and Zoning Commission on November 5, 2012. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye
Mr. Schnarr – aye

Mr. Faron – aye
Ms. Kramer – aye

Mr. Howard – aye
Chair – aye

7. WORK AGENDA

A. Discussion of SIC use code conversion to NAICS use codes.

Mr. Langdon presented the Commission with a chart that is color coded and explained what the old code contained and now what the new code says. Mr. Langdon stated color coding system was broken down by districts.

Mr. Eberhardt thought the NAICS was supposed to be more precise than the SIC, but to him, it appears opposite. Mr. Langdon replied that in terms of precision there is probably not a big difference; however what is found in using it is that it groups uses together within the categories that are more alike, and under SIC there was a huge list of included uses and in ways are not similar to each other. Mr. Eberhardt asked what the 2003 and 2012 difference is, and Mr. Langdon replied almost none, however we are moving to 2003 first because in the summer when the chart was being created, 2012 was not available yet, and second because we are reliant on cross-reference tables.

B. Transmittal of updated Form-Based Code Graphics

Mr. Langdon presented an illustration and showed the Commission examples of the updated form-based code graphics (Jaguar/Land Rover).

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon stated at the next meeting there will be a fence request, a re-subdivision application, Delmar Gardens will be returning, and the artist designed bus shelter because the original artist cannot be reached.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:50 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

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**PLANNING AND ZONING COMMISSION APPLICATION #12-027
TO ALLOW THE SUBDIVISION AND REZONING OF THE FORMER BELLE
MAISON SUBDIVISION FROM "A" SINGLE-FAMILY RESIDENTIAL WITH
RESIDENTIAL DESIGN DEVELOPMENT TO A "PRD" PLANNED RESIDENTIAL
DISTRICT**

FOR THE MEETING OF: November 19, 2012

LOCATION:

140-169 Belle Maison Lane and 170-194 Belle Maison Court
(Former Belle Maison Subdivision Adjacent to Parkway Northeast Middle School
on Ladue Road, West of Interstate 270)

REQUEST:

Allow rezoning and re-subdivision of the property from "A" Single-Family Residential with a Residential Design Development (RDD) approval to "PRD" Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.

ADDITIONAL INFORMATION:

Levinson Homes was unable to complete the Belle Maison project after largely constructing two houses. Delmar purchased the land several years ago but only recently submitted their proposal. A "PRD" district requires a series of specific findings by P&Z and City Council before it can be approved.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards for PRD approval?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Residential Preservation and Economic Development
- Key Property "Neighborhoods 5" (p.50)
- Design Guidelines
- Pedestrian Plan

Zoning Code References

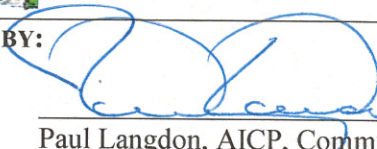
- Section 405.390, Planned Zoning Districts
- Section 405.1060 Zoning Changes and Text Amendments

APPLICANTS: Delmar Gardens Creve Coeur
Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

APPLICANTS' REPRESENTATIVE John King
Lathrop Gage, LLP
7701 Forsyth Boulevard
Clayton, MO 63105



REPORT PREPARED BY:


Paul Langdon, AICP, Community Development Director


Date

ATTACHMENTS:

GBA Report on Applicant Traffic Assessment, received November 16, 2012.
Compilation of all petitions received to date (November 16, 2012). All opposed.

DEVELOPMENT HISTORY

The 28.6 acre site was zoned "A" Single Family Residential in 1974 when Creve Coeur annexed it, along with several residential subdivisions, into the city's boundaries. The land was owned by the Missouri Diocese of the Protestant Episcopal Church who operated a retreat there called the Thompson Center. The church attempted to sell it to Taylor-Morley Homes beginning in 2002. Taylor-Morley Homes subsequently requested approval from the City of Creve Coeur to rezone and develop the parcel under "B" zoning with an RDD (Residential Design Development) approval. The requests were altered many times and consisted of 94, 82, 72, 53, and 49 units; all were denied by the city. Taylor-Morley challenged the City's decisions in court but was not successful.

The property was then put under contract with Levinson Homes in 2006. The City approved an RDD under the "A" zoning in January 2007. The approved plan for "Belle Maison" subdivision included only 28 houses on two cul-de-sacs with a common driveway opposite Ladue Pines Drive. The site was cleared, most of the infrastructure installed and two houses begun when the project stopped. Several stormwater management issues had already surfaced resulting in considerable erosion and siltation of the subdivision and adjacent property.

The failed subdivision was purchased by Delmar Gardens shortly after the subdivider, Levinson Homes, officially went out of business. Delmar Gardens proceeded to undertake several small projects to stabilize the slopes on the north and west sides and has since maintained grass cutting and general maintenance. The site remains essentially vacant with only the two, incomplete, single-family houses present out of the platted 28 lots.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED (RESPECTIVELY)	SEPARATED BY
North	Residential: Creve Coeur Place Ladue Heights Lac du Bois	"B" Single Family Residential w/RDD "B" Single Family Residential "A" Single Family Residential	NA
South	Residential: Ladue Pines Court Beacon Hill Ladue Downs	"A" Single Family Residential "A" Single Family Residential "A" Single Family Residential w/RDD	NA
East	Parkway Middle School	"A" Single Family Residential	NA
West	Residential: Worthington Oaks	"A" Single Family Residential	NA

PRIOR REVIEW

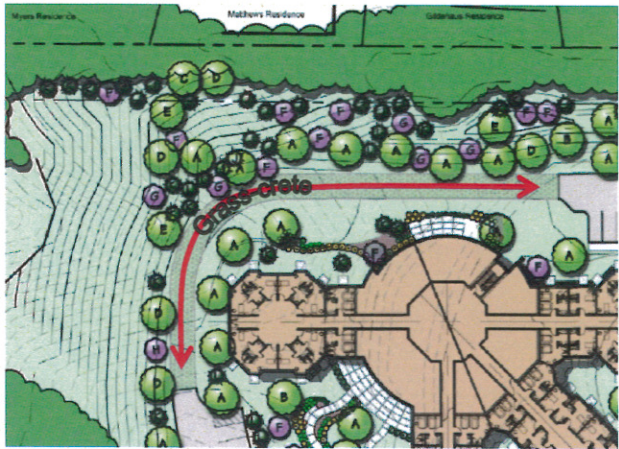
A public hearing on the application was held on October 15th, 2012, at which time comments were received from the applicant, the public and City staff. However, reports from the City's traffic consultant and from the Creve Coeur Fire Protection District were not available at that time. Given this, the Planning Commission chose, at the close of the public hearing, to continue the discussion to the next meeting pending receipt of that additional information. The matter was deferred again at the November 5th meeting for the same reasons. That information has now been received and is summarized below.

FIRE PROTECTION REVIEW

The Fire Marshall for the Creve Coeur Fire Protection District has reviewed the submitted plans and has requested the following changes:

- The “grass-crete” lane around the north side of the skilled nursing facility must either be all asphalt or abandoned in favor of turn-arounds at either end of that portion of the drive.
- The parking area immediately north of the senior care facility should be connected through to the proposed single-family residential street.
- The porte-cochere at the entrance to the senior care facility must provide truck high clearance (13-6”) or better.
- The main drives must be designated fire lanes with no curb parking. (no change to the site plan is required for this item; it is primarily an operational condition for approval).

The only issue that may impact adjacent residences is the modification to the loop driveway around the skilled nursing facility. According the applicant, the grass-crete pavers were used in response to neighbor concerns over the loss of greenspace in that area. Staff are additionally concerned that a paved driveway will become an attractive nuisance if visitors and contractors/suppliers begin using the lane on a regular basis. A condition of approval should, therefore, be to require the use of turn-around areas (hammerhead or cul-de-sac), or the use of a paved lane that includes removable bollards (or similar obstruction) at both ends with Fire District approved locks. The applicant has indicated that they will revise their plans accordingly and resubmit them for final approval.



TRAFFIC IMPACT STUDY REVIEW

The Traffic Impact Study (TIS) submitted by the applicant identifies few concerns with the development, but does draw several important conclusions:

- The least impact on local traffic and the safest turning movements for users of the project are best accomplished by combining the entrance drive with the existing Care in Counseling driveway.
- A dedicated eastbound left-turn lane is recommended on Ladue Road.
- A dedicated westbound right-turn-in lane on Ladue Road meets traffic warrants but is not necessary.
- A traffic signal is not recommended in any location.

The City’s traffic consultant, George Butler Associates (GBA) has reviewed the TIS and finds that the traffic data used is properly derived and applied to the site and that the recommendations made follow sound traffic engineering practices. As indicated in the prior staff report, there is no question that the project will impact traffic flows on Ladue Road, however, it also appears that the impacts are acceptable given relatively modest road improvements – the eastbound left turn lane in particular.

STATUS OF THE PROPOSAL

As of this writing, the applicant has not proposed any changes to the project, other than a willingness to make the modifications requested by the Fire Marshall. This is largely because the item has not been discussed since the close of the public hearing. Several additional resident petitions against the project have been received since then and they are attached hereto.

The staff position remains as stated in the prior report, including several unaddressed issues (see below). The staff also note that the meeting on November 19th is the first opportunity the Planning Commission

will have to voice concerns and provide direction to the applicant as to any desired changes. As with similarly complex projects in the past, therefore, staff are not forwarding a draft ordinance at this time because too many variables remain to make formulation of such an ordinance practical. It should be noted that this is not an attempt to “wear down” either the applicant or the residents. It is an effort to avoid moving forward on a project without accounting for significant issues that have been clearly stated, but for which follow-up direction has not yet been provided.

UNRESOLVED CONCERNS

In the prior staff report, there were several issues identified that were not fully resolved with the Commission in the course of the public hearing but the resolution of which could alter the final outcome. They are itemized and discussed below.

Status of the Comprehensive Plan – The applicant has asserted that the Comprehensive Plan might no longer be relevant for this site and, as such, the Commission should not feel bound to adhere to the recommended one-acre, single-family residential zoning. Staff, on the other hand, have suggested that conditions on the site and in the surrounding neighborhoods still reflect favorably on the Comprehensive Plan goal and there is no clear public interest in pursuing a different zoning outcome. If the Planning Commission is inclined to agree with the applicant, then time must be taken to clearly record the Commission’s rationale for the change in direction, as failure to do so will be a failure to justify any possible change in zoning.

Public Benefit – One of the key findings of the prior staff report was that the project does not appear to offer significant public benefits that would not be possible in a project that does not require a rezoning. Hand-in-hand with the Comprehensive Plan concern, it is essential that the Planning Commission provide direction in this regard as it is a fairly debatable issue, but it is one that must be resolved before any time is spent on the more specific concerns below. If the Commission believes that changes are necessary to provide further public benefit, the members should be prepared to offer suggestions as it is often not clear to applicants what opportunities, if any, exist in this regard.

Site Coverage – The skilled care/senior living facilities have a site coverage that is somewhat higher than the surrounding development, including the school. While the PRD standards do not set certain limits, they do require substantially similar standards. Whether or not the proposed 45.67% coverage for those facilities is similar enough is fairly debatable. Staff point out that the other institutions in the residential areas must all meet the same coverage standards as the residences (25% in this case), so the proposal will seem more intensively developed.

Reducing the coverage requires that either the buildings be made more vertical (not recommended in this setting), the parking be made vertical in a structure (expensive and difficult to fit aesthetically into this setting) or the facilities be made smaller, along with resultant reduction in parking area as well. Staff prefer the latter solution if the Commission agrees that the site coverage has reached beyond the level of substantial similarity to the surrounding development, but this matter should be discussed directly between the Commission and the applicant as it could have a significant impact on development feasibility.

Floor Area Ratio (FAR) – Similar to the site coverage question, the facilities appear to have a FAR that is not substantially similar to the surrounding developments, largely because it has multiple floors over a large building footprint. Staff suggest that if the buildings do not get any higher, achieving the desired site coverage limit (see above) will also yield a FAR that is reasonable for the circumstances.

Parking Layout – One of the design goals of the PRD process is the safe and efficient management of traffic. The prior staff report identified that the parking layout seems very complicated due to the number of parking lot entrances and the twisting nature of many of the access drives. While this does offer the one benefit of avoiding an undesirable “parking field,” staff request direction from the Planning

Commission as to whether or not further design refinement should be pursued by the applicant to reduce the number of parking lot entrances and awkward intersection angles.

SUMMARY AND RECOMMENDATION

It is now well documented that the project represents a significant investment by the applicant and a significant investment into reshaping this site. The staff have identified several issues in the prior report and again in this report that are essential pre-cursors to developing any form of ordinance that could be used to approve the project. It is customary, in these situations, for the Staff to request further clarification on such pivotal issues from the Planning and Zoning Commission, before drafting an ordinance, since the clarifications have the potential to significantly alter the final design that the Commission would be prepared to vote for or against. As such, staff request that the Planning Commission discuss the issues on November 19th and attempt to provide specific direction to the applicant and staff so that any revisions and any draft ordinance can be pursued efficiently and returned to the Commission as soon as possible.

SUGGESTED ACTION

If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

“I move to continue application #12-027, the rezoning of the former Belle Maison subdivision to “PRD” Planned Residential Development for the Delmar Gardens Creve Coeur Renaissance project, to November 5, 2012, to allow for resolution of issues and preparation of a draft PRD ordinance.”

Note that the Commission may substitute a different meeting date as they deem necessary.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 10/09/2012



Description: View looking northwest from the current subdivision entrance showing the two incomplete houses.



Description: View looking northeast from the current subdivision entrance. The building visible on the right is the Care and Counseling Center. The visible tree line is the eastern extent of the property.



Description: View looking north from the intersection of the Belle Maison Lane and Court. Houses in the Creve Coeur Place subdivision are visible in the trees.



Description: View looking northeast from the intersection of the Belle Maison Lane and Court. Houses in the Creve The middle school is barely visible through the trees.



Description: View looking south from the end of Kingshill Drive toward the property. The underground detention basin would be located immediately beyond the tree line.



Description: View looking southwest from the proposed project entry point toward the intersection of Ladue Road and Ladue Pines Drive at the crest of the hill. Note the sight distance to the approaching vehicle.

MEMORANDUM

To: Mr. Paul Langdon, AICP, City Planner
City of Creve Coeur, Missouri

From: Daniel T. Shane, P.E., PTOE
George Butler Associates, Inc.

Date: November 15, 2012

Subject: Traffic Impact Study Assessment
Delmar Gardens Renaissance

GBA, Inc. has completed its review of the Traffic Impact Study associated with the proposed Delmar Gardens Renaissance development for the City of Creve Coeur. This review was based on the study prepared by CBB, dated August 2012, and provided to GBA on October 3, 2012. Supplemental correspondence between the Missouri Department of Transportation and CBB was also provided to GBA on October 17, 2012. A preliminary site development plan was provided to GBA by the City to supplement this traffic engineering review. This review was completed to investigate the validity of the traffic study and traffic flow relating to the preliminary site development plan. It should be noted that this review does not consist of reanalyzing intersection capacity, or the recalculation of trip generation or traffic assignment.

The traffic study reviewed the impacts associated with the above referenced development near the intersection of Ladue Pines Drive and Ladue Road, located approximately one-third of a mile west of the Interstate 270 interchange. We understand this site has been reviewed by CBB over the past two years, specifically regarding land use and access location. The ultimate access configuration for the proposed site will consist of a shared access with the Thompson Trust Site, which is occupied by the Care and Counseling Center, and not opposite of Ladue Pines Drive.

Proposed Development, Intersection Sight Distance

The consultant reviewed the existing sight distance as part of their traffic impact study. Based on their analysis and measurements, the available intersection sight distance for westbound traffic exceeds minimum requirements, as published by the AASHTO Greenbook, A policy on Geometric Design of Highways and Streets, 2011. However, the available intersection sight distance for eastbound traffic was found to be about 35 feet short of the recommended 500 feet. We understand MoDOT has accepted this, contingent on permit application and Responsibility Clause by the applicant.

I spoke with Shawn White of CBB regarding some of the background history with MoDOT and St. Louis County Department of Highways and Traffic. It is our understanding that MoDOT will maintain jurisdiction of Ladue Road (Route AB), and has accepted the proposed access location as the best alternative.

Available intersection sight distance at Ladue Pines Drive was reviewed and considered to be a less desirable condition than with the drive located to the east. CBB used the posted speed limit of 45 miles per hour (mph) to establish minimum sight distance requirements; however, according to CBB, MoDOT has suggested the posted speed on Ladue Road may be too high, and may consider lowering the posted speed limit. A 5 mph reduction in the posted speed limit could result in better operational characteristics in terms of existing roadway geometry and intersection sight distance. This would be a benefit to the motorists attempting to make turning movements from the proposed drive. Although speed studies were not completed as part of this study, any change to the posted speed limit, or implementation of advisory speed limits, would require engineering speed studies and approval by MoDOT.

We understand from our discussion with Ms. White that passenger cars will be the predominate vehicle to and from the site; therefore design considerations for single unit or combination trucks were not considered regarding intersection sight distance. Based on our observation of the existing Delmar Gardens site in O'Fallon, Missouri, we agree that a passenger car is an acceptable design vehicle. It should be noted that this assessment does not suggest that the ability of trucks or fire trucks to access the site is restricted due to the roadway and intersection geometry.

Site Generated Traffic Volumes

The consultant compares ITE Trip Generation Manual rates and empirical data based on existing Delmar Gardens sites in O'Fallon and Florissant, Missouri. We concur with the use of empirical data over ITE rates to establish site generated volumes in this particular scenario, as it provides a more conservative approach to trip generation for this site. Due to the unique characteristics and special services offered by Delmar Gardens, it appears that the use of ITE trip generation rates would underestimate the projected traffic impacts. Our observation and knowledge of the Delmar Gardens in O'Fallon support the use of empirical data for site trip generation.

Build Conditions, 2012 Build Traffic Conditions

The consultant recommends the proposed site to share access with the adjacent Thompson Trust site, in an effort to minimize vehicular conflicts. We understand MoDOT has approved this configuration, contingent on permit application and Responsibility Clause by the applicant. The study notes that an eastbound dedicated left turn lane is recommended at the proposed site drive; however, an exclusive westbound right turn lane is not recommended, even though it meets warrants for construction. It is also noted that a two-way-turn-lane would improve traffic operations for the southbound movements at the proposed site drive by allowing a "two stage" turning maneuver. However, the study does not make a conclusive recommendation between the two intersection geometric treatments. Due to the close proximity of the shared site drive and Ladue Pines Drive intersection, it is our opinion that a two-way-turn-lane be constructed between the two points of access.

We appreciate the opportunity to be of service to you. If you should have any questions or concerns regarding the information in this memorandum, please feel free to contact us at 636.240.2444.

GEORGE BUTLER ASSOCIATES, INC.

A handwritten signature in cursive script, reading "Daniel T. Shane".

Daniel T. Shane, P.E., PTOE
Associate, Project Manager

cc: Paul Bertrand, P.E., PTOE

PETITION

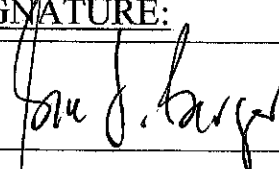
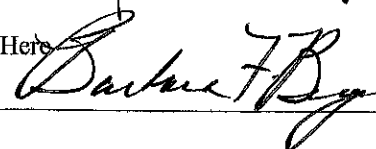
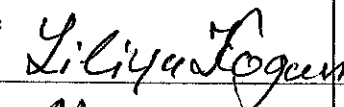
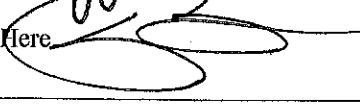
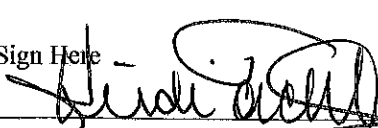
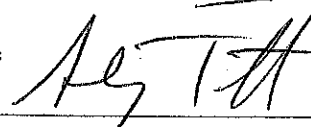
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: ELEANOR M. THOMAS	Address: 153 LADUE OAKS DR 63141	Sign Here: <i>Eleanor M. Thomas</i>	10.6.2012
Print Name of Petitioner: EDWIN R. THOMAS JR	Address 153 LADUE OAKS DR 63141	Sign Here <i>Edwin R. Thomas Jr</i>	10-06-12
Print Name of Petitioner: <i>Randolph P. Meyer</i>	Address 156 Ladue Oaks Dr 63141	Sign Here <i>Randolph P. Meyer</i>	10-6-12
Print Name of Petitioner: <i>Cheryl A. Meyer</i>	Address 156 Ladue Oaks Dr. 63141	Sign Here <i>Cheryl A. Meyer</i>	10-6-12
Print Name of Petitioner: Velma Boyer	Address 148 LADUE OAKS Dr. 63141	Sign Here <i>Velma Boyer</i>	10-6-12
Print Name of Petitioner: DAVID E. DRAKE	Address 127 LADUE OAKS DR 63141	Sign Here <i>David E. Drake</i>	10-6-12
Print Name of Petitioner: Renee G. Shields	Address 127 Ladue Oaks Dr 63141	Sign Here <i>Renee G. Shields</i>	10.6.12
Print Name of Petitioner: DONALD J. SHAW	Address 136 LADUE OAKS DR. 63141	Sign Here <i>Donald J. Shaw</i>	10-6-12
Print Name of Petitioner: JoAnn M. Shaw	Address 136 Ladue Oaks Dr 63141	Sign Here <i>JoAnn M. Shaw</i>	10-6-12
Print Name of Petitioner: Helaine G Goldenberg	Address 183 Ladue Oaks Ct 63141	Sign Here <i>Helaine G. Goldenberg</i>	10-6-12

SCAN

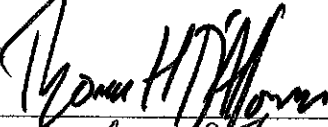
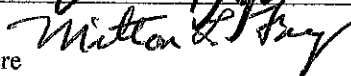
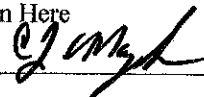
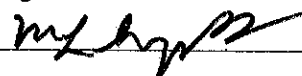
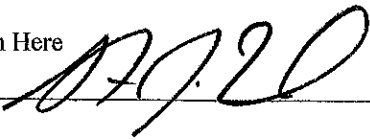
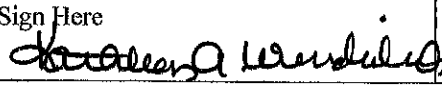
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Doron J Berger	Address: 133 Ladue Oaks Dr. 63141	Sign Here: 	10/6/2012
Print Name of Petitioner: Barbara F. Berger	Address: 133 Ladue Oaks Dr 63141	Sign Here: 	10-6-12
Print Name of Petitioner: GENNADY KOGAN	Address: 195 Ladue Oaks Ct 63141	Sign Here: 	10.6-12
Print Name of Petitioner: Liliya Kogan	Address: 195 Ladue Oaks Ct 63141	Sign Here: 	10.6.12
Print Name of Petitioner: ANTHONY SORR	Address: 236 Ladue Oaks Dr. 63141	Sign Here: 	10/6/12
Print Name of Petitioner: TAMMY SORR	Address: 236 Ladue Oaks Dr 63141	Sign Here: 	10/6/12
Print Name of Petitioner: HEIDI TOUCHETTE	Address: 243 Ladue Oaks Dr	Sign Here: 	10/6/12
Print Name of Petitioner: Andy Touchette	Address: 243 Ladue Oaks 63141	Sign Here: 	10-6-12
Print Name of Petitioner: CHIEN-HUAN CHEN	Address: 12215 LADUE WOODS DR. 63141	Sign Here: 	10-7-12
Print Name of Petitioner: LI-SHUN CHEN	Address: 12215 Ladue Woods Drive 63141	Sign Here: 	10/7/2012

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Dorothy G. Luther	Address: 177 Ladue Oaks Ct. 63141	Sign Here 	10/6/12
Print Name of Petitioner: GEORGE A. LUTHER 63141	Address: 177 LADUE OAKS CT.	Sign Here 	10/6/12
Print Name of Petitioner: Thomas H D'Afonso	Address: 128 Ladue Oaks Dr 63141	Sign Here 	10/7/12
Print Name of Petitioner: MILTON L. FRY	Address: 12242 Ladue Woods Dr 63141	Sign Here 	10/7/12
Print Name of Petitioner: ELEANOR F. FRY	Address: 12242 Ladue Woods Dr 63141	Sign Here 	10/7/12
Print Name of Petitioner: CHRISTIAN J. MAZUREK	Address: 303 LADUE WOODS Ct. 63141	Sign Here 	10/7/12
Print Name of Petitioner: MAUREEN L. MAZUREK	Address: 303 LADUE WOODS Ct 63141	Sign Here 	10/7/12
Print Name of Petitioner: Robert A. Wunderlich, Jr.	Address: 12202 Ladue Woods Dr. 63141	Sign Here 	10/7/12
Print Name of Petitioner: Steve J. Mach	Address: 331 Ladue Woods Ct. St. L. Mo 63141	Sign Here 	10/7/12
Print Name of Petitioner: Kathleen A. Wunderlich	Address: 12202 Ladue Woods Dr. 63141	Sign Here 	10/7/12

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: VIRGINIA H. KURTEN	Address: 12110 LADUE WDS. DR. 63141	Sign Here: <i>Virginia H. Kurten</i>	10-8-12
Print Name of Petitioner: JAMES T. KURTEN	Address: 12170 LADUE WOODS DR. 63141	Sign Here: <i>James T. Kurt</i>	10-8-12
Print Name of Petitioner: Ann Beattie King	Address: 12243 Ladue Woods Dr 63141	Sign Here: <i>Ann Beattie King</i>	10-8-12
Print Name of Petitioner: ARLENE W. HONEYWELL	Address: 1163 Mill Crossing Dr #101 63141	Sign Here: <i>Arlene Honeywell</i>	10/9/12
Print Name of Petitioner: IRIS G. SOKOL	Address: 1175 Mill Crossing Dr #201 63141	Sign Here: <i>Iris G. Sokol</i>	10/9/12
Print Name of Petitioner: JoAnn M. Sanditz	Address: 10937 Chalet Court 63141	Sign Here: <i>JoAnn M. Sanditz</i>	10/9/12
Print Name of Petitioner: JERRY F. WILSON	Address: 12216 LADUE WOODS DRIVE 63141	Sign Here: <i>Jerry F. Wilson</i>	10/9/12
Print Name of Petitioner: LEA CARYL WILSON	Address: 12216 LADUE WOODS DRIVE 63141	Sign Here: <i>Lea Caryl Wilson</i>	10/9/12
Print Name of Petitioner: Lindsey Wilson	Address: 12216 Ladue Woods Drive 63141	Sign Here: <i>Lindsey Wilson</i>	10/9/12
Print Name of Petitioner: Steve Schmitt	Address: 120 Ladue Pines Dr 63141	Sign Here: <i>Steve Schmitt</i>	10/9/12

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Richard T. Schainker	Address: 12133 Hibler Dr. 63141	Sign Here: <i>Richard T. Schainker</i>	10/9/12
Print Name of Petitioner: Michael Zetlmeisl	Address: 12161 Hibler Dr. 63141	Sign Here: <i>M. Zetlmeisl</i>	10/12/12
Print Name of Petitioner: Erika Rolland	Address: 12180 Hibler Dr 63141	Sign Here: <i>E. Rolland</i>	10/12/12
Print Name of Petitioner: SUSAN L. BOYLE	Address: 407 ROYALWOOD DR 63141	Sign Here: <i>Susan Boyle</i>	10/12/12
Print Name of Petitioner: Mary Zetlmeisl	Address: 12161 Hibler Drive 63141	Sign Here: <i>Mary Zetlmeisl</i>	10/12/12
Print Name of Petitioner: MARIAN KOSTECKI	Address: 12133 HIBLER DR. 63141	Sign Here: <i>Marian Kosteki</i>	10/12/12
Print Name of Petitioner: RONALD KOSTECKI	Address: 12133 HIBLER DR. 63141	Sign Here: <i>R. Kosteki</i>	10/12/12
Print Name of Petitioner: DAVE BRAWLEY	Address: 12106 HIBLER DR. 63141	Sign Here: <i>Dave Brawley</i>	10/12/12
Print Name of Petitioner: CHARLES CROSS	Address: 12114 HIBLER DR. 63141	Sign Here: <i>Charles Cross</i>	10/12/12
Print Name of Petitioner: Lillian G Umphres	Address: 12128 Hibler Dr 63141	Sign Here: <i>Lillian G. Umphres</i>	10/12/12

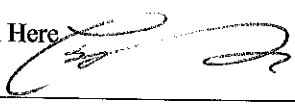
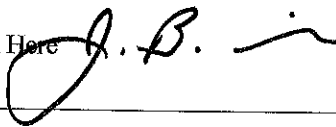
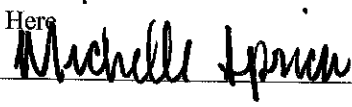
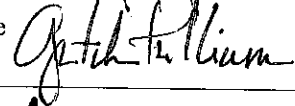
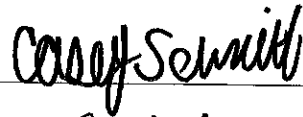
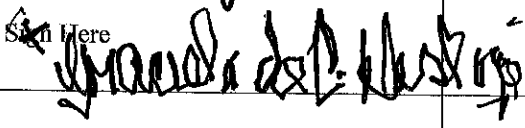
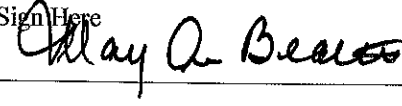
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Thomas Edward Umphress	Address: 12128 Hibler Dr. CREVE COEUR MO 63141	Sign Here: Thomas Edward Umphress	10-12-12
Print Name of Petitioner: Douglas J. Weber	Address: 12134 Hibler C.C. Mo 63141	Sign Here: Douglas J. Weber	10-12-12
Print Name of Petitioner: Sheryl L. Weber	Address: 12134 Hibler C.C. Mo 63141	Sign Here: Sheryl L. Weber	10-12-12
Print Name of Petitioner: Connie L. Brawley	Address: 12106 Hibler Drive 63141	Sign Here: Connie Brawley	10-13-12
Print Name of Petitioner: Liliana M. Cuesta	Address: 12121 Hibler Dr. 63141	Sign Here: Liliana Cuesta	10-13-12
Print Name of Petitioner: Kenneth A. Tinnell	Address: 12121 Hibler Dr. 63141	Sign Here: Kenneth A. Tinnell	10-13-12
Print Name of Petitioner: Mary Y. Tanner	Address: 12145 Hibler Dr. 63141	Sign Here: Mary Y. Tanner	10-13-12
Print Name of Petitioner: Dorothy A. Schunk	Address: 12153 Hibler Dr. 63141	Sign Here: Dorothy A. Schunk	10-13-12
Print Name of Petitioner: GREGORY E. THANDION	Address: 12183 Hibler Dr. 63141	Sign Here: Gregory E. Thandion	10-14-12
Print Name of Petitioner: Marcia Thandion	Address: 12183 Hibler Drive 63141	Sign Here: Marcia Thandion	10-14-12

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Jeffrey J. Brinker	Address: 171 Ladue Oaks Ct 63141	Sign Here: 	10/7/12
Print Name of Petitioner: TANJA M. BRINKER	Address: 171 LADUE OAKS CT 63141	Sign Here: 	10/7/12
Print Name of Petitioner: JAMES B. Sprick	Address: 159. Ladue Oaks Dr. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: MICHELLE M. Sprick	Address: 159 Ladue Oaks Dr. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Charles S. Pulliam	Address: 168 Ladue Oaks Dr. 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Gretchen Pulliam	Address: 168 Ladue Oaks Drive 63141	Sign Here: 	10/7/12
Print Name of Petitioner: Cynthia K Schmitt	Address: 120 Ladue Pines Dr. 63141	Sign Here: 	10/9/12
Print Name of Petitioner: Casey Schmitt	Address: 120 Ladue Pines Dr. 63141	Sign Here: 	10/9/12
Print Name of Petitioner: GRACIEL de C Desloge	Address: 12360 Ladue Woods Dr. 63141	Sign Here: 	10/11/12
Print Name of Petitioner: Mary Ann Beattie	Address: 12243 Ladue Woods Dr. 63141	Sign Here: 	10/11/12

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: SYLVIA TRELS 63141	Address: 131 PETITE ROYALE CT	Sign Here: Sylvia Treles	10-9-12
Print Name of Petitioner: DONNA Schwartz	Address: 105 Royal Gate Dr 63141	Sign Here: Donna Schwartz	10/9/12
Print Name of Petitioner: JERRY TABAK	Address: 12608 Royal Manor Dr. 63141	Sign Here: Jerry Tabak	10/9/12
Print Name of Petitioner: Cary Magerman	Address: 12641 Royal Manor Dr. 63141	Sign Here: Cary Magerman	10/9/12
Print Name of Petitioner: DON WHITLOCK	Address: 12633 ROYAL MANOR DR 63141	Sign Here: Don Whitlock	10/9/12
Print Name of Petitioner: TOM OKOFFE	Address: 12649 ROYAL MANOR DR 63141	Sign Here: Tom Okoffe	10/9/12
Print Name of Petitioner: WARREN STEFFENS	Address: 136 ROYALGATE 63141	Sign Here: Warren Steffens	10/9/12
Print Name of Petitioner: WALTER GUSDONE	Address: 12553 ROYAL MANOR DR 63141	Sign Here: Walter Gusdone	10/9/12
Print Name of Petitioner: JIM OBUEN	Address: 12553 ROYAL MANOR 63141	Sign Here: Jim O'Brien	10/9/12
Print Name of Petitioner: MERCEDES SEBBILO	Address: 128 ROYAL GATE DR 63141	Sign Here: Mercedes Sebillo	10/9/12

WOODBRIDGE MANOR
1st page 2
5

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Sandra Spalding	Address: 15 Woodbridge Manor	Sign Here: Sandra S. Spalding	10/11/12
Print Name of Petitioner: ELLEN W. SVENSON	Address: 16 WOODBRIDGE MANOR RD	Sign Here: Ellen W. Svenson	10/11/12
Print Name of Petitioner: JAMES C. Gould	Address: 12 Woodbridge Manor Rd	Sign Here: James C. Gould	10/12/12
Print Name of Petitioner: JANE D. GERTITZER	Address: 11 Woodbridge Manor Rd	Sign Here: Jane D. Gertitzer	10/13/12
Print Name of Petitioner: RAY A. GERTITZEN	Address: 11 WOODBRIDGE MANOR RD	Sign Here: Ray A. Gertitzen	10-13-12
Print Name of Petitioner: CHARLES EBERT	Address: 3 WOODBRIDGE MANOR RD	Sign Here: Charles Ebert	10-14-12
Print Name of Petitioner: Agnes M. Ebert	Address: #3 Woodbridge Manor	Sign Here: Agnes M. Ebert	10-14-12
Print Name of Petitioner: Waine Bishop	Address: 2 Woodbridge Manor	Sign Here: Waine Bishop	10/14/12
Print Name of Petitioner: Benjamin M. Bishop	Address: 2 Woodbridge Manor	Sign Here: Benjamin M. Bishop	10/14/12
Print Name of Petitioner: Joan Hawkes	Address: 20 Woodbridge Manor	Sign Here: Joan Hawkes	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Tak Lee</i>	Address: <i>12259 Winrock Dr.</i>	Sign Here: <i>Tak Lee</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>Wei Chu</i>	Address: <i>12259 Winrock Dr.</i>	Sign Here: <i>Wei Chu</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>BOB CHILDS</i>	Address: <i>12164 WINROCK</i>	Sign Here: <i>Bob Childs</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>CHRIS AMOS</i>	Address: <i>14 Beacon Hill</i>	Sign Here: <i>Chris Amos</i>	<i>10-9-12</i>
Print Name of Petitioner: <i>Jerry Metz Amos</i>	Address: <i>Jerry Metz Amos</i>	Sign Here: <i>Jerry Metz Amos</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>FOX, Luan</i>	Address: <i>28 Beacon Hill Dr</i>	Sign Here: <i>Luan Fox</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>MARSHA SCHUMAN</i>	Address: <i>19 Beacon Hill 63141</i>	Sign Here: <i>Marsha Schuman</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>DAVID SCHUMAN</i>	Address: <i>19 Beacon Hill 6314</i>	Sign Here: <i>David Schuman</i>	<i>10/9/12</i>
Print Name of Petitioner: <i>Audrey Stefanik</i>	Address: <i>12202 Kingshill Dr.</i>	Sign Here: <i>Audrey Stefanik</i>	<i>10-9-12</i>
Print Name of Petitioner: <i>DAVID STEFANIK</i>	Address: <i>12202 Kingshill DR</i>	Sign Here: <i>David Stefanik</i>	<i>10.9.12</i>

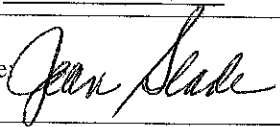
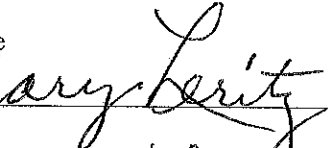
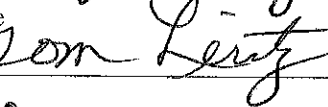
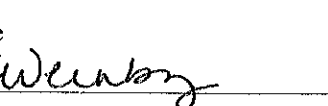
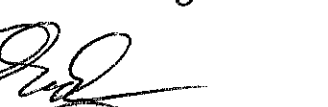
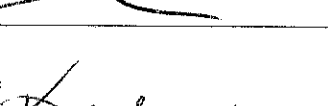
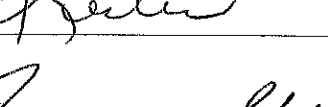
PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: SHARON HOLLANDER	Address: 348 Royal Valley Dr 63141	Sign Here: <i>Sharon Hollander</i>	10/7/12
Print Name of Petitioner: ROBERT HOLLANDER	Address: 348 ROYAL VALLEY DR 63141	Sign Here: <i>Robert Hollander</i>	10/7/12
Print Name of Petitioner: Pamela SOSNA	Address: 330 Royal Valley	Sign Here: <i>Pamela Sosna</i>	10/7/12
Print Name of Petitioner: Valerie Kopecky	Address: 342 Royal Valley	Sign Here: <i>Valerie Kopecky</i>	10/7/12
Print Name of Petitioner: CAROL Arrington	Address: 336 ROYAL VALLEY	Sign Here: <i>Carol Arrington</i>	10/7/12
Print Name of Petitioner: Andrew Keeler	Address: 366 Royal Valley Dr.	Sign Here: <i>Andrew Keeler</i>	10-7-12
Print Name of Petitioner: Tom Dugan	Address: 12146 Royal Valley	Sign Here: <i>Tom Dugan</i>	10-7-12
Print Name of Petitioner: Kristin Weinberg	Address: 12190 Royal Valley Dr	Sign Here: <i>Kristin Weinberg</i>	10/7/12
Print Name of Petitioner: Laura Sime	Address: 12203 Royal Valley Dr.	Sign Here: <i>Laura Sime</i>	10/7/12
Print Name of Petitioner: LUCY CARMODY	Address: 12209 ROYAL VALLEY DR	Sign Here: <i>Lucy Carmody</i>	10-7-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: JEAN SLADE	Address: 12154 COUNTRY MANOR LANE	Sign Here: 	10/10/12
Print Name of Petitioner: FRAN Michel	Address: 12132 Royalwood Ct	Sign Here: 	10/10/12
Print Name of Petitioner: Mary Leritz	Address: 12227 Country Manor Lane	Sign Here: 	10/10/12
Print Name of Petitioner: Tom Leritz	Address: 12227 Country Manor Lane	Sign Here: 	10/10/12
Print Name of Petitioner: ANNA ROTHENBERG	Address: 12147 Royal Valley Dr.	Sign Here: 	10/12/12
Print Name of Petitioner: Kristin Weinberg	Address: 12190 Royal Valley Dr	Sign Here: 	10/12/12
Print Name of Petitioner: Steve Erikson	Address: 12148 Royalwood Ct.	Sign Here: 	10/12/12
Print Name of Petitioner: Gene Sardon	Address: 12131 Royalwood Ct #62141	Sign Here: 	10/12/12
Print Name of Petitioner: Roxie Hester	Address: 12155 Royalwood Ct.	Sign Here: 	10/12/12
Print Name of Petitioner: Jerome Byrd	Address: 12101 Country Manor Lane	Sign Here: 	10/12/12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <u>Judy Wasserman</u>	Address: <u>272 Prince Towne Dr.</u>	Sign Here: <u>Judith B. Wasserman</u>	<u>Oct. 6, 2012</u>
Print Name of Petitioner: <u>Stephen Wasserman</u>	Address: <u>272 Prince Towne Dr.</u>	Sign Here: <u>Stephen SWB</u>	<u>10/6/12</u>
Print Name of Petitioner: <u>NINDER PANESAR</u>	Address: <u>281 Prince Towne Dr</u>	Sign Here: <u>Ninder Panes</u>	<u>10/6/12</u>
Print Name of Petitioner: <u>TARLOK PANESAR</u>	Address: <u>281 Prince Towne Dr</u>	Sign Here: <u>Tarlok Panesar</u>	<u>10/6/12</u>
Print Name of Petitioner: <u>Deborah Grace</u>	Address: <u>284 Prince Towne Dr</u>	Sign Here: <u>Deborah A. Grace</u>	<u>10/6/12</u>
Print Name of Petitioner: <u>April Gaither</u>	Address: <u>289 Prince Towne Dr</u>	Sign Here: <u>April Gaither</u>	<u>7 Oct 12</u>
Print Name of Petitioner: <u>BRIAN GAITHER</u>	Address: <u>289 PRINCE TOWNE</u>	Sign Here: <u>Brian M</u>	<u>10-7-12</u>
Print Name of Petitioner: <u>MARJORY SACKS</u>	Address: <u>23 SPOEDE LANE</u>	Sign Here: <u>Marjory Sacks</u>	<u>10/7/12</u>
Print Name of Petitioner: <u>M T SACKS</u>	Address: <u>23 SPOEDE LN</u>	Sign Here: <u>M T Sacks</u>	<u>10/7/12</u>
Print Name of Petitioner: <u>Harry Sacks</u>	Address: <u>23 Spoele Lane</u>	Sign Here: <u>Harry Sacks</u>	<u>10/7/12</u>

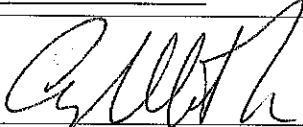
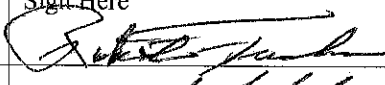
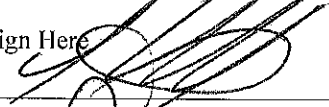
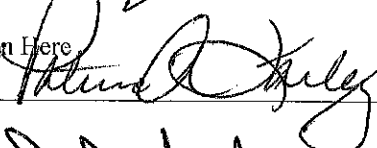
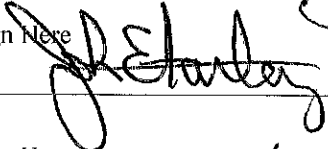
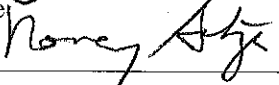
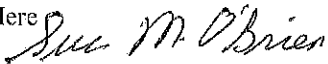
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: GARY L. MORGAN	Address: 17 BEACON HILL	Sign Here: <i>Gary L Morgan</i>	10/8/12
Print Name of Petitioner: Linda F. Morgan	Address: 18 Beacon Hill	Sign Here: <i>Linda F. Morgan</i>	10/8/12
Print Name of Petitioner: Janet Juang	Address: 318 Prince Towne Dr. 63141	Sign Here: <i>Janet J J</i>	10/8/12
Print Name of Petitioner: Marie Fischer	Address: 12206 Prince Towne 63141	Sign Here: <i>Marie Fischer</i>	10/9/12
Print Name of Petitioner: ALLEN FISCHER	Address: 12206 PRINCE TOWNE 63141	Sign Here: <i>Allen Fischer</i>	10-9-12
Print Name of Petitioner: Janet Meglio	Address: 12214 Prince Towne 63141	Sign Here: <i>Janet Meglio</i>	10-9-12
Print Name of Petitioner: ANTONIO MEGLIO	Address: 12214 Prince Towne	Sign Here: <i>Antonio Meglio</i>	10-9-12
Print Name of Petitioner: Barbara Winnerman	Address: 416 Conway Wold Byway 63141	Sign Here: <i>Barbara Winnerman</i>	10/10/12
Print Name of Petitioner: Susan Fields	Address: 12205 Prince Towne Dr	Sign Here: <i>Susan K. Fields</i>	10-10-12
Print Name of Petitioner: Thomas D. Fields	Address: 12205 Prince Towne Dr	Sign Here: <i>Thomas D Fields</i>	10-10-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: AMY WORTH	Address: 12207 WINROCK DR.	Sign Here: 	10-10-12
Print Name of Petitioner: Susan Fuchs	Address: 12601 Royal Manor Dr. 63145	Sign Here: 	10-14-12
Print Name of Petitioner: ROBERT FUCHS	Address: 12601 ROYAL MANOR DR. 63141	Sign Here: 	10-14-12
Print Name of Petitioner: Stephen Fledderman	Address: 12270 Prince Towale	Sign Here: 	10-14-2012
Print Name of Petitioner: PATRICIA FARLEY	Address: 12265 Prince Towne Dr 63141	Sign Here: 	10-14-2012
Print Name of Petitioner: John E Farley	Address: 12265 Prince Towne Dr. 63141	Sign Here: 	10-14-2012
Print Name of Petitioner: Nancy Setzer	Address: 12324 Country Glen Ln.	Sign Here: 	10-14-12
Print Name of Petitioner: Patty C. Taylor-Phillips	Address: 650 Country Manor Lane	Sign Here: 	10-14-12
Print Name of Petitioner: MATTHIAS S. PHILLIPS	Address: 650 COUNTRY MANOR LN	Sign Here: 	10-14-12
Print Name of Petitioner: SUE M. O'BRIEN	Address: 12300 FAIRGAMER LANE	Sign Here: 	10-14-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Julie L. Rovics	Address: 222 WEYBRIDGE DR, 63141	Sign Here: Julie L. Rovics	10-10-12
Print Name of Petitioner: Jack A. Jablonow	Address: 232 Weybridge Drive 63141	Sign Here: Jack A. Jablonow	10-13-12
Print Name of Petitioner: JOSEPH REISS	Address: 245 WEYBRIDGE DR. 63141	Sign Here: Joseph J. Reiss	10-13-12
Print Name of Petitioner: JOHN N. BAROLAK	Address: 12125 LADUE HTS. DR. 63141	Sign Here: John N. Barolak	10/13/12
Print Name of Petitioner: Betty Jo Kieffer	Address: 12142 LADUE HEIGHTS DR, 63141	Sign Here: Betty Jo Kieffer	10/13/12
Print Name of Petitioner: JANET N. REISS	Address: 245 WEYBRIDGE 63141	Sign Here: Janet N. Reiss	10/14/12
Print Name of Petitioner: SHERYL S. CORMAN	Address: 12111 LADUE HEIGHTS DR 63141	Sign Here: Sheryl S. Corman	10/14/12
Print Name of Petitioner: David E. Corman	Address: 12111 Ladue Heights Dr 63141	Sign Here: David E. Corman	10/14/12
Print Name of Petitioner: PATRICK BAROLAK	Address: 12125 LADUE HTS. DR 63141	Sign Here: Patrick Barolak	10/14/12
Print Name of Petitioner: EUGENE A. BLANKENMEISTER	Address: 12151 Ladue Heights Dr 63141	Sign Here: Eugene A. Blankenmeister	10/14/12

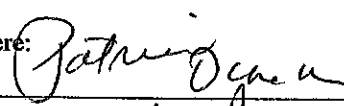
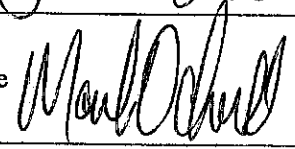
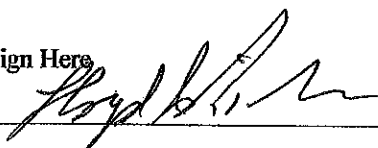
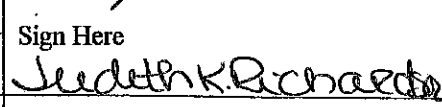
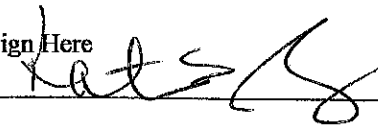
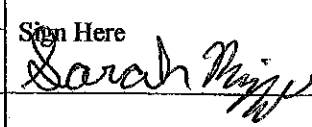
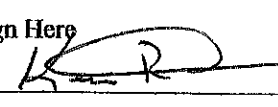
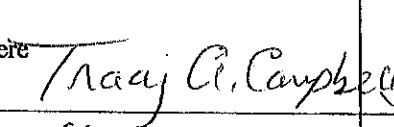
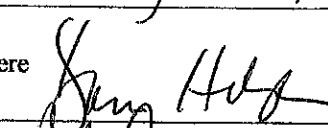
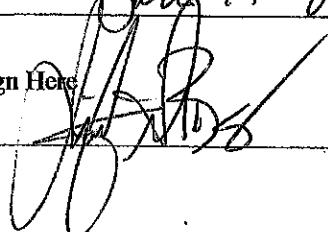
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Michelle Goldstein 63141	Address: 12360 Country Glen Lane	Sign Here: Michael Goldstein	10-7-12
Print Name of Petitioner: ANVER A. TAYOB 63141	Address: 358 FALAISE DRIVE 63141	Sign Here: Anver A. Tayob	10/10/12
Print Name of Petitioner: FAZILA TAYOB	Address: 358 FALAISE DRIVE 63141	Sign Here: Fazila Tayob	10/10/12
Print Name of Petitioner: Gregory P Metzger	Address: 12405 Montsauris Dr 63141	Sign Here: Gregory P Metzger	10/10/12
Print Name of Petitioner: Chelsea Hallenbeck	Address: 12405 Montsauris Dr 63141	Sign Here: Chelsea Hallenbeck	10/10/12
Print Name of Petitioner: LOREN LANDAU	Address: 365 LYONNAIS 63141	Sign Here: Loren Landau	10/12/12
Print Name of Petitioner: Jennifer S. Lyons	Address: 806 Carillon Court 63141	Sign Here: Jennifer S. Lyons	10/13/12
Print Name of Petitioner: ANTHONY LYON	Address: 806 Carillon Court 63141	Sign Here: Anthony Lyon	10/13/12
Print Name of Petitioner: RON Signore	Address: 771 ARAMIS DR 63141	Sign Here: Ron Signore	10/13/12
Print Name of Petitioner: Kathy Markofsky	Address: 9820 Varrington Square 63141	Sign Here: Kathy Markofsky	10/11/12

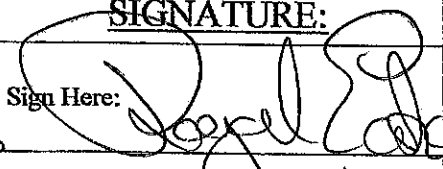
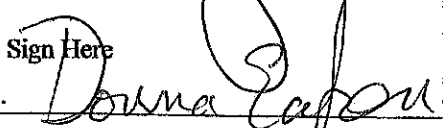
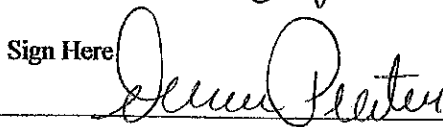
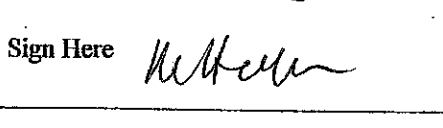
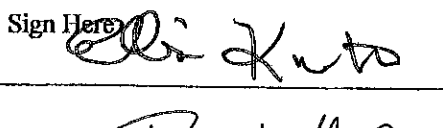
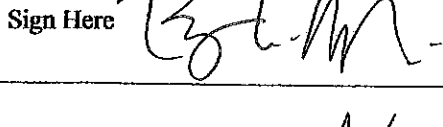
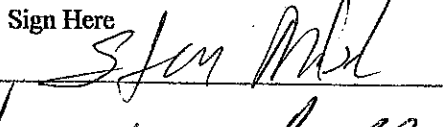
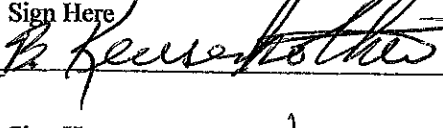
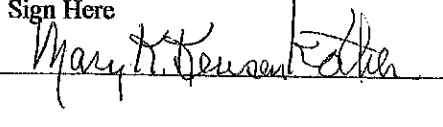
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Patria Ochanski	Address: 324 Falaise	Sign Here: 	10-14-12
Print Name of Petitioner: MARK OCHENSKI	Address: 324 FALAISE	Sign Here: 	10/14/12
Print Name of Petitioner: LLOYD RICHARDSON	Address: 346 FALAISE	Sign Here: 	10/14/12
Print Name of Petitioner: JUDITH K. RICHARDSON	Address: 346 Falaise	Sign Here: 	10-14-12
Print Name of Petitioner: KATHLEEN S. RIZZO	Address: 911 Fernway LN 63141	Sign Here: 	10-14-12
Print Name of Petitioner: Sarah K Rizzo	Address: 911 Fernway LN 63141	Sign Here: 	10-14-12
Print Name of Petitioner: KEVIN RIZZO	Address: 911 FERNWAY LN 63141	Sign Here: 	10-14-12
Print Name of Petitioner: TRACY A. CAMPBELL	Address: 314 GONNALS 63141	Sign Here: 	10-13-12
Print Name of Petitioner: Donna Hiblen	Address: 357 Falaise Drive 63141	Sign Here: 	10/15/12
Print Name of Petitioner: Jennifer Burges	Address: 321 Falaise Dr. 63141	Sign Here: 	10-15-12

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: RONALD J. EATON	Address: 12410 MONTSOURIS	Sign Here: 	10/14/12
Print Name of Petitioner: DONNA EATON	Address: 12410 MONTSOURIS 63141	Sign Here: 	10/14/12
Print Name of Petitioner: DONNA PRENTICE	Address: 301 FA LAISE DRIVE 63141	Sign Here: 	10/14/12
Print Name of Petitioner: MICHAEL HOBAN	Address: 301 FA LAISE DRIVE 63141	Sign Here: 	10/14/12
Print Name of Petitioner: JACKIE KANTOR	Address: 12365 MONTSOURIS	Sign Here: 	10/14/12
Print Name of Petitioner: ELLIS KANTOR	Address: 12365 MONTSOURIS	Sign Here: 	10/14/12
Print Name of Petitioner: TRACY L. MONDSCHHEIN	Address: 342 LYONNAIS 63141	Sign Here: 	10/14/12
Print Name of Petitioner: STEVEN MONDSCHHEIN	Address: 342 LYONNAIS DR. 63141	Sign Here: 	10/14/12
Print Name of Petitioner: BERNARD KEUSENKOTHE	Address: 12372 MONTSOURIS DR	Sign Here: 	10/14/12
Print Name of Petitioner: MARY K. KEUSENKOTHE	Address: 12372 MONTSOURIS DR.	Sign Here: 	10/14/12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Angela Early</i>	Address: <i>16 Morwood Lane 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>DAN HAGRMAN</i>	Address: <i>374 Falaise Dr 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>SHANNON HAGRMAN</i>	Address: <i>374 Falaise Dr. Creve Coeur mo 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>David Coppola</i>	Address: <i>12303 GAILLARD DR 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>Johann Coppola</i>	Address: <i>12303 Gaillard Dr 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>Judy A. Campbell</i>	Address: <i>314 Lyonnais Dr. 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Karen Colarelli</i>	Address: <i>332 Falaise</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>A. S. O.</i>	Address: <i>296 L'Annois Dr 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>DAVID WEARE</i>	Address: <i>12355 Montsouls Dr</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Shelli Wille</i>	Address: <i>12355 MONTSOULS</i>	Sign Here: <i>[Signature]</i>	<i>10/14/12</i>

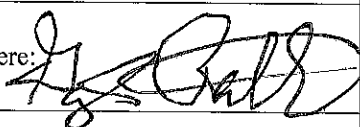
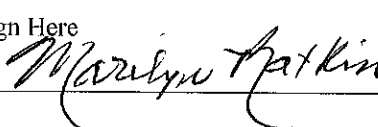
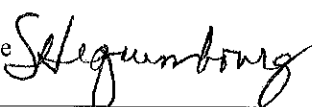
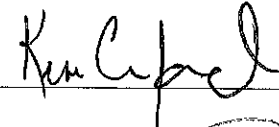
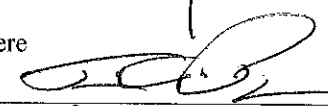
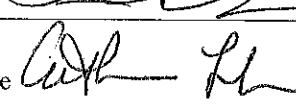
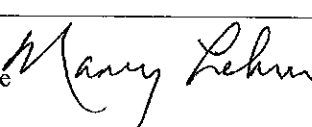
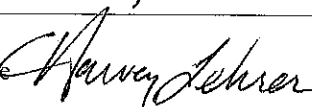
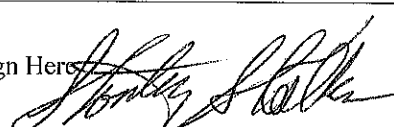
PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: CLAYTON G. CARY JR	Address: 261 FALSE DR. 63141	Sign Here: Clayton G. Cary Jr	10-11-12
Print Name of Petitioner: Dorothy J. Neals	Address: 12335 Gaillard Dr. 63141	Sign Here: Dorothy J. Neals	10-12-12
Print Name of Petitioner: Marvin Neals	Address: 12335 Gaillard Dr. 63141	Sign Here: Marvin Neals	10-12-12
Print Name of Petitioner: Joyce Katz	Address: 234 Chamonix CT 63141	Sign Here: Joyce Katz	10-12-12
Print Name of Petitioner: EDWARD KATZ	Address: 234 CHAMONIX CT.	Sign Here: Edward Katz	10-12-12
Print Name of Petitioner: SHELLAM GROSS	Address: 221 CHAMONIX CT. 63141	Sign Here: Shellam Gross	10-12-12
Print Name of Petitioner: Janice Pierson (Pauli)	Address: 309 False Dr. 63141	Sign Here: Janice Pierson (Pauli)	10-13-12
Print Name of Petitioner: ANN H. WILLIS	Address: 938 SOMERFORD PL 63141	Sign Here: Ann H. Willis	10-13-12
Print Name of Petitioner: STEPHEN T. WILLIS	Address: 938 SOMERFORD PL 63141	Sign Here: Stephen T. Willis	10-13-12
Print Name of Petitioner: Donna Adams	Address: 12371 Cross Creek 63141	Sign Here: Donna Adams	10-13-12

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Gary A. Ratkin	Address: 12217 Kingshill	Sign Here: 	10/6/12
Print Name of Petitioner: Marilyn Ratkin	Address: 12217 Kingshill	Sign Here: 	10/6/12
Print Name of Petitioner: Samuel Bell	Address: 12247 Kingshill Drive 63141	Sign Here: 	10/6/12
Print Name of Petitioner: Sharon Hequembourg	Address: 12208 Kingshill Dr.	Sign Here: 	10/9/12
Print Name of Petitioner: Kim Crawford	Address: 12269 Kingshill Dr	Sign Here: 	10/10/12
Print Name of Petitioner: Tim Taylor	Address: 12244 Kingshill Dr.	Sign Here: 	10/10/12
Print Name of Petitioner: CATHERINE Luk / William Thomas	Address: 12233 Kingshill Dr 63141	Sign Here: 	10/10/12
Print Name of Petitioner: Nancy Lehrer	Address: 12238 Kingsberg 63141	Sign Here: 	10/11/12
Print Name of Petitioner: Harvey Lehrer	Address: 12238 Kingshill Dr 63141	Sign Here: 	10/11/12
Print Name of Petitioner: Stanley Kulkor	Address: 259 Prince Tower Dr	Sign Here: 	10.15.12

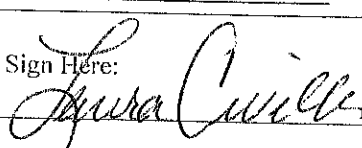
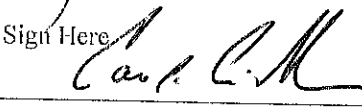
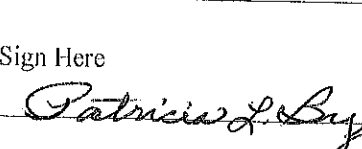
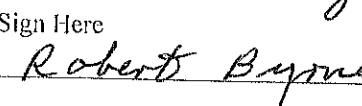
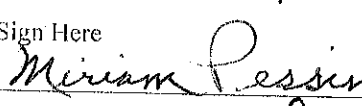
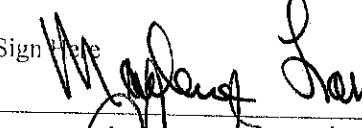
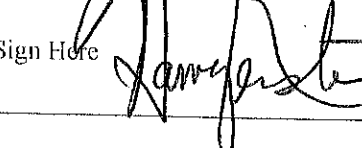
PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: DEBORAH JOHNSON	Address: 370 Ladue Oaks Circle 63141	Sign Here: Deborah Johnson	10-7-12
Print Name of Petitioner: TERRY R. JOHNSON	Address: 270 Ladue Oaks Circle 63141	Sign Here: Terry R. Johnson	10-7-12
Print Name of Petitioner: ROSEMARY K. MOSHER	Address: 304 LADUE WOODS CT 63141	Sign Here: Rosemary K Mosher	10/8/12
Print Name of Petitioner: ROBERT J. MOSHER	Address: 304 LADUE WOODS CT 63141	Sign Here: Robert J. Mosher	10/8/12
Print Name of Petitioner: THOMAS E. WILCOX	Address: 315 LADUE WOODS CT 63141	Sign Here: Tom Wilcox	10/8/12
Print Name of Petitioner: LOU ANN WILCOX	Address: 315 Ladue Woods Ct 63141	Sign Here: Lou Ann Wilcox	10/8/12
Print Name of Petitioner: PHYLLIS OSTER	Address: 226 LADUE OAKS CIR 63141	Sign Here: Phyllis Oster	10/10/12
Print Name of Petitioner: RICHARD J. OSTER	Address: 226 Ladue Oaks Cir 63141	Sign Here: Richard J. Oster	10/10/12
Print Name of Petitioner: ANDREA D. SIMPKES	Address: 139 Ladue Oaks Dr. 63141	Sign Here: Andrea D. Simpkes	10/10/12
Print Name of Petitioner:	Address:	Sign Here:	

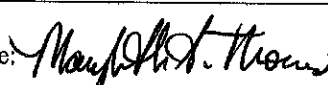
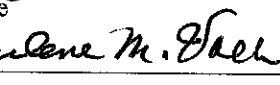
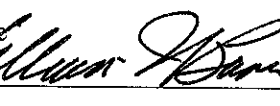
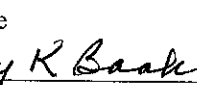
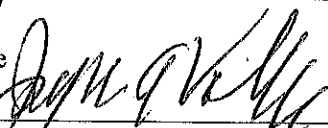
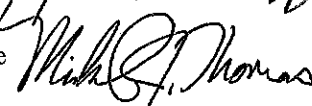
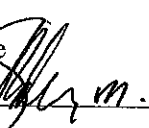
PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Laura Civella	Address: 167 Ladue Pines Dr. 63141	Sign Here: 	10-6-12
Print Name of Petitioner: Carl Civella	Address: 167 Ladue Pines Dr. Creve Coeur MO 63141	Sign Here: 	10-6-12
Print Name of Petitioner: PAGE MCELTON IVIE	Address: 191 LADUE PINES DR. CREVE COEUR MO 63141	Sign Here: 	10.6.12
Print Name of Petitioner: PATRICIA BYRNE	Address: 180 LADUE PINES DR. 63141	Sign Here: 	10/6/12
Print Name of Petitioner: ROBERT BYRNE	Address: 180 LADUE PINES DR. 63141	Sign Here: 	10/6/12
Print Name of Petitioner: MIRIAM PESSIN	Address: 130 LADUE PINES DR. 63141	Sign Here: 	10/06/12
Print Name of Petitioner: Marlene Lander	Address: 185 Ladue Pines 63141	Sign Here: 	10/6/12
Print Name of Petitioner: Harvey Gerstein	Address: 11910 Sackston Ridge 63141	Sign Here: 	10/10/12
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

PETITION

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NAME and ADDRESS:	SIGNATURE:	DATE:
Print name of Petitioner: Marybeth A. Thomas Address: 154 Laduemont DR. 63141	Sign Here: 	10/24/12
Print Name of Petitioner: Julie M. Baak Address: 12542 Hibler Woods Dr 63141	Sign Here: 	10-24-2012
Print Name of Petitioner: Marlene M. Volk Address: 380 Hackmann Ln 63141	Sign Here: 	10/25/12
Print Name of Petitioner: SUSAN EILEEN FRONCKIEWICZ Address: 217 LADUEMONT DR 63141	Sign Here: 	10/27/12
Print Name of Petitioner: WILLIAM W. BAAK Address: 514 COEUR DE ROYALE APT 405 63141	Sign Here: 	10/28/12
Print Name of Petitioner: Betty K. BAAK Address: 514 COEUR DE ROYALE APT 405 63141	Sign Here: 	10/28/12
Print Name of Petitioner: Joseph A. Volk Address: 380 Hackmann 63141	Sign Here: 	10/31/2012
Print Name of Petitioner: MICHAEL J. THOMAS 63141 Address: 154 LADUEMONT DR. 63141	Sign Here: 	10-25-12
Print Name of Petitioner: Steve M. Baak, MD 63141 Address: 1542 Hibler Woods	Sign Here: 	10-24-12
Print Name of Petitioner: Address:	Sign Here:	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Nancy Gelb	Address: 370 Lyonnais Dr 63141	Sign Here: Nancy A. Gelb	11/3/12
Print Name of Petitioner: Larry Gelb	Address: 370 Lyonnais Dr 63141	Sign Here: Larry Gelb	11/3/12
Print Name of Petitioner: SAMI ARAFIN 63141	Address: 12451 MONTGOMERY DR. 63141	Sign Here: [Signature]	11/4/12
Print Name of Petitioner: Ellen Seeherman	Address: 200 Carlyle Lake Dr 63141	Sign Here: [Signature]	11/10/12
Print Name of Petitioner: Dianne Bomkamp	Address: 612 Fairways Cr. 63141	Sign Here: Dianne J. Bomkamp	11/10/12
Print Name of Petitioner: Gert Spielblock	Address: 539 Coeur de Royale	Sign Here: [Signature] (Maxine Spielblock) Gert Spielblock	11/10/12
Print Name of Petitioner: Selma Kramer	Address: 65 Le Sueur Estates Dr 63141	Sign Here: Selma Kramer	11-10-12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

PETITION

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<u>NAME and ADDRESS:</u>	<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Shirley Mosinger</i> Address: <i>14 Sackston Woods, 63141</i>	Sign Here: <i>Shirley Mosinger</i>	<i>10/13/12</i>
Print Name of Petitioner: <i>Greg A. Campbell</i> Address: <i>314 Lyonnais Dr. 63141</i>	Sign Here <i>Greg A. Campbell</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>ALBERT HARRIS</i> Address: <i>334 LYONNAIS St. Louis 63141</i>	Sign Here <i>Albert Harris</i>	<i>10-15-12</i>
Print Name of Petitioner: <i>Jody M. Harris</i> Address: <i>334 Lyonnais Dr St. Louis, Mo 63141</i>	Sign Here <i>Jody M. Harris</i>	<i>10-15-12</i>
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Xelhorah Davis</i>	Address: <i>12175 Hebler Dr 63141</i>	Sign Here: <i>Xelhorah Davis</i>	<i>10-14-12</i>
Print Name of Petitioner: <i>Romonda Davis</i>	Address: <i>12175 Hebler Dr 63141</i>	Sign Here: <i>Romonda Davis</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Nicole Gorovsky Burgess</i>	Address: <i>12166 Hebler Dr. 63141</i>	Sign Here: <i>N. Burgess</i>	<i>10/14/12</i>
Print Name of Petitioner: <i>Breck K. Burgess</i>	Address: <i>12166 Hebler Dr 63141</i>	Sign Here: <i>Breck K. Burgess</i>	<i>10-14-12</i>
Print Name of Petitioner: <i>EVAN SCHENBERG</i>	Address: <i>12176 WINDROCK DR 63141</i>	Sign Here: <i>E. Schenberg</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>Thomas J. Rolland</i>	Address: <i>12180 Hebler Dr. 63141</i>	Sign Here: <i>Thomas J. Rolland</i>	<i>10/15/12</i>
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Caryn Sandweiss</i>	Address: <i>302 LYONNAIS DR. 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>Sydney Levinson</i>	Address: <i>302 LYONNAIS DR. 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>JEREMY LEVINSON</i>	Address: <i>302 LYONNAIS DR 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>Mia Mandel</i>	Address: <i>345 Fabrice Dr. 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>Josh Mandel</i>	Address: <i>345 Fabrice Dr. 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>TODD Mandel</i>	Address: <i>345 Fabrice Dr. 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: 	Address:	Sign Here	
Print Name of Petitioner 	Address:	Sign Here	
Print Name of Petitioner 	Address:	Sign Here	
Print Name of Petitioner 	Address:	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: William J. Schierman	Address: 13 Beacon Hill Lane	Sign Here: <i>W.J. Schierman</i>	10/11/12
Print Name of Petitioner: Sue Vandegriffe	Address: 7 Beacon Hill Lane	Sign Here: <i>Sue Vandegriffe</i>	10/12/12
Print Name of Petitioner: DIANE DEBELLIS	Address: 23 Beacon Hill Dr	Sign Here: <i>Diane DeBellis</i>	10/12/12
Print Name of Petitioner: Patricia C. Freund	Address: #21 Beacon Hill Lane	Sign Here: <i>Patricia C. Freund</i>	10/13/12
Print Name of Petitioner: JOHN E. FREUND	Address: 21 BEACON HILL LANE	Sign Here: <i>John E. Freund</i>	10/13/12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: TERESA SANS Souci	Address: 320 Hibler Ct. Creve Coeur, Mo	Sign Here: T. Sans Souci	10.13.2012
Print Name of Petitioner: Michelle Petri	Address: 358 Hibler Ct. Creve Coeur	Sign Here: Michelle Petri	10.13.12
Print Name of Petitioner: Robert Dannenmueller	Address: 381 HIBLER COURT	Sign Here: [Signature]	10/13/12
Print Name of Petitioner: GWEN DANNENMUELLER	Address: 381 HIBLER CT.	Sign Here: [Signature]	10/13/12
Print Name of Petitioner: PATRICIA MEROLA	Address: 373 HIBLER CT	Sign Here: Patricia Merola	10/13/12
Print Name of Petitioner: 355 Hibler Ct	Address: Penka Popova	Sign Here: P. Popova	10/13/12
Print Name of Petitioner: RUTH LEVIN	Address: 352 HIBLER CT.	Sign Here: Ruth Levin	10/14/12
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Kathe Dugan	Address: 12196 Royal Valley Dr.	Sign Here: Kathe Dugan	10-13-12
Address:			
Print Name of Petitioner: Judy Koller	Address: 254 Prince Towne Dr	Sign Here: Judy Koller	10-15-12
Address:			
Print Name of Petitioner: JOHN H. WINTER	Address: 12205 BLACKHEATH CT	Sign Here: John Winter	10/15/12
Address:			
Print Name of Petitioner: ROSEMARY R. WINTER	Address: 12205 BLACKHEATH CT.	Sign Here: Rosemary R. Winter	10/15/12
Address:			
Print Name of Petitioner: LINDA J. VESTER	Address: 9 BENWOOD LN 63141	Sign Here: Linda Vester	10/15/12
Address:			
Print Name of Petitioner: Susan Sokolik	Address: 437 Staines CT 63141	Sign Here: Susan Sokolik	10/15/12
Address:			
Print Name of Petitioner: RICHARD SOKOLIK	Address: 437 STAINES 63141	Sign Here: Richard Sokolik	10/15/12
Address:			
Print Name of Petitioner:	Address:	Sign Here:	
Address:			
Print Name of Petitioner:	Address:	Sign Here:	
Address:			
Print Name of Petitioner:	Address:	Sign Here:	
Address:			

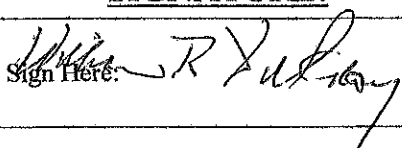
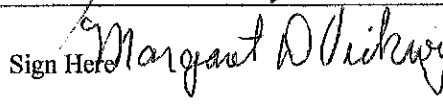
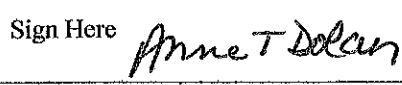
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: BRIAN T. GOGGINS	Address: 12229 LADUE WOODS 63141	Sign Here: <i>Brian T Goggins</i>	10/11/12
(Kathleen) Print Name of Petitioner: Kaye Goggins	Address: 12229 Ladue Woods Dr.	Sign Here: <i>Kaye Goggins</i>	10/11/12
Print Name of Petitioner: BEVERLY J. MACH	Address: 331 LADUE WOODS CT. 63141	Sign Here: <i>Beverly Mach</i>	10/14/12
Print Name of Petitioner: Eileen K. Nasrallah	Address: 312 Ladue Woods Ct. 63141	Sign Here: <i>Eileen K. Nasrallah</i>	10/15/12
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

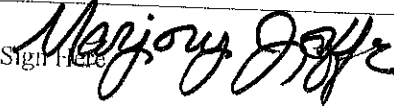
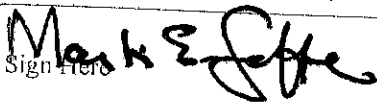
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: WILLIAM R VICKROY	Address: 12329 BOOTHBAY CT 63141	Sign Here: 	10-10-12
Print Name of Petitioner: Joanne B. Schwartz	Address: 12354 Boothbay Ct 63141	Sign Here: 	10-10-12
Print Name of Petitioner: PAMELA WOLLENBERG	Address: 12359 BOOTHBAY COURT 63141	Sign Here: 	10-10-12
Print Name of Petitioner: Margaret D Vickroy	Address: 12309 Boothbay Ct. 63141	Sign Here: 	10-13-12
Print Name of Petitioner: Anne Dolan	Address: 12318 Boothbay Ct 63141	Sign Here: 	10-14-12
Print Name of Petitioner: PATRICK DOLAN	Address: 12318 BOOTHBAY CT.	Sign Here: 	10-14-12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

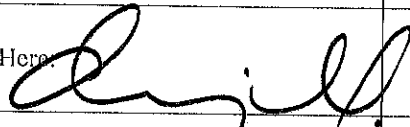
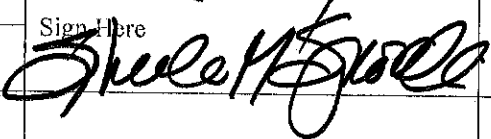
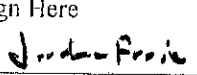
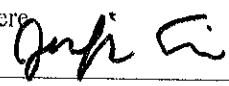
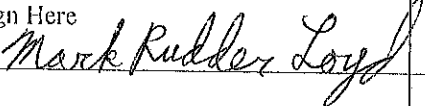
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: BRIAN TANNER	Address: 1145 HIBLER DR 63141	Sign Here: 	10/13/12
Print Name of Petitioner: David F. Schmid	Address: 277 Weybridge 63141	Sign Here: 	10/13/12
Print Name of Petitioner: Jean F. Gloriod	Address: 262 Weybridge 63141	Sign Here: 	10/14/12
Print Name of Petitioner: Terry L. Gloriod	Address: 262 Weybridge Dr 63141	Sign Here: 	10/14/12
Print Name of Petitioner: MARGORY JAFFE	Address: 12173 WINROCK DR. 63141	Sign Here: 	10/14/12
Print Name of Petitioner: Martin Jaffe	Address: 12173 Winrock Dr. 63141	Sign Here: 	10/14/12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	
Print Name of Petitioner	Address:	Sign Here	

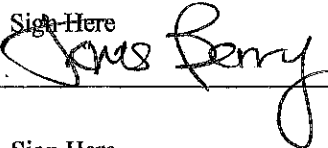
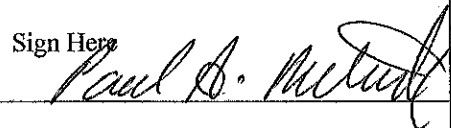
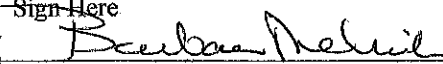
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: A. J. SIGWORELLI		Sign Here 	10/14/12
Address: 12256 LADUE WOODS DR. 63141			
Print Name of Petitioner: Sheila Sigworelli		Sign Here 	10/14/12
Address: 12256 LADUE WOODS DR. 63141			
Print Name of Petitioner: Jordan Freie		Sign Here 	10/14/12
Address: 12230 Ladue Woods Dr. 63141			
Print Name of Petitioner: Jennifer Freie		Sign Here 	10/14/12
Address: 12230 Ladue Woods Dr. 63141			
Print Name of Petitioner ^{mark} : MARK FRANCIS RUDDER LOYD		Sign Here 	10/14/12
Address: 311 LADUE OAKS DRIVE 63141			
Print Name of Petitioner: FRANCES M. LOYD		Sign Here 	10/14/12
Address: 311 LADUE OAKS DRIVE 63141			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			

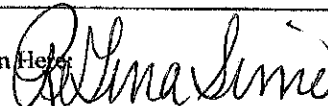
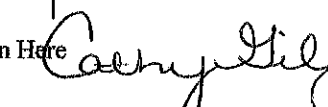
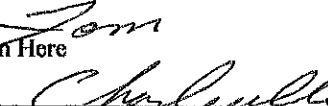
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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner:	SCOTT BERRY 63141	Sign Here: 	10/12/12
Address:	150 ROYALGATE DR. CREVE COEUR		
Print Name of Petitioner:	JANIS BERRY	Sign Here: 	10/12/12
Address:	150 Royalgate Dr 63141		
Print Name of Petitioner:	Sue Maneson	Sign Here: 	10/13/12
Address:	12530 Royal Manor 63141		
Print Name of Petitioner:	PAUL Melnik	Sign Here: 	10/13/12
Address:	144 Royalgate Dr 63141		
Print Name of Petitioner:	Barbara Melnik	Sign Here: 	10/13/12
Address:	144 Royalgate Drive 63141		
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here:	
Address:			

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Regina Simo	Address: 6 Spode Ridge Lane 63141	Sign Here 	10/10/12
Print Name of Petitioner: Cathy Gilje	Address 12392 Creek Run Drive - Apt. K 63141	Sign Here 	10/11/12
Print Name of Petitioner: Frank Simo	Address 6 SPODES RIDGE LANE 63141	Sign Here 	10/12/12
Print Name of Petitioner: Ann Perryman	Address 1163 Mill Crossing Unit 206 63141	Sign Here 	10/12/12
Print Name of Petitioner: Hitoshi Tada	Address 12932 Autumn View Dr. 63146	Sign Here 	10/12/12
Print Name of Petitioner: Thomas W. Charleville	Address 505 N MASON RD 63141	Sign Here 	10-12-12
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Cheryl O'Connor</i>	Address: <i>12390 Montsowis Dr. #3141</i>	Sign Here:	<i>10-15-12</i>
		<i>Cheryl O'Connor</i>	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
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Print Name of Petitioner	Address	Sign Here	

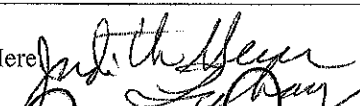
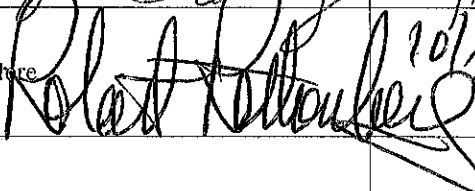
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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:	JOHN S. DANIELS	Sign Here	10-16-12
Address	19 Woodbridge MANOR Rd		
Print Name of Petitioner:	LANCE P. CIMAROLLI	Sign Here	10-16-12
Address	19 Woodbridge MANOR Rd		
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
Address			
Print Name of Petitioner:		Sign Here	
Address			

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
	Print name of Petitioner: <u>Judith Greer Lahay</u> Address: <u>4729 Royalwood DR 63141</u>	Sign Here 	<u>10/12/12</u>
	Print Name of Petitioner: <u>ROBERT ROTHENBERG</u> Address: <u>12147 Royalwood DR 63141</u>	Sign Here 	<u>10/13/12</u>
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Melissa Matthews</i>	Address: <i>12224 Kingshill Dr</i>	Sign Here: <i>M. Matthews</i>	<i>10-7-12</i>
Print Name of Petitioner: <i>Karen Greiner</i>	Address: <i>12224 Kingshill Dr.</i>	Sign Here: <i>K. Greiner</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>James Oakley</i>	Address: <i>371 Country Glen Ln</i>	Sign Here: <i>J. M. Oakley</i>	<i>10-13-12</i>
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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<u>NAME and ADDRESS:</u>	<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>SELYNN PICKER</i> Address: <i>12215 ROYAL VALLEY DR.</i>	Sign Here: <i>Sellynn Picker</i>	<i>OCT 7 2012</i>
Print Name of Petitioner: <i>EDWARD DAHL</i> Address: <i>12233 Royal Valley Dr</i>	Sign Here: <i>Edward J Dahl</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>Linda Dahl</i> Address: <i>12233 Royal Valley Dr.</i>	Sign Here: <i>Linda Dahl</i>	<i>10/7/12</i>
Print Name of Petitioner: <i>HELEN PRUETT</i> Address: <i>395 ROYAL VALLEY DR</i>	Sign Here: <i>Helen Pruett</i>	<i>10/07/12</i>
Print Name of Petitioner: <i>Batri Behbahani</i> Address: <i>354 Royal Valley Dr</i>	Sign Here: <i>Batri Behbahani</i>	<i>10/12/12</i>
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	
Print Name of Petitioner: Address:	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
	Print name of Petitioner: Mervi Lyn Bisch Address: 1536 Lakeshore Dr 63141	Sign Here: Mervi Lyn Bisch	10/15/12
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner: Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	
	Print Name of Petitioner Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Mary Igo</i>	Address: <i>12225 Kingshill Drive 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>Jeffrey M. Igo</i>	Address: <i>12225 Kingshill</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner: <i>COREY S. BERGER</i>	Address: <i>116 LADUE WOODS ESTATES DR.</i>	Sign Here: <i>[Signature]</i>	<i>10/15/12</i>
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <u>Lynn S. Berry</u>	Address: <u>626 GRAESER RD. 63141</u>	Sign Here: <u>[Signature]</u>	10/15/12
Print Name of Petitioner: <u>HENRY L. CLOUSE</u>	Address: <u>626 GRAESER RD 63141</u>	Sign Here: <u>[Signature]</u>	10/15/12
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: JACKIE RASP	Address: 12171 Ladue Hgts Dr. 63141	<i>Jackie Rasp</i> Sign Here:	10/14/12
Print Name of Petitioner: BOB RASP		Sign Here: <i>Robert J. Rasp</i>	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: _____	Address: _____	Sign Here: _____	10/11/12
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	10/11/12
Print Name of Petitioner: LINDA A STRICKLAND	Address: 4 WOODBRIDGE MANOR Rd.	Sign Here: Linda A Strickland	10/14/12
Print Name of Petitioner: JAMES C. STRICKLAND	Address: 4 WOODBRIDGE MANOR Rd	Sign Here: James C. Strickland	10/14/12
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	
Print Name of Petitioner: _____	Address: _____	Sign Here: _____	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Spalding	Address: 5 Woodbridge Manor	Sign Here: Spalding	10/11/12
Print Name of Petitioner: ELLEN W. SWEENEY	Address: 16 WOODBRIDGE MANOR RD	Sign Here: Ellen W. Sweeney	10/11/12
Print Name of Petitioner: ELIZABETH M SASSE	Address: 5 WOODBRIDGE MANOR RD 63141	Sign Here: Elizabeth M. Sasser	10-13-12
Print Name of Petitioner: WILLIAM F SASSE	Address: 5 WOODBRIDGE MANOR RD 63141	Sign Here: William F Sasser	10-13-12
Print Name of Petitioner: MARJORIE L. SCHATZEN	Address: 6 WOODBRIDGE MANOR RD 63141	Sign Here: Marjorie L. Schatzgen	10-13-12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

PETITION

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner:		Sign Here:	
Address:			
Print Name of Petitioner:	Jane Walker	Sign Here	10/14/12
Address:	17 Woodbridge Manor		
Print Name of Petitioner:	INGRID N DORTON	Sign Here	10/15/12
Address:	48 Country Fair Lane		
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			
Print Name of Petitioner:		Sign Here	
Address:			

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Samuel Spalding	Address: 15 Woodbridge Manor	Sign Here: Samuel Spalding	10/11/12
Print Name of Petitioner: THOMAS W. SWEENEY	Address: 11 WOODBRIDGE MANOR RD	Sign Here: Thomas W. Sweeney	10/11/12
Print Name of Petitioner: JUDITH GALL	Address: 14 WOODBRIDGE MANOR RD	Sign Here: Judith Gall	10-14-12
Print Name of Petitioner: IRA GALL	Address: 14 WOODBRIDGE MANOR RD	Sign Here: Ira Gall	10-14-'12
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	
Print Name of Petitioner:	Address:	Sign Here	

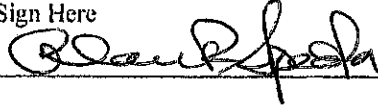
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: RONALD GREENSPAN	Address: 269 Litchford Court 63141	Sign Here: <i>Ronald Greenspan</i>	10-11-12
Print Name of Petitioner: Diane B. Greenspan	Address: 269 Litchford Ct. 63141	Sign Here: <i>Diane B. Greenspan</i>	10/11/12
Print Name of Petitioner: RICHARD PRICE	Address: 253 Litchford Ct. 63141	Sign Here: <i>Richard Price</i>	10/11/12
Print Name of Petitioner: PEGGY PRICE	Address: 253 LITCHFORD CT 63141	Sign Here: <i>Peggy D. Price</i>	10/11/12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: Ann Spector	Address: 280 Litchford Court 63141	Sign Here: 	10/13/12
Print Name of Petitioner: ALAN SPECTOR	Address: 280 LITCHFORD COURT 63141	Sign Here: 	10/13/12
Print Name of Petitioner: Albert M Schluter	Address: 288 Litchford Ct 63141	Sign Here: 	10/14/12
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: Address:	Jean Marie Grewe 63141 149 Royal Manor Ct Creve Coeur	Sign Here: 	10/10/2012
Print Name of Petitioner: Address	VAL JOHN GREWE 149 ROYAL MANOR CT, 63141	Sign Here 	10/10/12
Print Name of Petitioner: Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner: Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	
Print Name of Petitioner Address		Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>R. ROSEN</i> 63141	Address: <i>140 LADUE PINES DR</i>	Sign Here: <i>R. Rosen</i>	<i>10/5/12</i>
Print Name of Petitioner: <i>DAN ROSEN</i>	Address: <i>140 Ladue Pines Dr</i> 63141	Sign Here: <i>Dan Rosen</i>	<i>10/6/12</i>
Print Name of Petitioner: <i>Dolores Cytron</i>	Address: <i>151 Ladue Pines Dr.</i> 63141	Sign Here: <i>Dolores Cytron</i>	<i>10/6/12</i>
Print Name of Petitioner: <i>Elliott Cytron</i>	Address: <i>151 Ladue Pines</i> 63141	Sign Here: <i>Elliott Cytron</i>	<i>10/6/12</i>
Print Name of Petitioner: <i>JAMES KESSE</i>	Address: <i>160 Ladue Pines</i> 63141	Sign Here: <i>James Kesse</i>	<i>10/6/12</i>
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	
Print Name of Petitioner:	Address:	Sign Here:	

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<u>NAME and ADDRESS:</u>	<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <u>Barry Spiegelglass</u> Address: <u>12323 Boothbay Ct. 63141</u>	Sign Here: <u>Barry Spiegelglass</u>	<u>10/14/12</u>
Print Name of Petitioner: <u>Renee Spiegelglass</u> Address: <u>12323 Boothbay Ct 63141</u>	Sign Here <u>Renee Spiegelglass</u>	<u>10/14/12</u>
Print Name of Petitioner: Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner: Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
Print Name of Petitioner Address	Sign Here	
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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Barbara A. Weil</i>	Address: <i>140-169 Belle Maison Lane</i>	Sign Here: <i>[Signature]</i>	<i>10/11/2012</i>
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

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NAME and ADDRESS:		SIGNATURE:	DATE:
Print name of Petitioner: <i>Marlene N. Hammerman</i>	Address: <i>211 Hewlett Ct 63141</i>	Sign Here: <i>Marlene N. Hammerman</i>	<i>10/11/12</i>
Print Name of Petitioner: <i>Rhonda K. Goldfeder</i>	Address: <i>219 Hewlett Ct. 63141</i>	Sign Here: <i>Rhonda K. Goldfeder</i>	<i>10/11/12</i>
Print Name of Petitioner: <i>Shirley D. [unclear]</i>	Address: <i>219 Hewlett Ct 63141</i>	Sign Here: <i>Shirley D. [unclear]</i>	<i>11/11/12</i>
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner:	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	
Print Name of Petitioner	Address	Sign Here	

PETITION

THE UNDERSIGNED, residents of the City of Creve Coeur, Missouri, do hereby petition the City of Creve Coeur Planning and Zoning Commission to recommend against the proposed rezoning of 140-169 Belle Maison Lane and 170-194 Belle Maison Court (formerly the Thompson Center property) from "A" Single Family Residential to "PRD" Planned Residential District, pursuant to the application submitted on behalf of Delmar Gardens Creve Coeur Renaissance, LLC, and further petition the Creve Coeur City Council to deny the proposed rezoning. **THE UNDERSIGNED** find that the detriment to surrounding residential areas that would result from such rezoning greatly outweigh any alleged benefit to the public, the proposed rezoning is in direct conflict with the Creve Coeur Comprehensive Plan, the uses permitted by the proposed rezoning would create dangerous traffic conditions, and the proposed rezoning constitutes a significant departure from sound planning principles.

<u>NAME and ADDRESS:</u>		<u>SIGNATURE:</u>	<u>DATE:</u>
Print name of Petitioner: <i>Jim D. Schantz</i>	Address: <i>316 Ladue Oaks 63141</i>	Sign Here: <i>Jim D. Schantz</i>	<i>10/13/2012</i>
Print Name of Petitioner: <i>Spencer Schantz</i>	Address: <i>316 Ladue Oaks 63141</i>	Sign Here: <i>[Signature]</i>	<i>10/13/2012</i>
Print Name of Petitioner:	Address	Sign Here	
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Print Name of Petitioner	Address	Sign Here	



city of CREVE COEUR

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**PLANNING AND ZONING COMMISSION APPLICATION #12-027
TO ALLOW THE SUBDIVISION AND REZONING OF THE FORMER BELLE
MAISON SUBDIVISION FROM "A" SINGLE-FAMILY RESIDENTIAL WITH
RESIDENTIAL DESIGN DEVELOPMENT TO A "PRD" PLANNED RESIDENTIAL
DISTRICT**

FOR THE MEETING OF: October 15, 2012

LOCATION:

140-169 Belle Maison Lane and 170-194 Belle Maison Court
(Former Belle Maison Subdivision Adjacent to Parkway Northeast Middle School
on Ladue Road, West of Interstate 270)

REQUEST:

Allow rezoning and re-subdivision of the property from "A" Single-Family Residential with a Residential Design Development (RDD) approval to "PRD" Planned Residential Development for 10 single-family residential lots, a 180-bed skilled care facility, and a 160-unit senior living facility.

ADDITIONAL INFORMATION:

Levinson Homes was unable to complete the Belle Maison project after largely constructing two houses. Delmar purchased the land several years ago but only recently submitted their proposal. A "PRD" district requires a series of specific findings by P&Z and City Council before it can be approved.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards for PRD approval?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Residential Preservation and Economic Development
- Key Property "Neighborhoods 5" (p.50)
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.390, Planned Zoning Districts
- Section 405.1060 Zoning Changes and Text Amendments

APPLICANTS: Delmar Gardens Creve Coeur
Renaissance, LLC
14805 N. Outer Forty Drive, Suite 300
Chesterfield, MO 63017

APPLICANTS' REPRESENTATIVE John King
Lathrop Gage, LLP
7701 Forsyth Boulevard
Clayton, MO 63105



REPORT PREPARED BY:

Paul Langdon, AICP, Community Development Director

Date

ATTACHMENTS:

Applicant's Materials received July 13, 2012
Applicant's Traffic Impact Assessment, received September 24, 2012

DEVELOPMENT HISTORY

The 28.6 acre site was zoned “A” Single Family Residential in 1974 when Creve Coeur annexed it, along with several residential subdivisions, into the city’s boundaries. The land was owned by the Missouri Diocese of the Protestant Episcopal Church who operated a retreat there called the Thompson Center. The church attempted to sell it to Taylor-Morley Homes beginning in 2002. Taylor-Morley Homes subsequently requested approval from the City of Creve Coeur to rezone and develop the parcel under “B” zoning with an RDD (Residential Design Development) approval. The requests were altered many times and consisted of 94, 82, 72, 53, and 49 units; all were denied by the city. Taylor-Morley challenged the City’s decisions in court but was not successful.

The property was then put under contract with Levinson Homes in 2006. The City approved an RDD under the “A” zoning in January 2007. The approved plan for “Belle Maison” subdivision included only 28 houses on two cul-de-sacs with a common driveway opposite Ladue Pines Drive. The site was cleared, most of the infrastructure installed and two houses begun when the project stopped. Several stormwater management issues had already surfaced resulting in considerable erosion and siltation of the subdivision and adjacent property.

The failed subdivision was purchased by Delmar Gardens shortly after the subdivider, Levinson Homes, officially went out of business. Delmar Gardens proceeded to undertake several small projects to stabilize the slopes on the north and west sides and has since maintained grass cutting and general maintenance. The site remains essentially vacant with only the two, incomplete, single-family houses present out of the platted 28 lots.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED (RESPECTIVELY)	SEPARATED BY
North	Residential: Creve Coeur Place Ladue Heights Lac du Bois	“B” Single Family Residential w/RDD “B” Single Family Residential “A” Single Family Residential	NA
South	Residential: Ladue Pines Court Beacon Hill Ladue Downs	“A” Single Family Residential “A” Single Family Residential “A” Single Family Residential w/RDD	NA
East	Parkway Middle School	“A” Single Family Residential	NA
West	Residential: Worthington Oaks	“A” Single Family Residential	NA

FINDING OF ELIGIBILITY

An application for “PRD” Planned Residential Development requires a finding of eligibility by the Zoning Administrator prior to review by the Planning Commission. The following table summarizes that finding and is provided for reference only.

It should be noted that many points are fairly debatable. The purpose of this finding is primarily to serve as a quick review to determine if the proposal meets minimal standards; enough that it warrants further review. Greater scrutiny is applied in the subsequent discussion and is the purview of the Planning Commission and City Council.

Criteria	Finding
Cannot be approved under other zoning	The combination of single-family, multi-family and institutionalized residential development can be accomplished in any of the three planned zoning districts: Planned Residential (Section 405-390.D.2.a), Planned Commercial (Section 405-390.D.2.b) and Planned Community (Section 405-350). However, the predominately residential setting for this project eliminates the use of the Planned Commercial District and the purpose of the Planned Community district is to include the full spectrum of uses, which this proposal does not do. The only remaining option is the “PRD” Planned Residential District.
Fulfills purpose of Section 405-390, Planned Zoning Districts: “The purpose of the Planned Zoning District is to allow innovative design, solve problems on difficult sites, meet market niches, encourage housing in different price ranges, promote well designed developments and encourage infill and redevelopment within the existing urban area.”	Without delving into the question of appropriateness, the following appear to be facts supporting the stated purpose: • It is an innovative combination of development types in one project. • It will resolve the drainage and erosion issues on the site. • It will serve the growing demand for senior housing in the community at large. • It will infill a distressed property with economically viable uses. • The pre-designed buildings are well thought out; the single-family residences will not be designed until a builder is selected.
Substantial incorporation of PRD design criteria	Overall, the design criteria appear to be met, but a fuller discussion of these points can be found below.
Provision of tangible public benefit(s)	It is the applicant’s assertion that the adaptive use of this property, the proposed landscaping along Ladue Road, and the correction of the stormwater problems are public benefits unique to this proposal. Although staff recognize that there remains a question of weighing these somewhat limited benefits against the apparent preferences of the neighborhood and the Comprehensive Plan, staff also believes there are enough factors present to warrant further review by the Planning Commission and City Council.

COMPREHENSIVE PLAN REVIEW

The rejection of the Taylor-Morley proposals and approval of the Levinson plans were largely founded upon Comprehensive Plan considerations and the same would appear to be critical with this application. The following Comprehensive Plan goals are all pertinent to this review:

Community Image and Identity

4. Maintain the City’s strong low-density residential image and character. (p.23)

Transportation and Movement

2. Reduce traffic impact and cut-through traffic in residential areas. (p.24)
4. Improve north-south vehicular flow in the western half of the City. (p.24)

Residential Neighborhoods

“As a series of individual subdivisions, the various residential areas are not well connected with streets, sidewalks, or trails. This lack of connectivity encourages increased reliance upon the automobile for movement, and concentrates traffic on those streets that do connect through the area. The City will continue to improve pedestrian access through the implementation of the Creve Coeur Pedestrian Plan.” (p.43)

Residential Preservation and Economic Development

6. Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage. (p.45)

Key Property Recommendations
Neighborhoods 3

...It too may be developed using lot-clustering techniques with individual lots not smaller than 32,000 square feet, with at least 25% of the property set aside as open space. (p.50; provided for reference in "Neighborhoods 5" below)

Neighborhoods 5 [subject property]

The 30-acre property on the north side of Ladue Road that is currently used as a church retreat center may also be subject to pressure of development or redevelopment in the future. This property should also be used for single-family detached residential with the lot clustering discussed above. (p. 50)

With regard to the connectivity and walkability questions, the project appears to contain a sidewalk for the single-family residential portion that connects to Ladue Road, but it does not make the same allowance for the other portions of the site. It also does not connect to the street network to the north (Kingshill Drive), although this was not accomplished under the Belle Maison approval either, largely due to concerns of the existing residents, the effectiveness of nearby Coeur d'Ville Drive and significant grading issues along the north property line.

The remaining goals all center on the question of character, expressed either through the use, the layout or the structures. In as much as the single-family residential portion is largely salvaged from the Belle Maison subdivision, it can be presumed to meet these goals. The senior care and residential facilities, on the other hand, are not in keeping with these goals, especially since they are far from the single-family, detached residential advocated by the "Neighborhood 5" narrative. The applicant is aware of this, and has included an analysis in their materials of the issues. They conclude that market conditions have changed sufficiently to suggest that there are sound economic reasons for deviating from the Comprehensive Plan (witness the failure of the prior subdivision), and they suggest that the proposed project will provide an effective and unobtrusive transition from the existing institutions (school and counseling facility) to the single-family subdivisions. In this way, they argue, the project still meets the goal of protecting the existing neighborhoods from intrusions by the existing non-residential development. Whether or not this project becomes the intrusion is a divisive issue. The developer, obviously, does not think so.

Discussion of specific potential impacts continues below, but the members of the Commission should first consider this matter of recommending a project that is contrary to the Comprehensive Plan. Staff suggest that the Comprehensive Plan should always be seen as the pre-eminent guide to land use decisions, but consideration of other options should be considered under the following circumstances:

- Conditions on and around the site have changed dramatically since the Plan was written. That is not the case here. There have been no localized disasters or wholesale changes in property usage. In fact, the only substantive change is the failed subdivision and this proposal would eliminate that.
- Conditions have profoundly changed in the community such that priorities for the area in question have also changed. Staff suggest that the overall community posture and resident priorities remain largely as they have always been. An acceptance for innovations in the commercial market have always been noted in the commercial corridors, but there has never been any wavering on the concerns for the residential areas.
- A new, compelling force is dictating change such as new state or federal regulations that preclude the desired outcome. Environmental issues that preclude the expansion of a certain industry would be one example. That clearly is not the case here.

The applicant states that "...the general economic climate, market conditions, and circumstances have changed during the last decade. As such, it is our belief that the Comprehensive Plan's guidance for this subject tract is no longer viable or appropriate for the site." This is certainly true for the world at large,

and those changes have impacted some properties, including this one, but the City has been fortunate that the residential environment has been very stable and nothing has emerged that would suggest there is a problem with the existing goals for the residential areas or this site.

The applicant's narrative correctly states that the plan expects some deviation but they further assert that it encourages some deviation. It is the staff opinion that this is an example of falsely equating acceptance with encouragement. The narrative quotes the following:

"The key to successful planning in this environment is to make subjective decisions that are wise, forward thinking, and consistent over time."

There is an apparent assumption that the proposal represents wise and forward thinking that is consistent with past action. This seems presumptuous in Staff's opinion. Only hindsight can judge whether a decision is wise (which is not the same as well-argued). This project may be forward thinking in terms of the provision of housing choices for a growing segment of the population. It is fairly debatable if support of the project would be considered consistent with past actions since areas of single-family residences have been converted to other uses in the past, but it is rarely done contrary to the key properties goals in the Comprehensive Plan, including on this property.

To summarize, a rezoning contrary to the Comprehensive Plan should be founded on two concepts: one, that the current goals are sufficiently debatable that their intended outcomes can be questioned; and two, that the proposal more adequately fulfills the goals of the Comprehensive Plan and, by extension, represents a greater benefit to the public interest. Staff are not convinced that the current plan recommendations for the site are questionable since the failure of the Belle Maison project was due to a passing set of circumstances that are already diminishing. That is, the homebuilding market has been making steady gains. Regardless of the specific merits of the proposal, it remains unclear how it represents a tangibly greater benefit to the public interest than completion of the subdivision.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties:

Chapter 1 for Site Layout

B. Streetscape/Pedestrian Orientation

1. *High Quality, pedestrian scale and walkable area are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access, and enjoyment*
2. *Avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways and service entries. Continuous pedestrian activity is strongly encouraged.*
9. *At intersections, crosswalks, and main building entries, a change in sidewalk color, texture or material should emphasize the location. Paint striping to accentuate these areas is strongly discouraged.*
11. *Vehicular access is limited with no more than one (1) access per street frontage. The sharing of vehicular access between properties to minimize the number of curb cuts is encouraged.*
13. *All sidewalks should conform to the City of Creve Coeur Pedestrian Plan.*

C. Pedestrian and Vehicular Circulation

4. *Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.*
5. *Pedestrian linkages between uses in commercial development should be provided and emphasized.*

Chapter 2 / Building

C. Design

1. *A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well articulated design concept.*
3. *The primary building entrance that is clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses roof overhangs, projecting canopies or other similar features.*
6. *Buildings that are stylized in an attempt to use the building itself as advertising is strongly discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style. The building should not be designed as a sign and should not be flood lit at night.*
8. *All elevations should receive equal design consideration as the primary elevation. Rear and side façades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building.*

F. Building Services

1. *Services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed, and/or screen to minimize visual impact on public streets, surface parking lots and neighboring properties.*

The Design Guidelines provide further recommendations regarding the “use” of buildings:

Chapter 3 / “Use” Specific Guidelines

E. Accessory Buildings and Facilities

1. *Accessory buildings or facilities such as ATM’s, trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and detail to the primary building(s) on the site.*

Structures:

The applicant has submitted plans and sketches depicting the large buildings proposed for this development. It is clear that attention has been paid to the design and materials, through the provision of varied spaces, articulated facades, extensive glazing, and a mainstream palate of residential-scale building materials. The service areas are oriented away from the existing subdivisions and the intersections are well indicated with crosswalks and changes in pavement material. As mentioned earlier, the one notable concern with the design is the general lacking of sidewalks throughout the site. In the senior residential areas, it appears that walkways are only present to connect the parking lots to the building.

Landscape:

The Design Guidelines also provide recommendations on the landscape design:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
3. *The design of a landscape plan should aid and direct vehicular and pedestrian circulation and encourage pedestrian interaction.*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
9. *Landscape plans should incorporate all site elements, such as outdoor lighting, signage, trash receptacles and fencing.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

The submitted landscape plan shows that the site is more than half greenspace and is designed in general conformance with the goals above. Of particular note are:

- the various detailed garden areas throughout the site, including a pond at the main entrance;
- the densely planted buffer along the north property line adjacent to the nearby houses;
- the screening of the service areas; and,
- the complete system of street trees.

PEDESTRIAN PLAN REVIEW

The Pedestrian Plan recommends that all subdivision streets and residential areas have five-foot sidewalks on at least one side of the street and also recommends that Ladue Road ultimately has a five-foot sidewalk on both sides of the street. The proposal appears to include a sidewalk along the single-family residential street on the side opposite the houses and then provides walkways between the parking lots and the Delmar Gardens buildings. No other internal sidewalks are evident, and no sidewalk is indicated along Ladue Road. Any approval should be conditioned upon installation of sidewalks along all internal roads and Ladue Road, in conformance with the Pedestrian Plan.

ZONING REVIEW

Section 405-390 describes, in considerable detail, the characteristics that a proposed planned development should have, as well as certain standards of review that must be performed by the Planning Commission. The following table presents the Design Criteria established by Section 405-390.D.2.a, Planned Residential Development (PRD), and assesses the extent to which those items are present in the project:

Design Criteria	Assessment
(1) Adjoining areas should be predominately residential or institutional.	Criterion is met. Single-family residences surround the development on three sides and the fourth side partially adjoins the middle school. The Care and Counseling facility is somewhat unique but appears to operate primarily as a professional office.
(2) Housing densities may not exceed 6 units per acre for new single family residential nor 20 units per acre for new multifamily residential. For the purpose of calculating density, acreage shall not include areas located in a 100-year flood plain.	Criterion is met for the single-family residences. It is more difficult to establish density for the other facilities since they share facilities and are not fully self-sufficient, especially the skilled nursing facility. However, if each room is treated as a "household unit" for estimation purposes, the criterion would be met since they would be limited to 302 units (15.13 acres x 20 units/acre) and 292 are proposed.
(3) Includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.	Criterion is partially met. The concept meets or exceeds all setback and buffer standards. The site coverage for the houses will be limited to 25%, while the proposed coverage for the institutional uses is 45.67%. This is somewhat more than the 25% allowed in the "A" district and 35% allowed in the "B" district. The maximum building height is on the senior living facility at approximately 50 feet. In the "A" and "B" districts, the maximum for institutions is 50 feet. The sky exposure plane requirement is met.
(4) The floor area ratio (FAR) shall not exceed 0.4. However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this ordinance, the FAR may be waived so long as the building coverage does not exceed 33% of the site area and the sky exposure plane requirement is met.	Criterion is not yet addressed.

(5) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of twenty-five feet (25') on all sides that about the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.	Criterion is met. An 80-foot landscaped buffer is provided along the north property line where single-family residences are closest to the skilled nursing facility and a 30-foot open-space is located along the west property line where the houses are located. It should be noted that this is shown as a setback but should be redrawn as a buffer area (no building/paving allowed with a separate setback inside that (see below).
(6) No new residential building may be located closer than twenty feet (20') to any property line nor any required buffer yard.	Criterion is met. Although no specific units are proposed, the lots are sufficiently large to accommodate the buffer and the setback.
(7) No new commercial building may be located closer than 40 feet to any required buffer yard.	Criterion met. If the skilled nursing facility is treated as a commercial building (although it is more accurately described as an institutional use), is located approximately 98 feet from the required buffer area.
(8) Balances increased structure densities for the subject property with more cohesive and organized open space.	Criterion is met. The smaller residential lots allow for a large open spaces along Ladue Road and a large, single stormwater detention area for the whole project.
(9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.	Criterion is partially met. With a consolidated entrance and a logical sequence of drives serving the separate segments of the project (Care and Counseling/Delmar Gardens/detached houses), the main drive is appropriate. The circulation around the Delmar Gardens facilities seems somewhat confusing with parking lots in what appears to be a somewhat random pattern; without wayfinding signs, it would be easy to go in a wrong direction. The positive aspect to this is that it allows landscaping all through the parking areas to help screen and soften the parking lots. Staff suggest that the Delmar buildings may need to be reduced in order to reduce the parking requirement and thereby simplify the overall circulation. Access to Ladue Road is via an unsignalized driveway with designated turn lanes in and out. The driveway is offset from Ladue Pines Drive by 385 feet. This design has been given tentative approval by MoDOT and is preferred over a traffic signal since the projected traffic volumes do not meet MoDOT's warrant analysis for a signal. The City's traffic consultant is currently evaluating the applicant's traffic impact study to assess the accuracy of the assumptions made and the conclusions drawn.
(10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer, and parks and recreation facilities.	Criterion is partially met. In addition to the missing sidewalks noted above, the report of the Creve Coeur Fire Protection District has not yet been received, so a full statement on fire protection cannot be made. However, all other facilities are adequately provided including an underground stormwater detention facility.
(11) Utilizes high-quality architectural design, placement, relationship and orientation of structures.	Criterion is met. The buildings and open spaces, including the sidewalks are well designed and located appropriately, showing a typical hierarchy of spaces and activities from the open public to the semi-private.
(12) Places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in this section.	Criterion is met.
(13) Provides effective landscaping, or screening in or around the separate developments within the PRD.	Criterion is met to the degree it is applicable. A continuous landscape area separates the Delmar Gardens buildings from the residential street and a dense landscape border is provided between those buildings and the Care and Counseling site.
(14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.	Criterion is met. Drop-off areas are provided for both Delmar Gardens buildings and cross-walk locations are delineated with striping and unique paving.

(15) Functionality and aesthetically integrates all proposed stormwater collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.	Criterion is met. The below ground detention area allows an additional greenspace in the northwest corner of the site.
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Having evaluated the specific elements of the project through the preceding table of design criteria, the Planning Commission is required, by Section 405-390.F, Review Criteria, to review the project as a whole against the following:

Review Criteria	Analysis
1. The proposed development is in harmony with the general purpose and intent of this Chapter, and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan and CBD Land Use Plan.	This is the most complex question to answer. The development is in keeping with the general zoning and design expectations of the Zoning Code and implements many of the site related goals of the Comprehensive Plan. As discussed above, however, it is difficult to fully conclude that there is a compelling reason to approve uses not encouraged by the Comprehensive Plan. This is a question faced by the City before: Is this a good project in the wrong place? Staff encourage the members of the Planning Commission to hear testimony from the public, review the pending assessment of the City's traffic consultant and consider the arguments of the applicant before forming a conclusion on this point.
(b) Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.	Although area residents may be accustomed to a relatively light traffic volume on Ladue Road, the reality is that Ladue Road is a state highway that traverses several jurisdictions. Even the most pessimistic assumptions about traffic generated by this site do not represent proportionally large increases for Ladue Road. Nonetheless, the City's traffic consultant will provide additional review of the submitted impact study for the Commission's consideration.
(c) The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.	As noted earlier, the internal circulation appears to need additional refinement for ease of use, but pedestrian crossings are well designed.
(d) Existing or proposed utility services are adequate for the proposed development.	All existing utilities are believed to be adequate.
(e) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.	Substantial buffers are provided and the applicant has met with adjacent property owners in an effort to address their individual concerns. The parking lots are moved as far from the surrounding subdivisions as is feasible and service areas are secluded within the complex. Although a specific lighting plan has not been developed, the applicant will have to meet the existing requirement that no light shine directly off the property. However, the site is currently vacant and has always been extremely low intensity in use. As a result, any new activity will likely be perceived by neighboring properties, especially those on Kingshill Drive who are closest to the skilled nursing building.
(f) Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.	All of the architecture is well-suited to the purpose and location of the development. The materials are residential in character and the buildings are designed to avoid appearing overly massive with varied shapes and surfaces surrounding internal and external greenspaces.
(g) Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.	The landscape plan is appropriate for the scale of development and consistent with applicable City codes, ordinances and standards.
(h) The proposed development preserves any significant architectural and environmental features of the property.	The only significant features that warrant protection on this current site at the stands of existing trees that are remnants from the original Thompson Center and these will be largely preserved.

(i) Operating and delivery hours are compatible with adjacent land uses.	As all of these uses are fundamentally residential, they are “operating” 24 hours per day, every day. However, as with most residences, institutional included, activity is minimal at night when it is of greatest concern to adjacent subdivisions. Also, the proposed zoning is residential, so quiet hours for trash pick-up and construction activities must be observed as with any residential area.
(j) The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.	The single family houses are equivalent to the prior approval and fully compatible with the surroundings. The skilled nursing and senior living buildings are more debatable. In general, the Zoning Code does not allow these uses in the residential districts and the Comprehensive Plan, specifically, recommends houses only for this site. The inference from these facts is that the community believes these uses to be incompatible with subdivision development. On the other hand, the proposal has the buildings located as far away from the houses but close to the school and counseling office as possible in order to minimize the potential adverse impacts. So, while the simple answer is that the uses might not be compatible, the applicant has made a credible effort to minimize any potential impacts. Technically, they may have succeeded, but the perception and preference of the residents in that area is quite the opposite.
(k) The proposed development complies with all other applicable codes and ordinances.	To the extent known at this level of design development, staff believe all other codes and ordinances have been addressed.
(l) The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.	The proposed layout leaves little opportunity for future subdivision or reallocation of uses. Any expansion would have to involve some form of structured parking and either vertical increase in the buildings or loss of greenspace. In any event, the planned development cannot be modified without repeating the approval procedure, including the public hearing and passage of an ordinance.
(m) There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405-390.B.	As stated earlier, putting this site back into productive use is a positive step, as would be the construction of effective stormwater management facilities. It is also true that Creve Coeur, like most cities, is seeing an aging of its population and the proposed facilities would provide a local option for residents who wish or need to leave their house but do not want to leave Creve Coeur. The question before the Commission is whether or not this particular project with the stated benefits is so beneficial to the community that special zoning approval is warranted. Staff cannot conclude that this project is uniquely capable of addressing the land utilization and stormwater problems; anyone completing the approved Belle Maison subdivision would also be addressing these issues. It is a generally well-designed project that might be able to sit quietly within the site, but the Planned Zoning Districts were created for a more robust purpose: they were created to address truly difficult zoning scenarios and to give the City a means to allow projects not previously anticipated but with clear advantages if it is allowed. As stated before, the project requires custom zoning that is contrary to the Comprehensive Plan and it is at least fairly debatable whether or not this proposal represents sufficient public benefits, beyond what any subdivision could accomplish, that it rises to the level of justifying the means necessary for approval.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site. As reviewed above, there are many facets to consider since a whole new zoning district is created that is unique to this project. The majority of the design facets have been effectively addressed by the applicant. Some issues, such as fire access and lighting will be subject to strict scrutiny going forward and staff expect that they can be managed effectively. Other issues, such as the community interest in approving a project that does not follow the Comprehensive Plan recommendation for the property, and the overall compatibility of the project with

the surrounding land uses are less clear. Based on the understanding of issues at this stage, it is the staff opinion that although the project features attractive buildings and attractive landscaping, the evidence submitted does not create a compelling argument for action inconsistent with the Comprehensive Plan, nor are there public benefits unique to this project that substantially justify the approval of a planned zoning district.

Nonetheless, the reports from the City's traffic consultant and the Fire Protection District are still pending as of this writing. In addition, a substantial response from residents is anticipated at the public hearing. Without this additional input, it is not possible for staff to provide a draft ordinance at this time. With these issues in mind, staff recommend that the Planning and Zoning Commission use October 15th to hear the presentations of the applicant and the public, and identify areas for further staff analysis or for applicant adjustments to the proposal. After receiving all testimony and discussing matters at hand, staff request that the Planning and Zoning Commission vote to continue the matter to a subsequent date of the Commission's choosing.

SUGGESTED ACTION

If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

"I move to continue application #12-027, the rezoning of the former Belle Maison subdivision to "PRD" Planned Residential Development for the Delmar Gardens Creve Coeur Renaissance project, to November 5, 2012, to allow for resolution of issues and preparation of a draft PRD ordinance."

Note that the Commission may substitute a different meeting date as they deem necessary.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 10/09/2012
	Description: View looking northwest from the current subdivision entrance showing the two incomplete houses.
	Description: View looking northeast from the current subdivision entrance. The building visible on the right is the Care and Counseling Center. The visible tree line is the eastern extent of the property.
	Description: View looking north from the intersection of the Belle Maison Lane and Court. Houses in the Creve Coeur Place subdivision are visible in the trees.

	Description: View looking northeast from the intersection of the Belle Maison Lane and Court. Houses in the Creve The middle school is barely visible through the trees.
	Description: View looking south from the end of Kingshill Drive toward the property. The underground detention basin would be located immediately beyond the tree line.
	Description: View looking southwest from the proposed project entry point toward the intersection of Ladue Road and Ladue Pines Drive at the crest of the hill. Note the sight distance to the approaching vehicle.



CHANGE OF ZONING APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Rezoning applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Lathrop Gage, LLP c/o John P. King Attorney for Owner

Applicant Address: 7701 Forsyth Boulevard, Suite 500
St. Louis, Missouri 63105
(314) 613-2809

Phone Number: _____

Fax Number: (314) 613-2801

Email: jpking@lathropgage.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: _____ Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: Delmar Gardens Creve Coeur Renaissance, LLC

Owner Address: 14805 North Outer Forty Drive, Suite 300
Chesterfield, Missouri 63017

Phone Number: (636) 733-7000

Fax Number: (636) 733-7010

PROPERTY INFORMATION

Property Address: 140-169 Belle Maison Ln./170-194 Belle Maison Ct.

Existing Use: VACANT

Zoning District: "A" Single Family Residential w/RDD - Ordinance 4061

AREA DATA

Zoning of Area Properties

North: "B" S.F. Residential East: "A" S.F. Residential

South: "A" S.F. Residential West: "A" S.F. Residential

Land Use of Area Properties

North: S.F. Homes East: Parkway NE Middle School

South: Ladue Rd./S.F. Homes West: S.F. Homes

REQUEST

The applicant hereby requests a change of zoning district for the above described property from "A" S. F. Residential w/RDD Ord. #4061 zoning district to "PRD" Planned Residential District zoning district.

If the applicant proposes an entirely new zoning district be incorporated into the Zoning Code, please describe in detail, on an attached sheet, the nature and regulations of the proposed new zoning district.

The proposed use(s) underlying the request for a change of zoning district are (on attached sheet if necessary):

Senior Community w/ Skilled Care Nursing Facility, Independent

and Assisted Living Facility

Day Care Center within Skilled Care Nursing Facility

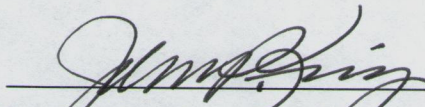
Single Family Residential Lots

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for rezoning should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

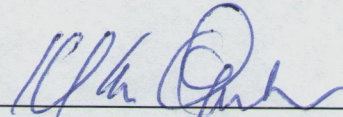
SIGNATURES

Lathrop & Gage, LLP


Applicant John P. King, Atty.

7-25-12
Date

Delmar Gardens Creve Coeur Renaissance


Property Owner or Agent Howard M. Oppenheimer
(if different from applicant)

7/25/12
Date

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

- Supplemental Request Information (if needed)
- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials

PROJECT NARRATIVE AND OVERVIEW

Delmar Gardens Creve Coeur Renaissance, LLC. seeks to rezone the property formerly know as Belle Maison per Plat Book 355, Page 914 of the St. Louis County Records Office. The existing site is comprised of 28 single family residential lots, common ground and street right-of-way. The site is currently owned by Delmar Gardens Creve Coeur Renaissance, LLC. (Delmar Gardens)

The total area of the site is 28.68 Acres and is currently zoned "A" Single Family Residential District with (RDD) residential Designed Development per Ordinance Number 4061 of the City of Creve Coeur. The change of zoning with this application is to "PRD" Planned Residential Development District per Section 405.390(D)(2)(a) of the City of Creve Coeur Zoning Code.

Delmar Gardens is desirous of developing the site as a planned community to include a Skilled Care (Nursing) Facility, Day Care center, Senior Living Facility (Independent and Assisted) and 10 Single-Family Residential Lots.

The existing site has been plagued with failed residential developments that have caused a number of problems for the adjoining residential neighbors. The site has experienced severe erosion and silt runoff. Delmar Gardens has been working extensively with the neighbors to fix the problems left from the undeveloped site.

Delmar Gardens has also met with the neighbors on numerous occasions to hear their concerns and comments and have presented the Preliminary Plan to them in presentations by all members of the Design Team for the Development. The plan as presented to the City with this application has also been submitted to the Metropolitan St. Louis Sewer District (MSD) and was granted Conceptual Approval of the plan and the proposed underground detention.

In response to the neighbors to the North (Creve Coeur Place) and West (Lac Du Bois) the design team pursued the underground detention through MSD. It should also be known that the proposed development, in meeting the most recent design criteria set forth by MSD, will have a lesser release rate from the developed site than if the site was left in its' undeveloped state.

The team has also met the neighbors to the South (Ladue Pines) to hear their concerns. In response to their concerns of existing traffic issues on Ladue Road, Delmar Gardens had a traffic study performed to determine the extent of the problem and to gather information to assist in possibly fixing the problem. Delmar Gardens, requested, from Missouri Department of Transportation (MoDOT), that they be permitted to install a traffic signal at the Ladue Pine intersection. MoDOT denied the request and determined the signal was inappropriate for the intersection, so Delmar Gardens sought the cooperation of the Care and Counseling Center, and have worked together to relocate the

proposed development entrance to utilize the existing Care and Counseling Center entrance location. In relocating the entrance, Delmar Gardens will no longer need the existing entrance that was constructed as part of the Belle Maison development and will not pursue that location opposite of Ladue Pines Drive.

The site falls approximately fifty feet (50') from Ladue Road to the northernmost property line. The preliminary grading of the site takes this into account and shows the Senior Living Facility main floor to be approximately ten feet (10') below Ladue Road. The three story building will have a four story rear elevation to accommodate the grade differential of the site. The Skilled Care Facility will be at the same elevation as the lower floor of the Senior Living Facility and will be a one story building with a two story rear elevation, again, to accommodate the grade differential.

This development incorporates extensive areas of lush landscape and generous buffer areas as part of the overall site development, and highlight both active and passive exterior activity spaces.

The entry drive wraps around a water feature that is part of the expanded Ladue Road frontage greenspace, creating an inviting sense of entry and arrival for residents and guests.

Along Ladue Road, buffering is provided with retained existing landscape and new landscape plantings. A new water feature is incorporated into the road frontage providing a visual amenity to the community as well as to the new development. Featuring two levels of water, this element will address functional stormwater needs along with providing an attractive announcement of the "front door" of this residential community.

Retained wooded areas provide buffering along the eastern, northern, western boundaries. These wooded areas are enhanced with extensive new landscaping of evergreen and deciduous trees and shrubs. Detailed design consideration was given to planting and landscape berm solutions to screen and buffer views of the new facilities from adjacent residents.

Street tree plantings are provided along the new single family residential roadway. Landscape berms are provided on the east side of the roadway providing visual and landscape screening of the future care facility from the future single family residences. Sidewalks will provide opportunities for walking along the east side of the roadway. The walk system will tie into additional pedestrian circulation network for residents and guests to stroll around the grounds.

The organization of buildings has created a number of exterior spaces which provide for active and passive uses. Consideration has been given to views from resident rooms and gathering locations, as well as the activities

programmed for the spaces. Flowering trees, shrubs and perennial plantings will provide seasonal interest and color to these areas. Pavements, pergola, and benches will provide opportunities for relaxing with friends and family.

Building materials utilized throughout the project will include brick , rusticated stone, and smooth stone veneer that are consistent with the existing quality and character of surrounding neighborhoods. These materials are residential in context and scale and echo the craftsmanship that is also expressed at feature window and entry locations.

Generous glass areas provide expansive views to the exterior landscape and activity spaces, and the sloped and shingled roofs respect neighboring residential styles.

The plan presented provides a better situation for the neighbors with regard to the treatment of storm water and runoff. The site will also provide approximately eighteen acres of pervious green space when developed.

When you evaluate the merits of this rezoning request, we strongly believe that there is sufficient rationale for positively supporting the request. Through an independent evaluation of the myriad of planning issues such as the site characteristics; surrounding land use; transportation; stormwater drainage; wetlands; historic and cultural resources; utilities; aesthetics; noise considerations; and economic impacts; and when one considers that our stormwater drainage requirements are going to dramatically improve and reduce the stormwater problems of the surrounding area, one must conclude that the project is beneficial to all of the City of Creve Coeur and its environs.

Rationale

The Delmar Gardens subject tract represents a transitional property. It is physically located between a heavy-institutional usage (Northeast Middle School-Parkway School District) to the immediate east, and single-family residential developments located to the north and west of the property. Ladue Road is immediately adjacent to the property along its southern boundary.

In a previously prepared Planning Report prepared by The Lang Gang, Inc. during 2011 it concluded that, “Based upon this overall analysis, the author of this Planning Report is of the professional opinion that the proposed project will have an overall beneficial impact upon the City of Creve Coeur and would recommend approval of the proposed project through application of a Planned Zoning District.”

The current Comprehensive Plan was adopted in 2000. The Plan was to have an annual review and update, with major revisions expected to occur every five years. Neither of these activities has occurred. We are not looking to place blame. However, it would be an understatement to say that the general economic climate, market conditions, and circumstances have changed during the last decade. As such, it is our belief that the Comprehensive Plan’s guidance for this subject tract is no longer viable or appropriate for the site.

Specifically, as it relates to the envisioned uses on the subject tract, the current adopted Comprehensive Plan states that,

“An aging Creve Coeur population offers a planning challenge. While population is aging nationwide, the trend is particularly pronounced in Creve Coeur. This trend will create housing planning issues in the future. Senior citizens often require or desire housing other than single-family homes on large lots. How Creve Coeur faces this challenge will determine whether its residents will be able to remain in the City as they age.”

This statement is more real today than when it was adopted by Creve Coeur more than a decade ago. This proposed project directly responds to this stated need in the Creve Coeur Comprehensive Plan.

While the adjacent Parkway School District and Care and Counseling Center properties are both zoned “A” Single-Family Residential, the intensity of these uses are certainly different than what is typically found under this zoning designation. Both are, in fact, being operated as legal non-conforming (grandfathered) uses. The placement of a Planned Residential Development (PRD)

zoning district on the subject tract allows this residential development trend to continue, albeit at a higher-density residential usage.

There are some whom would argue that the proposed uses are inconsistent with the current Comprehensive Plan. We would counter-argue that some deviation to the Plan is both expected and encouraged. The pertinent sections taken from the adopted Plan are as follows:

“Rather than identify a specific “end state” for the City of Creve Coeur, this plan is structured as a guide and as a call to future actions, based upon a 20-year vision for the City.”

The Plan further states that,

“This plan recognizes that no planning system can be entirely quantitative and objective. There will always be a need for subjective judgment to be exercised by elected and appointed officials particularly in a mature community with established patterns and institutions. The key to successful planning in this environment is to make subjective decisions that are wise, forward thinking, and consistent over time.”

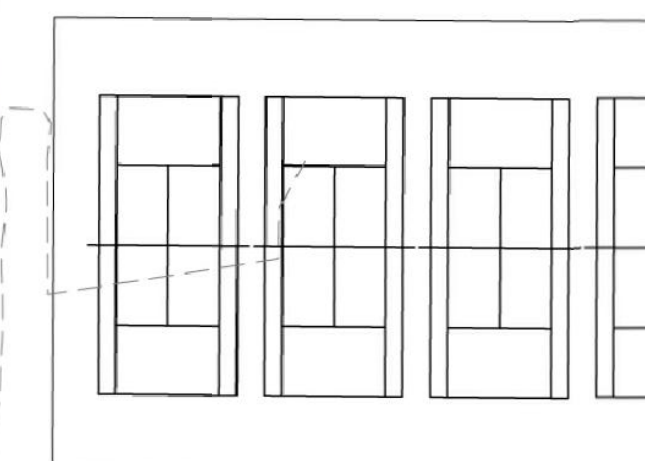
The Comprehensive Plan goes on to say that,

“The purpose of this plan is not however to control exact land usage through specific zoning regulations or the use of eminent domain, but to serve as a general guide to develop in the City.”

Lastly, it must be recognized that any decision made on the rezoning of this subject tract has absolutely no bearing on any other parcel or rezoning under future consideration by the City. Each rezoning must stand upon its own merits.

When you evaluate the merits of this rezoning request, we strongly believe that there is sufficient rationale for positively supporting the request. Through an independent evaluation of the myriad of planning issues such as the site characteristics; surrounding land use; transportation; stormwater drainage; wetlands; historic and cultural resources; utilities; aesthetics; noise considerations; and economic impacts, one must conclude that that the project is beneficial to the City of Creve Coeur and its environs.

This rezoning and development plan, as proposed, is a responsible and responsive approach to meeting the expressed needs of senior housing as clearly stated in the City of Creve Coeur Comprehensive Plan. We ask for your thoughtful consideration of our request.



 3" Canopy Tree

 2" Understory Tree

 6' Evergreen Tree

 Existing Tree Mass To Remain

 Proposed Large Shrubs

 Proposed Small Shrubs

 Structural Lawn (ie Grasscrete)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	141	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"	B&B
B	27	Gleditsia triacanthos inermis	Thornless Honey Locust	3"	B&B
C	36	Ginkgo biloba	Ginkgo	3"	B&B
D	43	Zelkova serrata	Japanese Zelkova	3"	B&B
E	41	Tilia cordata	Little Leaf Linden	3"	B&B
F	105	Cornus kousa	Kousa Dogwood	2"	B&B
G	63	Malus x Snowdrift	Snowdrift Crab	2"	B&B
H	33	Cercis canadensis	Redbud	2"	B&B
J	126	Pinus strobus	White Pine	6'	B&B
K	67	Picea pungens glauca	Colorado Blue Spruce	6'	B&B
L	66	Thuja 'Green Giant'	Green Giant Arborvitae	6'	B&B
	1,011	Large Shrubs		24"	
	1,670	Small Shrubs		18"	



ENTRY VIEW TO SKILLED CARE FACILITY (PHASE ONE)



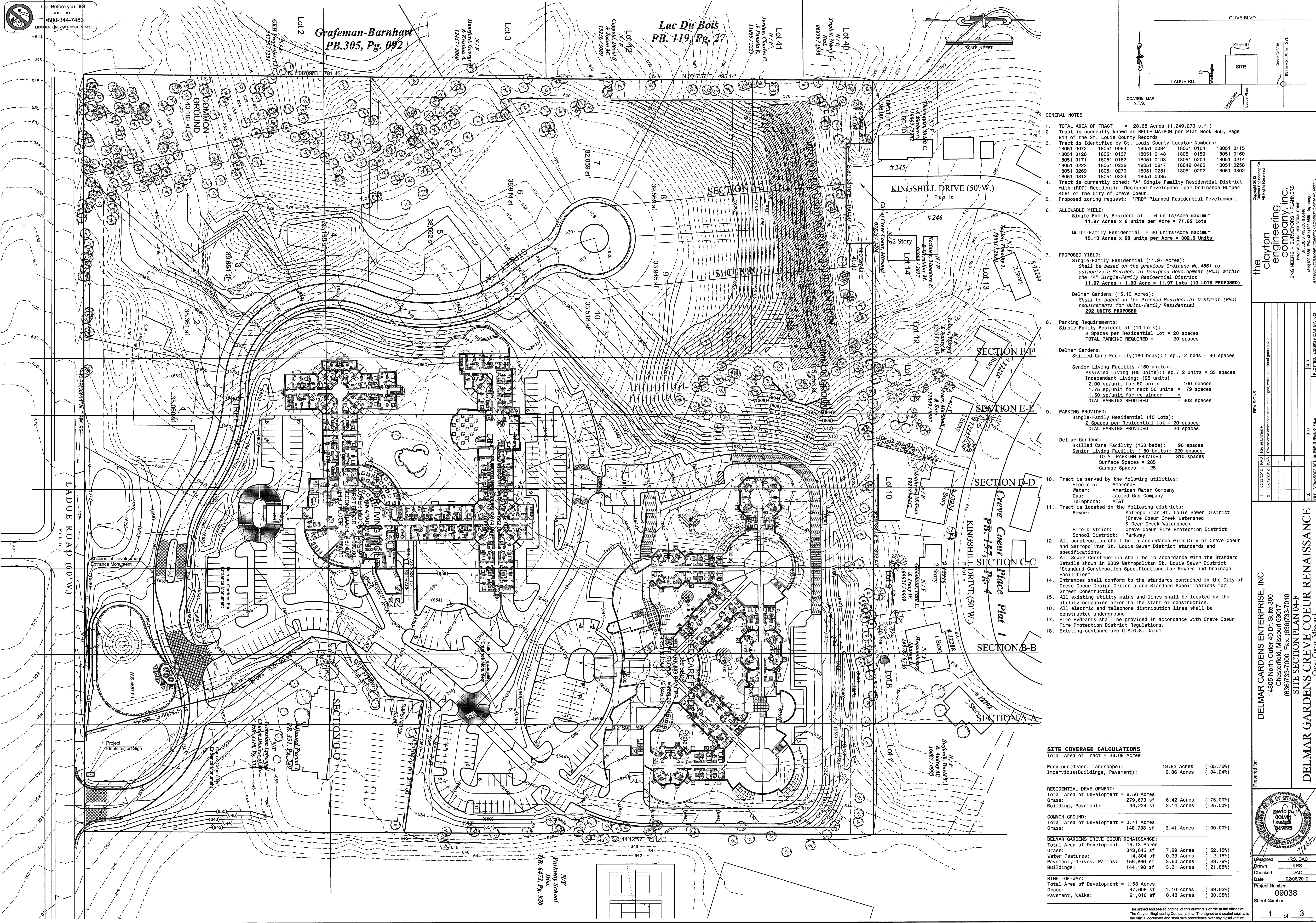
NORTH ELEVATION AT SKILLED CARE FACILITY (PHASE ONE)



ENTRY VIEW TO INDEPENDENT LIVING VILLAS (PHASE TWO)



COURTYARD VIEW TO ASSISTED LIVING DINING ROOM (PHASE TWO)



0 50 100
SCALE IN FEET

LOCATION MAP
N.T.S.

Call Before you Dig
TOLL FREE
800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

**Lac Du Bois
PB. 119, Pg. 27**

**Grafeman-Barnhart
PB. 305, Pg. 092**

Lot 41
N/P
Jordan, Charles C.
& Pamela K.
11039 / 2225

Lot 40
N/P
Thompson, Nancy H.
06856 / 1958

Lot 42
N/P
Campbell, David S.
& Patricia K.
13259 / 2009

Lot 3
N/P
Hansford, George
& Marina A.
12457 / 2806

Lot 2
N/P
GRI Properties, LLC
5573 / 1294

- GENERAL NOTES
- TOTAL AREA OF TRACT = 28.68 Acres (1,249,270 s.f.)
 - Tract is currently known as BELLE MAISON per Plat Book 355, Page 914 of the St. Louis County Records
 - Tract is identified by St. Louis County Locator Numbers:
18051 0072 18051 0083 18051 0094 18051 0104 18051 0115
18051 0126 18051 0137 18051 0148 18051 0159 18051 0160
18051 0171 18051 0182 18051 0193 18051 0203 18051 0214
18051 0223 18051 0236 18051 0247 18042 0465 18051 0258
18051 0269 18051 0270 18051 0281 18051 0292 18051 0302
18051 0313 18051 0324 18051 0335
 - Tract is currently zoned: "A" Single Family Residential District with (RDD) Residential Designed Development per Ordinance Number 4061 of the City of Creve Coeur.
 - Proposed zoning request: "PRD" Planned Residential Development
 - ALLOWABLE YIELD:
Single-Family Residential = 6 units/Acre maximum
11.97 Acres x 6 units per Acre = 71.82 Lots
Multi-Family Residential = 20 units/Acre maximum
15.13 Acres x 20 units per Acre = 302.6 Units
 - PROPOSED YIELD:
Single-Family Residential (11.97 Acres):
Shall be based on the previous Ordinance No.4861 to authorize a Residential Designed Development (RDD) within the "A" Single-Family Residential District
11.97 Acres / 1.00 Acre = 11.97 Lots (10 LOTS PROPOSED)
Delmar Gardens (15.13 Acres):
Shall be based on the Planned Residential District (PRD) requirements for Multi-Family Residential
292 UNITS PROPOSED
 - Parking Requirements:
Single-Family Residential (10 Lots):
2 Spaces per Residential Lot = 20 spaces
TOTAL PARKING REQUIRED = 20 spaces
Delmar Gardens:
Skilled Care Facility(180 beds): 1 sp./ 2 beds = 90 spaces
Senior Living Facility (160 units):
Assisted Living (65 units):1 sp./ 2 units = 33 spaces
Independent Living: (95 units)
2.00 sp/unit for 50 units = 100 spaces
1.75 sp/unit for next 50 units = 79 spaces
1.50 sp/unit for remainder = 302 spaces
TOTAL PARKING REQUIRED = 302 spaces
 - PARKING PROVIDED:
Single-Family Residential (10 Lots):
2 Spaces per Residential Lot = 20 spaces
TOTAL PARKING PROVIDED = 20 spaces
Delmar Gardens:
Skilled Care Facility (160 beds): 90 spaces
Senior Living Facility (180 Units): 220 spaces
TOTAL PARKING PROVIDED = 310 spaces
Surface Spaces = 285
Garage Spaces = 25
 - Tract is served by the following utilities:
Electric: AmerenUE
Water: American Water Company
Gas: Laclede Gas Company
Telephone: AT&T
Sewer:
Metropolitan St. Louis Sewer District
(Creve Coeur Creek Watershed & Deer Creek Watershed)
Creve Coeur Fire Protection District
School District: Parkway
Fire District: Parkway
 - All construction shall be in accordance with City of Creve Coeur and Metropolitan St. Louis Sewer District standards and specifications.
 - All Sewer Construction shall be in accordance with the Standard Details shown in 2009 Metropolitan St. Louis Sewer District Standard Construction Specifications for Sewers and Drainage Facilities.
 - Entrances shall conform to the standards contained in the City of Creve Coeur Design Criteria and Standard Specifications for Street Construction
 - All existing utility mains and lines shall be located by the utility companies prior to the start of construction.
 - All electric and telephone distribution lines shall be constructed underground.
 - Fire Hydrants shall be provided in accordance with Creve Coeur Fire Protection District Regulations.
 - Existing contours are U.S.G.S. Datum

SITE COVERAGE CALCULATIONS
Total Area of Tract = 28.68 Acres

Pervious(Grass, Landscape):	18.82 Acres	(65.76%)
Impervious(Buildings, Pavement):	9.86 Acres	(34.24%)

RESIDENTIAL DEVELOPMENT:
Total Area of Development = 8.56 Acres
Grass: 279,673 s.f. 6.42 Acres (75.00%)
Building, Pavement: 93,224 s.f. 2.14 Acres (25.00%)

COMMON GROUND:
Total Area of Development = 3.41 Acres
Grass: 148,738 s.f. 3.41 Acres (100.00%)

DELMAR GARDENS CREVE COEUR RENAISSANCE:
Total Area of Development = 15.13 Acres
Grass: 343,645 s.f. 7.89 Acres (52.15%)
Water Features: 14,304 s.f. 0.33 Acres (2.18%)
Pavement, Drives, Patios: 156,866 s.f. 3.60 Acres (23.79%)
Buildings: 144,198 s.f. 3.31 Acres (21.88%)

RIGHT-OF-WAY:
Total Area of Development = 1.58 Acres
Grass: 47,608 s.f. 1.10 Acres (69.62%)
Pavement, Walks: 21,010 s.f. 0.48 Acres (30.38%)

Prepared for:

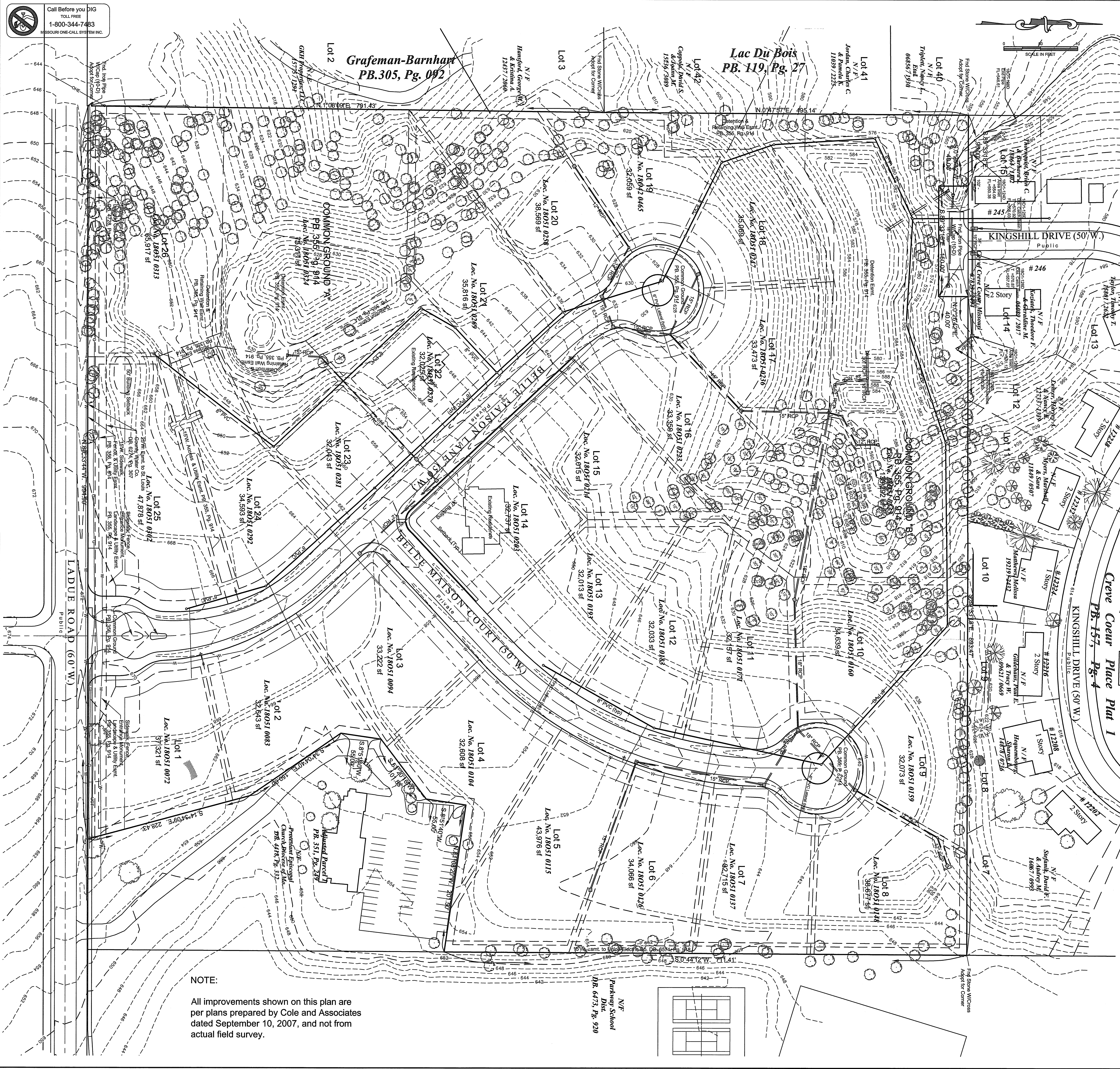
DELMAR GARDENS ENTERPRISE, INC.
14805 North Outer 40 Dr. Suite 300
Chesterfield, Missouri 63017
(636)733-7000 Fax: (636)733-7010
SITE SECTION PLAN 04-F

DELMAR GARDENS CREVE COEUR RENAISSANCE
Creve Coeur, Missouri

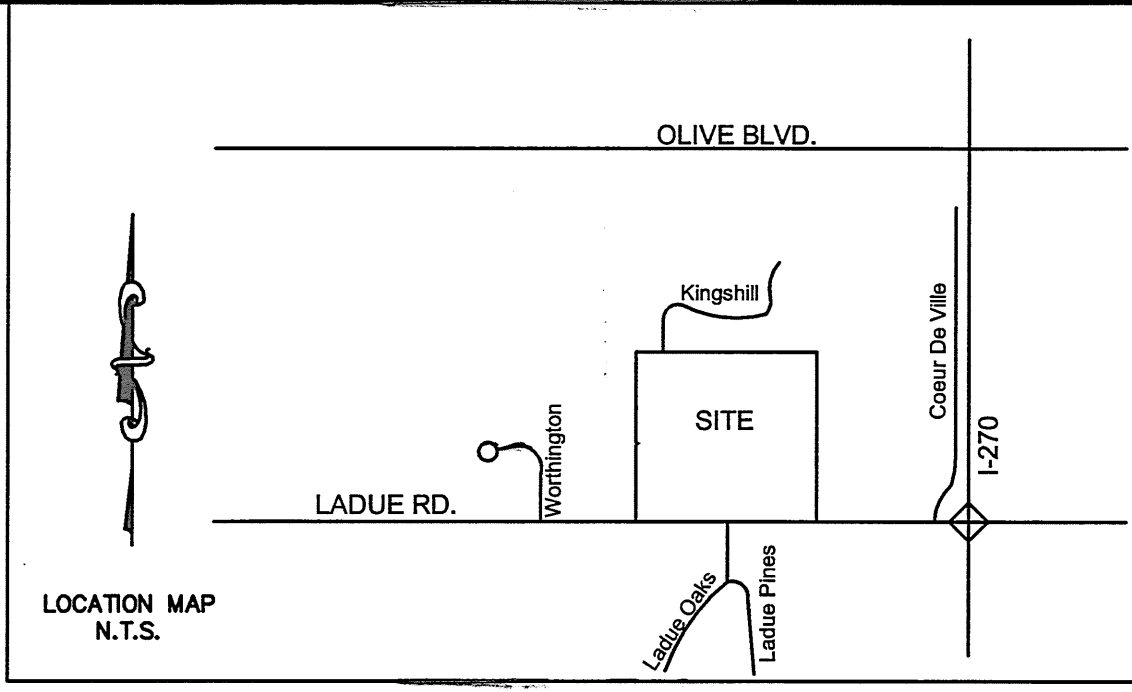
Designed: KRS, DAC
Drawn: KRS
Checked: DAC
Date: 02/06/2012

Project Number: 09038
Sheet Number: 1 of 3

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.



NOTE:
All improvements shown on this plan are per plans prepared by Cole and Associates dated September 10, 2007, and not from actual field survey.



PROPERTY DESCRIPTION

Lots 1 through 26, inclusive, Common Ground "A", Common Ground "B", Common Ground Islands in center of cul-de-sacs, Belle Maison (50 feet wide) and Belle Maison (50 feet wide) Court (private) of Belle Maison, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 355, pages 914 & 915 of the St. Louis County Records.

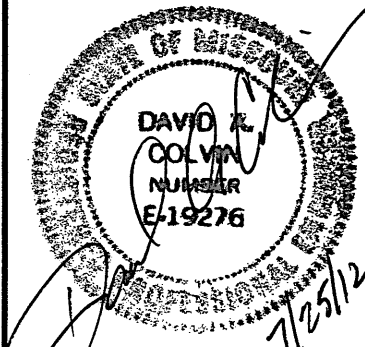
BEGINNING at the intersection of the North Right-of-Way line of Ladue Road (60' Wide) with the East line of Grafeman-Barnhart Subdivision, as recorded in Plat Book 305, Page 92 of the St. Louis County Records Office; thence along said east line, North 01 degrees 08 minutes 09 seconds East, 701.43 feet to the Southeast corner of Lac Du Bois, a subdivision as recorded in Plat Book 119, Page 27 of the St. Louis County Records Office; thence along the East line of said subdivision, North 00 degrees 47 minutes 57 seconds East, 405.14 feet to the South line of Creve Coeur Place Plat 1, a subdivision as recorded in Plat Book 157, Page 94 and 95 of the St. Louis County Records Office; then along said South line, South 89 degrees 33 minutes 18 seconds East, 96.00 feet to the West line of property now or formerly of the City of Creve Coeur, Missouri, as recorded in Deed Book 7823, Page 2494 of the St. Louis County Records Office; thence along said City property the following: South 00 degrees 26 minutes 42 seconds, 40.00 feet; South 89 degrees 33 minutes 18 seconds East, 150.00 feet; North 00 degrees 26 minutes 42 seconds West, 40.00 feet to a point on the South line of Creve Coeur Place Plat 1 as aforementioned; thence along said South line, South 89 degrees 33 minutes 18 seconds East, 893.47 feet to the West line of Property now or formerly of the Parkway School District, as recorded in Deed Book 6473, Page 920 of the St. Louis County Records Office; thence along said West line, South 00 degrees 44 minutes 12 seconds West, 711.41 feet to a point on the North line of Property now or formerly of Protestant Episcopal Church Diocese of Missouri as recorded in Deed Book 4418, Page 332 of the St. Louis County Records Office; thence along the said Protestant Episcopal Church Diocese of Missouri property the following: North 81 degrees 08 minutes 20 seconds West, 201.50 feet; South 08 degrees 51 minutes 40 seconds West, 55.00 feet; South 53 degrees 20 minutes 16 seconds West, 101.85 feet; South 08 degrees 51 minutes 40 seconds West, 55.00 feet; South 34 degrees 04 minutes 40 seconds East, 150.00 feet; South 14 degrees 34 minutes 09 seconds East, 228.43 feet to a point on the North Right-of-Way line of Ladue Road as aforementioned; thence along said North line, North 89 degrees 33 minutes 44 seconds West, 994.90 feet to the point of beginning and containing 28.679 Acres

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ENGINEERS - SURVEYORS • PLANNERS
1160 WESTLINE INDUSTRIAL DRIVE
(314) 992-3888 FAX: (314) 992-8888 claytonmo.com
A Missouri Professional Engineering Corporation (License No. 000987)

REVISIONS			
1	02/22/2012	KRS	Review Entrance
2	07/12/2012	KRS	Review drive entrances, monument signs, walls, additional grade changes

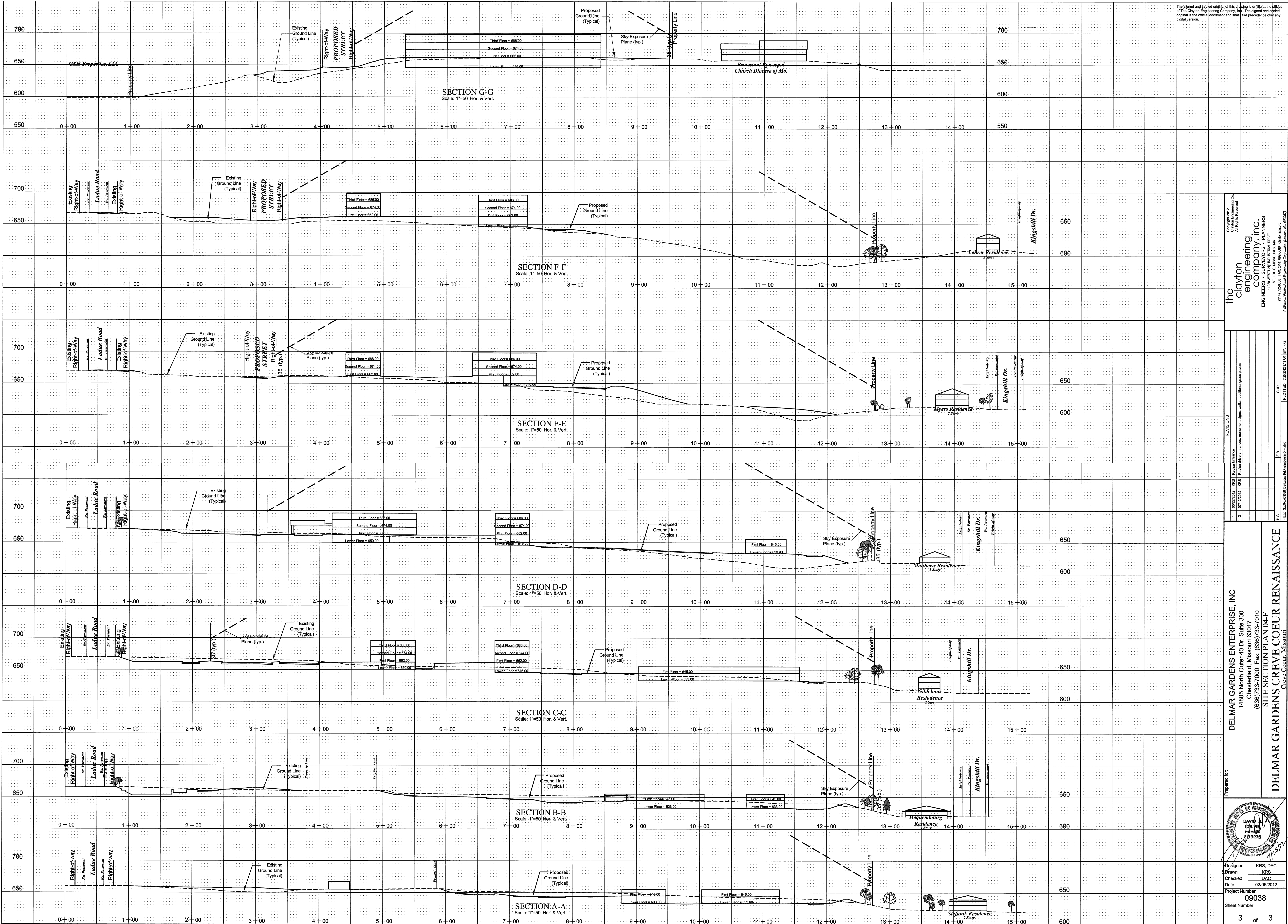
DELMAR GARDENS ENTERPRISE, INC
14805 North Outer 40 Dr. Suite 300
Chesterfield, Missouri 63017
(636)733-7000 Fax: (636)733-7010
SITE SECTION PLAN 04F
DELMAR GARDENS CREVE COEUR RENAISSANCE
Creve Coeur, Missouri

- CONTACTS
- School District: Parkway School District
455 N. Woods Mill Rd.
Chesterfield, Mo. 63017
(314)415-8100
- Fire District: Creve Coeur Fire District
11221 Olive Blvd.
Creve Coeur, Mo. 63141
(314) 432-5570
- Water Service: Missouri American Water Co.
727 Craig Rd.
Creve Coeur, Mo. 63141
(314) 991-3404
- Electric Service: Ameren/UE
280 Old State Rd.
Ellisville, Mo. 63021
(314) 344-9504
- Phone Service: AT&T
14780 Manchester Rd.
Ballwin, Mo. 63011
(636) 332-7261
- Gas Service: Laclede Gas Co.
720 Olive Street
St. Louis, Mo. 63101
(314) 342-0500
- Sewer District: The Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Mo. 63103
(314) 768-6200



Designed	KRS, DAC
Drawn	KRS
Checked	DAC
Date	02/06/2012
Project Number	09038
Sheet Number	2 of 3

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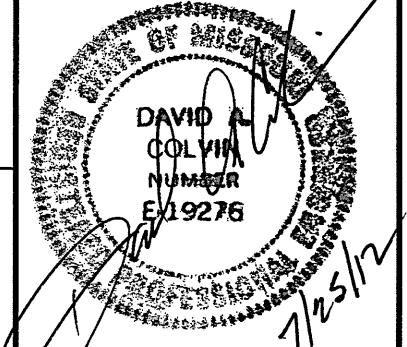


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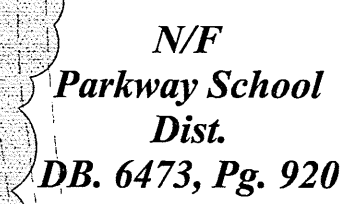
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A Missouri Professional Engineering Corporation (License No. 00007)

REVISIONS	
1	02/22/2012 KRS Review Estimate
2	07/12/2012 KRS Review site entrance, document sign, walls, additional grass areas

Prepared for:
DELMAR GARDENS ENTERPRISE, INC
14805 North Outer 40 Dr. Suite 300
Chesterfield, Missouri 63017
(636) 733-7000 Fax: (636) 733-7010
SITE SECTION PLAN 04-F
DELMAR GARDENS CREVE COEUR RENAISSANCE
Creve Coeur, Missouri



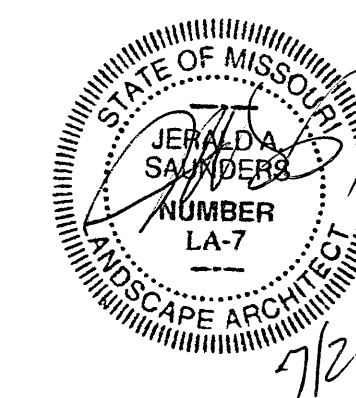
Designed: KRS, DAC
Drawn: KRS
Checked: DAC
Date: 02/06/2012
Project Number: 09038
Sheet Number: 3 of 3



KEY

-  3" Canopy Tree
-  2" Understory Tree
-  6' Evergreen Tree
-  Existing Tree Mass To Remain
-  Proposed Large Shrubs
-  Proposed Small Shrubs
-  Structural Lawn (ie Grasscrete)

PLANTING SCHEDULE					
ITEM#	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	141	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"	B&B
B	27	Gleditsia triacanthos inermis	Thornless Honey Locust	3"	B&B
C	36	Ginkgo biloba	Ginkgo	3"	B&B
D	43	Zelkova serrata	Japanese Zelkova	3"	B&B
E	41	Tilia cordata	Little Leaf Linden	3"	B&B
F	105	Cornus kousa	Kousa Dogwood	2"	B&B
G	63	Malus x Snowdrift	Snowdrift Crab	2"	B&B
H	33	Cercis canadensis	Redbud	2"	B&B
J	126	Pinus strobus	White Pine	6'	B&B
K	67	Picea pungens glauca	Colorado Blue Spruce	6'	B&B
L	66	Thuja 'Green Giant'	Green Giant Arborvitae	6'	B&B
	1,011	Large Shrubs		24"	
	1,670	Small Shrubs		18"	



PREPARED FOR: Gray Design Group
Nine Sunnen Drive
St. Louis, MO 63143

BASE INFORMATION BY: The Clayton Engineering Company
11920 Westline Industrial Drive
St. Louis, Missouri 63146

Delmar Gardens
Creve Coeur Renaissance

Sheet Title: Overall Concept Landscape Plan

Drawn By: JJ Checked By: RS Job Number: 660.038 Date: 7-24-2012

Revisions:	Sheet Number:
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Date	Description	No.	Date	Description	No.
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L1

TRAFFIC IMPACT STUDY

FOR THE

DELMAR GARDENS RENAISSANCE

CREVE COEUR, MISSOURI



Prepared For:

Delmar Gardens Enterprises
14805 North Outer 40 Road, Suite 300
Chesterfield, Missouri 63017

August 2012

Prepared By:

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

TRAFFIC IMPACT STUDY

FOR THE

DELMAR GARDENS RENAISSANCE

CREVE COEUR, MISSOURI

UPDATED AUGUST 2012

Prepared For:

**Delmar Gardens Enterprises
14805 North Outer 40 Road, Suite 300
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Prepared By:

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CBB Job Number 168-09-1



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Executive Summary

Crawford, Bunte, Brammeier (CBB) has completed a traffic impact study for the proposed mixed use residential development, known as Delmar Gardens Renaissance, in Creve Coeur, Missouri. This traffic study addressed the impact to the surrounding roadway network that is expected in association with the proposed retirement community. Specifically, the study evaluated the number of trips that would be generated by the proposed development, assigned the trips to the area roadway system, identified the impact that these additional trips would have on operating conditions and evaluated the need for roadway improvements to mitigate those impacts.

CBB has been working with the development team on this project for the last two years. A Traffic Study was submitted to MoDOT in November of 2011. The 2011 study was based on a prior site plan that assumed access to the site would be provided via the existing roadway serving the site on Ladue Road opposite Ladue Pines Drive. However, there were concerns regarding the sight distance at the existing driveway, as well as concerns expressed by the residents off Ladue Pines Drive as to the potential impact of additional trips at the intersection.

The development team pursued a traffic signal (to be constructed at the developer's expense) at the intersection of Ladue Road and Ladue Pines Drive. However, a traffic signal was not supported by MoDOT since the side street volumes did not meet MoDOT's criteria for consideration of a traffic signal. A roundabout (to be constructed at the developer's expense) was also pursued at the intersection of Ladue Road and Ladue Pines Drive to address the sight distance and side-street delay concerns raised by the residents. A roundabout was also not supported by MoDOT, since they did not want to slow down traffic on Ladue Road for such a low side street volume.

Consequently, based on subsequent meetings with MoDOT, the development team, and the residents in the area, a shared access with the adjacent property, the Thompson Trust site which is currently occupied by the Care and Counseling Center, was pursued by Delmar Gardens and subsequently agreed upon by the adjacent property owner. This shared driveway would provide improved sight distance and traffic operations over the existing access drive serving the site opposite Ladue Pines Drive.

Existing and 2012 No Build Conditions

Based on an analysis of the existing and 2012 No Build conditions, the intersection of Ladue Road and Ladue Pines Drive has favorable operating conditions during the weekday morning and afternoon peak hours with all movements operating at LOS C or better.

Proposed Development

The proposed development would be located on the north side of Ladue Road approximately one third mile west of Interstate 270. The proposed mixed use residential development would contain 10 single family homes on individual residential lots, a 180 bed skilled care facility, and a 160 unit independent and supported living building for senior living. Access is proposed via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center (approximately 400 feet east of Ladue Pines Drive). The existing driveway would be improved

and widened to accommodate two lanes exiting the site (a right- and left-turn) and one lane entering the site.

Based on empirical data from existing Delmar Gardens' sites, the proposed retirement community and single-family homes would generate a total of 89 *new* trips during the a.m. peak hour and 108 *new* trips during the p.m. peak hour. The traffic generated by the proposed Delmar Gardens Renaissance and single-family housing development was assigned to the adjoining roadway system and then added to the 2012 No Build traffic volumes to generate the forecasted 2012 Build traffic volumes.

Intersection Sight Distance – Ladue Road and Shared Site Access with Care and Counseling

Ladue Road is owned and maintained by MoDOT, as such, the sight distance for the existing driveway serving the proposed shared access for the site was compared to MoDOT requirements outlined in their Permits Manual which has a desired intersection sight distance of 500 feet based on a posted speed of 45 mph. The measured Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 465 feet and looking to the east the Intersection Sight Distance exceeds the preferred 500 feet. Thus, the Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west is slightly less (approximately 35 feet) than the preferred 500 feet.

Based on a posted speed of 45 mph and a downgrade of approximately 5%, the recommended Stopping Sight Distance on Ladue Road at the shared access with the Care and Counseling Center Driveway is 393 feet. The measured Stopping Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 432 feet which exceeds the recommended 393 feet. As directed by MoDOT, the shared access would be allowed under permit by MoDOT since the measured Stopping Sight Distance does satisfy their minimum criteria.

2012 Build Conditions

Based on the 2012 Build traffic volumes at the intersection of Ladue Road and the shared access with the existing Care and Counseling Center, an eastbound left-turn lane is recommended on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed development.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very low additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by approximately 0.7 seconds during the a.m. peak hour and 0.5 seconds during the p.m. peak hours as compared to the 2012 No Build conditions.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS E during the a.m. peak hour and LOS F during the p.m. peak hour. Given the high volume of commuter traffic on Ladue Road during the peak hours, it is not

unusual for motorists on the side streets to incur lengthy delays turning onto Ladue Road as projected for the southbound approach exiting the proposed site. Although this delay is contained to motorists exiting the site only and does impact the operations along Ladue Road, we looked at alternative measures to reduce the projected delay for the southbound approach exiting the site onto Ladue Road.

One consideration would be to provide the ability to make a two-stage left-turn movement exiting the site via a two-way center left-turn lane (TWLTL), in which case the delay for the southbound left-turn exiting the site improves from LOS E/F to LOS C during the 2012 Build peak hours.

2032 Build Traffic Conditions

In an effort to determine the ability of the area road system to accommodate long-term traffic demands, “Design Year” 2032 traffic conditions were evaluated using an annual growth rate of 0.5 percent, provided by MoDOT, for 20 years along Ladue Road.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very low additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by approximately 1.0 second during the a.m. peak hour and 0.8 seconds during the p.m. peak hours as compared to the 2032 No Build conditions.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS F during the 2032 Build a.m. and p.m. peak hours. Again, with the ability to make a two-stage left-turn movement exiting the site via a TWLTL, the delay for the southbound left-turn exiting the site improves from LOS F to LOS C during the 2032 Build peak hours.

2012 Build Conditions - 28 Single-Family Homes

An evaluation of the forecasted operating conditions should the site be developed with 28 single-family homes with access opposite Ladue Pines Drive was completed to allow for a comparison of the operating conditions at the intersection of Ladue Road and Ladue Pines Drive between the proposed Delmar Gardens development and the currently zoned single-family housing development. The development of 28 homes would generate a total of 21 trips during the a.m. peak hour and 28 trips during the p.m. peak hour.

Although the currently zoned 28 homes would generate fewer trips than the proposed Delmar Gardens development, the intersection of Ladue Road and Ladue Pines Drive would actually operate better with the proposed Delmar Gardens development over the currently zoned 28 homes since the proposed site access for Delmar Gardens would not be opposite Ladue Pines Drive as it would be with the currently zoned 28 homes.

During the a.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 4.4 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes. During the p.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 3.1 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes.

We trust that this traffic impact analysis has adequately described the traffic conditions that should be expected in the vicinity of the proposed Delmar Gardens Renaissance development. If additional information is desired, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Shawn White". The signature is written in a cursive, flowing style.

Shawn Lerai White, P.E., PTOE
Senior Traffic Engineer

Introduction

Crawford, Bunte, Brammeier has prepared the following study to address the traffic impacts associated with the proposed mixed use residential development in Creve Coeur, Missouri. This study was prepared in accordance with parameters discussed with the Missouri Department of Transportation (MoDOT) at the commencement of the study. The site is located on the north side of Ladue Road approximately one third mile west of Interstate 270. **Figure 1** identifies the general location of the proposed development site.

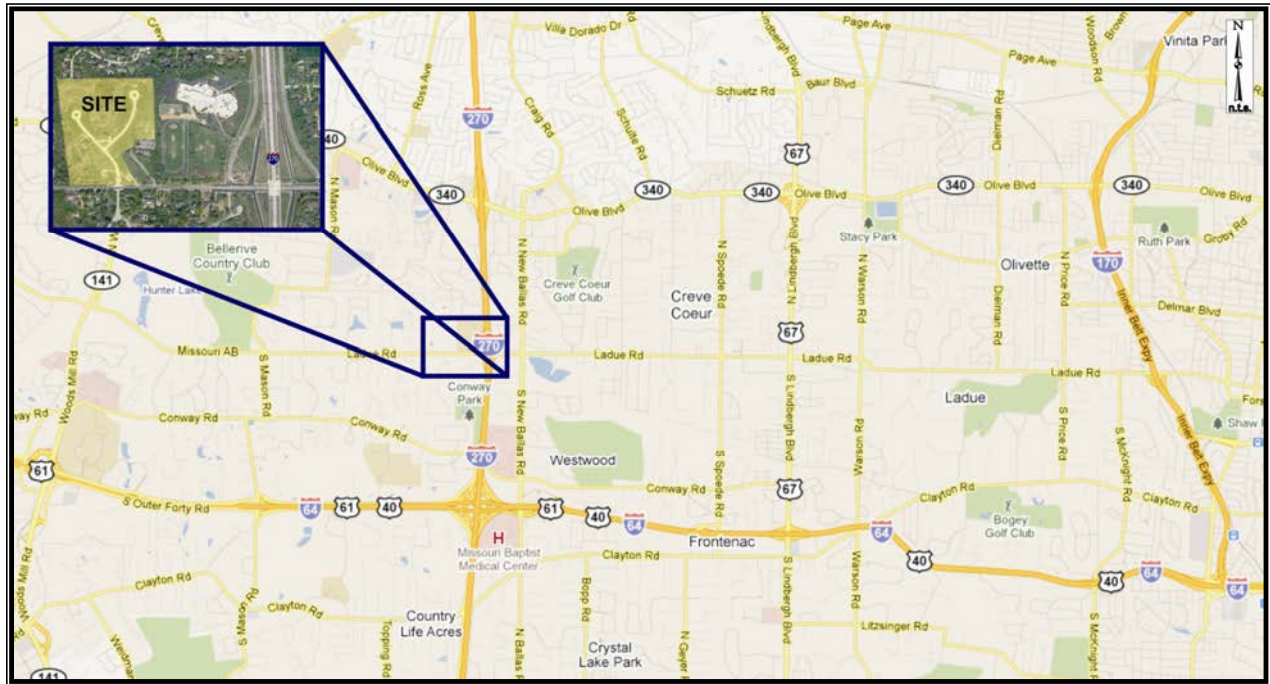


Figure 1: Study Area Location Map

It is our understanding that the proposed mixed use residential development would include the following:

- 10 single family homes on individual residential lots;
- 180 bed skilled care facility; and
- 160 unit independent and supported living building for senior living.

Access for the single-family homes, as well as the retirement community, would be provided via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center. The existing roadway serving the site on Ladue Road opposite Ladue Pines Drive would be removed. **Exhibit 1** depicts the current conceptual site plan.



Exhibit 1: Proposed Concept Plan (prepared by gray design 8-7-12)

Job# 168-09-2
08/08/12

CBB Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

CBB has been working with the development team on this project for the last two years. A Traffic Study was submitted to MoDOT in November of 2011. The 2011 study was based on a prior site plan that assumed access to the site would be provided via the existing roadway serving the site on Ladue Road opposite Ladue Pines Drive. However, there were concerns regarding the sight distance at the existing driveway, as well as concerns expressed by the residents off Ladue Pines Drive as to the potential impact of additional trips at the intersection.

The development team pursued a traffic signal (to be constructed at the developer's expense) at the intersection of Ladue Road and Ladue Pines Drive. However, a traffic signal was not supported by MoDOT since the side street volumes did not meet MoDOT's criteria for consideration of a traffic signal. A roundabout (to be constructed at the developer's expense) was also pursued at the intersection of Ladue Road and Ladue Pines Drive to address the sight distance and side-street delay concerns. A roundabout was also not supported by MoDOT, since they did not want to slow down traffic on Ladue Road for such a low side street volume.

Consequently, based on subsequent meetings with MoDOT, the development team, and the residents in the area, a shared access with the adjacent property, the Thompson Trust site which is currently occupied by the Care and Counseling Center, was pursued by Delmar Gardens and subsequently agreed upon by the adjacent property owner. This shared driveway would provide improved sight distance and improved traffic operations over the existing access drive opposite Ladue Pines Drive.

The purpose of this study was to determine the number of additional trips that would be generated by the proposed development, evaluate the impact on the operating conditions for the adjacent roadways, determine the ability of motorists to safely enter and exit the site, and recommend roadway improvements (lane additions and/or traffic control modifications) as necessary to mitigate the impact of the development and to accommodate the additional traffic. The focus of this study was the a.m. and p.m. peak hours of a typical weekday. Specifically, the study focused on the operating conditions at the intersection of the Ladue Road with Ladue Pines Drive and with the proposed shared access drive.

The following report presents the methodology and findings relative to the Existing, 2012 No Build, 2032 No Build, 2012 Build, and 2032 Build conditions.

Existing Conditions

In order to identify the traffic impacts associated with the proposed development, it was first necessary to quantify the existing roadway, traffic, and operating conditions. To that end, an operational analysis of existing traffic volumes on the surrounding road system was performed.

Existing Road System

The study corridor can generally be characterized as urban in nature. Ladue Road in the vicinity of the proposed site provides access to several residential subdivisions, the Care and Counseling center, and a school via Coeur de Ville Drive. Ladue Road provides access to Interstate 270 via a signalized diamond interchange approximately 1,700 feet east of the proposed site. Ladue Road, adjacent to the site, is a two-lane Minor Arterial maintained by MoDOT. The road is approximately 24 feet wide with variable width shoulders and sidewalk on both sides of the road. The posted speed limit is 45 miles per hour (mph). A photo of Ladue Road in the vicinity of the proposed development is shown in **Figure 2**.



Figure 2: Ladue Road Cross Section

Ladue Pines Drive is a local road providing access to the Ladue Pines residential subdivision. The intersection of Ladue Road and Ladue Pines Drive is operated as a side-street STOP with Ladue Road having the right-of-way.

Existing Traffic Volumes

In order to establish existing traffic conditions, 24-hour machine counts were collected on Ladue Road in May of 2010 to identify the peak hours of traffic along Ladue Road. Based on our

conversations with MoDOT, they requested that 24-hour machine traffic counts be collected to verify the afternoon peak hour. Based on the 24-hour machine counts, the morning peak hour occurred from 7:15 a.m. to 8:15 a.m. with a total two-way traffic volume of approximately 1,450 vehicles per hour (vph). The afternoon peak hour occurred from 4:30 p.m. to 5:30 p.m. with a total two-way traffic volume of approximately 1,600 vph. For comparison purposes, the afternoon school dismissal/shift change for the proposed skilled care facility would occur from 2:30 p.m. to 3:30 p.m. which had a total two-way traffic volume of only 1,150 vph, which is significantly less than both the a.m. and p.m. commuter peak hours.

To that end, the 24-hour machine traffic counts confirmed that the highest traffic volumes along Ladue Road occurred during the morning and afternoon commuter travel times. As such, a manual peak period traffic count was conducted at the intersection of Ladue Road and Ladue Pines Drive from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. on Wednesday May 19, 2010. It was confirmed that the area schools were in session on the day of the traffic counts. In addition, field observations were conducted during these time periods in order to gain an understanding of the existing operating conditions.

From the manual counts, it was determined that the weekday morning peak hour occurred between 7:15 a.m. and 8:15 a.m. and afternoon peak hour occurred between 4:30 and 5:30 p.m. **Figure 3** summarizes the existing peak hour volumes on the surrounding roadways.

Existing Crash Statistics

Based on data obtained from the Missouri Highway Patrol website, there were a total of ten crashes at the intersection of Ladue Road and Ladue Pines Drive over a period of five years from January 2006 to December 2010. Specifically there were eight crashes in 2006, zero crashes in 2007 and 2008, two crashes in 2009, and zero crashes in 2010. Of these ten crashes, eight were property damage only and two involved injuries. The primary contributing factor in the ten crashes was as follows: four – due to inattention, three – due to animals in the road, two – following too close and one exceeding the speed limit.

It was brought to our attention by residents in the area that there may have been a pedestrian fatality recently at the intersection of Ladue Road and Ladue Pines Drive. Based on the data obtained from the Missouri Highway Patrol website, the nearest fatality crash was on Ladue Road near Babblers Road in 2009 which is approximately two miles west of Ladue Pines Drive, though this crash was a vehicular crash and did not involve a pedestrian.

Existing Traffic Conditions

The existing operating conditions at the study intersections were evaluated using SYNCHRO 7, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the *Highway Capacity Manual*, last updated in 2000 by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. LOS C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its

capacity. However, LOS D is considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.



Figure 3: Existing Traffic Volumes

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differ from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 1** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 1: Level of Service Thresholds

Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

The intersection of Ladue Road and Ladue Pines Drive was evaluated using the methodologies described above. The results of those evaluations are summarized in **Table 2**.

Table 2: Existing Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	A (9.9)	A (8.3)
Thru Movement	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	C (24.1)	C (17.5)

X (xx.x) - Level of Service (Average vehicular delay in seconds per vehicle)

As can be seen, the intersection of Ladue Road and Ladue Pines Drive has favorable operating conditions during the weekday morning and evening peak hours with all movements operating at LOS C or better.

No Build Conditions

Before analyzing the impacts of the proposed development, it was necessary to establish a baseline forecast to reflect traffic conditions without the development. Therefore, No Build traffic forecasts were necessary for the 2012 baseline and 2032 design year associated with the proposed development. The 2012 and 2032 No Build scenarios were developed to evaluate baseline conditions and to provide a basis of comparison between the No Build and Build conditions. To our knowledge there are no planned roadway or development projects that would impact the study area, thus no future development beyond background growth was considered in the No Build scenarios.

2012 No Build Traffic Conditions

The projected background growth rate of 0.5 % for Ladue Road was based on guidance provided by MoDOT. Two years of background growth at the aforementioned rate was added to the existing traffic volumes resulting in the 2012 No Build traffic volumes illustrated in **Figure 4**.

The 2012 No Build traffic volumes were then reanalyzed using the same methodology applied to the existing traffic volumes. The forecasted levels of service and average delay at the study intersection for the 2012 No Build conditions are summarized in **Table 3**.

Table 3: 2012 No Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	A (9.9)	A (8.3)
Thru Movement	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	C (24.6)	C (17.7)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 No Build conditions with all approaches for the intersection operating at LOS C or better during the a.m. and p.m. peak hours.



Figure 4: 2012 No Build Traffic Volumes

2032 No Build Traffic Conditions

As stated previously, a background growth rate of 0.5 % annually was used for Ladue Road. Twenty-two years of background growth at the rate of 0.5 % was added to the existing traffic volumes resulting in the 2032 No Build traffic volumes illustrated in **Figure 5**.



Figure 5: 2032 No Build Traffic Volumes

The 2032 No Build traffic volumes were then reanalyzed using the same methodology as before. The forecasted levels of service and average delay at the study intersection for the 2032 No Build conditions are summarized in **Table 4**.

Table 4: 2032 No Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	B (10.4)	A (8.5)
Thru Movement	A (0.5)	A (0.5)
Northbound Ladue Pines Drive	D (29.8)	C (21.5)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 No Build conditions with all approaches for the intersection operating at LOS D or better during the a.m. and p.m. peak hours.

With the increase in the background traffic volumes on Ladue Road, the delay for the northbound approach of Ladue Pines Drive would increase by approximately 5.7 seconds during the a.m. peak hour and 4.0 seconds during the p.m. peak hour.

Proposed Development

Once the baseline traffic conditions within the study area have been established for both the assumed occupancy year (year 2012) and the design year (year 2032), it was then necessary to consider the traffic associated with the proposed development. This section of the report presents the traffic generation associated with the proposed mixed use residential development and the assignment of the site's traffic to the area road system.

Site Access

Access for the proposed mixed use residential development would be provided via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center (approximately 400 feet east of Ladue Pines Drive). The existing driveway would be improved and widened to accommodate two lanes exiting the site (a right- and left-turn) and one lane entering the site.

Intersection Sight Distance

Ladue Road is owned and maintained by MoDOT, as such, the sight distance for the proposed shared driveway serving the site was compared to MoDOT requirements outlined in their Permits Manual. Adequate sight distance is necessary at intersections to allow drivers to perceive potentially conflicting vehicles and allow those motorists sufficient time to adjust their speed to avoid a collision or make a choice of when to cross or enter the mainline traffic flow. All drivers approaching or stopped at the intersection should have an unobstructed view of the entire intersection so that potential collisions can be avoided.

It should be noted that MoDOT recently revised their sight distance guidelines to more closely reflect the guidelines found in "A Policy on Geometric Design of Highways and Streets" published by the American Association of State Highway and Transportation Officials often referred to as the *Green Book*. The *Green Book's* guidelines for minimum safe sight distance for entrances reflect the speed of the major road and the gap time required for a vehicle on the minor road to enter or cross the major road.

Based on a posted speed of 45 mph, the recommended Intersection Sight Distance on Ladue Road adjacent to the site is 500 feet. If a proposed entrance has inadequate Intersection Sight Distance, but meets minimum Stopping Sight Distance, then an entrance may be approved by MoDOT as long as the following conditions are met:

- The proposed entrance location has the maximum sight distance available for the property frontage.
- The applicant is advised of minor work on their property that could improve sight distance such as grading or brush removal.
- There is no other access available which has greater sight distance (i.e. county road, city street, or cross-access).
- The applicant agrees to sign the permit application with the following *Applicant's Responsibility Clause*: "The sight distance is the minimum distance necessary for a

vehicle traveling at the posted speed to complete a stop prior to the entrance. Applicant understands the presence of this entrance creates a potential sight distance problem and has been so informed in writing by the Department. Applicant is aware the sight distance of this entrance is severely restricted.”

The measured Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 465 feet (473 feet measured by MoDOT) and looking to the east the Intersection Sight Distance exceeds the required 500 feet. Thus, the Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west is slightly less (approximately 35 feet) than the preferred 500 feet.

Based on a posted speed of 45 mph and a downgrade of approximately 5%, the recommended Stopping Sight Distance on Ladue Road at the shared access with the Care and Counseling Center Driveway is 393 feet.

The measured Stopping Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 432 feet (454 feet measured by MoDOT) which does exceed the recommended 393 feet.

As directed by MoDOT, the shared access would be allowed under permit by MoDOT since the measured Stopping Sight Distance does satisfy their criteria. Photos of the available sight distance at the existing Care and Counseling Center driveway are shown in **Figure 6**.



Sight Distance Looking East from Driveway



Sight Distance Looking West from Driveway

Figure 6: Sight Distance at the Existing Care and Counseling Center Driveway (Thompson Trust Site)

Careful consideration should be given to sight distance obstructions when planning any future aesthetics enhancements, such as berms, fencing and landscaping, to ensure that these improvements do not obstruct the view of entering and exiting traffic at the proposed entrance onto Ladue Road. It is generally recommended that all improvements higher than 3.5 feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.

Site-Generated Traffic Volumes

Based on data provided by Delmar Gardens Enterprises, the proposed mixed use residential development would consist of the following:

- 10 single family homes on individual residential lots;
- 180 bed skilled care facility; and
- 160 unit independent and supported living building for senior living.

By offering a range of housing options, be it independent living units with periodic visits from on-site medical staff, assisted living units with more routine care, or skilled nursing units with 24-hour medical assistance, a Delmar Gardens retirement community can be an individual's last home.

Given the unique characteristics of a Delmar Gardens retirement community, empirical data based on existing Delmar Gardens' sites was collected in April 2011 to assist in determining the projected trip generation. Specifically, 24-hour traffic count data was collected on the drives serving the Delmar Gardens retirement communities in O'Fallon and Florissant, Missouri for a period of approximately one week.

The rates provided in the *Trip Generation Manual*, Eighth Edition, published by the Institute of Transportation Engineers (ITE) were also evaluated to provide a basis of comparison. The following is a summary of the actual data collected and the land uses rates from the *Trip Generation Manual* used for determining the trip generation characteristics of the proposed retirement community:

❖ Retirement Community

- Based on the empirical data from existing Delmar Gardens' sites, the average rates are as follows:
 - Weekday ADT - 3.57 trips per occupied unit and/or bed
 - AM Peak Hour (7:00-9:00 a.m.) – 0.24 trips per occupied unit and/or bed
 - PM Peak Hour (4:00-6:00 p.m.) – 0.29 trips per occupied unit and/or bed
- Land Use Codes 252-*Senior Housing*, 254-*Assisted Living*, 620-*Nursing Home*, and 255-*Continuing Care* were used for comparison.

Using the empirical data from existing Delmar Gardens' sites and the rates provided in ITE, the number of trips that would be generated by the proposed development was calculated, as shown in **Table 5**.

As shown in the table, the empirical data collected for similar sites results in an estimated trip generation very similar to ITE Code 255 - *Continuing Care* and slightly higher than the alternative calculation derived from the summation of the separate ITE uses (252-*Senior Housing*, 254-*Assisted Living*, 620-*Nursing Home*).

Table 5: Delmar Gardens Renaissance Trip Generation Estimate

Land Use	Units	Weekday (ADT)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Forecasted Trips Using Empirical Data for Existing Delmar Gardens Communities								
Retirement Community	340 units	1,214	52	29	81	47	51	98
Total New Trips (Based on Empirical Data)			52	29	81	47	51	98
Forecasted Trips Using Separate ITE Rates								
ITE Code 252 Attached Senior Housing	100 units	348	2	3	5	5	3	8
ITE Code 254 Assisted Living	60 units		5	3	8	6	7	13
ITE Code 620 Nursing Home	180 units	420	20	11	31	13	27	40
Total New Trips (Based on ITE Separate Uses)			27	17	44	24	37	61
Forecasted Trips Using Continuing Care ITE Rates								
ITE Code 255 Continuing Care	340 units	955	39	22	61	47	51	99
Total New Trips (Based on ITE Continuing Care)			39	22	61	47	51	99

The *Trip Generation Manual* used by professionals nationwide is supplemented with the *Trip Generation Handbook* which provides guidance on interpreting the data provided in the *Trip Generation Manual*. The *Trip Generation Manual* is intended to provide average trip generation rates for various uses; however, not all uses and sizes are represented in the manual. Depending on the range and correlation of the study sites used in the *Trip Generation Manual*, it may be necessary to collect trip generation data specific to a proposed development. As stated in the manual, engineering judgment should be used when determining whether to apply the ITE rates or to collect data specific to the actual proposed development.

Based on our engineering judgment, the empirical data from existing Delmar Gardens' sites is more reliable than the data provided by ITE, thus the empirical data collected was used to determine the site-generated trips. The proposed retirement community would generate a total of 81 *new* trips during the a.m. peak hour and 98 *new* trips during the p.m. peak hour.

As mentioned previously, the site would also contain 10 single-family homes. Land Use Code 210 - *Single-Family Dwelling Unit* in the ITE *Trip Generation Manual* was used to determine the estimated trip generation for the proposed 10 homes. The resulting trip generation estimate for the proposed 10 homes is summarized in **Table 6**.

Table 6: Proposed Single-Family Homes Trip Generation Estimate

Land Use	Units	Weekday (ADT)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Home	10 homes	96	2	6	8	6	4	10
Total Residential Trips			2	6	8	6	4	10

Site-Generated Traffic Assignment

The traffic generated by the proposed Delmar Gardens Renaissance and single-family housing development was assigned to the adjoining roadway system based on the proposed site's access and the existing and projected traffic patterns. The anticipated distribution of site-generated traffic used for the study was approximately 70% to and from the east on Ladue Road and 30% to and from the west on Ladue Road.

The site-generated traffic volumes for the a.m. and p.m. peak hours are shown in **Figure 7**.

**Figure 7: Site-Generated Traffic Volumes**

Build Conditions

2012 Build Traffic Conditions

The traffic generated by the proposed development (Figure 7) was aggregated with the 2012 No Build traffic volumes (Figure 4) to reflect the 2012 Build, or forecasted, traffic volumes following construction of the Delmar Gardens development and to identify any roadway and/or traffic control improvements that may be necessary to mitigate its impact. **Figure 8** reflects the 2012 Build traffic volumes.



Figure 8: 2012 Build Traffic Volumes

As requested by MoDOT, the shared access drive off Ladue Road serving the proposed development was evaluated to determine if auxiliary left- or right-turn lanes are recommended on Ladue Road per MoDOT's *Access Management Manual*.

Utilizing the figure for *Right Lane Warrant for Two-Lane Roadway* with a posted speed of 45 mph, an advancing volume of 1,039 vph, and a right-turn volume of 39 vph during the p.m. peak hour 2012 Build conditions, a right-turn lane is recommended by MoDOT as shown in **Figure 9**. However, given the low right-turn volume anticipated for this westbound movement and the fact that the westbound approach is forecasted to operate at LOS A with no delay as a shared thru and right-turn lane, a separate westbound right-turn lane on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site is not recommended.

Based on discussions with MoDOT, a separate westbound right-turn lane on Ladue Road at this location would not be required.

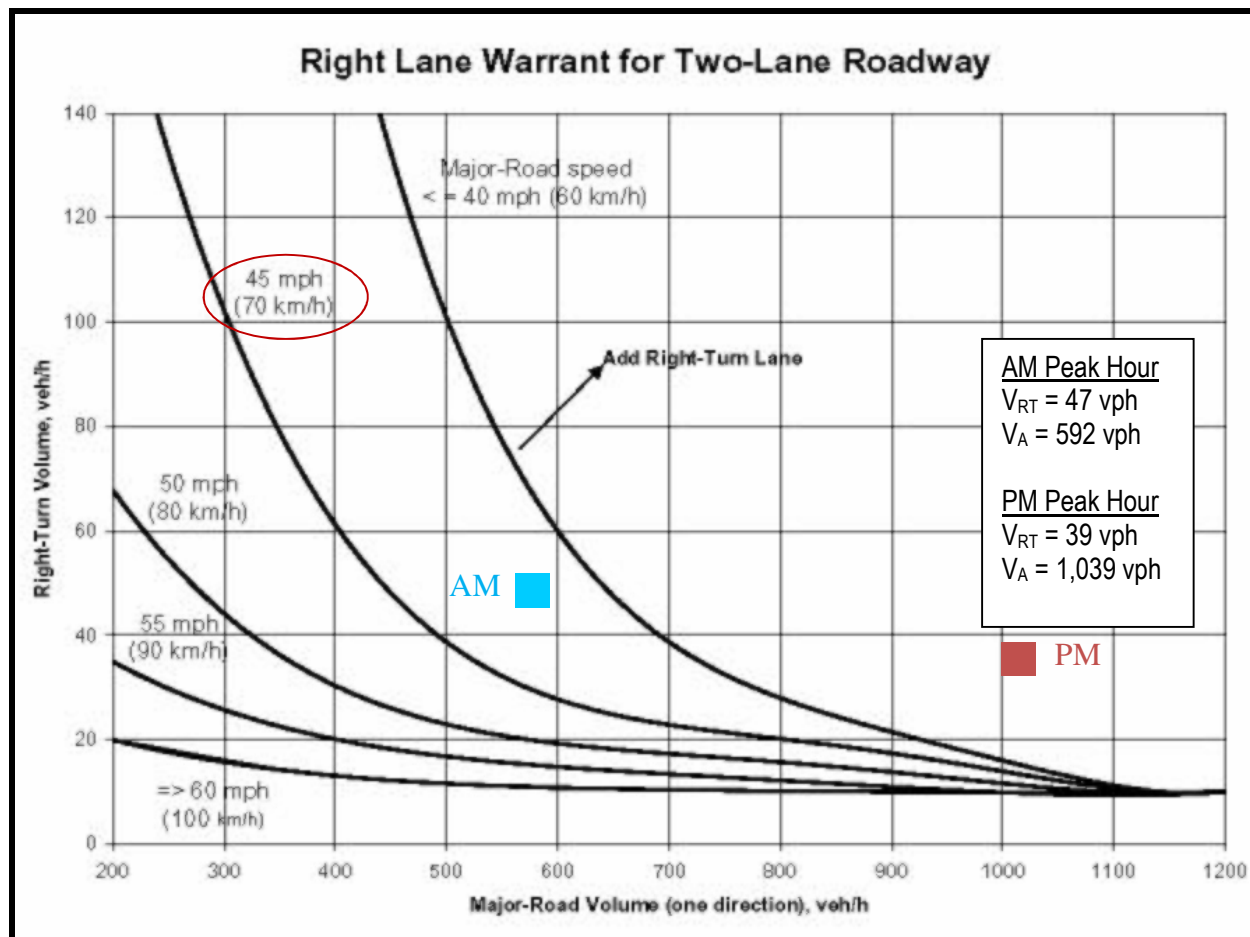


Figure 9: 2012 Build Conditions: Right-Turn Lane Warrant Evaluation

Utilizing the figure for *Left Lane Warrant for Two-Lane Roadway* – 45 mph, with an advancing volume of 454 vph, an opposing volume of 1,039 vph and a left-turn volume of 17 vph during the p.m. peak hour 2012 Build conditions, a left-turn lane is recommended by MoDOT as shown in **Figure 10**. Although the eastbound left-turn volume is very low, the provision of providing a separate left-turn lane allows left turning vehicles a place to wait and make their turning maneuver without impeding the eastbound thru traffic in Ladue Road. As such, it is recommended that an eastbound left-turn lane be provided on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site.

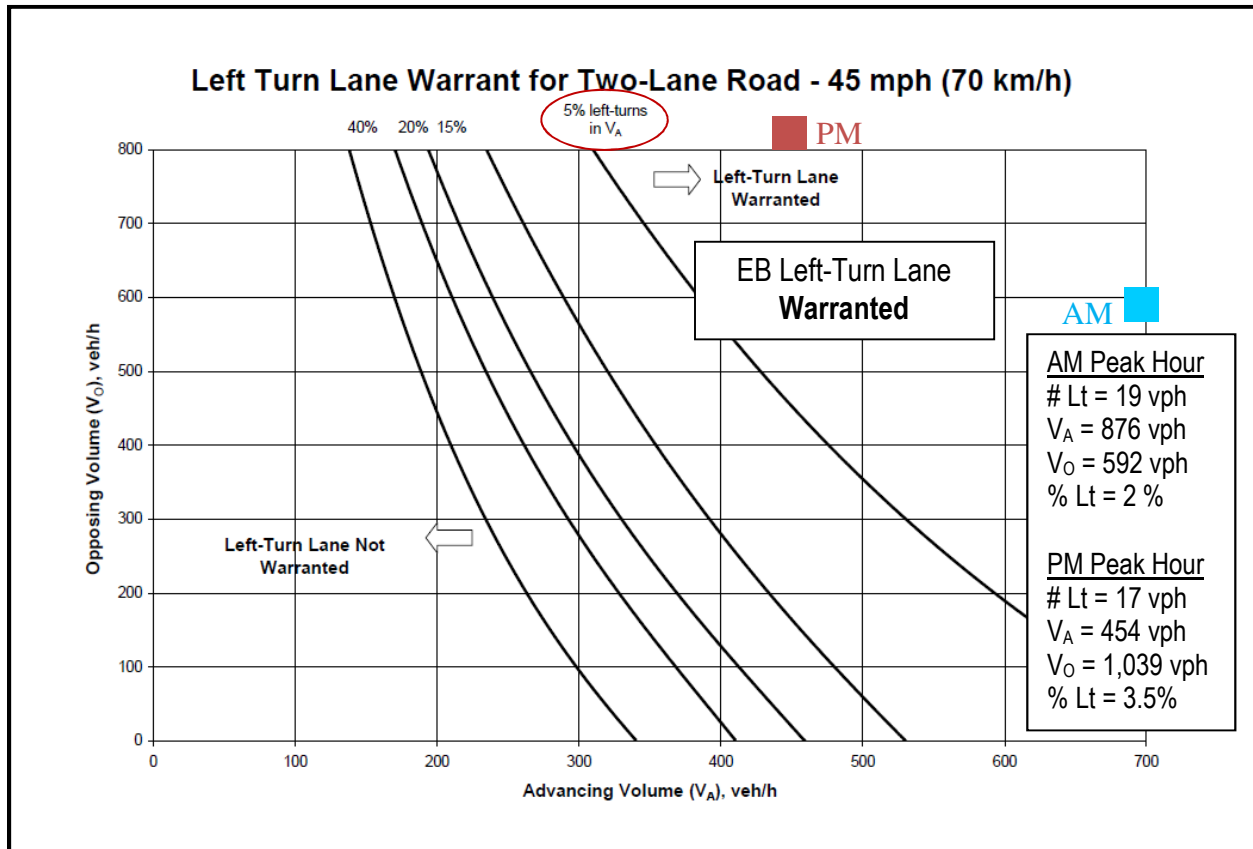


Figure 10: 2012 Build Conditions: Left-Turn Lane Warrant Evaluation (45mph)

The 2012 Build traffic volumes were reanalyzed using the same methodology as before in an effort to identify the impacts of the proposed development and to evaluate the adequacy of the roadway network to accommodate the proposed development. The recommended eastbound left-turn lane on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site was included in the analysis. No modifications were assumed at the existing intersection of Ladue Road and Ladue Pines Drive.

Table 7 summarizes the 2012 Build Levels of Service and average delay at the study intersections during the weekday a.m. and p.m. peak hours with the recommended eastbound left-turn lane on Ladue Road discussed above. The LOS and delay for the eastbound and westbound through movements on Ladue Road at the shared access are not shown in the table since the eastbound and westbound thru traffic would not have to stop for turning vehicles.

As shown in the table, the intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very few additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by only 0.7 seconds during the a.m. peak hour and 0.5 seconds during the p.m. peak hours as compared to the 2012 No Build conditions.

Table 7: 2012 Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	B (10.0)	A (8.4)
Thru Movement	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	D (25.3)	C (18.2)
Ladue Road and Site/Care and Counseling Driveway (Side-Street Stop)		
Eastbound Ladue Road		
Left-Turn Movement	A (8.9)	B (11.0)
Southbound Site/Care and Counseling Driveway	Overall - E (38.4)	Overall - F (62.1)
Left-Turn Movement	E (46.4)	F (64.1)
Right-Turn Movement	B (12.5)	C (20.3)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS E during the a.m. peak hour and LOS F during the p.m. peak hour. However, it is not unusual for motorists on the side streets to incur longer delays turning onto Ladue Road during the peak hours and this delay would be solely incurred by trips exiting the proposed Delmar Gardens site and would not impact motorists on Ladue Road.

It is worth mentioning that by relocating the access for the proposed development from opposite Ladue Pines Drive to the adjacent Thompson Trust site, the LOS for both the northbound approach exiting Ladue Pines and the southbound approach exiting the proposed development would be improved significantly over the previously considered four-way intersection at Ladue Pines Drive. This is due to the fact that the opposing side street movements would not be competing for the same gap in the traffic flow on Ladue Road as they would if the north and south legs are opposite each other.

Given the high volume of commuter traffic on Ladue Road during the peak hours, it is not unusual for motorists on the side streets to incur longer delays turning onto Ladue Road as projected for the southbound approach exiting the proposed site. Although this delay is contained to motorists exiting the site only and does impact the operations along Ladue Road, we looked at alternative measures to reduce the projected delay for the southbound approach exiting the Delmar Gardens site onto Ladue Road.

As discussed previously, although both a traffic signal and a roundabout would provide acceptable levels of service for all movements at the intersection of Ladue Road and the shared access drive, MoDOT does not support either improvement. Another consideration is the provision of a two-way center left-turn lane (TWLTL) at the intersection to allow for two-stage left-turn movements exiting the site. With the ability to make a two-stage left-turn movement

exiting the site, the delay for the southbound left-turn exiting the site improves from LOS E/F to LOS C during the peak hours.

2032 Build Traffic Conditions

In an effort to determine the ability of the area road system to accommodate long-term traffic demands, “Design Year” 2032 traffic conditions were evaluated. The traffic generated by the proposed development (Figure 7) was aggregated with the 2032 No Build traffic volumes (Figure 5) to reflect the 20-year forecasted traffic volumes. **Figure 11** reflects the 2032 Build traffic volumes.



Figure 11: 2032 Build Traffic Volumes

The 2032 Build conditions were analyzed using the same methodology applied previously. The results of the 2032 Build operating conditions, assuming the construction of the recommended eastbound left-turn lane at the proposed shared access for the Delmar Gardens and existing Care and Counseling Center, are summarized in **Table 8**.

Table 8: 2032 Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour	Weekday PM Peak Hour
Ladue Road and Ladue Pines Drive (Side-Street Stop)		
Westbound Ladue Road		
Left-Turn Movement	B (10.4)	A (8.5)
Thru Movement	A (0.5)	A (0.6)
Northbound Ladue Pines Drive	D (30.8)	C (22.3)
Ladue Road and Site/Care and Counseling Driveway (Side-Street Stop)		
Eastbound Ladue Road		
Left-Turn Movement	A (9.1)	B (11.7)
Southbound Site/Care and Counseling Driveway	Overall - E (49.8)	Overall - F (95.5)
Left-Turn Movement	F (61.0)	F (95.8)
Right-Turn Movement	B (13.2)	C (23.2)

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

As shown in the table, the intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours. With the very few additional through trips on Ladue Road associated with the proposed site, the delay for the northbound approach of Ladue Pines Drive would increase by only 1.0 second during the a.m. peak hour and 0.8 seconds during the p.m. peak hours as compared to the 2032 No Build conditions.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the 2032 Build peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS F during the a.m. and p.m. peak hours. However, it is not unusual for motorists on the side streets to incur longer delays turning onto Ladue Road during the peak hours and this delay would be solely incurred by trips exiting the proposed Delmar Gardens site and would not impact motorists on Ladue Road.

As discussed previously, with the ability to make a two-stage left-turn movement exiting the site via a TWLTL, the delay for the southbound left-turn exiting the site improves from LOS F to LOS C during the 2032 Build peak hours.

Forecasted Operating Conditions Based on Existing Zoning Approved

It is our understanding that the existing Delmar Gardens site under consideration is approved for the development of 28 single-family homes. Furthermore, it is our understanding no roadway improvements, i.e. left- or right-turn lanes on Ladue Road would be required to develop the site with single-family homes.

An evaluation of the forecasted operating conditions should the site be developed with 28 single-family homes with access opposite Ladue Pines Drive was completed to allow for a comparison on the operating conditions at the intersection of Ladue Road and Ladue Pines Drive between the proposed Delmar Gardens development and the zoned single-family home development.

Site-Generated Traffic Volumes – Single-Family Homes

Land Use Code 210 - *Single-Family Dwelling Unit* in the *ITE Trip Generation Manual* was used to determine the estimated trip generation for the currently zoned 28 homes. The resulting trip generation estimate is summarized in **Table 9**.

Table 9: Currently Zoned Single-Family Homes Trip Generation Estimate

Land Use	Units	Weekday (ADT)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Home	28 homes	268	5	16	21	18	10	28
Total Residential Trips			5	16	21	18	10	28

Site-Generated Traffic Assignment – Single-Family Homes

The traffic generated by the currently zoned single-family homes was assigned to the adjoining roadway system based on the existing site access opposite Ladue Pines Drive and the existing traffic patterns for the Ladue Pines subdivision. The anticipated distribution of the currently zoned single-family homes used for this analysis was approximately 65% to and from the east and 35% to and from the west on Ladue Road during the a.m. peak hour and approximately 75% to and from the east and 25% to and from the west on Ladue Road during the p.m. peak hour.

The site-generated traffic volumes for the currently zoned single-family homes during the weekday a.m. and p.m. peak hours are shown in **Figure 12**.



Figure 12: Site-Generated Traffic Volumes – 28 Single-Family Homes

2012 Build Traffic Conditions– Single-Family Homes

The traffic generated by the currently zoned single-family homes (Figure 12) was aggregated with the 2012 No Build traffic volumes (Figure 4) to reflect the 2012 Build, or forecasted, traffic volumes should the site be developed as currently zoned. **Figure 13** reflects these 2012 Build traffic volumes.

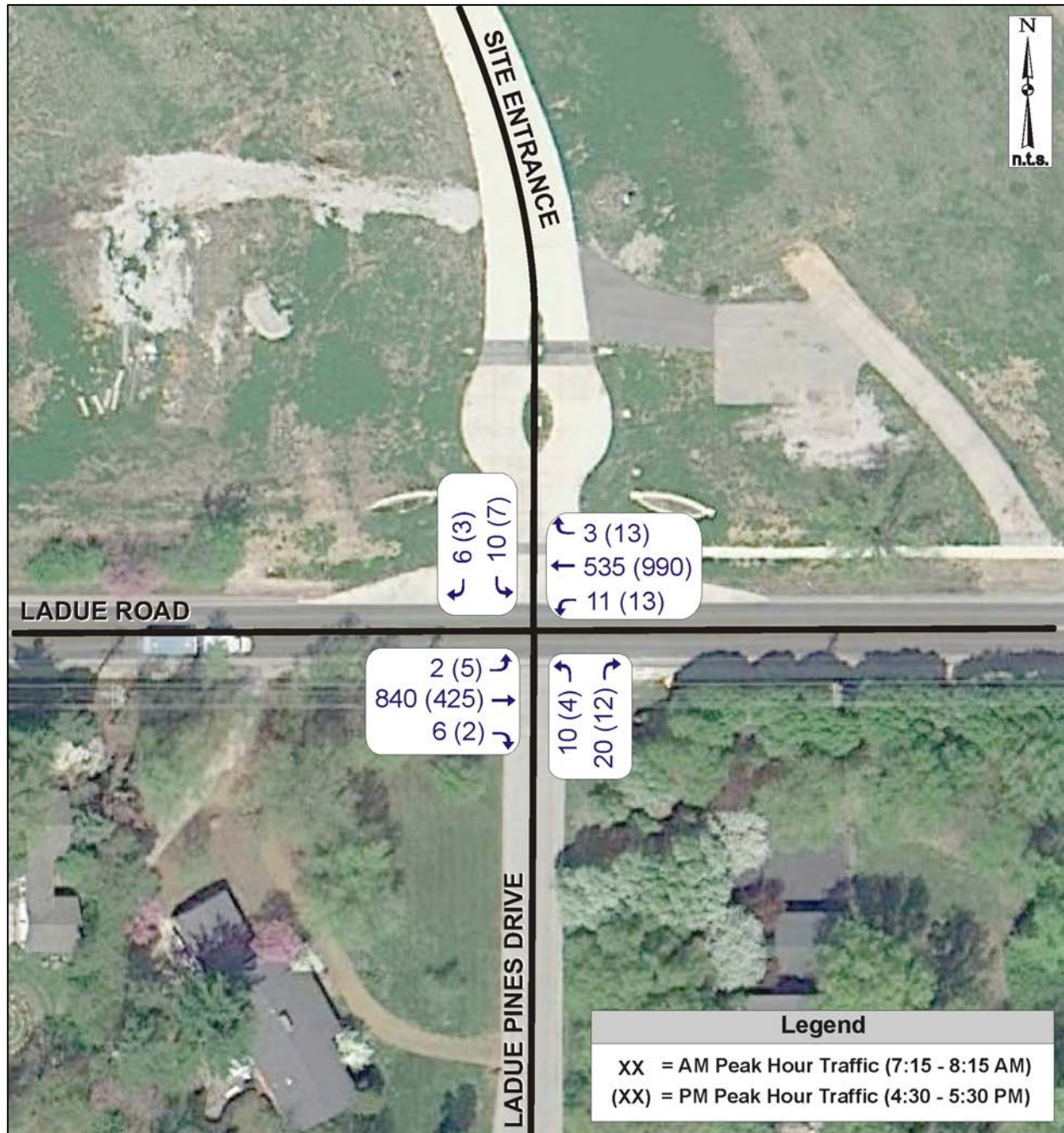


Figure 13: 2012 Build Traffic Volumes– 28 Single-Family Homes

Table 10 summarizes the 2012 Build Levels of Service and average delay at the intersection of Ladue Road and Ladue Pines Drive during the weekday a.m. and p.m. peak hours assuming the site develops as 28 single-family homes with access opposite Ladue Pines Drive.

Table 10: 2012 Build Operating Conditions

Intersection/Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
	28 Homes	Delmar Gardens	28 Homes	Delmar Gardens
Ladue Road and Ladue Pines Drive (Side-Street Stop)				
Eastbound Ladue Road Left-Turn Movement	A (8.6)	N/A	B (10.7)	N/A
Thru Movement	A (0.1)		A (0.2)	
Westbound Ladue Road Left-Turn Movement	A (9.9)	B (10.0)	A (8.3)	A (8.4)
Thru Movement	A (0.4)	A (0.4)	A (0.4)	A (0.4)
Northbound Ladue Pines Drive	D (29.7)	D (25.3)	C (21.3)	C (18.2)
Southbound Single-Family Homes Site Drive	E (38.6)	N/A	C (43.7)	N/A

X (xx.x) - Level of Service (Vehicular delay in seconds per vehicle)

As shown in the table, although the currently zoned 28 homes would generate fewer trips than the proposed Delmar Gardens development, the intersection of Ladue Road and Ladue Pines Drive would actually operate better with the proposed Delmar Gardens development over the currently zoned 28 homes since the proposed site access would not be opposite Ladue Pines Drive as it would be with the currently zoned 28 homes.

During the a.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 4.4 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes. During the p.m. peak hour, the delay for the northbound approach of Ladue Pines Drive is forecasted to be 3.1 seconds less for the proposed Delmar Gardens development as compared to the currently zoned 28 homes.

Conclusions

In conclusion, we have completed a study to address the traffic impacts associated with the mixed use residential development, known as Delmar Gardens Renaissance, in Creve Coeur, Missouri.

Based on an analysis of the existing and 2012 No Build conditions, the intersection of Ladue Road and Ladue Pines Drive has favorable operating conditions during the weekday morning and afternoon peak hours with all movements operating at LOS C or better.

Access for the proposed mixed use residential development would be provided via a shared access with the existing Care and Counseling Center on the Thompson Trust site to be located at the existing driveway location currently serving the Care and Counseling Center.

Ladue Road is owned and maintained by MoDOT, as such, the sight distance for the shared driveway serving the site was compared to MoDOT requirements outlined in their Permits Manual which is 500 feet based on a posted speed of 45 mph. The measured Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 465 feet and looking to the east the Intersection Sight Distance exceeds the preferred 500 feet. Thus, the Intersection Sight Distance for the existing Care and Counseling Center driveway looking to the west is slightly less (approximately 35 feet) than the preferred 500 feet.

Based on a posted speed of 45 mph and a downgrade of approximately 5%, the recommended Stopping Sight Distance on Ladue Road at the shared access with the Care and Counseling Center Driveway is 393 feet. The measured Stopping Sight Distance for the existing Care and Counseling Center driveway looking to the west on Ladue Road is approximately 432 feet which exceeds the recommended 393 feet. As directed by MoDOT, the shared access would be allowed under permit by MoDOT since the measured Stopping Sight Distance does satisfy their criteria.

The proposed mixed-use residential development would generate a total of 89 *new* trips during the a.m. peak hour and 108 *new* trips during the p.m. peak hour. The traffic generated by the proposed Delmar Gardens Renaissance and single-family housing development was assigned to the adjoining roadway system and then added to the 2012 No Build traffic volumes to generate the forecasted 2012 Build traffic volumes.

Based on the 2012 Build traffic volumes at the intersection of Ladue Road and the shared access with the existing Care and Counseling Center, an eastbound left-turn lane is recommended on Ladue Road at the proposed shared access drive serving the Care and Counseling Center and the proposed site.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2012 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS E during the a.m. peak hour and LOS F during the p.m. peak hour. Given the high volume of commuter traffic on Ladue Road during the peak hours, it is not unusual for motorists on the side streets to incur lengthy delays turning onto Ladue Road as projected for the southbound approach exiting the proposed site. Although this delay is contained to motorists exiting the site only and does impact the operations along Ladue Road, residents Nevertheless, we looked at alternative measures to reduce the projected delay for the southbound approach exiting the site onto Ladue Road.

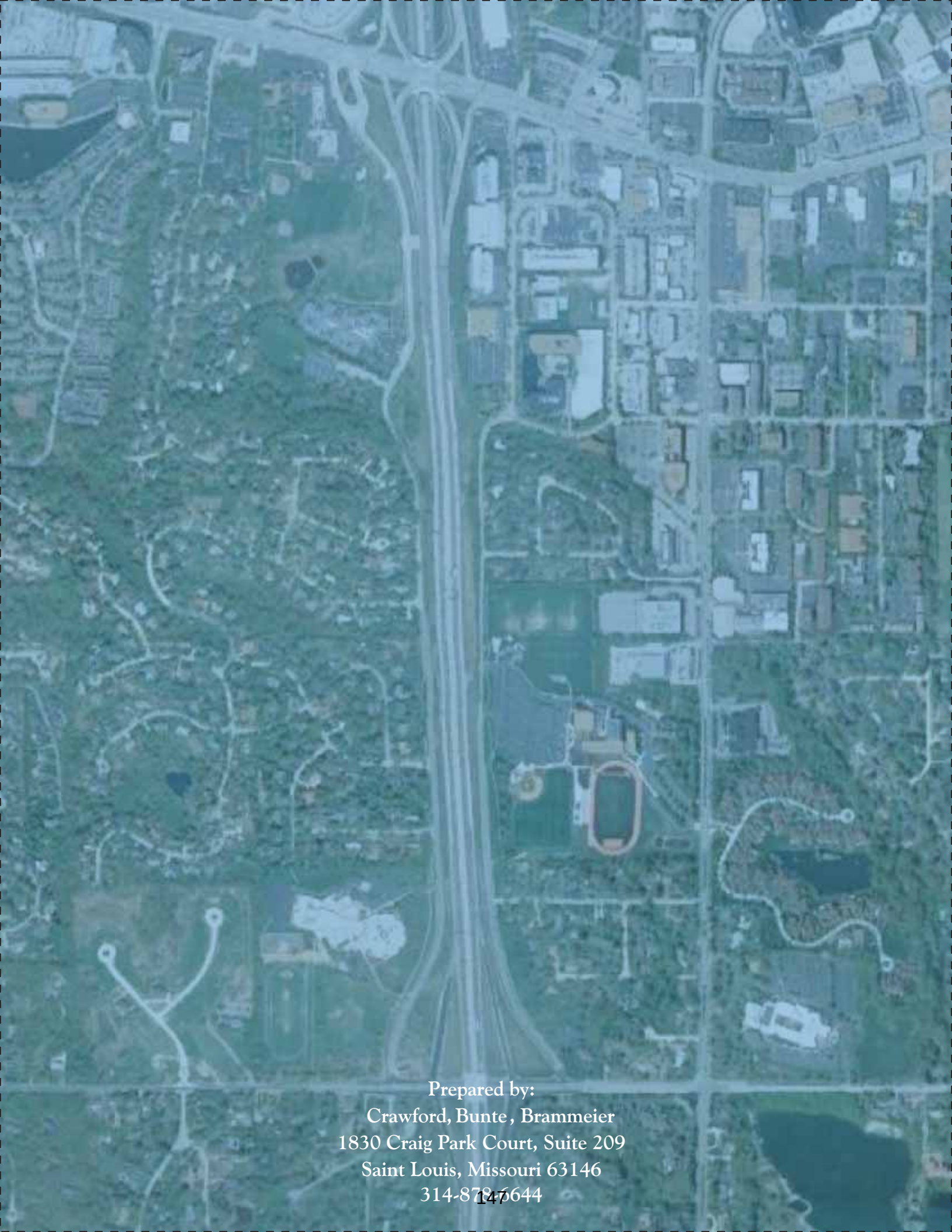
With the ability to make a two-stage left-turn movement exiting the site via a two-way center left-turn lane (TWLTL), the delay for the southbound left-turn exiting the site improves from LOS E/F to LOS C during the 2012 Build peak hours.

The intersection of Ladue Road and Ladue Pines Drive would continue to operate acceptably for the 2032 Build conditions with all approaches for the intersection operating at LOS D or better during the weekday a.m. and p.m. peak hours.

A majority of the movements at the intersection of Ladue Road with the shared access for the site is forecasted to operate acceptably during the peak hours with the exception of the southbound left-turn movement onto Ladue Road exiting the proposed development site which is forecasted to operate at LOS F during the 2032 Build a.m. and p.m. peak hours. Again, with the ability to make a two-stage left-turn movement exiting the site via a TWLTL, the delay for the southbound left-turn exiting the site improves from LOS F to LOS C during the 2032 Build peak hours.

An evaluation of the forecasted operating conditions should the site in question be developed with 28 single-family homes with access opposite Ladue Pines Drive was completed to allow for a comparison on the operating conditions at the intersection of Ladue Road and Ladue Pines Drive between the proposed Delmar Gardens development and the currently zoned single-family housing development. The development of 28 homes would generate approximately 21 trips during the a.m. peak hour and 28 trips during the p.m. peak hour.

Although the currently zoned 28 homes would generate fewer trips than the proposed Delmar Gardens development, the intersection of Ladue Road and Ladue Pines Drive would actually operate better with the proposed Delmar Gardens development over the currently zoned 28 homes since the proposed site access for Delmar Gardens would not be opposite Ladue Pines Drive as it would be with the currently zoned 28 homes.



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APPLICATION TO PLANNING AND ZONING COMMISSION #12-033 FOR APPROVAL FOR THE PRELIMINARY PLAT FOR VILLAS AT MOSLEY WITH RESIDENTIAL DESIGN DEVELOPMENT DESIGNATION

FOR THE MEETING OF: November 19, 2012

LOCATION: 842, 834 and 828 Mosley Road

REQUEST: William Levinson, of Benton Homebuilders has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road. The proposal includes the development of ten single family homes with a "RDD" Residential Design Development designation.

ADDITIONAL INFORMATION: Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The properties are zoned "C" Single Family Residential.

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

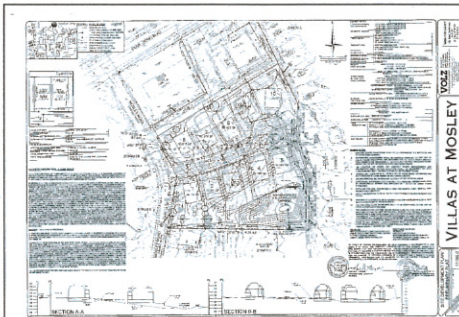
- Chapter 410: Subdivision and Development of Land

Zoning Code References

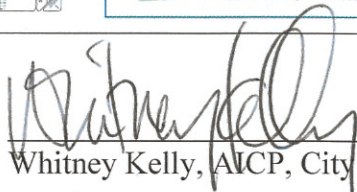
- Section 405.270: "C" Single Family Residential
- Section 405.450.C: Residential Designed Development Procedure

APPLICANTS: William Levinson
Benton Homebuilders
1000 Executive Parkway, Suite 106
Saint Louis, MO 63141

OWNER: Benton Homebuilders
1000 Executive Parkway,
Suite 106
Saint Louis, MO 63141



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner


Date 11/16/2012

ATTACHMENTS: Draft Ordinance
Applicant's Materials submitted October 19, 2012 and revised Site Development Plan received November 16, 2012

BACKGROUND

In April 2008, the City Council authorized a residential designed development (RDD) for the preliminary subdivision plat for the prior proposed subdivision of the 5.4 acres (Ordinance 5035). The RDD allowed for the development of 12 single family homes. The 12th lot was located along Olive Boulevard east of the Mosley Square Shopping Center. That project was ultimately abandoned and the approval lapsed.

On August 28, 2012, the City Council approved the rezoning of 1.4 acres along Olive Boulevard to "GC" General Commercial for the development of the Goddard School for Early Childhood Development Center. This rezoning also repealed the prior RDD designation for the 5.4 acres with the remaining four acres zoned "C" Single Family Residential. The three lots have been developed with single-family houses that front Mosley Road and are under common ownership. Although there are some new houses in the area (so-called "teardowns"), the majority were built in the 1950s and 1960s. Lot sizes generally conform to the respective districts and none of the adjacent subdivisions are under an RDD overlay.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail strip center and Fire District Admin. Bldg.	"GC" General Commercial and "CB" Core Business	Olive Blvd. (partial)
South	Single-family detached residences	"C" Single-family Residential	N/A
East	Single-family detached residences	"C" Single-family Residential	N/A
West	Office building and single-family detached residences	"CB" Core Business and "B" Single-family Residential	Mosley Rd.

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for subdivisions that are adjacent to the proposed Mosley Manor subdivision:

	Villas at Mosley	Fairways (zoned "B")	Wir-Don Meadows	Generic "C" Zoning District
Acres	4 ac.	18 ac. (approx.)	18 ac. (approx.)	varies
Area of proposed ROW	24,263 sq. ft.	0	0	NA
Net area	150,051 sq. ft.			
No. of Units	10 d.u.	29 d.u.	41 d.u.	varies
Units / Acre (excluding ROW)	2.9	1.6 (approx.)	2.3 (approx.)	2.9
Lot Size (sq.ft.)	10,000 (min.) 11,250 average	20,000+	12,000+.	15,000 (min.)
Common Ground / Open Space	0.63 ac.	0	0	varies
Lot Frontage	60 ft. (min.)	120 ft. (min.)	50 ft. (min.) (excluding cul-de-sac lots; non-conforming)	75 ft. (min.)
Front Yard	15 ft.	45 ft.	40 ft. (non-conforming)	45 ft.

Setback				
Side Yard Setback	5 ft.	15 ft.	12 ft.	12 ft.
Rear Yard Setback	30 ft. (min.)	30 ft.	30 ft.	30 ft.
Yr. Platted	N/A	1958	1955	N/A

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

Given that the application represents no increase in density over the existing zoning of the property, the proposal appears to be meeting this goal. In addition, the section titled Residential Preservation and Economic Development states:

4. *Protect residential areas from encroachment of non-residential uses (p.21).*

This project would result in the development of several acres that are largely greenspace, are adjacent to an existing commercial corner plaza and which already contain one commercial building, and the future Goddard School along Olive Boulevard. If constructed, this project would clearly define the residential area along Mosley, rather than leaving the area available for a future effort to expand the commercial corner. It is common practice in land use planning to separate low-density residential development from commercial development with institutional land uses or medium to high density residential with smaller lots. While the density will not be increased, the lot clustering allowed within an RDD overlay offers smaller lots. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by effectively separating them from each other.

Transportation Improvements

This subdivision benefits from direct access off one of the key north-south collectors: Mosley Road. As such, there is no concern for providing additional north-south connections to adjacent subdivisions. In fact, the section titled “Transportation Improvements” states:

- *Explore opportunities to connect residential streets, where appropriate, to collectors in order to improve traffic flow on major arterials such as Olive and Lindbergh Boulevards (p.29).*

The proposal will relocate the two existing drive-way entrances on Mosley, into a single subdivision entrance where traffic will be directed to the existing collector street which has a traffic signal at Olive Boulevard and at Ladue Road. Any other connections to the east or south are impractical given the size of the development and the pre-existing subdivisions.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goals:

3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
6. *Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage (p.45).*

As identified in the Development Statistics and Comparison chart above, the proposed lots in the plan range from 10,192 square feet to 17,735 square feet. The common ground and stormwater easement area is 27,429 square feet. 75% of the lot standard for "C" Single Family Residential zoning district would be 11,250 square feet. The average of the lot sizes proposed is 11,250 square feet. However five of the 10 lots have a square footage of less than the recommended allowance. According to the Comprehensive Plan, the property should be developed with individual lots not smaller than 11,250 square feet, and the remaining property set aside as open space. Given the shape of the property and the required size of the stormwater detention area, it may be economically difficult to follow the Comprehensive Plan because it will significantly reduce the yield.

With regard to goal #6, the proposed project has some similarities to the surrounding subdivisions, with the specific exceptions of minimum lot size and front and side building setbacks. The key question, as stated earlier, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions and the commercial development along Olive Boulevard that is appropriate in its context and whether or not this makes it "compatible" with the residences around it.

ZONING ANALYSIS

The applicant has proposed utilizing the existing "C" Single-Family Residential District with a Residential Designed Development (RDD) procedure. This procedure effectively creates an overlay wherein the City Council, on the recommendation of the Planning and Zoning Commission, may modify the lot and density standards, subject to certain provisions.

In determining conformance with the RDD, the critical questions for this project are fulfillment of the purpose of the RDD and tree preservation. With regard to the former, the Zoning Code states:

SECTION 405.450: PERMITTED USES

C. *Residential Designed Development Procedure. The purpose of this Section is to provide a permissive, voluntary and alternate zoning procedure in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City.*

1. *Variation in number, size of lots. The City Council may by ordinance grant a residential designed development permit upon recommendation of the Planning and Zoning Commission, when it finds that the residential designed development proposal is*

consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to promote the purposes of this Section and is in accordance with the following criteria.

- a. *Minimum project area. No residential designed development permit shall be granted for any area of less than four (4) acres.*
 - b. *Gross acreage. The lot sizes within the subdivision may vary from those required by the regulations for the single-family residential zoning district within which the site is located. The maximum number of lots that may be approved shall be computed by including only common area and lot acreage in gross acreage and dividing the gross acreage by the minimum lot area requirements of the district.*
 - c. *Yards. The minimum front yard and side yard requirements for each lot as set out in the regulations for the single-family residential zoning district within which the site is located may be reduced by the City Council and, if so reduced, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
 - d. *Site and building coverages. The maximum site and building coverage requirements for each lot, as set out in the regulations for the single-family residential zoning district within which the site is located, may be increased by the City Council and, if so increased, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
2. *Common areas. As part of the residential designed development plan, common land for open space of recreational use shall be reserved for common use by all the owners of the residential lots and the subdivision and such common land may be included in the total gross acreage used for determining the number of lots permitted under the minimum lot size provisions of the residential zoning district within which it is located, subject to the following standards and conditions: ...*
 4. *Tree conservation. Any development proposed as a residential designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).*

It is a mistake to read the provisions for flexibility in lot size and configuration without also realizing that the trade-off for this flexibility is the protection and/or provision of some natural quality of the site and City that is worth preserving. In other words, this process is not simply a way to avoid seeking variances before the Board of Adjustment. The maintenance and protection of the stormwater facilities does not seem to qualify as a natural quality of the site, as it is being relocated from the northeast corner to the southeast corner and is required to allow for the development. The development does not offer the protection, nor provision of a natural resource worth preserving although the common ground does create a comparably large greenspace.

The applicant has requested building setback requirements different from the "C" District regulations, and lot coverage and FAR requirements be applied over the entire development, rather than on individual lots. The average lot will have coverage of 44%, with total site coverage for the development of 40%. This is permitted through the RDD procedure, as

approved by the City Council and set out on the Preliminary Subdivision Plat. If approved, a condition should be put in place to require that all other standards not specifically approved by the City Council should be in conformance with the Section 405.270, "C" Single-Family Residential District of the Zoning Code.

The property has approximately 0.7 acres of tree cover and, if approved, 68% of this mass will be eliminated. The minimum standard is 25% preserved. Therefore at 32% preservation, the applicant exceeds the minimum standards, although it should be noted that allowing the flexibility to reduce the lot sizes has not yielded any great measure of additional tree cover.

ARCHITECTURE AND DESIGN

The proposed homes consist of ranch and 2-story models ranging from 2,500 square feet to 3,500 square feet in size, including lower level finish. The example front elevation submitted is largely stone with wood accents and show rooflines with multiple peaks and will be covered with asphalt shingle. Elevations for all types of the homes were not included in the application and the side and rear elevations were not provided.



Staff recommends a condition that individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" would be permissible. Garage entrances are shown on the plan as front-entry.

DEVELOPMENT CHARACTERISTICS

- *Traffic*
A traffic study was not submitted by the applicant. With the proposed 10 homes, it appears the development will generate an amount of traffic that is appropriate for the size of the tract and it is not expected to change or to have an adverse impact on traffic flow. The current proposal will eliminate two driveway entrances on Mosley Road.
- *Sidewalks*
As required by code, five-foot wide sidewalks are provided along both sides of the street. Construction of a minimum five-foot wide sidewalk along Mosley Road was required with the previous plan and that condition is carried over with the current submittal.

- *Landscaping and Amenities*

The applicant is providing an eight-foot wide undisturbed buffer along the eastern and southern boundaries of the property in addition to the stormwater detention basin at the southeast corner. The proposed landscaping is limited to the boundary of the development. There are sections of this buffer where no trees currently exist, and the applicant has proposed adding trees to fill in these areas. The applicant is not proposing adding any street trees along the proposed cul-de-sac for the subdivision. Staff recommends that a condition of approval include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Section 410.300 of the Subdivision and Development of Land

The site development plan and preliminary plat indicates a subdivision entrance sign at the southern entrance area. Signs for residential developments are permitted by site development plan approval per Section 405.940 Signs in Residential districts, as follows:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in [Section 405.1080](#). Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

- *Tree Coverage*

The Tree Preservation Plan submitted indicates that the property has approximately 0.7 acres of tree cover and, if approved, 68% of this mass will be eliminated. The minimum standard is 25% preserved. Therefore at 32% preservation, the applicant exceeds the minimum standards, although it should be noted that allowing the flexibility to reduce the lot sizes has not yielded any great measure of additional tree cover.

- *Site Grading*

A large part of the existing land will be disturbed with some significant "cut and fill" effort. Most of the significant grading will be undertaken for the proposed detention pond and roadway locations. The applicant has indicated that the street platform is to be 3% maximum for a minimum distance of 60 feet before continuing at a steeper grade. Section 410.240.F.5 requires that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than 150 feet measured from the centerline of the intersecting street, so the final subdivision improvements drawings will have to be corrected accordingly.

- *Stormwater Control*

The applicant proposes to construct a detention area at the southeast portion of the property. The detention area will collect water from the proposed homes and the street and be metered-out into the stormwater system. With the size and a complete redevelopment of the site, the Missouri Department of Natural Resources will review it for a State Grading Permit which would include the runoff and the water quality, followed by a review by MSD who would not issue approval without the State's prior approval.

SUMMARY AND ACTION

The proposed subdivision is generally in keeping with the prior history and council actions on these properties. While Staff has questioned the reasoning for the "RDD" designation, the common area and stormwater facility does provide for a large amount of greenspace. If the Planning and Zoning Commission finds that the proposed development meets with the requirements of the RDD and finds that the Preliminary Plat draft ordinance and site development plan are in substantial conformance with the purposes and regulations of the Comprehensive Plan, Zoning Code, and Subdivision Code, it may vote on a recommendation to the City Council. Staff recommended conditions of approval discussed above, and included in the draft ordinance, are:

- A condition shall be included that individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
- The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Section 410.300 of the Subdivision and Development of Land.
- The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.

If not, the Commission Members should provide specific direction to the applicant regarding revisions needed and continue the item until the next meeting.

Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are examples of motions for this application:

- 1) "I move to recommend approval of the Preliminary Plat for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of November 19, 2012" (conditions may be added, eliminated, altered, and modified).
- 2) "I move to recommend approval of the Residential Designed Development for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of November 19, 2012" (conditions may be added, eliminated, altered, and modified).
- 3) "I move to recommend approval of the Site Development Plan for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of November 19, 2012" (conditions may be added, eliminated, altered, and modified).

APPENDIX 1: COMPREHENSIVE PLAN

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

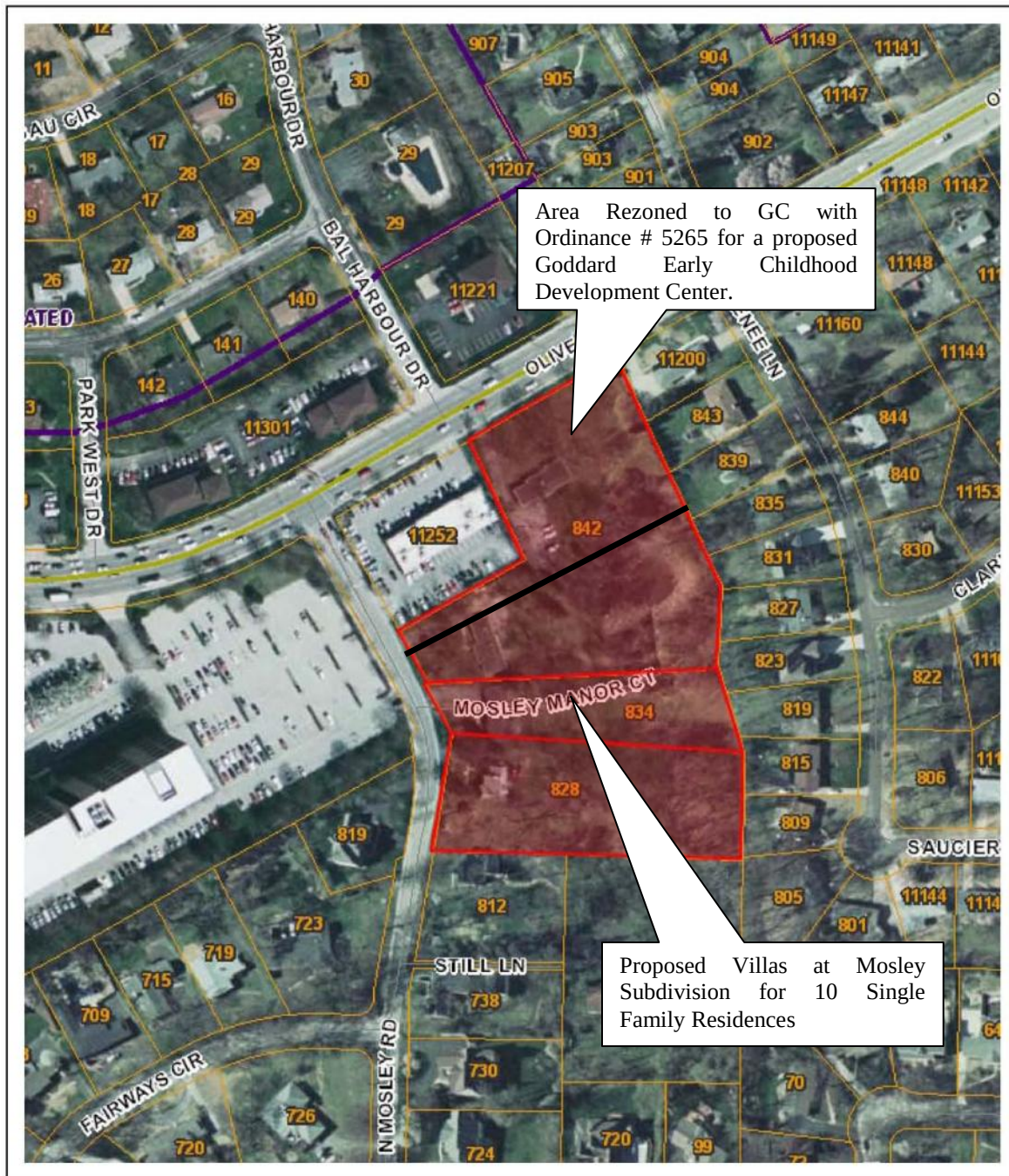
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

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

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

APPENDIX 4: AERIAL MAP



St. Louis County Property Viewer



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APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/07/2012
	Description: View looking east from across Mosley Road at the existing home at 842 Mosley Road.
	Description: View looking east from across Mosley Road at the existing home at 834 Mosley Road.
	Description: View looking southeast from across Mosley Road at the existing home at 828 Mosley Road.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED VILLAS AT MOSLEY SUBDIVISION, ON 4 ACRES OF LAND LOCATED SOUTH OF OLIVE BOULEVARD AND EAST OF MOSLEY ROAD.

WHEREAS, William Levinson, of Benton Homebuilders, has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road, zoned "C" Single Family Residential District, and

WHEREAS, in accordance with Sections 405.270, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan and Preliminary Plat to the Department of Planning for the Villas at Mosley subdivision, including 10 lots on the 4 acres, with residential designed development (RDD), and

WHEREAS, On November 19, 2012, the Planning and Zoning Commission reviewed the RDD request and accompanying Preliminary Plat and by ____ vote recommended approval thereof on the condition that the property be developed in accordance with the Site Development Plan/Preliminary Plat, received November 16, 2012, by the Department of Planning or as further revised as required by the City of Creve Coeur and on other conditions, and

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

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on November 16, 2012, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage.

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

SECTION 1: A residential designed development permit is hereby granted for the Villas at Mosley Subdivision, approximately 4 acres of land located south of Olive Boulevard and east of Mosley Road and legally described as follows:

A tract of land being Lot 3 and part of Lots 1 and 2 of "Kraemer Acres", a Subdivision according to the plat thereof recorded in Plat Book 87, Page 20 of the St. Louis County Records and part of U.S. Survey 1962 and Fractional Section 2, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Southeastern right-of-way line of Olive Street Road, 90 feet wide, at its intersection with the Western line of Lot 1 of "Wir-Don Meadows" a Subdivision, according to the plat thereof recorded in Plat Book 69, Page 21 of the St. Louis County Records, thence Southwardly, along the Western line of said Lot 1 and the Western line of Lots 2 through 10 of said Wir-Don Meadows, South 25 degrees 41 minutes 00 seconds East 362.25 feet to a point;

BILL NO. _____

ORDINANCE NO. _____

thence South 02 degrees 06 minutes 00 seconds West 117.70 feet to a point; thence South 18 degrees 08 minutes 30 seconds East 127.13 feet to a point; thence South 00 degrees 58 minutes 00 seconds West 152.83 feet to the Southeastern corner of property conveyed to Daniel T. and Diane R. Sims by deed recorded in Deed Book 12704, Page 2165, of the St. Louis County Records; thence Westwardly, along the Southern line thereof, North 89 degrees 02 minutes 00 seconds West 439.93 feet to its intersection with the Eastern right-of-way line of Mosley Road, variable width; thence Northwardly, along the Eastern right-of-way line thereof, North 10 degrees 14 minutes 00 seconds East 165.30 feet to a point; thence Northwesterly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 89.62 feet to a point; thence North 86 degrees 28 minutes 00 seconds East 5.58 feet to the most Southern corner of said Lot 3 of Kraemer Acres, as aforementioned; thence Northwesterly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 85.44 feet to the most Western corner of said Lot 3; thence Northeasterly, along the Northwestern line of said Lot 3, North 59 degrees 14 minutes 00 seconds East 205.64 feet to its intersection with the Southwestern line of said Lot 2 of Kraemer Acres, as aforementioned; thence Northwesterly, along the Southwestern line of said Lot 2; North 25 degrees 41 minutes 00 seconds West 186.05 feet to its intersection with the Southeastern right-of-way line of Olive Street Road, as aforementioned; thence Northeasterly, along the Southeastern right-of-way line thereof, North 59 degrees 17 minutes 00 seconds East 5.400 acres, more or less.

Excepting therefrom the following:

A tract of land being part of Lots 1, 2 and 3 of "Kraemer Acres", a subdivision according to the plat thereof recorded in Plat Book 87 page 20 of the St. Louis County Records, in U.S. Survey 1962, Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Southeast right-of-way line of Olive Street Road, 90 feet wide, and the West line of Lot 1 of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County Records; thence Southwardly along said West line of Lot 1 and the West line of Lots 2 and 3 of said "Wir-Don Meadows" South 25 degrees 41 minutes 00 seconds East 222.98 feet to a point; thence South 59 degrees 14 minutes 00 seconds West 442.97 feet to a point in the East line of Mosley Road, variable width; thence Northwardly along said East line of Mosley Road, variable width, North 29 degrees 52 minutes 00 seconds West 37.00 feet to the Westernmost corner of aforesaid Lot 3 of "Kraemer Acres"; thence Northeastwardly along the Northwest line of said Lot 3 North 59 degrees 14 minutes 00 seconds East 205.64 feet to a point in the West line of aforesaid Lot 2 of "Kraemer Acres"; thence Northwardly along said West line of Lot 2 North 25 degrees 41 minutes 00 seconds West 186.05 feet to a point in the aforesaid Southeast right-of-way line of Olive Street Road; thence Northeastwardly along said Southeast right-of-way line North 59 degrees 17 minutes 00 seconds East 240.02 feet to the point of beginning and containing 1.398 acres according to a survey by Volz Incorporated.

The above-described property contains 4.002 acres according to calculations by Volz Incorporated on September 21, 2012.

BILL NO. _____

ORDINANCE NO. _____

The Site Development Plan and Preliminary Plat are also approved. As per Sections 405.270, 405.450(C), and 405.1080 of the Zoning Ordinance, the approvals of said residential designed development request, Site Development and Preliminary Plat are subject to the property being developed in accordance to the Site Development Plan/Preliminary Plat, received November 16, 2012, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. Individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
2. The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Section 410.300 of the Subdivision and Development of Land.
3. The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.

SECTION 2: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

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

ADOPTED THIS _____ DAY OF _____, 2012

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2012

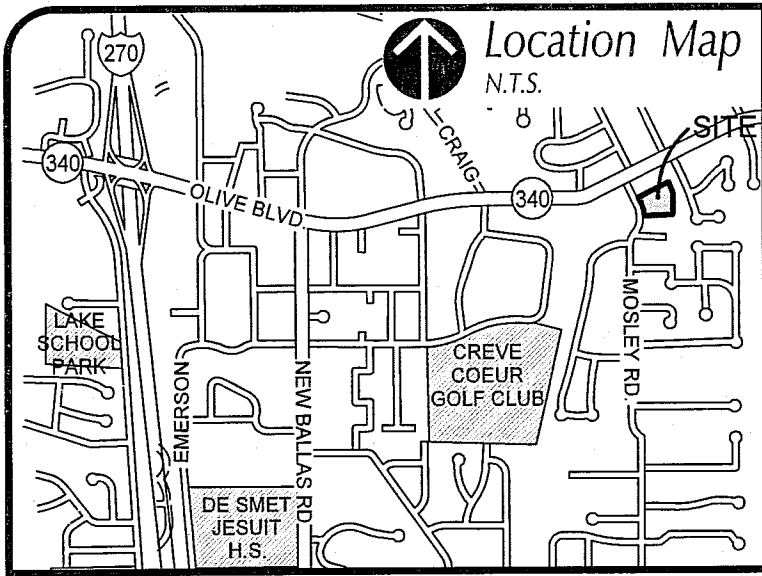
BARRY GLANTZ
MAYOR

BILL NO. _____

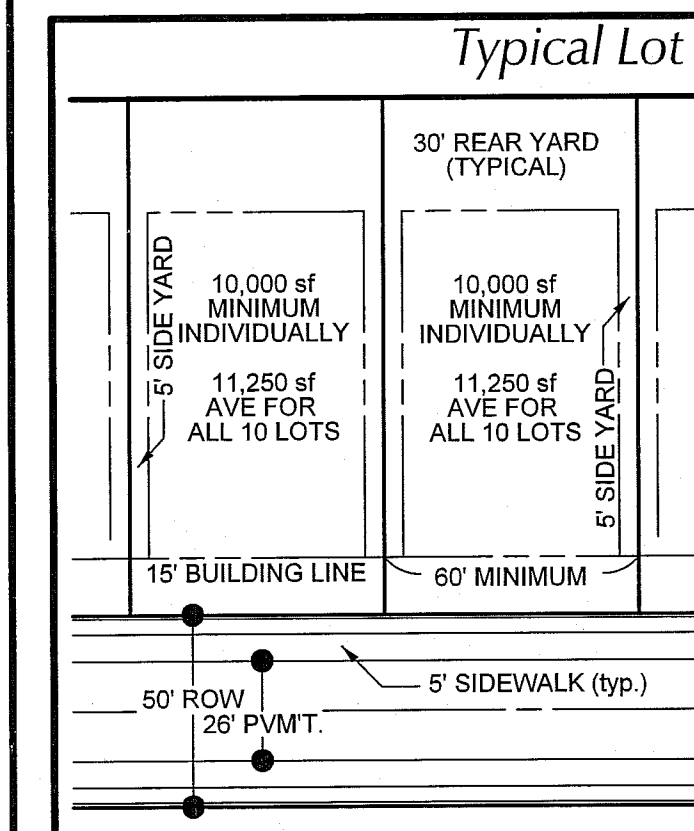
ORDINANCE NO. _____

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



SYMBOL	DESCRIPTION
	BUILDING LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREE LINE
	PROPOSED TREE LINE
	TREES TO REMAIN



TOTAL SITE AREA	4.0 ACRES = (174,327 SF)
AVERAGE LOT SIZE	11,250 SF
AVERAGE LOT IMPERVIOUS AREA	5,000 SF
AVERAGE LOT COVERAGE	5,000 SF 44% AVERAGE LOT COVERAGE
TOTAL SITE COVERAGE	
AVERAGE LOT IMPERVIOUS AREA	5,000 SF x 10 LOTS = 50,000 SF
PAVEMENT & WALK IMPERVIOUS AREA	19,587 SF
TOTAL IMPERVIOUS AREA	69,587 SF
TOTAL SITE COVERAGE	69,587 SF 40 % TOTAL SITE COVERAGE

PROPERTY DESCRIPTION - 4 ACRE TRACT

A TRACT OF LAND BEING LOT 3 AND PART OF LOTS 1 AND 2 OF "KRAEMER ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 20 OF THE ST. LOUIS COUNTY RECORDS AND PART OF U.S. SURVEY 1982 AND FRACTIONAL SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

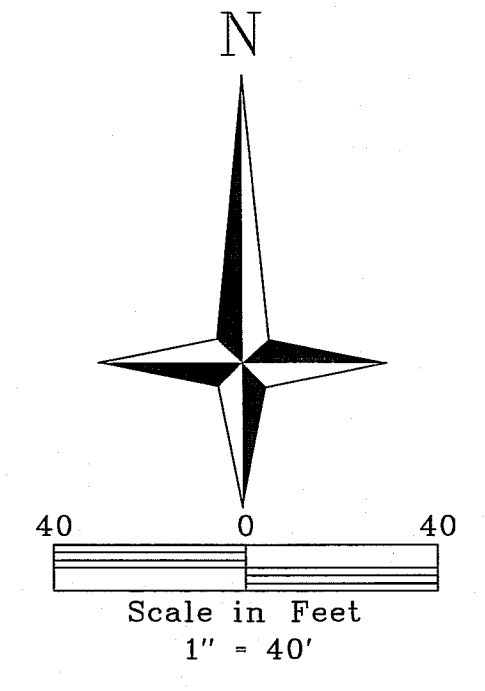
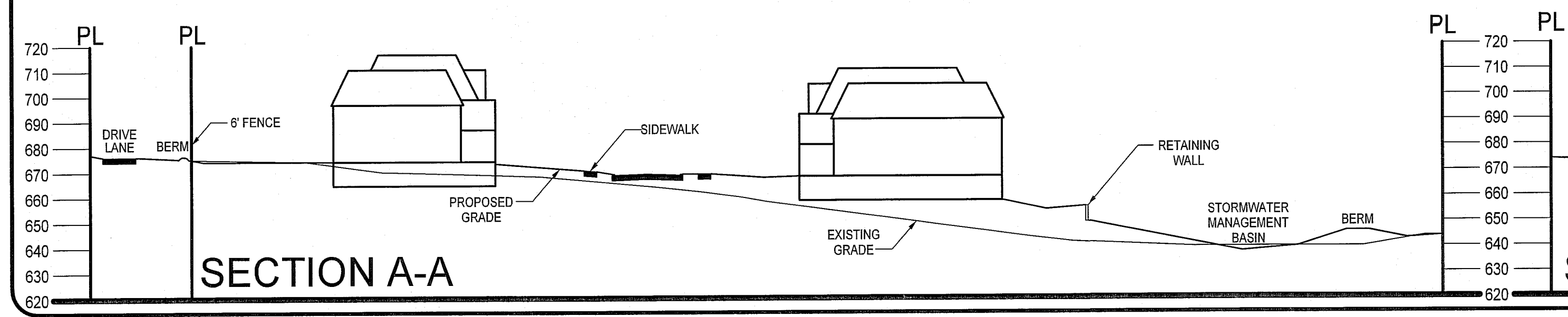
BEGINNING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AT ITS INTERSECTION WITH THE WESTERN LINE OF LOT 1 OF "WIR-DON MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 21 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY, ALONG THE WESTERN LINE OF SAID LOT 1 AND THE WESTERN LINE OF LOTS 2 THROUGH 10 OF SAID WIR-DON MEADOWS, SOUTH 25 DEGREES 41 MINUTES 00 SECONDS EAST 352.25 FEET TO A POINT; THENCE SOUTH 02 DEGREES 08 MINUTES 00 SECONDS WEST 117.70 FEET TO A POINT; THENCE SOUTH 18 DEGREES 08 MINUTES 30 SECONDS EAST 127.43 FEET TO A POINT; THENCE SOUTH 09 DEGREES 58 MINUTES 00 SECONDS WEST 152.83 FEET TO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO DANIEL T. AND DIANE R. SIMS BY DEED RECORDED IN DEED BOOK 12704, PAGE 2165, OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY, ALONG THE SOUTHERN LINE THEREOF, NORTH 89 DEGREES 02 MINUTES 00 SECONDS WEST 439.93 FEET TO ITS INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF MOSLEY ROAD, VARIABLE WIDTH; THENCE NORTHWARDLY, ALONG THE EASTERN RIGHT-OF-WAY LINE THEREOF, NORTH 10 DEGREES 14 MINUTES 00 SECONDS EAST 165.30 FEET TO A POINT; THENCE NORTHWESTERLY, CONTINUING ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MOSLEY ROAD, NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST 85.44 FEET TO THE MOST WESTERN CORNER OF SAID LOT 3; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERN LINE OF SAID LOT 3, NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 205.64 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERN LINE OF SAID LOT 2 OF KRAEMER ACRES, AS AFOREMENTIONED; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERN LINE OF SAID LOT 2, NORTH 25 DEGREES 41 MINUTES 00 SECONDS WEST 186.05 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERN RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, AS AFOREMENTIONED; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE THEREOF, NORTH 59 DEGREES 17 MINUTES 00 SECONDS EAST 5.400 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND BEING PART OF LOTS 1, 2 AND 3 OF "KRAEMER ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1982, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AND THE WEST LINE OF LOT 1 OF "WIR-DON MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 21 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF LOT 1 AND THE WEST LINE OF LOTS 2 AND 3 OF SAID "WIR-DON MEADOWS" SOUTH 25 DEGREES 41 MINUTES 00 SECONDS EAST 222.98 FEET TO A POINT; THENCE SOUTH 59 DEGREES 14 MINUTES 00 SECONDS WEST 142.97 FEET TO A POINT; THENCE NORTH 10 DEGREES 14 MINUTES 00 SECONDS EAST 165.30 FEET TO THE EAST LINE OF MOSLEY ROAD, VARIABLE WIDTH; THENCE NORTHWARDLY ALONG SAID EAST LINE OF MOSLEY ROAD, NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST 37.00 FEET TO THE WESTERNMOST CORNER OF AFORESAID LOT 3 OF "KRAEMER ACRES"; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID LOT 3 NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 205.64 FEET TO A POINT IN THE WEST LINE OF AFORESAID LOT 2 OF "KRAEMER ACRES"; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOT 2 NORTH 25 DEGREES 41 MINUTES 00 SECONDS WEST 186.05 FEET TO A POINT IN THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE NORTH 59 DEGREES 17 MINUTES 00 SECONDS EAST 240.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.398 ACRES ACCORDING TO A SURVEY BY VOLZ INCORPORATED.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 4.002 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED ON SEPTEMBER 21, 2012.

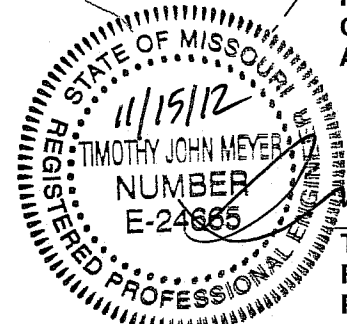


PROJECT NOTES:	
LOCATOR NUMBERS AND ADDRESSES:	17N 51 0654 - 842 N. MOSLEY ROAD 17N 51 0269 - 834 N. MOSLEY ROAD 17N 51 0182 - 828 N. MOSLEY ROAD
OWNER OF RECORD:	DANIEL T. & DIANE R. SIMS 12554 CLARK MANOR CIRCLE, ST. LOUIS, MISSOURI 63141
PREPARED BY:	VOLZ INCORPORATED 10849 INDIAN HEAD IND'L BLVD. ST. LOUIS, MISSOURI 63132
PREPARED FOR:	BENTON HOMEBUILDERS 1000 EXECUTIVE PARKWAY, SUITE 106, ST. LOUIS, MO 63141
AREA OF SITE:	4.0 ACRES
EXISTING ZONING:	C - SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING:	C - RDD (RESIDENTIAL DESIGN DEVELOPMENT PROCEDURE)
PROPOSED USES:	RESIDENTIAL
DENSITY CALCULATIONS:	AREA OF SITE: 174,314 S.F. R.O.W.: 24,263 S.F. NET AREA: 150,051 S.F.
	150,051 S.F. (NET AREA) 10 LOTS (10 LOTS PROPOSED) 15,000 S.F.
STORMWATER MANAGEMENT CALCULATIONS:	TOTAL ACRES: 4.0 ACRES EXISTING IMPERVIOUS: +/- 14% = 1.87 PI PROPOSED IMPERVIOUS: +/- 35% = 2.28 PI DIFFERENTIAL RUNOFF: 4.0 ACRES (2.28 - 1.87) = 1.64 CFS
	WATER QUALITY (WQV): SITE DISTURBANCE = 3.5 ACRES REQUIRED DUE TO MORE THAN 1.0 ACRE CHANNEL PROT. (CPV): SITE LESS THAN 5 ACRES - NOT REQUIRED FLOOD PROTECTION (QP): DIFFERENTIAL RUNOFF OF 1.64 CFS IS LESS THAN 2.0 CFS - NOT REQUIRED
PARKING CALCULATIONS:	2 SPACES PER LOT AT 10 LOTS = 20 SPACES
GREEN SPACE:	AREA OF SITE: 4.0 ACRES = 174,314 S.F. IMPERVIOUS AREA: 1.40 ACRES = 60,984 S.F. GREEN SPACE: 2.60 ACRES = 113,330 S.F. 113,330 S.F. 174,314 S.F. = 65% GREEN SPACE
AVERAGE UNIT SIZE:	2500 S.F. TO 3500 S.F.
AVERAGE LOT SIZE:	121,818 S.F. / 10 LOTS = 12,182 S.F.
TREE PRESERVATION:	EX. TREES MASS 0.596 ACRES = 25,973 S.F. 25,973 S.F. X 0.25 = 6,493 S.F. REQUIRED TO REMAIN PROPOSED TREE MASS TO REMAIN = 8,349 S.F. (32%) INDIVIDUAL 8" TREES EXISTING = 83 TREES 83 X 0.25 = 21 TREES ARE REQUIRED TO REMAIN PROPOSED INDIVIDUAL TREES TO REMAIN = 21 TREES
BENCHMARK:	ST. LOUIS COUNTY BENCHMARK 13-197, "L" ON SIDEWALK AT THE NORTHWESTERN CORNER OF A ONE STORY BRICK BUILDING 70' EAST OF MOSLEY ROAD AND 100' SOUTH OF OLIVE STREET ROAD. ELEVATION = 679.36' (NGVD '29)

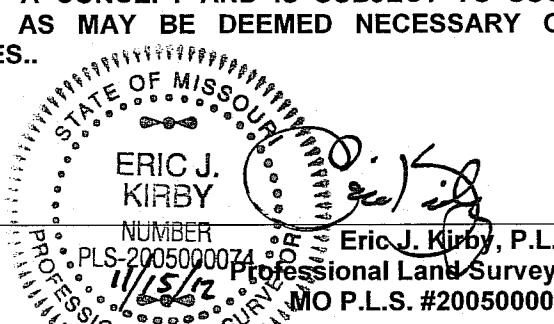
GENERAL NOTES:

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
 - STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
 - GRADING AND DRAINAGE SHALL BE PER CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS.
 - LANDSCAPING WILL BE PROVIDED AS REQUIRED BY CITY OF CREVE COEUR.
 - SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF CREVE COEUR STANDARDS.
 - SETBACKS FOR RDD REQUIREMENTS TAKE PRECEDENCE OVER "SPECIAL USE" SETBACK REQUIREMENTS.
 - DECK CONSTRUCTION TO BE ALLOWED 7 FOOT BEYOND STANDARD SETBACK FOR DECKS.
 - NEW STREET PLATFORM TO BE 3% MAXIMUM FOR A MINIMUM DISTANCE OF 60 FEET BEFORE CONTINUING AT STEEPER GRADE.
 - THE PROPOSED LIGHT STANDARDS SHALL BE IN COMPLIANCE TO THE CITY OF CREVE COEUR'S LIGHTING CODE.
 - THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
PARKWAY SCHOOL DISTRICT
CREVE COEUR CREEK WATERSHED
- UTILITY SERVICE AREAS:
AMEREN UE
LACLEDE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER COMMUNICATIONS (CABLE TV)
AT&T TELEPHONE COMPANY

BY ORDER OF BENTON HOMEBUILDERS, WE HAVE PREPARED A PRELIMINARY PLAT, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY PLAT - NOT FOR CONSTRUCTION - AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.



TIMOTHY J. MEYER
PROFESSIONAL ENGINEER
PE-24865



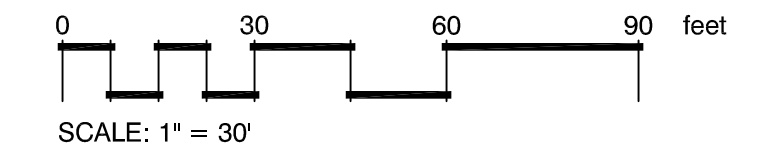
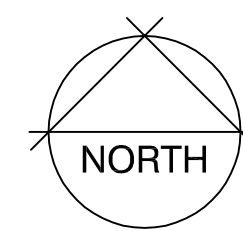
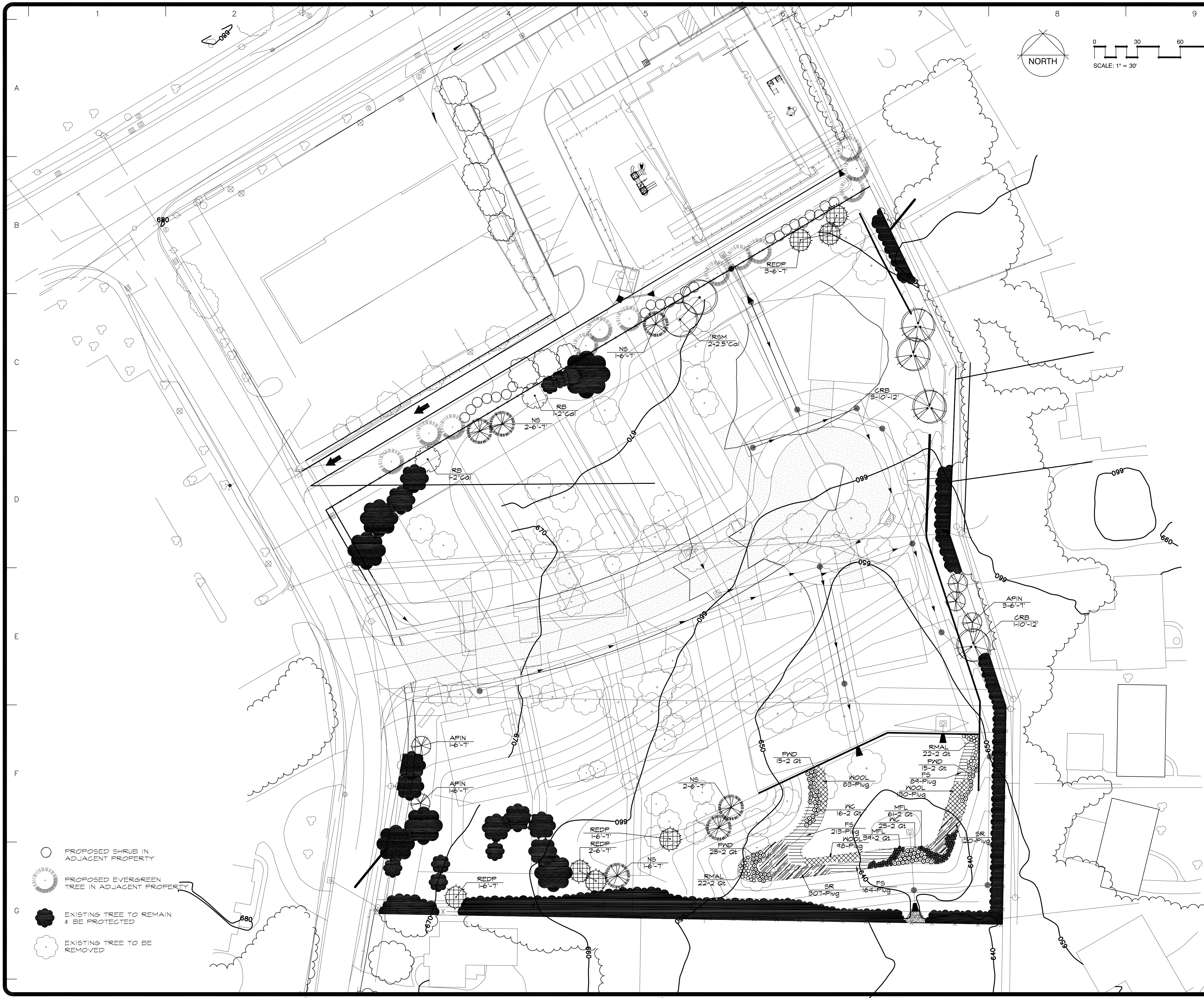
ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
PLS-200500074
NO P.L.S. #200500074

VOLZ
INCORPORATED
10849 Indian Head Ind'l. Blvd.
St. Louis, MO 63141
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com

VILLAS AT MOSLEY

SITE DEVELOPMENT PLAN / PRELIMINARY PLAT
10-15-2012
10-15-2012 CITY COMMENTS
REVISIONS
1

11166-0



REVISIONS	BY

landscape
TECHNOLOGIES

(636) 428-1250
67 Jacobs Creek Drive
St. Louis, MO 63114
NO Landscape Architectural Registration

STATE OF MISSOURI
REGISTERED LANDSCAPE ARCHITECT
RANDALL A. MARDIS
NUMBER 019
DATE 10/17/12

PLANTING PLAN FOR THE PROPOSED
Villas at Moseley
CREVE COEUR, MISSOURI

DRAWN
R. MARDIS
CHECKED
R.M.
DATE
10/17/12
SCALE
1"=30'-0"
JOB No.
2012-164
SHEET
L-1

OF TWO SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RI-TE).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- 11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

SIGHT TRIANGLES:

- 1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impeded the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2.) The triangle adjacent to street intersections shall be formed by measuring from the point of intersection of the front and side lot lines a distance of 40' minimum along said front and side lot lines and connecting the points so established to form the sight triangle area.
- 3.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed as outlined in Note #2 above by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 25' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

- 1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 4.) All sod shall be placed a maximum of 24 hours after harvesting.
- 5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 6.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

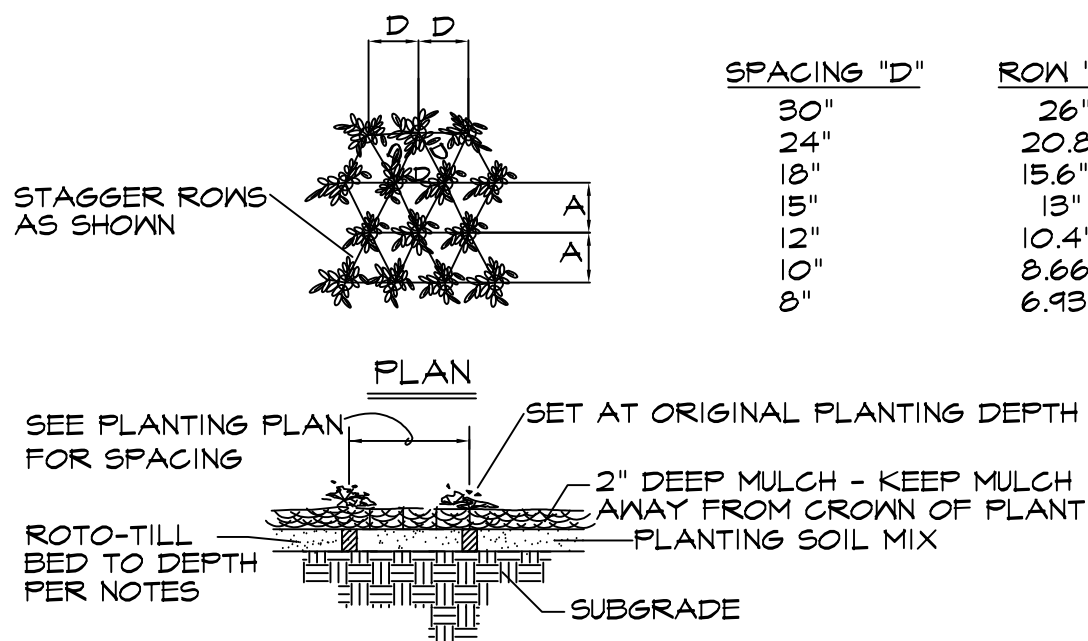
- 1.) All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, D5 T5 or approved equal. Install per manufacturer's recommendations.

PLUG PLANTING NOTES:

- 1.) All plugs to be 4-1/2" deep X 2" diameter minimum.
- 2.) Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
- 3.) Plugs shall be spaced in a triangulated layout approximately 24" on center.
- 4.) Plugs shall be planted through erosion control blanket where appropriate.
- 5.) Obtain plugs from a reputable nursery.
- 6.) Water plugs upon completion of planting so that soil is moist but not saturated.
- 6.) If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

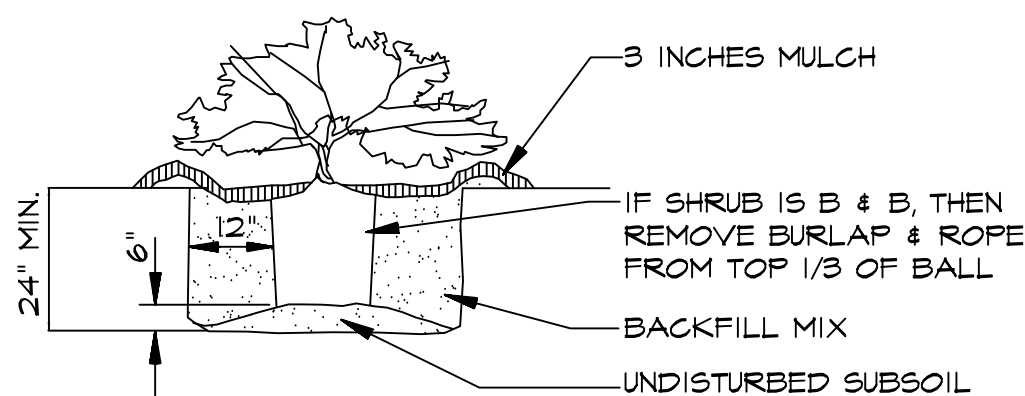
WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.



FORB/GRASS PLANTING DETAIL

N.T.S.

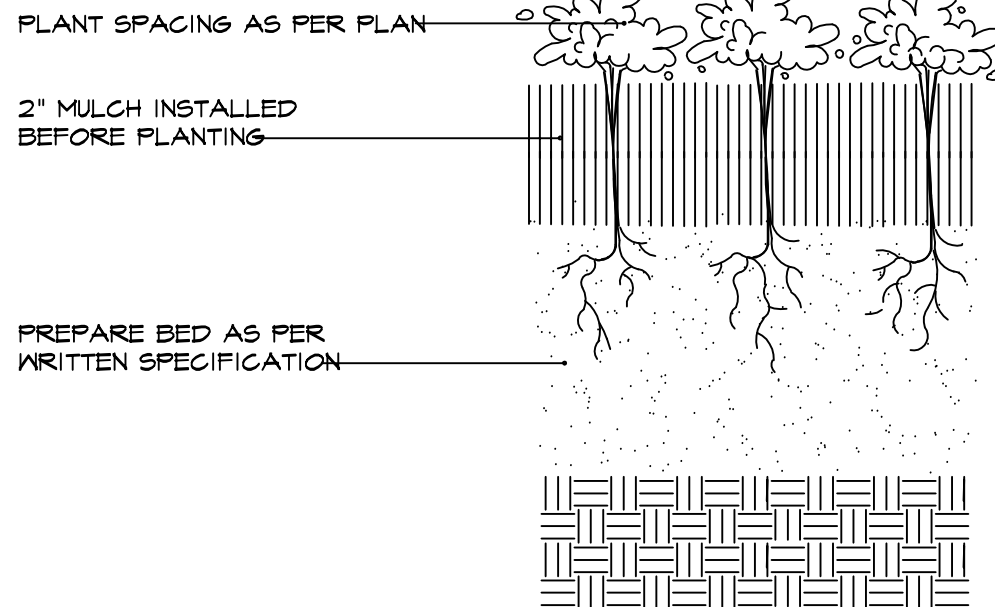


SHRUB PLANTING

N.T.S.

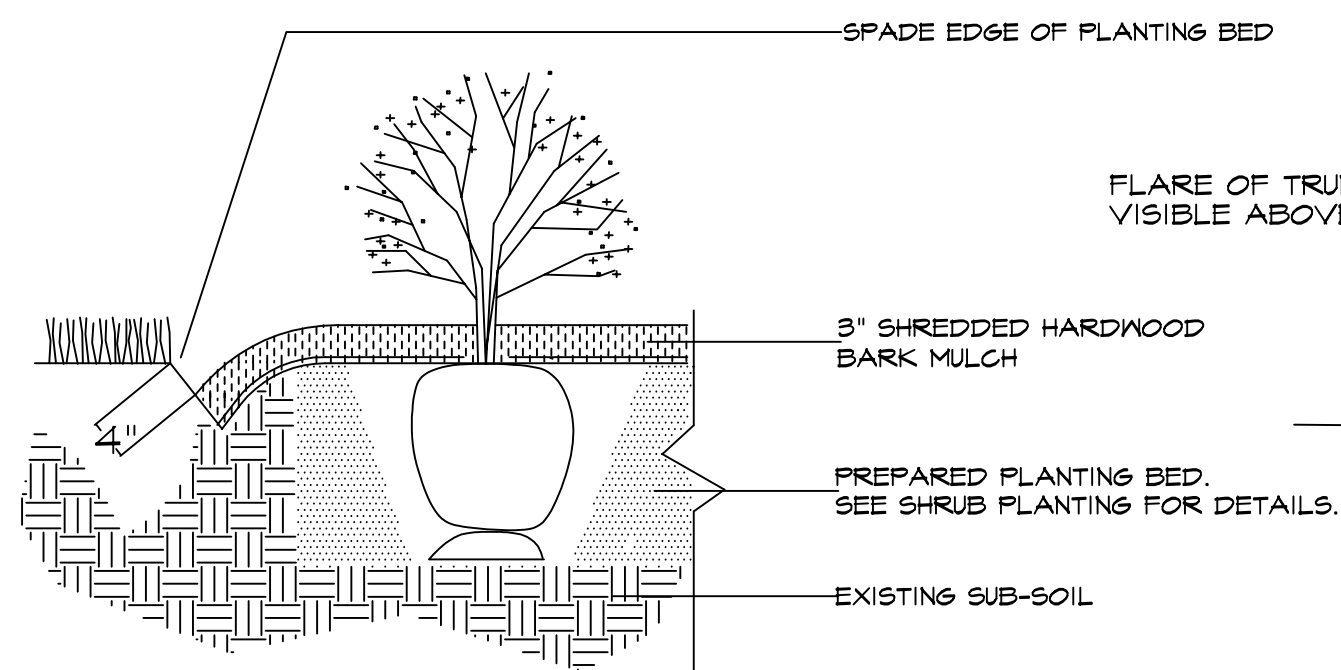
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CRB	4	Heritage River Birch / Betula nigra 'Cully'	10'-12'
RSM	2	Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal
EVERGREEN TREES			
APIN	5	Austrian Pine / Pinus nigra	6'-7'
NS	6	Norway Spruce / Picea abies	6'-7'
REDP	7	Red Pine / Pinus resinosa	6'-7'
FLOWERING TREES			
RB	2	Redbud / Cercis canadensis	2"Cal
FORBS			
MFL	100	Monkeyflower / Mimulus ringens	2 Qt
PWD	55	Pickering Weed / Pontederia cordata	2 Qt
RMAL	44	Rose Mallow / Hibiscus lasiocarpus	2 Qt
WC	41	Wild Canna / Thalia dealbata	2 Qt
NATIVE GRASSES			
	1,005 sf	Fringed Sedge / Carex crinita	Plug @ 18" oc
	924 sf	Soft Rush / Juncus effusus	Plug @ 18" oc
	671 sf	Wool Grass / Scirpus cyperinus	Plug @ 18" oc



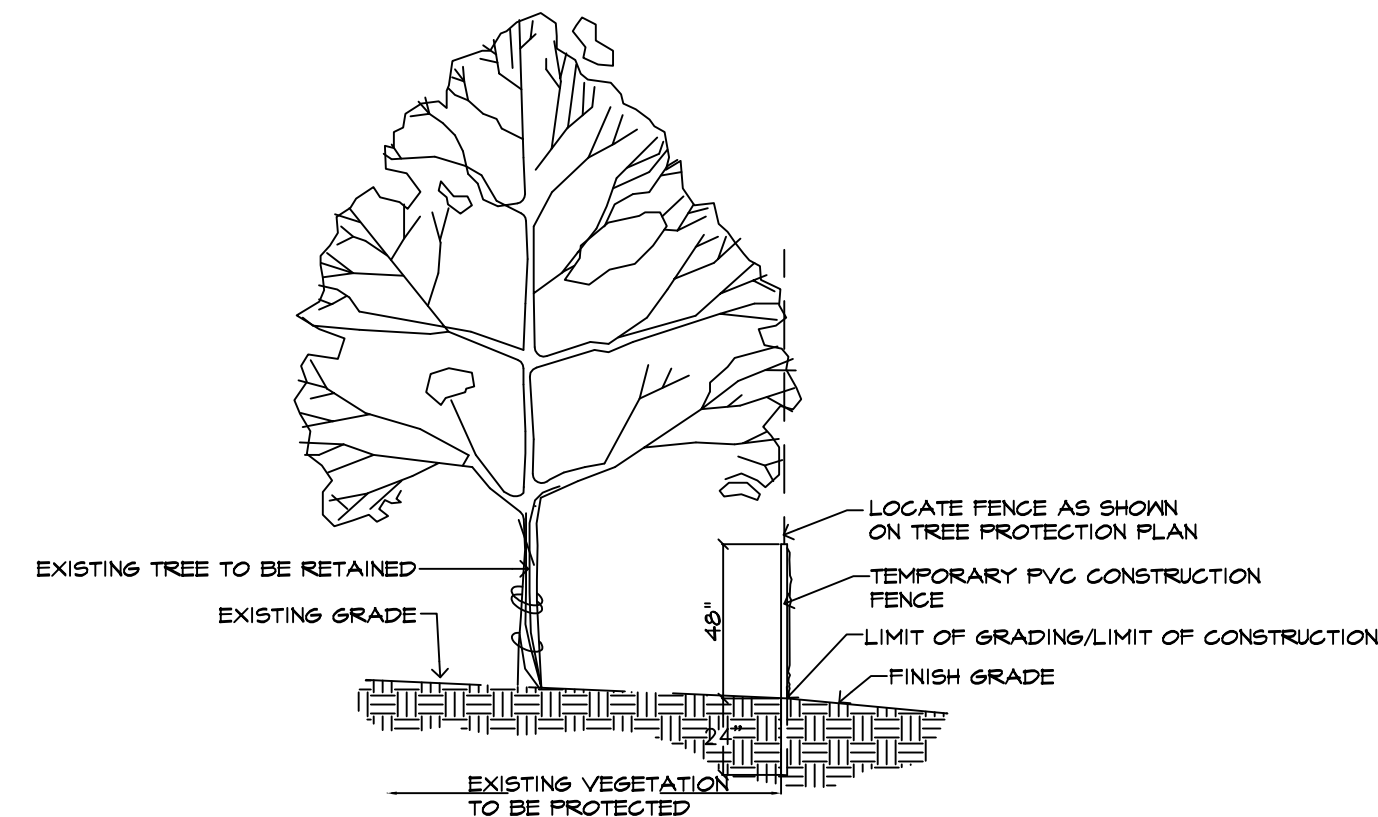
PERENNIAL / ANNUAL PLANTING

N.T.S.



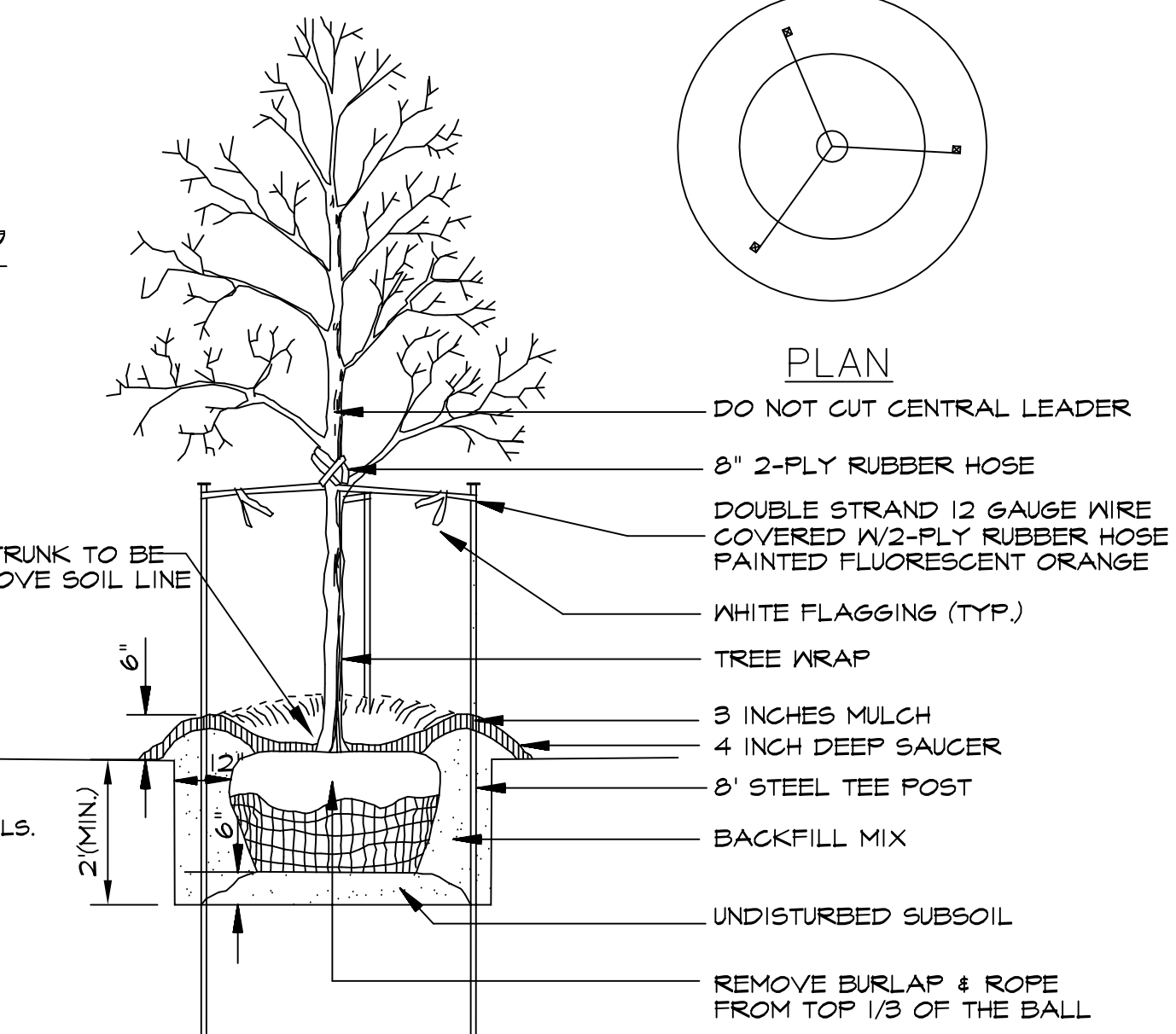
SPADE-CUT EDGE DETAIL

N.T.S.



TREE PROTECTION DETAIL

N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING

N.T.S.

REVISIONS	BY

landscape TECHNOLOGIES
671 Jacobs Creek Drive
St. Louis, MO 63114
Tel: 314.438.1250
Fax: 314.438.1251
MO Landscape Architectural Corporation 1202000182

STATE OF MISSOURI
RANDALL W. MOSELEY
NUMBER 019
REGISTERED LANDSCAPE ARCHITECT
DATE: 10/17/12

PLANTING PLAN FOR THE PROPOSED
Villas at Moseley
CREVE COEUR, MISSOURI

DRAWN
R. MARDIS
CHECKED
RHM
DATE
10/11/12
SCALE
N.A.
JOB No.
2012-164
SHEET

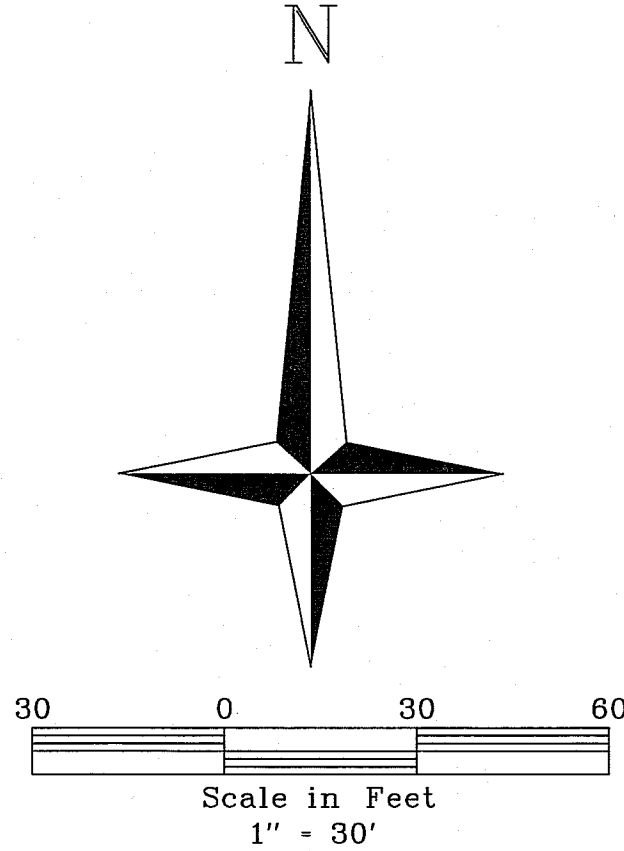
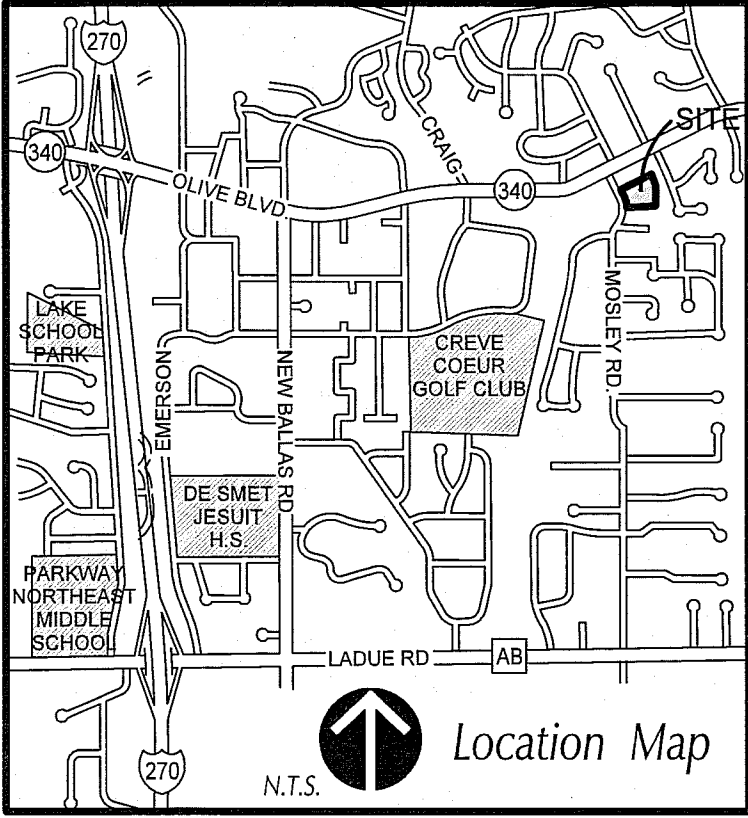
L-2

OF TWO SHEETS

TREE CENSUS - APPROXIMATE COUNT ON 10/03/2012

NOTE: ALL TREES 8" AND LARGER WERE TABULATED. LOW LYING VEGETATION AND BRUSH (EX - HONEYSUCKLE) EXIST THROUGHOUT THE PROPERTY AND ARE NOT INCLUDED IN THE COUNT.

TREE CENSUS			LEGEND	REQUIRED TO SAVE	SAVED	LEGEND
EXISTING TREE MASS:	0.596 ACRES	25,973 SF		25% = 6,493 SF	8,349 SF	
INDIVIDUAL TREES: 8" DIA. OR MORE	83 TREES			25% = 21 TREES	21 TREES	



ENGINEERS
LAND PLANNING
LAND SURVEYING
CONSULTING
CONST. MANAGEMENT

VOLZ
Incorporated

10849 Indian Hills Blvd.
St. Louis, Missouri 63132
314.860.1250 Fax
www.volzinc.com

10/15/2012

1

TREE CENSUS
TREE PRESERVATION PLAN

11166-0

REVISIONS

Benton Homebuilders
1000 Executive Parkway
Suite 106 63141
St. Louis, MO 63141
314-336-5555





city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#11-034 MINOR SITE DEVELOPMENT PLAN FOR EIGHT-FOOT HIGH
FENCE ALONG THE NORTH SIDE PROPERTY LINE
AT 838 LARKIN AVENUE

FOR THE MEETING OF: November 19, 2012

LOCATION: 838 Larkin Avenue

REQUEST: Minor site plan approval for an eight-foot high fence to be placed along the north property line for approximately 75-80 feet of the side yard. The subject property is located south of Olive Boulevard and west of Spoede Road and is zoned "C" Single Family Residential.

ADDITIONAL INFORMATION:

The City of Creve Coeur's Zoning Ordinance (Section 405.640 Fences) states that no fence shall exceed six feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.

Key Issues:

- Does the fence provide screening of a unique problem?
- Impact to Neighborhood

Comp. Plan References

- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- **405.270** "C" Single-family Residential
- **405.640** Fences

APPLICANT: Carl Masthay
838 Larkin Avenue
Saint Louis, MO 63141



REPORT PREPARED BY:

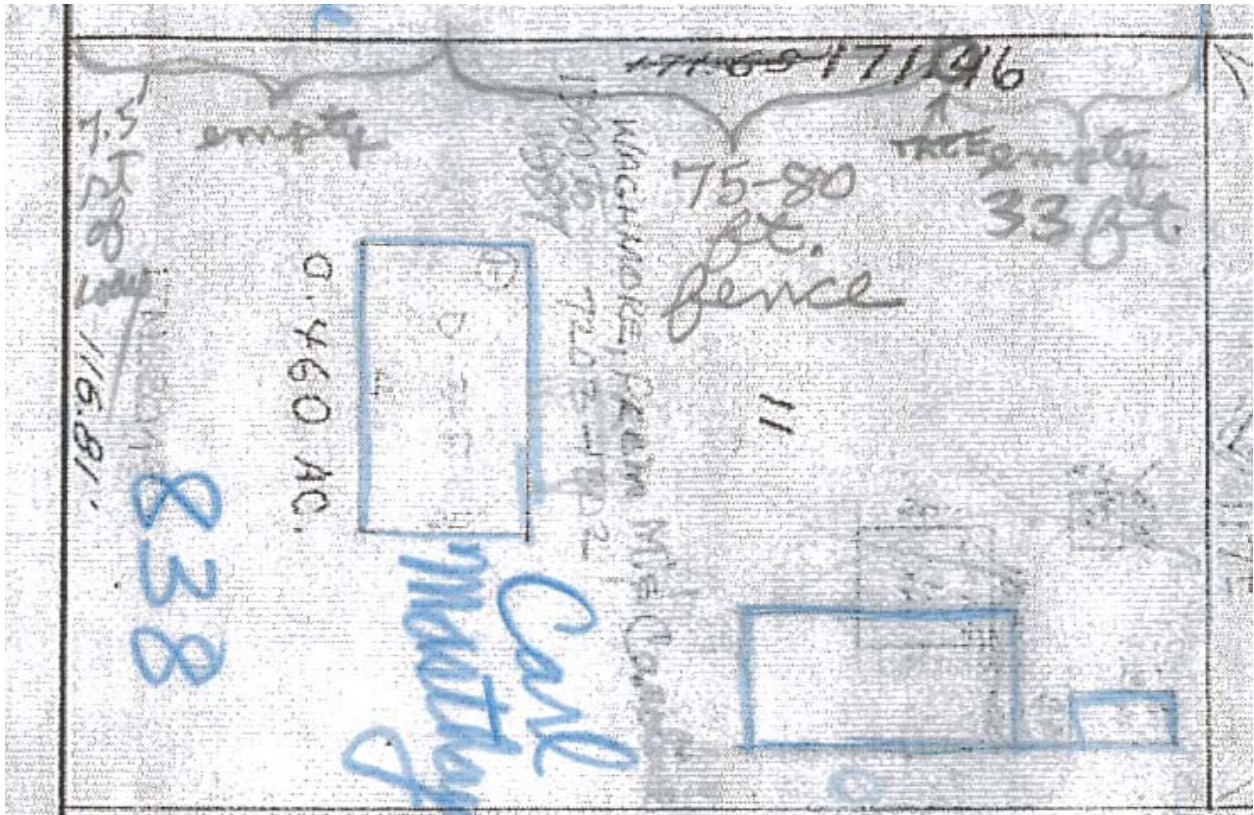
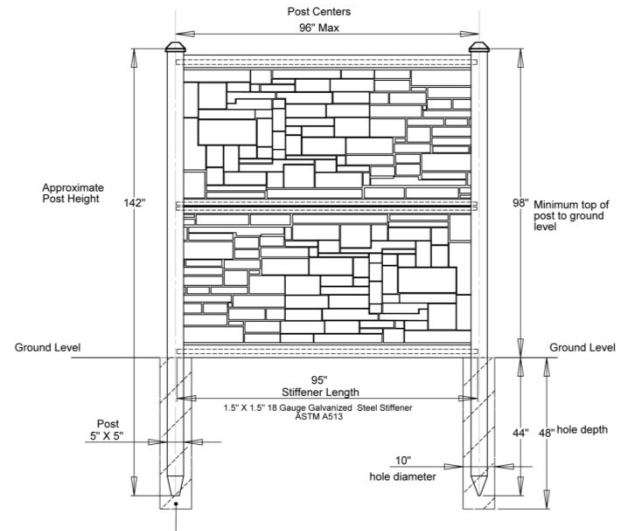
Whitney Kelly, AICP, City Planner

11/19/2012
Date

ATTACHMENTS: Applicant's Materials received October 19, 2012

FENCE PLACEMENT AND DESIGN

The applicant/owner of the property is seeking approval for an eight-foot high fence placed along the north property line to block light that is trespassing from this neighbor's yard which prevents viewing of astronomical events. The proposed fence is a solid "rock-looking" SimTek fence that will start approximately 60 feet from Larkin Avenue and runs for 75-80 feet, with the last 33 feet open as shown below. Section 405.270 "C" Single-Family Residential District minimum front yard setback is 45 feet.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residences	"C" Single Family Residential	NA
South	Single family residences	"C" Single Family Residential	NA
East	Single family residences	"C" Single Family Residential	NA
West	Single family residences	"C" Single Family Residential	Larkin Ave.

ANALYSIS

The Zoning Code does not provide guidance in evaluating requests for fences, except that no fence shall exceed six feet in height unless approved by the Planning and Zoning Commission in consideration of a unique screening problem. The uniqueness in this instance is the applicant's personal hobby, and the spillage from the neighbor's outdoor landscape and interior lighting.

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

Comprehensive Plan: Residential Preservation and Economic Development

2. Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage storm water in new development and redeveloping areas is encouraged.

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

2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature. (p.18-19)

The design and placement of the "fence" is not in keeping with the Comprehensive Plan, in that it is a stand alone section or wall along a portion of the property line, and not acting to enclose a yard, thus it would not be integrated as part of the site, and would appear to be out of character in a residential setting.

CONCLUSION

The impact of the fence would be negligible for most of the neighborhood, except to the neighboring property to the north where the visual intrusion would be significant. The fence would be out of character for a residential area, where fences of 6-feet in height or lower are the standard, thus the requirement of a unique screening problem necessary for Planning and Zoning Commission approval. The design and placement for only a portion of the north property line would also lend to the out-of-character nature of the fence. Staff does not believe that the unique screening problem in this instance would rise to the level of granting such a request, nor is it likely that allowing a two foot increase in height provide the adequate screening to block the

light for the applicant's needs. Additional landscaping with tall evergreen plants might provide a better alternative than the fence, and would not need approval from the Planning and Zoning Commission, although it would take several years to be effective.

ACTION

The motion on the fence height as shown in the enclosed site plan should be in the form of approval, approval with conditions, or deferral. Action by the City Council is not required.

MOTION

The following is an example motion for this application:

"I move to approve the site plan for the eight-foot high fence along the north property line at 838 Larkin Avenue submitted with Application #11-034, as presented to the Planning and Zoning Commission on November 19, 2012" (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/07/2012
	Description: View of the property looking east from across Larkin Ave.
	Description: View of the property looking east along the north property line from across Larkin Ave. where the fence would be placed.
	Description: View of the property looking northeast from Larkin Ave.

Paul Langdon, Director, Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
@ci.creve-coeur.mo.us, (314) 872-2505

Carl Masthay
838 Larkin Avenue
Creve Coeur (St. Louis), MO 63141-7758
18 October 2012
314-432-4231, cmasthay@juno.com

For the Planning and Zoning Commission:

Here is a summary of my problem with my neighbor's light trespass, against which I have constantly striven for my street and its neighborhood since 1994 and about which at that time had been entered into the Creve Coeur operating guidelines by Mike McDowell.

I am forced by my decision to put a high solid wall-fence on the north side of my property starting about 60 feet from the road, Larkin Avenue, extending for about 75 to 80 feet to a silver maple tree, and then open the last 33 feet to the property currently owned by Jesse and Carmen Russell at 833 N. Spoede Road. The standard height is 6 feet allowed by this municipality, but I need to have 8 feet as a variance from the code to block the five offensive lights in the backyard of my neighbors Richard and Denise Schilling at 850 Larkin Ave. These lights are directed upward—2 beside their house and lighting low shrubs and 3 on the westward sides of 3 tall established trees.

The International Dark-sky Association (of Tucson, Arizona) has caused many cities in the USA and around the world to enact codes to use DOWNWARD-directed fully shielded and low-pressure sodium lamps to save thousands of dollars per month and to soften the bad glare of unshielded lights. These lights help professional and amateur astronomers, the latter of which I am one, a member of the St. Louis Astronomical Society since 1975.

Since the Schillings moved into their newly built home in about 1999, I have been overjoyed at their avoidance of outdoor lights at night, great for my need for a dark night sky to observe at rare times some astronomical phenomenon, such as the crossing of 28 Sagittarii by Saturn's rings or my finding successfully the biggest asteroid, Ceres, at 590 miles in diameter, despite my many trees. Even a little light destroys night vision. Generally after computer work or television, I go outside for 5 to 10 minutes to check the movement of the stars and sky conditions unless it is raining.

Suddenly about 11 September 2012 Rich and Denise put in 10 lights—5 upward at their house façade and another 5 in back and left them on throughout the night from 8 (now 7) PM to about 6 AM. The offensive lights dominate their back yard by going up their house sides and those three tree trunks scattering up into the leafy treetops and thus spilling over into my backyard. *It brought tears to my eyes and brings sadness even now.* I can tolerate their front lights (which from my angle make their house look like a haunted house), but I cannot tolerate ALL the 5 backyard lights. It was mean and inconsiderate of them not to at least ask for my opinion, but, guess what, they do not communicate with me about anything, whereas over the years I hand them my little nature or trip stories or tell them of pretty astronomical events, such as last April's Jupiter, Venus, Moon appulse in the west, or had their older son and them look at some planets years ago. The Schillings were once very helpful when I needed a fallen tree removed in 2007, for which I treated them to a dinner, and later Rich cut some high limbs on my tall trees, but recently they are acting as though I ought to go away or have my house torn down to build a fancy one, like theirs and two new neighbors' houses. I tried to set up another

friendly dinner for them all and to discuss moderation in their lights, but I was thwarted with coldness. Oh, for those olden days when all the homes on Larkin Avenue were similar and there were no street lights. The point is that I cannot change their minds to just *shut off the lights when they are asleep*. Denise was worried about entering the dark, but she stated that the subject was not worth discussing and hung up on me. Lighting may be good for high-crime areas, whereas this street is a good and safe area, and lights actually enhance the chance of night break-ins, which actually occur more in the daylight! Her and Mabel, the grandmother's, fear is baseless, and I even act as a type of "guard" with over 15 years of being outside at night for those moments and seeing nothing suspicious in all that time. Those wasteful-to-electricity backyard lights contribute to light pollution, light trespass, and are an act of dominance against me.

I do not like the huge expense of adding a SimTek wall at over \$5500, but before I do, I want to make it an 8-foot one to block as much light as possible. All the Schillings need do is shut them off when no one is "enjoying" them or use a motion-detector switch, as others in the neighborhood do (868 Larkin Ave.), and it would save me the expense, but they are people who act with determination that will last for the rest of my life. I'm 71 and want to live till 107—too long under their firm but oppressive and inconsiderate decision. By the way, the Russells, a teacher and a psychologist, in back want dark skies too.

Please let me have the variance of that requested 8-foot wall height, or ask someone to talk to the Schillings for me. I don't know what else to do.

Carl Masthay, retired medical editor and linguist

823

RES.
DATE

6-27-72 214

7 107

6
The Russells,
Jesse & Carmen

Svetlana
Klimentko

11/25/96

17N00043

17A) 68062

Tolar,
Tolar, Ralph Ivan

12
 Jared Heintz +
 Stacey Tobin

A hand-drawn diagram of a rectangular plot. The top horizontal side is labeled '13' and the right vertical side is labeled '17'. The plot is divided into several smaller rectangular sections by dashed lines. The top-left section is labeled 'G' and '1'. The bottom-left section is labeled '17' and '1'. The bottom-right section is labeled '17' and '1'. The entire plot is enclosed in a dashed rectangular border.

5 Lights
LIGHTS
TREE
LOT 10
Richard & Denise
Schilling
8507

WAGHMORE, DEEM
7203-102

Carl
Munthay

0.460 AC.

832
17N620445

826

17N620368

444

LARKIN AVE.

847
Paul &
Alexandra
Gada

Jacob &
Tamara
Sterling
843

839 Kim
Ruth Heilweck

37' 835
TIN 430
Rick &
Pamela
Ludon

50
831
17N610381

50
827

50/00
17N620346

100

18
17
25
3

5645

0	18	En
1-2	17	



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info@simtekfence.com
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city of CREVE COEUR

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**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-040 AMEND THE CVS PHARMACY CONDITIONAL USE PERMIT
(ORDINANCE NO. 5105) TO ESTABLISH THE TIME FOR USE OF
FUNDS FOR CONSTRUCTION OF AN ARTIST DESIGNED TRANSIT
SHELTER**

FOR THE MEETING OF: November 19, 2012

LOCATION: 11560 Olive Boulevard

REQUEST: Paul Langdon, on behalf of the City of Creve Coeur, has submitted an application to amend the conditional use permit for the drive-through pharmacy at 11560 Olive Boulevard to extend the time frame for the installation of the artist-designed transit shelter, as required for bonus coverage. The subject property is located at the southeast corner of Olive Boulevard and Old Ballas Road, in the "CB" Core Business District.

ADDITIONAL INFORMATION:

Ordinance No. 5105 on September 24, 2009 authorized a site coverage bonus increase from 63% to 69%, in part for providing funds for the commissioning of a transit shelter of unique construction and character. Unforeseen easement issues have delayed the execution of the selected artists' contract.

APPLICANT: Paul Langdon, Director of
Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Key Issues:

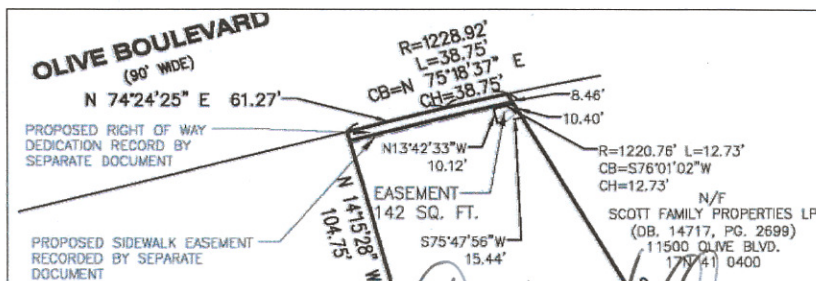
- Site Coverage Bonus for Artist Designed Transit Shelter

Comp. Plan References

- NA

Zoning Code References

- Section 405.370 "CB"
Core Business District



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

11/16/2012
Date

ATTACHMENTS: Draft Ordinance
Ordinance No. 5105



**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-040 AMEND THE CVS PHARMACY CONDITIONAL USE PERMIT
(ORDINANCE NO. 5105) TO ESTABLISH THE TIME FOR USE OF
FUNDS FOR CONSTRUCTION OF AN ARTIST DESIGNED TRANSIT
SHELTER**

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ADDITIONAL INFORMATION:

Ordinance No. 5105 on September 24, 2009 authorized a site coverage bonus increase from 63% to 69%, in part for providing funds for the commissioning of a transit shelter of unique construction and character. Unforeseen easement issues have delayed the execution of the selected artists' contract.

Key Issues:

- Site Coverage Bonus for Artist Designed Transit Shelter

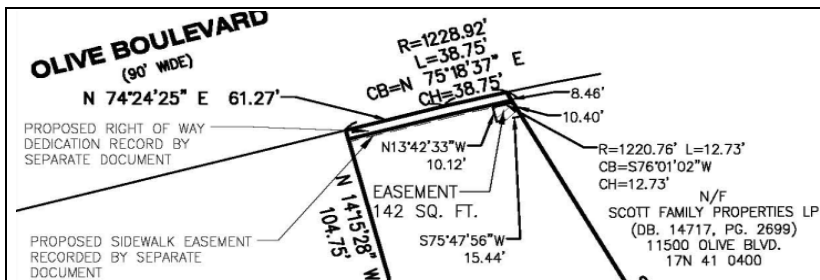
Comp. Plan References

- NA

Zoning Code References

- Section 405.370 "CB"
Core Business District

APPLICANT: Paul Langdon, Director of
Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

Date

ATTACHMENTS: Draft Ordinance
Ordinance No. 5105

BACKGROUND AND SUMMARY

Ordinance No. 5105 was approved by City Council on September 24, 2009 authorizing the development of a CVS pharmacy with a drive-up window. A condition of the ordinance included allowing for the increase in site coverage from 63% to 69%, in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan, as provided in the Zoning Code. The store has since been fully development as approved, including the site coverage bonus.

The site coverage bonus granted per the following conditions within the Ordinance states as follows:

Section 3:

II. SITE COVERAGE BONUS

- A. The site may be developed with a maximum site coverage of 69%, as provided under Section 26-43.5(c)2, Maximum Site Coverage, of the Zoning Ordinance.
- B. The site coverage bonus is granted in consideration of the voluntary dedication of right-of-way along both frontages, the advancement of Olive TDD construction, and the following:
 - i. The creation of a \$30,000 escrow account to be used as a funding source for the commissioning of a transit shelter of unique construction and character as selected by the Planning Commission and meeting all technical requirements of the transit agency. Said shelter shall be located along the property frontage adjacent to the east as granted by the owner of said property in the attached **Exhibit A**. The City shall have three years to fully install the shelter and make the necessary withdrawals from the escrow account after which any remaining funds shall be returned to the applicant.

The funds were not placed into the escrow until September 2010. Subsequently, it was discovered that the related required easement had not been fully granted due to the inadvertent prior grant of a conflicting utility easement, which was not cleared up until August 13, 2012.

On July 5, 2011, the design concept of “Red Riding Hood” by design team of Marc Fornes & Volkan Alkanoglu was selected by the Planning and Zoning Commission as the top design, and a contract was sent to the artists. However, it appears that the delays due to the easement will require a new effort to select an artist and shelter design, because the team is no longer working together and repeated requests for updates on the timing of signing a contract has gone unanswered. Therefore, Staff is requesting to amend the ordinance to allow the City until December 31, 2012 to fully install the transit shelter and make the necessary withdrawals from the escrow account.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Vacant and commercial retail/services	"CB" Core Business	Olive Boulevard
South	Professional offices	"PO" Planned Office	N/A

East	Professional offices	"PO" Planned Office	N/A
West	Commercial retail/services	"CB" Core Business	Old Ballas Road

ACTION

If the Planning and Zoning Commission finds the attached draft amendment to the conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

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

"I move to approve an amendment to Ordinance No. 5105 establishing the time for use of escrowed funds for construction of a bus shelter in connection with the conditional use permit and site development plan for the CVS Pharmacy submitted with Application #12-040, as presented to the Planning and Zoning Commission on November 19, 2012" (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



St. Louis County Property Viewer



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BILL NO. _____

ORDINANCE NUMBER _____

**AN ORDINANCE ESTABLISHING THE TIME FOR USE OF ESCROWED FUNDS
FOR CONSTRUCTION OF A BUS SHELTER IN CONNECTION WITH THE CVS
PHARMACY CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN
APPROVED BY ORDINANCE NO. 5105.**

WHEREAS, the City approved a Conditional Use Permit and Site Development Plan for the CVS Pharmacy at Old Ballas Road and Olive Boulevard pursuant to Ordinance No. 5105 in September 2009; and

WHEREAS, pursuant to Ordinance No. 5105, as a condition of a site coverage bonus, the amount of \$30,000.00 was to be placed in escrow to be used as a funding source for the commissioning of a transit shelter of unique construction and character as selected by the Planning and Zoning Commission, and the City was to have three years to fully install the shelter and make the necessary withdrawals from such escrow account; and

WHEREAS, such funds were not placed into escrow until September 2010; and

WHEREAS, subsequent to the enactment of Ordinance No. 5105 it was discovered that the related required easement had not been fully granted due to the inadvertent prior grant of a conflicting utility easement; and

WHEREAS, such easement issues were not resolved until August 13, 2012; and

WHEREAS, it appears that such delays will also require a new effort to select an artist and a shelter design; and

WHEREAS, pursuant to the related construction easement, construction of the shelter must be completed no later than December 31, 2015; and

WHEREAS, due to the aforesaid issues, in order for the City to have a full three years to install the shelter, as required by Ordinance No. 5105, it will need the full amount of time afforded by the construction easement; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing regarding such matters at the Creve Coeur Government Center on Monday, November 19, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of this Bill at its meeting on Monday, November 19, 2012; and

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

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

WHEREAS, the City Council being fully informed finds that approval of this Bill 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 THAT:

SECTION 1. The City shall have until December 31, 2015 to fully install the transit shelter and make the necessary withdrawals from the escrow account as provided in Ordinance No. 5105, after which any remaining funds shall be returned to the applicant.

SECTION 2. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT AND APPROVING THE SITE DEVELOPMENT PLAN FOR A PHARMACY WITH ONE DRIVE-UP WINDOW SERVING TWO (2) LANES FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD BALLAS ROAD AND OLIVE BOULEVARD

WHEREAS, application was made by Mr. Matt Fogarty of Premier Civil Engineering, Inc., on behalf of Cedarwood Development Company, for a Conditional Use Permit under the City's Zoning Ordinance to operate a pharmacy with one drive-up window serving two lanes, for the property located at the southeast corner of the intersection of Old Ballas Road and Olive Boulevard, currently zoned "CB" Core Business District; and

WHEREAS, under Section 26-43.3, all drive-up window sales and services require the issuance of a Conditional Use Permit as provided in Section 26-114; and,

WHEREAS, on July 6, 2009, the Planning and Zoning Commission of the City of Creve Coeur, by a 3-3 vote recommended against approval of said application and accompanying site development plan as per Section 26-114.4(b); and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, August 10, 2009, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c); 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, 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:

- (a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;
- (b) Will contribute to and promote the community welfare and convenience at the specific location;
- (c) Will not cause substantial injury to the value of neighboring property;
- (d) Acknowledges the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.
- (e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.

- (f) 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 4 hereof for the operation of pharmacy with one drive-up window serving two (2) lanes on property located at the southeast corner of the intersection of Old Ballas Road and Olive Boulevard, in the 'CB' Core Business district, and more particularly described as follows:

A tract of land being Lot A of Cityplace Subdivision, Plat Two being a subdivision of lot 11 of Cityplace Subdivision, according to Plat Book 355, Pages 43 through 46 of the St. Louis County Records, situated in Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri.

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

I. PERMITTED AND CONDITIONAL USES

- A. All permitted land uses in the "CB" Core Business District.
- B. A pharmacy with one drive-up window serving two (2) lanes.

II. SPECIFIC DEVELOPMENT CONDITIONS

- A. Corporate Architectural Limitations – The building shall be in strict conformance with the "Exterior Elevations" submitted in conjunction with Application #09-012 by Cedarwood Architectural, Inc. and dated September 1, 2006, last revised June 29, 2009, except as follows:
 - i. All doorframes, window frames and mullions, awnings, metal roofs, and any similar appurtenances to the structure shall be the same color (Kynar 500 "Colonial Red" or similar) or black. All colors shall be verified with material samples submitted to the Zoning Administrator prior to issuance of any building permits.
 - ii. No additional surfaces shall be finished with Exterior Insulation Finish System (EIFS) beyond that shown on the "Exterior Elevations" submitted in conjunction with Application #09-012 by Cedarwood Architectural, Inc. and dated September 1, 2006, last revised June 29, 2009.
 - iii. Any tower elements or other front façades giving the impression of enclosed rooms shall be framed and enclosed on four sides to complete the mass of the structure. No single-plane façade treatments, other than bona fide parapet walls shall be approved.
 - iv. Window displays shall be subject to sign code limitations and staff approval as to other elements beside signs.

- B. Alternate Building Designs – Written notice shall be provided indicating that the pharmacy operator has accepted the final building elevations approved by this ordinance before any permits are issued. If the developer/operator proposes final building elevations that are not in strict conformance with the approved elevations, the Zoning Administrator shall forward the alternative design to the Planning Commission for review and approval. The approval shall be based upon:
- i. New buildings and exterior renovations should be designed in a common manner reflecting or enhancing the visual character of the surrounding neighborhoods. Designs should provide visual interest and variety.
 - ii. Consistent architectural themes, including building materials, textures and colors, should be carried throughout the development.
 - iii. Architectural details such as texture, pattern, color, and building form used on the front façade should be incorporated on all visible facades. However, such requirements shall not apply to any façade(s) facing service courts or other areas generally not visible from a public right-of-way or the adjacent single-family residences.
 - iv. Where not otherwise concealed from view, service and mechanical areas shall be designed as an architectural feature of the building and screened from view.
 - v. These design guidelines shall be applied and interpreted by the Zoning Administrator during the permit review process, subject to Section IV. Limitations, of Section 2 of this ordinance.
- C. Right-of-Way Improvements – All right-of-way improvements depicted on the Site Development Plan approved by this ordinance shall be constructed prior to the issuance of any occupancy permits, subject to the following:
- i. Sidewalks required along public rights-of-way may encroach upon the required parking lot setback area as shown on the Site Development Plan submitted in conjunction with Application #09-012 by Premier Civil Engineering, Inc., and dated March 30, 2009, last revised September 4, 2009, except as modified by this ordinance.
 - ii. Sidewalks previously approved under the Olive Boulevard Transportation Development District (Olive TDD) shall be completed by the developer of the pharmacy use to the maximum extent practicable, but said developer may seek reimbursement from the Olive TDD for any construction completed on behalf of the TDD.
- D. Landscape Improvements – All landscape improvements shall be in substantial conformance with the "Landscape Plan" submitted in

conjunction with Application #09-012 by Premier Civil Engineering, Inc., and dated March 30, 2009, last revised September 4, 2009, except as follows:

- i. Parking lot screening, in the form of shrubs and masonry walls or combination thereof, shall be to a minimum height of 24" measured from the top of curb adjacent to the parking surface.
- ii. Parking lot screening shall be extended along both street frontages except that it shall not enter any site triangle as defined by Section 26-11 of the Zoning Code, nor impair the views of drivers entering or exiting the site.
- iii. All planted areas shall be irrigated with an automated system.
- iv. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
- v. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

E. Lighting Requirements – Prior to the issuance of any building permits, a professionally prepared night lighting plan shall be submitted to the Zoning Administrator for review and approval according to the following:

- i. Exterior lighting shall be provided in all parking areas, but is not required in common drive aisles.
- ii. The height and design of all lighting fixtures shall be consistent with the quality and image-consistent with the building and the high visibility of the site to the general public.
- iii. In no case shall on-site lighting standards or fixtures exceed twenty feet (20') in height, as measured from the adjacent grade.
- iv. All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas according to the Illuminating Engineers Society of North America Recommended Practices for Parking Facilities (IESNA RP-20-98) and shielded to not cause glare or direct illumination onto surrounding properties or public/private rights-of-way.

F. Sign Requirements - All signs shall be erected in accordance with Article 8, Sign Regulations, of the Zoning Ordinance, except as follows:

- i. All signs shall include the business name only.

- ii. All signs shall be individual letters and figures. No internally illuminated panels shall be permitted.
- iii. A directional sign for the benefit of the pharmacy use may be constructed adjacent to the driveway entrance from Old Ballas Road at the time of initial development. Any subsequent requests to modify the sign to also benefit the property immediately to the east shall not require a modification to this ordinance.
- iv. In order to promote driver safety at this intersection, no changeable copy sign may be installed.

G. Environmental Performance Standards

- i. All outside speakers serving the drive-through lanes shall be tuned such that sound levels do not exceed sixty (60) decibels (db) measured at any property line.
- ii. The use of outdoor speakers for the amplification of music or advertising shall be prohibited.

III. MISCELLANEOUS

- A. The hours of operation are not limited by this ordinance, however, the operator shall observe Section 18-112, Public disturbance noises, of the City of Creve Coeur Code of Ordinances to the maximum extent applicable.
- B. There shall be no outdoor storage or placement of any materials or equipment on this site.
- C. All new, modified or altered overhead utilities servicing the site shall be placed underground.
- D. All mechanical equipment including, but not limited to, heating and air conditioning units, emergency generators, trash receptacles and compactors, or any similar accessory equipment shall be entirely screened from street-level view by portions of the principle building or other freestanding screening devices constructed of masonry common to the principle structure.
- E. All utility boxes, meters, and similar utility appurtenances and site fixtures shall be located on the rear wall or other location approved by the Zoning Administrator to ensure minimal visibility to the general public. Such items shall also be located less than six feet (6') above the adjacent grade and colored to match the surrounding wall or site facilities.
- F. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt

of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

IV. *LIMITATIONS*

- A. The continuation of the use permitted by this ordinance shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the conditional use permit after affording the permittee the right to be heard.
- B. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.
- C. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this ordinance, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 3: The Site Development Plan pertaining to the conditional use authorized by this ordinance shall comply with the "Site Development Plan" submitted in conjunction with Application #09-012 by Premier Civil Engineering, Inc., and dated March 30, 2009, last revised September 4, 2009, and supplemented on September 14, 2009, or as otherwise approved by the City, and subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

I. *PLAN SUBMITTAL REQUIREMENTS*

- A. The applicant shall submit a Final Landscape Plan to the Planning Division for review and approval in conformance with Section 26-62 of the Zoning Ordinance. The Final Landscape Plan shall be in substantial conformance with the "Landscape Plan" submitted in conjunction with Application #09-012 by Premier Civil Engineering, Inc., and dated March 30, 2009, last revised September 4, 2009, except as modified by this ordinance.
- B. The applicant shall submit building plans to the Building Division for review and approval in conformance with Section 26-116 of the Zoning

Ordinance. The final building plans shall be in substantial conformance with the "Exterior Elevations" submitted in conjunction with Application #09-012 by Cedarwood Architectural, Inc. and dated September 1, 2006, last revised June 29, 2009, except as modified by this ordinance.

- C. The applicant shall submit Final Grading Plans, showing all exterior site improvements, to the Planning Division for review and approval in conformance with Section 22A-40 of the Creve Coeur Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plan" submitted in conjunction with Application #09-012 by Premier Civil Engineering, Inc., and dated March 30, 2009, last revised September 4, 2009, except as modified by this ordinance. The color and materials of pedestrian connections shall be submitted to staff for approval.
- D. No City of Creve Coeur permits of any kind will be approved prior to Missouri Department of Transportation approval of any related work within the Olive Boulevard right-of-way.

II. *SITE COVERAGE BONUS*

- A. The site may be developed with a maximum site coverage of 69%, as provided under Section 26-43.5(c)2, Maximum Site Coverage, of the Zoning Ordinance.
- B. The site coverage bonus is granted in consideration of the voluntary dedication of right-of-way along both frontages, the advancement of Olive TDD construction, and the following:
 - i. The creation of a \$30,000 escrow account to be used as a funding source for the commissioning of a transit shelter of unique construction and character as selected by the Planning Commission and meeting all technical requirements of the transit agency. Said shelter shall be located along the property frontage adjacent to the east as granted by the owner of said property in the attached **Exhibit A**. The City shall have three years to fully install the shelter and make the necessary withdrawals from the escrow account after which any remaining funds shall be returned to the applicant.
 - ii. The applicant shall engage a landscape architect licensed to practice in Missouri to develop a landscape design for the combined Olive Boulevard and Old Ballas Road frontages that combines live and inert materials in a visually attractive manner that furthers the purposes of the Zoning Code and Design Guidelines and is effective at all times, day and night, and in all seasons. It shall be the responsibility of the owner/operator of the private development to maintain the landscape as needed.

Approval of the final design shall rest with the Zoning Administrator, subject to Section 3.III. "Limitations" of this ordinance.

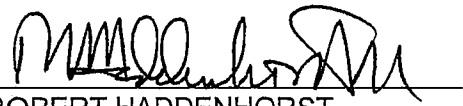
III. *LIMITATIONS*

- A. The development of the project permitted by this site development plan approval shall be dependent upon the conditions established under the plan approval and Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Ordinance.
- B. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this approval, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 4: 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.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

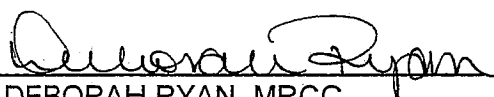
Adopted this 14th day of September, 2009.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

Approved this 14th day of September, 2009.


HAROLD L. DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK